

# Minutes

## Ordinary Council Meeting

18 November 2025

*By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 9 December 2025 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.

**City of Bayswater**

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# Council Chambers Seating Plan



  
**Jeremy Edwards**  
CEO

  
**Mayor Filomena Piffaretti**

Support staff

## West Ward

  
**Cr Donovan MacDonal**

  
**Cr Cale Black**

  
**Cr Elli Petersen-Pik**  
Deputy Mayor

  
**Cr Nat Latter**

## Central Ward

  
**Cr Calla Loiacono**

  
**Cr Steven Ostaszewskj**

  
**Cr Anthony Pittaway**

  
**Cr Michelle Sutherland**

## South Ward

## North Ward

  
**Ryan Hall**  
Director,  
Community  
Services

  
**Luke Botica**  
Director,  
Infrastructure  
and Assets

  
**Kym Leahy**  
Director,  
Corporate  
Services

Public Gallery (including press)

**Nature of Council's Role in Decision Making**

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

*City of Bayswater Standing Orders Local Law 2021*

**6.9 DEPUTATIONS**

- (1) Allowance has been established for deputations to be heard at Agenda Briefing Forums the week prior to the Ordinary Council Meeting by any person or group wishing to be received. A deputation may be heard at the Council meeting, Agenda Briefing Forum or a Committee meeting open to the public at the discretion of Council, and the deputee is to either-
  - (a) apply, before the meeting, to the CEO for approval and can be considered in both a verbal and written format;
  - (b) with the approval of the Presiding Member, at the meeting; and-
  - (c) are to be received by 1.30pm on the day of the forum receiving the deputation.
- (2) Upon receipt of a request for a deputation the CEO must refer the request to the relevant Council meeting, Agenda Briefing Forum or a Committee meeting.
- (3) Unless the Presiding Member allows, a deputee invited to attend the meeting is not to address the meeting for a period exceeding 5 minutes.
- (4) Unless given leave by the Presiding Member, only two members of the deputation may address the meeting, although others may respond to specific questions from Members.
- (5) For the purposes of this clause, unless Council, Agenda Briefing Forum or the Committee determines otherwise, a deputation is taken to comprise all those people either in favour of, or opposed to, the matter which is the subject of the deputation.
- (6) Unless Council, Agenda Briefing Forum or the Committee resolves otherwise, any matter which is the subject of a deputation to the Council, Agenda Briefing Forum or a Committee open to the public is not to be decided by Council, Agenda Briefing Forum or the Committee until the deputation has completed its presentation.
- (7) The Presiding Member may require deputations to leave the meeting while other deputations are being heard in relation to that matter.
- (8) A member of the public who makes a deputation is to state his or her name and address, however only the name will be published in the minutes.

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**Minutes** of the Ordinary Council Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday 18 November 2025.

## 1 Official Opening

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

## 2 Acknowledgement of Country

The Presiding Member 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

Nil.

## 4 Attendance

### Members

Mayor Filomena Piffaretti (Presiding Member)

#### South Ward

Cr Elli Petersen-Pik - Deputy Mayor  
Cr Nat Latter

#### North Ward

Cr Anthony Pittaway  
Cr Michelle Sutherland

#### Central Ward

Cr Steven Ostaszewskyj  
Cr Calla Loiacono

#### 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	A/Coordinator Governance (minute-taker)
Alex Devine	Environment Manager

**Observers**

Public - 23  
 Press - 0

**4.1 Apologies**

Nil.

**4.2 Approved Leave of Absence**

<b>Elected Member</b>	<b>Date of Leave</b>	<b>Approved by Council</b>
Cr Elli Petersen-Pik - Deputy Mayor	22 December 2025 to 17 January 2026	Ordinary Council Meeting 28.10.25

**4.3 Applications for Leave of Absence**

**COUNCIL RESOLUTION**

That Leave of Absence be granted as follows:

1. Cr Steven Ostaszewskyj from 8 December 2025 to 9 December 2025 inclusive; and
2. Cr Cale Black from 22 December 2025 to 4 January 2026 inclusive.

Cr Nat Latter Moved, Cr Elli Petersen-Pik - Deputy Mayor Seconded

**CARRIED UNANIMOUSLY: 9/0**

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

**Against:** Nil.

**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	10.4.1	Indirect Financial Interest	Cr MacDonald has a Development Application with the City that Planning Solutions are managing
Cr Cale Black	10.3.3	Impartiality Interest	Cr Black gave a deputation in support of the original item at the June Agenda Briefing Forum as a private citizen, prior to being elected as a Councillor.

**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

**Georgia Johnson - Bayswater**

**Item 11.2 - Cr Nat Latter - Representation of Council Positions on External Bodies**

### Question 1

**In relation to the WALGA Zone meeting on 21 August 2025, the unconfirmed minutes of that meeting have some changes to the voting that was made after the meeting. Can the City provide any information about that and what the implications of the changes are?**

### Response 1

WALGA has advised that an attendee of the WALGA Zone meeting held 21 August 2025 who was not a voting delegate (or deputy delegate), participated in the voting process during the meeting. As a result, all recorded votes throughout the unconfirmed minutes have been reviewed and adjusted accordingly to exclude that vote.

The unconfirmed minutes from the meeting held on 21 August 2025 will be confirmed at the next WALGA Zone meeting scheduled for 20 November 2025.

The attendee who cast an invalid vote did so in relation to one agenda item only. That item will be included in the agenda for the next meeting and reconsidered by the WALGA Zone.

## 6.2 Public Question Time

**Public Question Time commenced at 7:03 pm.**

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

**Matthew Morgan - Bayswater**

**Subject: Traffic calming Maylands Peninsula**

### Question 1

**On 15 May 2025 a child travelling to school on the footpath to MPPS was ran over by a car exiting the car park of Bayswater Mazda. This is a business registered with the City of Bayswater. Why have there been no safety improvements to this exit such as the addition of speed bumps since this incident?**

### Response 1

The crossover serves as access to the adjoining car park, which is an approved development located on private property. Traffic-calming devices such as speed bumps are not typically installed on crossovers, and the City does not have the authority to install or require such treatments within private property. However, the City will request that the property owner review the car park layout and consider appropriate safety improvements as part of their ongoing site management responsibilities.

### Question 2

**Your answer at the 28 October 2025 council meeting for Traylen road, Bayswater not being considered in the Long-term Cycling Network plan was that question has been previously answered in the Minutes for motion 20 at 29 April 2025 council meeting. Where do these minutes specifically refer to the "Long-term Cycle Network" to answer the original question that was asked?**

Response 2

The question from the 28 October 2025 Ordinary Council Meeting was in relation to why the original motion 20 from the 2025 Annual General Meeting was not adopted by Council. The answer to the question is explained and recorded in the minutes of that meeting. A long-term cycle network on Traylen Road can still be provided regardless of the treatment applied at the Guildford Road intersection.

Question 3

**Your reason for Traylen Road not receiving any left-in left-out road treatment regarding item 10.3.2 at 28 October 2025 council meeting was there is no left slip lane at Garratt/Stone proposed Signalised intersection. However, there is also no right slip lane for Williamson and Milne Street, and these streets are receiving left-in left-out road treatment. Is your department being consistent with Traylen Road not receiving the same treatment?**

Response 3

The left-in-left-out treatments were proposed by Main Roads WA to facilitate the operation of the proposed traffic signals at Stone Street and Garratt Road.

The answer given at the 28 October 2025 Council meeting was in response to a question regarding the potential for northbound traffic on Garratt Road rat-running through Stone Street.

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

**Aileen O'Rourke - Bayswater**

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

Question 1

**What is the Helliwell value of the 4 trees in McGrath Way Noranda whose removal is being considered at tonight's meeting?**

Response 1

Luke Botica, Director Infrastructure and Assets advised that an assessment has been done in regards to the Helliwell value of the trees. Three are valued at \$11,880 each and the fourth tree is valued at \$16,632.

Question 2

**If removed, approximately how long would it take to reach the same tree canopy cover as the current trees?**

Response 2

Luke Botica, Director Infrastructure and Assets advised that this would be difficult to estimate as it is subject to a number of factors such as the species, watering frequency, use of fertilisers etc.

Question 3

**What is the percentage of verge trees that fail to grow that are planted by Council?**

Response 3

Luke Botica, Director Infrastructure and Assets advised that this is approximately 10%.

**Robert Walker - Planning Solutions****Item 10.4.1 Proposed Four Grouped Dwellings with Two Ancillary Dwellings - 44 Broadway, Embleton****Question 1**

**Is the Council aware that the Jacqueline Street development delivered by our client Co-Living Collective, which is a similar scale to the proposal before Council, has not received a single objection since it started operating nearly a year ago?**

**Response 1**

Mayor Filomena Piffaretti advised that she personally hasn't received any complaints.

Ryan Hall, Director Community Services added that the City has not received any complaints from that development site.

**Question 2**

**Is council aware that our client is open to accepting conditions relating to parking management, as well as making the complaints procedure that is already established, easily available to the public?**

**Response 2**

Mayor Filomena Piffaretti responded that this has been noted by the Council.

**Question 3**

**Is Council aware that the proposed use that is being considered has been approved by not only city officers, but also by independent legal advice and the Department of Planning, Lands and Heritage residential design codes team?**

**Response 3**

Ryan Hall, Director Community Services advised that the City's officer's assessment did identify this as a group dwelling use and has received correspondence from the Department of Planning, Lands and Heritage that it also assessed it in the same way. Officers have also received the legal advice provided by Mr Walker confirming he same in terms of how the assessment of the land has been identified.

**John Moffat - Noranda****Item 10.3.1 Proposed Tree Removal - 16 and 18 McGrath Place, Noranda****Question 1**

**Does the City of Bayswater accept any liability with future damage or loss to property infrastructure or any accidents or incidents involving people, in relation to any future remedial works with this barrier system?**

**Response 1**

Jeremy Edwards, Chief Executive Officer advised that the City takes all of those matters raised into consideration and it would be time, place and circumstances if a claim is made against the City's insurance company.

**Rebecca Pourmand - Noranda****Item 10.3.1 Proposed Tree Removal - 16 and 18 McGrath Place, Noranda****Question 1**

**In relation to the risk assessment in the report, who wrote that report and what was the assessment in relation to, does that include workplace risk for people who are entering our own properties?**

**Response 1**

Luke Botica, Director Infrastructure and Assets advised that the risk assessment is in relation to the tree and the situation with the tree. In terms of any other type of risks for instance relating to people entering the site and walking around that particular area, is not covered by that particular assessment. That assessment is done in accordance with appropriate standards and is produced by an arborist and relates to the actual trees.

**Question 2**

**So there was no risk assessment done on the barrier itself or once the barrier is put in place? The report says the barrier is to be installed 20mm above grass level. I'm aware that if a footpath within the City of Bayswater, is protruding by 10mm, it is deemed a serious risk. What is going to be done about that as it appears to be a significant risk to people entering my property, for example the multiple therapists who attend on a regular basis, and staff that come and go from my property where i operate my business from?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that the installation of the root barrier does state to leave above the ground to accommodate settlement once it is installed. With settlement it should finish level with the ground surface. Upon installation it would be assessed and addressed to ensure it finishes level with the surface and is safe, and wouldn't pose a trip hazard to people entering your property.

**Question 3**

**I recently sent an email to all Elected Members, stating two key points -**

- 1. protection zone, and**
- 2. the root area.**

**All (trees) have quite significant numbers. I believe it's between 2m, 3m and 4.6 metres of root needs to be retained, however the barrier is proposed to be at 1.2 m around the trees. How do you put a root barrier in at 1.2m when the tree needs a protection zone of 4.6 meters to be retained, to ensure it doesn't die or pose a risk of falling over?**

**Response 3**

Luke Botica, Director Infrastructure and Assets advised the recommendation of where the root barrier will go and appropriate spacing, is made by professional arborist. It is proposed to be put along the property boundary and wrap around along the crossovers. The arborist will assess where the root barrier goes in to ensure the tree is not compromised in terms of it's stability.

**Aviv Silman - Noranda****Item 10.4.1 - Proposed Four Grouped Dwellings with Two Ancillary Dwellings - 44 Broadway, Embleton****Question 1**

**If Council approve these four group dwellings, is that part of a broader plan to develop the precinct around the Morley train station?**

Response 1

Mayor Filomena Piffaretti advised that the grouped dwellings will be considered by the Council tonight. Mayor Piffaretti sought additional comments from the Director in relation to the plans for the broader area.

Ryan Hall, Director Community Services advised that this application is on land that is privately owned by a private developer. Land in and around this area is in close proximity to the Morley Train Station and the land adjacent to the site is land identified as suitable for higher density residential housing. Those development outcomes will be facilitated by private investments, so not by the Council, however the Council does play a role in setting the planning framework which does encourage and facilitate for high density residential housing in and around the Morley Train Station.

**Ben Jolly - Noranda****Item 10.3.1 Proposed Tree Removal - 16 and 18 McGrath Place, Noranda**Question 1

**Would the Council consider coming down and planting more tree into the park if the trees are replaced on the verge, to ensure the canopy is maintained/increased?**

Response 1

Mayor Filomena Piffaretti advised that this would be dependent on Council's decision tonight and can be considered at that point.

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

**Vic Grey - Bayswater**

**Riverside Gardens East. Lots 216-219. between memorial drive and PTA land known as Railway Reserve.**

***preamble: Lots 216–219 were once part of Bayswater’s former waste site, later rehabilitated as public open space. In 2020, the City allowed lots 216–217 to be used again as a “laydown area” for the Tonkin Gap and Ellenbrook Rail projects without public consultation, causing residents over two years of noise, dust, and disruption.***

Question 1

**Did the City of Bayswater charge the Tonkin GAP alliance and the Ellenbrook Rail for the use of this land and if so how much and if not, why not?**

Response 1

Luke Botica, Director Infrastructure and Assets took the question on notice.

Question 2

**In Sep 2024 the City decided to use the area as a "laydown area", I spoke with City officers and was assured it was temporary (logs and soil). Does 15 months fit the definition of temporary and when are the logs going to be moved, they are posing a safety risk?**

Response 2

Luke Botica, Director Infrastructure and Assets took the question on notice.

**Aileen O'Rourke - Bayswater**  
**King William Street tree planting.**

**Question 1**

**Thank you to the Council for the trees that have been planted. Most of them are thriving, although there are a few exceptions. I was under the impression that in the areas where trees couldn't be planted - like where the verandas hang over between Murray Street and Whatley Crescent - there were going to be large pots with large trees instead. Can the City please clarify if this is something the Council actually promised or if it was something the Bayswater Traders or another community group mentioned?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that he is aware of some discussion amongst various people as well as through some of the consultation that has been undertaken with this project, however isn't aware of any plans to install planter boxes along this area but will consult with the City officer's to see if something like this can be accommodated.

**Adam Bradley - Bayswater**  
**Grass in the land between Memorial Drive and Wright Crescent.**

**Question 1**

**Why the grass hasn't been cut to the height that is required by the Council (50mm)? When will it be cut as it's posing not only a fire hazard but also the potential for snakes now too?**

**Response 1**

Luke Botica, Director Infrastructure and Assets advised that majority of that land is under the Public Transport Authority (PTA) however the City has been having discussion with them on the future maintenance of that land. I can confirm the City officers will mow that area in the near future.

**Question 2**

**What are members of the public expected to do in the meantime?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that the City will get the area mowed as soon as possible.

**Denise Fallon - Bayswater**  
**Riverside Garden Dog Park**

**Question 1**

**Are there any plans to upgrade the poor and inadequate signage at riverside gardens dog park for the non-cycling area?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that officer's can attend on site to inspect the current signage, and possible improvements.

**Aviv Silman - Noranda  
Development around Noranda Train Station**

**Question 1**

**What are the plans for the development around the more north Noranda station?**

**Response 1**

Ryan Hall, Director Community Services advised that the land around that area is currently zoned under the Town Planning Scheme, so there is planning framework in place however in order to provide more detailed information as to future possible plans, took the question on notice.

**Question 2**

**The Deputy Mayor said the State Government will be taking control of the Morley train station, of an 800 square meter radius, is that the same for Noranda train station?**

**Response 1**

Mayor Filomena Piffaretti advised that there has been no plans announced by the State Government at this stage.

***Mayor Filomena Piffaretti acknowledged the attendance of former City of Bayswater Deputy Mayor and Councillor, Stephanie Coates.***

**Stephanie Coates - Bayswater  
Grass in the land between Memorial Drive and Wright Crescent.**

**Question 1**

**Who is liable for a snake bite in the area if the grass has not been mowed and maintained?**

**Question 2**

**Approximately 100 trees were planted on the verge along Wyatt Road near the Higgins Way intersection, after winter has ended. Does the City audit all the verge trees planted including survival rate, location and the time of year planted?**

**Response**

Luke Botica, Director Infrastructure and Assets advised that all the new tree plantings get watered for three years, which is around 50-60L per water and include additives to improve nutrients provided to the tree. At times we do lose stock, this can be for things like quality of stock, the species of tree and the environment they were planted into.

The City does consider other options, including liaising with and monitoring what other councils are doing, to consider implementing these types of methods, for example the Groasis water box.

***Public Question Time closed at 7:31pm.***

**7 Confirmation of Minutes**

**7.1 Ordinary Council Meeting**

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

The Minutes of the Ordinary Council Meeting held on 28 October 2025 which have been distributed, be confirmed as a true and correct record.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

**CARRIED UNANIMOUSLY: 9/0**

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

*Against: Nil.*

**7.2 Special Council Meeting**

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

The Minutes of the Special Council Meeting held on 20 October 2025 which have been distributed, be confirmed as a true and correct record.

Cr Cale Black Moved, Cr Donovan MacDonald Seconded

**CARRIED UNANIMOUSLY: 9/0**

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

*Against: Nil.*

**8 Presentations****8.1 Petitions**

Nil.

**8.2 Presentations**

Nil.

**8.3 Deputations**

The following deputations were heard at the Agenda Briefing Forum held on 11 November 2025:

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

1. In relation to item 10.3.1, Rebecca Pourmand was in attendance and spoke in opposition to the officer's recommendation.
2. In relation to item 10.3.1, Ben Jolly was in attendance and spoke in opposition to the officer's recommendation.
3. In relation to item 10.3.1, Wendy Garstone was in attendance and spoke in support of the officer's recommendation
4. In relation to item 10.3.1, Georgina Ker was in attendance and spoke in support of the officer's recommendation

**10.3.2 East Baigup Management Order Transfer**

5. In relation to item 10.3.2, Christine Richardson was in attendance and spoke in opposition to the officer's recommendation.
6. In relation to item 10.3.2, Penny Lee was in attendance and spoke in opposition to the officer's recommendation.
7. In relation to item 10.3.2, Rosemary Lynch, on behalf of Baigup Wetlands Interest Group, was in attendance and spoke in opposition to the officer's recommendation.
8. In relation to item 10.3.2, Alex Ellis, submitted a **written deputation** in opposition to the officer's recommendation.

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

9. In relation to item 10.4.1, John Allen was in attendance and spoke in opposition to the officer's recommendation.
10. In relation to item 10.4.1, Joseph Hartley was in attendance and spoke in opposition to the officer's recommendation.
11. In relation to item 10.4.1, Rhiannon Italiano was in attendance and spoke on the item.
12. In relation to item 10.4.1, Izak De Vries was in attendance and spoke in opposition to the officer's recommendation.
13. In relation to item 10.4.1, Sussan Hawkins was in attendance and spoke in opposition to the officer's recommendation.
14. In relation to item 10.4.1, Robert Walker was in attendance and spoke in support of 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 (en bloc).

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

- (a) in which an interest has been disclosed;
- (b) that has been the subject of a petition or deputation;
- (c) that is a matter on which a Member wishes to make a statement; or
- (d) that is a matter on which a Member wishes to move a motion that is different to the recommendation.

The following items were withdrawn and discussed in this order:

<b>Item Number</b>	<b>Reason for withdrawal</b>
10.3.1	Item was subject to deputations and a member wished to move the officer's recommendation.
10.3.2	Item was subject to deputations and a member wished to move a recommendation that was different to the officer's recommendation.
10.4.1	Item was subject to deputations, a member disclosed an interest on this item and a member wished to move a motion that was different to the officer's recommendation.
10.1.1	A member wished to move a motion that was different to the officer's recommendation.
10.2.3	An Absolute Majority decision was required to carry the item.
10.3.3	A member disclosed an interest on this item.

**COUNCIL RESOLUTION**

**That consideration of items 10.3.1, 10.3.2 and 10.4.1, which were subject to deputations, be brought forward for consideration at the beginning of section 10.**

**Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Cale Black Seconded**

**CARRIED UNANIMOUSLY:9/0**

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

**Against: Nil.**

- 10 Reports
- 10.1 Office of the CEO Directorate Reports
- 10.1.1 Meeting Schedule 2026

<b>Responsible Branch:</b>	Governance and Strategy
<b>Responsible Directorate:</b>	Office of the CEO
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	1. Meeting Schedule 2026 [10.1.1.1 - 12 pages] 2. Meeting Schedule 2026 new Attachment 2 [10.1.1.2 - 12 pages]
<b>Refer:</b>	Item: 10.1.1 OCM: 21.07.2020 Item 11.7 OCM: 22.02.2022
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

Local governments are required to publish the dates and location of Council and Committee meetings (that are open to the public) on their website to keep the community informed.

A proposed schedule of Ordinary Council Meetings (OCM) and relevant Committee Meetings for the 2026 calendar year is presented for Council’s consideration.

**OFFICER'S RECOMMENDATION**

That Council:

1. Adopts the 2026 meeting schedule as contained in Attachment 1 to this report; and
2. Notes the Chief Executive Officer will publish the 2026 meeting details for the Ordinary Council Meetings and any Committee Meetings open to the public in accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996*.

**COUNCIL RESOLUTION**

That Council:

1. **Adopts the 2026 meeting schedule as tabled at the Ordinary Council Meeting held 18 November 2025 in new Attachment 2 to this report; and**
2. **Notes that the Chief Executive Officer will publish the 2026 meeting details for the Ordinary Council Meetings and any Committee Meetings open to the public in accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996*.**

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

**CARRIED UNANIMOUSLY: 9/0**

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

**Against: Nil.**

## **REASON FOR CHANGE**

***The revised schedule only includes those Council and Committee meetings that are open to the public and removes meetings that may be subject to change or are not City of Bayswater meetings.***

## **BACKGROUND**

At its Ordinary Council Meeting held on 21 July 2020, Council approved continuation of the current Ordinary Council Meeting cycle of one meeting per month with deputations being held at an Agenda Briefing Forum the week prior.

At the Ordinary Council Meeting held on 22 February 2022, Council resolved that Ordinary Council Meetings and Agenda Briefing Forums should commence at 7.00pm.

Council retains the authority to review and amend the meeting cycle and commencement time of its meetings, at its discretion.

## **EXTERNAL CONSULTATION**

No consultation has occurred with the public.

Consultation with external committees has occurred to confirm their 2026 meeting dates and those that are known have been reflected in the schedule.

## **OFFICER'S COMMENTS**

The 2026 meeting calendar as proposed in this report has been prepared having regard for:

- Retaining for the current pattern of meetings; and
- Any conflicting public holidays or meetings of other external bodies.

### Types of Meetings Scheduled

The draft schedule contained in **Attachment 1** proposes dates and times for:

- Ordinary Council Meetings
- Agenda Briefing Forums
- Committee Meetings (Audit, Risk and Improvement Committee and Policy Committee)
- CEO Review Panel
- Councillor Briefings and Workshops

Ordinary Council Meetings, Agenda Briefing Forums and Audit, Risk and Improvement Committee meetings are open to the public to attend.

Proposed meeting dates and times have also been included for the Policy Committee, the CEO Review Panel, and Councillor Briefings and Workshops. However, these meetings are not open to the public.

The City's Advisory Groups and the Reconciliation Advisory Panel are currently seeking Expressions of Interest for community member appointments. Once this process is complete, each group will establish its meeting schedule in consultation with City officers and the Presiding Member. These groups will meet as required, in accordance with their Terms of Reference.

### Rationale

The following considerations were made in development of this schedule:

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- Public holidays and school holidays were marked on the schedule.
  - Consideration has been given to prioritise Council meetings being held outside of school holiday periods, however a January Council meeting is required for adoption of the City's Annual Report 2024/25 (including the financial statements).
- Agenda Briefing Forums (ABF) have been scheduled for the third Tuesday of each month, and Ordinary Council Meetings (OCM) are scheduled for the fourth Tuesday of each month, except for the following months:
  - January – the ABF and OCM have been moved forward one week to ensure that the Annual Report 2024/25 is considered by the Council within 2 months of receiving the final Auditor's report (receipt expected 21 November 2025).
  - December – the ABF and OCM have been moved forward one week to accommodate the holiday period.
- Remaining Tuesdays are generally reserved for Councillor Briefing or Workshop sessions.
- The Annual General Meeting of Electors must be held within 56 days (8 weeks) of the Council adoption of the Annual Report 2024/25. If the Council adopts the Annual Report 2024/25 at its Ordinary Council Meeting held 20 January 2026, the meeting of Electors must be held prior to 17 March 2026. It is recommended that the Annual General Meeting of Electors be convened for Monday 16 March 2026. Public notice for this meeting must be given at least 14 days prior to the meeting.
- The adoption of the budget will be considered at either the June or July 2025 Ordinary Council Meeting. This will be dependent on the timing of the revalued Gross Rental Valuations being made available by Landgate.
- East Metropolitan Regional Council (EMRC) have provided their proposed meeting dates for 2026. These will be confirmed at its meeting on 27 November 2025.
- The Western Australian Local Government Association (WALGA) have provided their proposed meeting dates for 2026. These will be confirmed at their next meeting on 20 November 2025.
- Committee meetings have been scheduled in accordance with their Terms of Reference and to align with any relevant reporting schedules.
- The Policy Committee has been scheduled to commence its meetings at 5:30pm to align with the Audit, Risk and Improvement Committee. However, the start time of the Committee may be adjusted by the Presiding Member in accordance with the *City of Bayswater Standing Orders Local Law 2021*.

## LEGISLATIVE COMPLIANCE

Regulation 12 of the *Local Government (Administration) Regulations 1996* requires local governments to publish the schedule of their Council and Committee meetings (that are open to the public) on their website in advance of the year in which the meetings are to be held.

### Flexibility

Council is required to adopt a meeting schedule before the start of the 2026 calendar year. However, legislation allows flexibility to reschedule meetings or add additional ones.

Under section 5.4 of the *Local Government Act 1995* (the Act), Ordinary or Special Council Meetings may be held at any time during the year if called for by either the Mayor or at least one-third of Councillors, in a notice to the CEO setting out the date and purpose of the proposed meeting, or if so decided by the Council.

The City of Bayswater *Standing Orders Local Law 2021* also allows for Committee meetings to be called by the Mayor, the Presiding Member of a Committee or any two Members of that Committee.

In accordance with section 5.5 of the Act, when convening an Ordinary Council Meeting, the CEO must give each Council member at least 72 hours’ notice of the date, time and place of the meeting and an agenda for the meeting. Special Council meetings may be convened by giving each member notice, before the meeting, of the date, time, place and purpose of the meeting.

The CEO is to call a meeting of any Committee when requested by the Mayor, Presiding Member of the Committee or any two members of that Committee, in accordance with clause 3.4 of the City of Bayswater *Standing Orders Local Law 2021*.

Regulation 12 of the *Local Government (Administration) Regulations 1996* requires that any change to the meeting details for an Ordinary Council Meeting or Committee Meeting open to the public be published on the City’s official website as soon as is practicable after a change is made.

**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 5.2 Stakeholder Leadership
- Objective 5.2.1 Communicate and engage effectively to empower civic participation.

**CONCLUSION**

It is recommended that Council adopts the 2026 meeting schedule as contained in **Attachment 1** to this Report.

# JAN 2026

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31	New Years Day 01	02	03
04	05	06	07	08	09	10
11	12 Agenda Briefing Forum 7pm	13	14	15	16	17
18	19 Ordinary Council Meeting 7pm	20	21	22	23	24
25 Australia Day	26	27	28	29	30	31

# FEB 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01	School Term 1 Commences	Councillor Briefing 6:30pm	04	05	06	07
08	Policy Committee 5:30pm	Councillor Briefing 6:30pm	11	EMRC Agenda Forums	13	14
15	16	Agenda Briefing Forum 7pm	18	WALGA Zone Meeting 6:30pm	20	21
22	Ordinary Council Meeting 7pm	24	25	EMRC Council Meeting	27	28
01	02	03	04	05	06	07

# MAR 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01	Labour Day	Councillor Briefing 6:30pm	WALGA State Council Meeting	EMRC Audit, Risk Improvement Committee	06	07
08	Audit, Risk and Improvement Committee 5:30pm	Councillor Briefing 6:30pm	11	EMRC Agenda Forums	13	14
15	Annual General Meeting of Electors 7pm	Agenda Briefing Forum 7pm	18	19	20	21
22	23	Ordinary Council Meeting 7pm	25	EMRC Council Meeting	27	28
29	30	Councillor Briefing 6:30pm	01	02	03	04

# APR 2026

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	01	02

# MAY 2026

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	01	02
03	Audit, Risk and Improvement Committee 5:30pm	Councillor Briefing 6:30pm	WALGA Regional Metro Meeting	EMRC Audit, Risk Improvement Committee	08	09
10	11	Councillor Briefing 6:30pm	13	EMRC Agenda Forums	15	16
17	18	Agenda Briefing Forum 7pm	20	21	22	23
24	25	Ordinary Council Meeting 7pm	27	EMRC Council Meeting	29	30

# JUN 2026

SUN	MON	TUE	WED	THU	FRI	SAT
	WA Day	Councillor Briefing 6:30pm		EMRC Audit, Risk Improvement Committee		
31	01	02	03	04	05	06
	Policy Committee 5:30pm	Councillor Briefing 6:30pm		EMRC Agenda Forums		
07	08	09	10	11	12	13
		Agenda Briefing Forum 7pm		WALGA Zone Meeting 6.30pm		
14	15	16	17	18	19	20
		Ordinary Council Meeting 7pm		EMRC Council Meeting		
21	22	23	24	25	26	27
		Councillor Briefing 6:30pm				
28	29	30	01	02	03	04

**JUL**  
**2026**

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	01	02	03	04
		Councillor Briefing 6:30pm	WALGA State Council Meeting	EMRC Audit, Risk Improvement Committee	Last Day of Term 2	
05	06	07	08	09	10	11
		Councillor Briefing 6:30pm		EMRC Agenda Forums		
12	13	14	15	16	17	18
19	20	21	22	23	24	25
	School Term 3 Commences	Agenda Briefing Forum 7pm		EMRC Council Meeting		
26	27	28	29	30	31	01
		Ordinary Council Meeting 7pm				

# AUG 2026

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	01
02	CEO Review Panel 5:30pm	Councillor Briefing 6:30pm	05	EMRC Audit, Risk Improvement Committee	07	08
09	Audit, Risk and Improvement Committee 5:30pm	Councillor Briefing 6:30pm	12	EMRC Agenda Forums	14	15
16	17	Agenda Briefing Forum 7pm	19	WALGA Zone Meeting 6:30pm	21	22
23	24	Ordinary Council Meeting 7pm	26	EMRC Council Meeting	28	29

# SEP 2026

SUN	MON	TUE	WED	THU	FRI	SAT
30	31	01 Councillor Briefing 6:30pm	02	03 WALGA Regional Meeting EMRC Audit, Risk Improvement Committee	04 WALGA Regional Meeting	05
06 Policy Committee 5:30pm	07	08 Councillor Briefing 6:30pm	09	10 EMRC Agenda Forums	11	12
13	14	15 Agenda Briefing Forum 7pm	16	17	18	19
20	21	22 Ordinary Council Meeting 7pm	23	24 EMRC Council Meeting	25 Last Day of Term 3	26
27 King's Birthday	28	29 Councillor Briefing 6:30pm	30	01	02	03

# OCT 2026

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29	30	01 EMRC Audit, Risk Improvement Committee	02	03
04	05	06 Councillor Briefing 6:30pm	07	08 EMRC Agenda Forums	09	10
11 School Term 4 Commences	12	13 Councillor Briefing 6:30pm	14	15	16	17
18	19	20 Agenda Briefing Forum 7pm	21	22 EMRC Council Meeting	23	24
25	26	27 Ordinary Council Meeting 7pm	28	29	30	31

# NOV 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01 Policy Committee 5:30pm	02 <i>Melbourne Cup Day</i>	03	04	05 EMRC Audit, Risk Improvement Committee	06	07
08	09	10 Councillor Briefing 6:30pm	11	12 EMRC Agenda Forums	13	14
15	16	17 Agenda Briefing Forum 7pm	18	19 WALGA Zone Meeting 6:30pm	20	21
22	23	24 Ordinary Council Meeting 7pm	25	26 EMRC Council Meeting	27	28
29 Audit, Risk and Improvement Committee 5:30pm	30	01	02	03	04	05

# DEC 2026

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	01 Councillor Briefing 6:30pm	02 WALGA State Council Meeting	03	04	05
06	07	08 Agenda Briefing Forum 7pm	09	10	11	12
13	14	15 Ordinary Council Meeting 7pm	16	17 Last Day of Term 4	18	19
20	21	22	23	24	25 Christmas Day	26 Boxing Day
27 Boxing Day Public Holiday	28	29	30	31	01	02

# JAN 2026

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31	New Years Day 01	02	03
04	05	06	07	08	09	10
11	12 Agenda Briefing Forum 7pm	13	14	15	16	17
18	19 Ordinary Council Meeting 7pm	20	21	22	23	24
Australia Day 25	26	27	28	29	30	31

# FEB 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01	School Term 1 Commences	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
01	02	03	04	05	06	07

# MAR 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01	02 Labour Day	03	04	05	06	07
08	09 Audit, Risk and Improvement Committee 5:30pm	10	11	12	13	14
15	16 Agenda Briefing Forum 7pm	17	18	19	20	21
22	23 Ordinary Council Meeting 7pm	24	25	26	27	28
29	30	31	01	02	03	04

# APR 2026

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	31	01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	01	02

Last Day of Term 1

Good Friday

Easter Monday

School Term 2 Commences

Agenda Briefing Forum 7pm

ANZAC Day

ANZAC Day Public Holiday

Ordinary Council Meeting 7pm

# MAY 2026

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	01	02
03	04	05	06	07	08	09
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Audit, Risk and Improvement Committee 5:30pm

Agenda Briefing Forum 7pm

Ordinary Council Meeting 7pm

# JUN 2026

SUN	MON	TUE	WED	THU	FRI	SAT
31	01 WA Day	02	03	04	05	06
07	08	09	10	11	12	13
14	15 Agenda Briefing Forum 7pm	16	17	18	19	20
21	22 Ordinary Council Meeting 7pm	23	24	25	26	27
28	29	30	01	02	03	04

**JUL**  
**2026**

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	01	02	03	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	School Term 3 Commences	Agenda Briefing Forum 7pm	22	23	24	25
26	27	Ordinary Council Meeting 7pm	29	30	31	01

# AUG 2026

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	01
02	03	04	05	06	07	08
09	10 Audit, Risk and Improvement Committee 5:30pm	11	12	13	14	15
16	17 Agenda Briefing Forum 7pm	18	19	20	21	22
23	24 Ordinary Council Meeting 7pm	25	26	27	28	29

# SEP 2026

SUN	MON	TUE	WED	THU	FRI	SAT
30	31	01	02	03	04	05
06	07	08	09	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	01	02	03

Agenda Briefing Forum  
7pm

Ordinary Council Meeting  
7pm

Last Day of Term 3

King's Birthday

# OCT 2026

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29	30	01	02	03
04	05	06	07	08	09	10
11	School Term 4 Commences		14	15	16	17
18	19	Agenda Briefing Forum 7pm	21	22	23	24
25	26	Ordinary Council Meeting 7pm	28	29	30	31

# NOV 2026

SUN	MON	TUE	WED	THU	FRI	SAT
01	02 <i>Melbourne Cup Day</i>	03	04	05	06	07
08	09	10	11	12	13	14
15	16 <i>Agenda Briefing Forum 7pm</i>	17	18	19	20	21
22	23 <i>Ordinary Council Meeting 7pm</i>	24	25	26	27	28
29 <i>Audit, Risk and Improvement Committee 5:30pm</i>	30	01	02	03	04	05

# DEC 2026

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	01	02	03	04	05
06	07 Agenda Briefing Forum 7pm	08	09	10	11	12
13	14 Ordinary Council Meeting 7pm	15	16 Last Day of Term 4	17	18	19
20	21	22	23	24 Christmas Day	25	26 Boxing Day
27 Boxing Day Public Holiday	28	29	30	31	01	02

**10.2 Corporate Services Directorate Reports**

**10.2.1 List of Payments for the Month of October 2025**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate Services
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Schedule of Accounts - Municipal Fund [<b>10.2.1.1</b> - 6 pages]</li> <li>2. Schedule of Accounts - Trust Fund [<b>10.2.1.2</b> - 1 page]</li> <li>3. Summary of Corporate Credit Card Expenses [<b>10.2.1.3</b> - 1 page]</li> <li>4. Summary of Corporate Purchase Card Expenses [<b>10.2.1.4</b> - 4 pages]</li> <li>5. Electronic Fund Transfers [<b>10.2.1.5</b> - 1 page]</li> </ol>
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) 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 October 2025 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 October 2025 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**); and
4. Summary of Corporate Purchase Card Expenses (**Attachment 4**); and
5. Electronic Fund Transfers (**Attachment 5**).

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

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

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

**Against:** Nil.

**BACKGROUND**

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust Funds in addition to Aged Care accounts 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 October 2025 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of October 2025 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 Account including bank fees; payroll payments; and other direct payment arrangements, are represented in **Attachment 5**.

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

**Table 1**

<b><i>Payment Type</i></b>	<b><i>Reference</i></b>	<b><i>Amount</i></b> <b>\$</b>
<b><i>Municipal Account</i></b>  BPay Direct Credits Electronic Fund Transfers (EFTs)	BP000308-310, DC000830-846, EF094415-094532, EF094561-094650, EF094653-094979, EF095061-095141	<b>\$8,102,071.28</b>
<b><i>Trust Fund</i></b>  Electronic Fund Transfers (EFTs)	EF094651, EF094652	<b>\$231,649.04</b>
<b><i>Credit Card Expenses</i></b>	30 September 2025 to 28 October 2025	<b>\$15,199.99</b>
<b><i>Direct Debit and Other Electronic Fund Transfer</i></b>	1 October 2025 to 31 October 2025	<b>\$16,068,483.67</b>
	<b>Total</b>	<b>\$24,417,403.98</b>

**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 and the Aged Care Homes 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 October 2025 comprising **Attachments 1, 2, 3, 4 and 5.**

**City of Bayswater**  
**List of Payment - Municipal**  
**for the period 1 October 2025 to 31 October 2025**

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
BP000308	02/10/25	Fairfax Media Publications Pty Ltd	Memberships and subscriptions	3,190.00
BP000309	16/10/25	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	3,883.51
BP000310	16/10/25	Department of Creative Industries, Tourism and Sport Industries	Legal expenses and court costs	1,039.76
DC000830	01/10/25	Superchoice	Payroll payment	273,849.13
DC000831	01/10/25	Superchoice	Payroll payment	3,513.77
DC000832	06/10/25	Cromag Pty Ltd T/A Sigma Chemicals & Telford Industries	Aquatic chemicals and consumables	-115.50
DC000833	01/10/25	Easisalary Pty Ltd	Payroll payment	8,036.83
DC000834	07/10/25	Porter Equipment Australia Pty Ltd	Plant and vehicle parts and materials	-258.89
DC000835	10/10/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,681.50
DC000836	03/10/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,504.50
DC000837	15/10/25	Easisalary Pty Ltd	Payroll payment	8,555.28
DC000838	16/10/25	Superchoice	Payroll payment	270,238.51
DC000839	17/10/25	Zoom Video Communications	IT network maintenance	1,576.67
DC000840	17/10/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	796.50
DC000841	21/10/25	Exclaimr Ltd	Memberships and subscriptions	12,960.00
DC000842	21/10/25	JCT Consultancy Limited	Software maintenance	826.13
DC000843	24/10/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,239.00
DC000844	29/10/25	Superchoice	Payroll payment	272,965.99
DC000845	29/10/25	Easisalary Pty Ltd	Payroll payment	8,555.28
DC000846	31/10/25	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,035.50
EF094415	01/10/25	Assunta Meleca	Councillor allowances and reimbursements	3,203.84
EF094416	01/10/25	Elli Petersen-Pik	Councillor allowances and reimbursements	5,269.19
EF094417	01/10/25	Filomena Piffaretti	Councillor allowances and reimbursements	12,922.93
EF094418	01/10/25	Giorgia Johnson	Councillor allowances and reimbursements	3,203.84
EF094419	01/10/25	Joshua Eveson	Councillor allowances and reimbursements	3,203.84
EF094420	01/10/25	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,203.84
EF094421	01/10/25	Nat Latter	Councillor allowances and reimbursements	3,030.12
EF094422	01/10/25	Sally Palmer	Councillor allowances and reimbursements	3,203.84
EF094423	01/10/25	Steven George Ostaszewskij	Councillor allowances and reimbursements	3,203.84
EF094424	02/10/25	A & A Glendinning	Refund bond	500.00
EF094425	02/10/25	Adam Lebransky	Refund health centre memberships	8.05
EF094426	02/10/25	Andre Bignaut & Sally Perren	Refund rates overpayment	239.44
EF094427	02/10/25	Bayswater Primary School	Awards and scholarships	55.00
EF094428	02/10/25	Boyan Electrical Services	Electrical installation & repair	11,563.76
EF094429	02/10/25	Cleanaway Pty Ltd	Waste collection and hygiene services	574,460.35
EF094430	02/10/25	CTIS Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	1,590.35
EF094431	02/10/25	David Slawik	Refund swimming lessons	73.20
EF094432	02/10/25	Dawa Choden	Refund bond	550.00
EF094433	02/10/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,126.16
EF094434	02/10/25	Durham Road School	Awards and scholarships	110.00
EF094435	02/10/25	E & E Tesconi	Refund rates overpayment	234.72
EF094436	02/10/25	Filipino - Australian Club of Perth Inc	Grants & funding	5,000.00
EF094437	02/10/25	Gabrielle Janine Mazalevskis T/A The Laneway Artspace	Grants & funding	3,000.00
EF094438	02/10/25	Gerard Taylor	Refund health centre memberships	62.28
EF094439	02/10/25	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,228.92
EF094440	02/10/25	James Borrett	Refund health centre memberships	73.90
EF094441	02/10/25	Jessica Duong	Refund of term program	31.50
EF094442	02/10/25	Joanna Dropulich	Refund health centre memberships	31.76
EF094443	02/10/25	Julia Hendley	Staff allowances and reimbursements	260.00
EF094444	02/10/25	Julia M Allanson	Refund bond	350.00
EF094445	02/10/25	Laura M Fasolo	Refund bond	550.00
EF094446	02/10/25	Laurence and Shivon Ralph	Refund swimming lessons	34.76
EF094447	02/10/25	Marina Barnes	Refund bond	150.00
EF094448	02/10/25	MJ & SJ Murphy	Refund health centre memberships	539.00
EF094449	02/10/25	Sangeeta Sharma	Refund health centre memberships	305.53
EF094450	02/10/25	Sonia Pillay	Refund bond	567.04
EF094451	02/10/25	Synergy	Electricity charges (other than street lighting)	59,770.35
EF094452	02/10/25	Telstra Limited	Office telephone and communication expenses	9,419.57
EF094453	02/10/25	The Trustee for Creative Catering Trust	Functions and events catering expenses	1,971.00
EF094454	02/10/25	Uzma Mahfooz Ali	Refund bond	550.00
EF094455	02/10/25	AAAC Towing Pty Ltd	Vehicle towing	767.80
EF094456	02/10/25	ADT Security	Building maintenance and services	56.42
EF094457	02/10/25	AMS Technology Group Pty Ltd	Equipment purchases	7,753.55
EF094458	02/10/25	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	2,810.10
EF094459	02/10/25	Browns Foods Operations Pty Ltd	Staff amenities	154.70
EF094460	02/10/25	Bunnings Group Ltd	Engineering works materials	3,184.30
EF094461	02/10/25	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Equipment maintenance	1,858.43
EF094462	02/10/25	Carl Haven	Animal supplies & services	2,403.50
EF094463	02/10/25	Claire Elizabeth Blackwell	Youth and seniors community activities	120.00
EF094464	02/10/25	CNW Pty Ltd	Building supplies and hardware	336.33
EF094465	02/10/25	Contra-flow Pty Ltd	Traffic management	1,651.56
EF094466	02/10/25	Diana Kudsee	Youth and seniors community activities	720.00
EF094467	02/10/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	151,119.70
EF094468	02/10/25	Emerge Environmental Services Pty Ltd T/A Emmerge Associates	Professional consultancy services	6,537.65
EF094469	02/10/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	154.00
EF094470	02/10/25	Fasta Courier Unit Trust	Postage and courier charges	94.12
EF094471	02/10/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	1,466.37
EF094472	02/10/25	Francis Jozsi Duff	Marketing and promotional material	490.00
EF094473	02/10/25	Fuel Distributors of WA Pty Ltd	Fuel and oil	35,428.92
EF094474	02/10/25	Hugh Wilson T/A Hugh's Synthetic Turf Supplies & Installations	Parks and gardens contract payments	792.00
EF094475	02/10/25	ICU Solarcam Pty Ltd	Buildings and events security expenses	836.00
EF094476	02/10/25	Impact X Edge Pty Ltd	Conference expenses	1,208.90
EF094477	02/10/25	IRP Pty Ltd	Labour hire and temporary replacement	5,391.10
EF094478	02/10/25	James Bennett Pty Ltd	Book purchases	19.99
EF094479	02/10/25	Japanese Truck & Bus Spares Pty Ltd	Plant and vehicle repairs	24.70
EF094480	02/10/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	378.86
EF094481	02/10/25	Kasse Marie McCumiskey T/A Move & Nourish with Kasse	Youth and seniors community activities	640.00
EF094482	02/10/25	Bedford-Dianella Vet Centre	Animal supplies & services	55.00
EF094483	02/10/25	Lamigraf (Australia) Pty Ltd T/A The Book Cover Company	Office stationery and consumables	287.40
EF094484	02/10/25	Landgate	Gross rental valuation charges	317.79
EF094485	02/10/25	Life Apparel Co Pty Ltd	Staff uniforms and protective equipment	1,162.23
EF094486	02/10/25	Luke Donovan Riley T/A Luke Riley Creative	Photography / video production	1,072.50
EF094487	02/10/25	Max & Claire Pty Ltd T/A Ergolink	Minor equipment purchase	513.00
EF094488	02/10/25	Maxwell Robinson & Phelps	Building maintenance and services	248.04
EF094489	02/10/25	McIntosh Holdings Pty Ltd	Plant and vehicle parts and materials	129.40
EF094490	02/10/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	4,401.87
EF094491	02/10/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	59,975.11
EF094492	02/10/25	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	1,815.00
EF094493	02/10/25	Officeworks Ltd T/A Officeworks	Office stationery and consumables	1,414.11
EF094494	02/10/25	Planning Institute of Australia	Conference expenses	600.00
EF094495	02/10/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	482.75
EF094496	02/10/25	Pr Power Pty Ltd	Building maintenance and services	2,753.42
EF094497	02/10/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	690.80
EF094498	02/10/25	Redfish Technologies Pty Ltd	Equipment purchases	16,579.89
EF094499	02/10/25	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	250.81
EF094500	02/10/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	469.08
EF094501	02/10/25	Robyn Aroha Hills T/A Zumba Gold Instructor	Youth and seniors community activities	1,120.00
EF094502	02/10/25	RTS Group (WA) Pty Ltd T/A RTS Training	Staff training, development and support	70.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
EF094503	02/10/25	Safe System Solutions Pty Ltd	Staff training, development and support	1,210.00
EF094504	02/10/25	Scott Printers Pty Ltd	Printing and graphic design expenses	1,215.50
EF094505	02/10/25	Services Australia	Fees and charges	69.30
EF094506	02/10/25	Sheriffake Pty Ltd T/A Floorcraft	Building maintenance and services	1,057.10
EF094507	02/10/25	Signbiz WA	Signage and banners	968.00
EF094508	02/10/25	Solar Analytics Pty Ltd	Memberships and subscriptions	1,600.00
EF094509	02/10/25	St John Ambulance Western Australia Ltd	Staff training, development and support	70.00
EF094510	02/10/25	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	258.59
EF094511	02/10/25	Stefna Family Trust T/A West Tip Waste Control Pty Ltd	Waste collection and hygiene services	1,254.00
EF094512	02/10/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	25,703.70
EF094513	02/10/25	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	407.53
EF094514	02/10/25	The Trustee for Makrav Trading Trust T/A Urenco Supplies	Plant and vehicle parts and materials	46.20
EF094515	02/10/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	40,742.34
EF094516	02/10/25	The Trustee for the Three Swans Property Unit Trust T/A Cretech Engineering	Minor equipment purchase	715.00
EF094517	02/10/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	8,452.95
EF094518	02/10/25	Tocojepe Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	324.25
EF094519	02/10/25	Trauma Clean WA	Cleaning services	386.09
EF094520	02/10/25	B.J Kenny & K.M Kenny T/A Trophy Warehouse	Youth and seniors community activities	230.00
EF094521	02/10/25	WA Ranger Association Inc.	Staff training, development and support	750.00
EF094522	02/10/25	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	1,287.60
EF094523	02/10/25	Wattleup Tractors	Plant and vehicle parts and materials	463.45
EF094524	02/10/25	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF094525	02/10/25	West Coast Gymnasts	Youth and seniors community activities	1,511.43
EF094526	02/10/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	227.92
EF094527	02/10/25	Western Australia Police	Volunteer reimbursements and expenses	176.00
EF094528	02/10/25	Winc Australia Pty Ltd	Office stationery and consumables	2,811.00
EF094529	02/10/25	Woolworths Group Limited	Functions and events catering expenses	288.00
EF094530	02/10/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	655.40
EF094531	02/10/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,142.55
EF094532	02/10/25	Zipform Pty Ltd	Printing and graphic design expenses	2,313.50
EF094561	08/10/25	AAAC Towing Pty Ltd	Vehicle towing	767.80
EF094562	08/10/25	Alluvium Consulting Australia Pty Ltd	Professional consultancy services	28,206.20
EF094563	08/10/25	ALS Library Services Pty Ltd	Book purchases	372.64
EF094564	08/10/25	AMS Technology Group Pty Ltd	Building maintenance and services	171.87
EF094565	08/10/25	ATC Work Smart Inc	Trainee	406.21
EF094566	08/10/25	Australian Services Union	Payroll payment	2,366.50
EF094567	08/10/25	Australian Taxation Office	Payroll payment	323,072.00
EF094568	08/10/25	Backpackers FC Pty Ltd	Parks and gardens contract payments	220.00
EF094569	08/10/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF094570	08/10/25	Bigstep Holdings Pty Ltd T/A Pacific Safety Wear	Staff uniforms and protective equipment	119.19
EF094571	08/10/25	Boyan Electrical Services	Electrical installation & repair	24,256.10
EF094572	08/10/25	Brownes Foods Operations Pty Ltd	Staff amenities	154.70
EF094573	08/10/25	Bunnings Group Ltd	Minor equipment purchase	944.63
EF094574	08/10/25	Cakes West Pty Ltd T/A Danish Patisserie	Functions and events catering expenses	1,298.00
EF094575	08/10/25	Chemistry Centre (WA)	Environmental testing and sampling	2,306.20
EF094576	08/10/25	Child Support Agency	Payroll payment	1,023.41
EF094577	08/10/25	Centro-flow Pty Ltd	Traffic management	4,724.24
EF094578	08/10/25	Department of Transport - Vehicle Search	Vehicle searches	1,099.50
EF094579	08/10/25	Design Right Pty Ltd	Civil works design and technical support	5,390.00
EF094580	08/10/25	Dowsing Group Pty Ltd	Construction and civil works payments	34,463.08
EF094581	08/10/25	E Fire & Safety	Building maintenance and services	10,378.50
EF094582	08/10/25	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	73.00
EF094583	08/10/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	103,163.95
EF094584	08/10/25	Ecoecycle Pty Ltd	Waste collection and hygiene services	187.98
EF094585	08/10/25	Environment House Inc	Marketing and promotional material	660.00
EF094586	08/10/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	319.00
EF094587	08/10/25	Fulton Hogan Industries Pty Ltd	Engineering works materials	3,801.60
EF094588	08/10/25	Health Insurance Fund of WA	Payroll payment	74.40
EF094589	08/10/25	Hospital Benefit Fund Health Limited	Payroll payment	894.94
EF094590	08/10/25	J.G Abberton & Others T/A Lavan	Legal expenses and court costs	4,496.80
EF094591	08/10/25	LGConnect Pty Ltd	Professional consultancy services	6,138.74
EF094592	08/10/25	The Trustee for Major Motors Unit Trust	Plant and vehicle parts and materials	850.80
EF094593	08/10/25	Envirosonic Pty Ltd	Parks and gardens contract payments	5,302.00
EF094594	08/10/25	Metro Motors Partnership	Plant and vehicle purchasing	50,574.90
EF094595	08/10/25	The Trustee for the Ingwelaia Trust T/A Westoz Food Distributors	Kiosk stock	2,941.88
EF094596	08/10/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	58,468.30
EF094597	08/10/25	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	34,503.15
EF094598	08/10/25	Nespresso Australia a Division of Nestle Australia Ltd	Minor equipment purchase	822.00
EF094599	08/10/25	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF094600	08/10/25	Officeworks Ltd T/A Officeworks	Office stationery and consumables	617.64
EF094601	08/10/25	Omnicom Media Group Australia Pty Ltd	Printing and graphic design expenses	989.59
EF094602	08/10/25	Paywise Pty Ltd	Payroll payment	5,043.06
EF094603	08/10/25	Renaey Hayward	Youth and seniors community activities	180.00
EF094604	08/10/25	Scott Printers Pty Ltd	Printing and graphic design expenses	1,221.00
EF094605	08/10/25	South East Regional Centre For Urban Landcare Inc	Environmental health services & supplies	1,089.00
EF094606	08/10/25	St John Ambulance Western Australia Ltd	Medical services and materials	109.12
EF094607	08/10/25	Stiles Electrical & Communication Services Pty Ltd	Electrical installation & repair	31,750.89
EF094608	08/10/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	2,662.00
EF094609	08/10/25	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	407.53
EF094610	08/10/25	The Morley Veterinary Hospital	Animal supplies & services	171.90
EF094611	08/10/25	The Trustee for Rise Now Trust T/A Ambrosia Catering & Event Hire	Functions and events catering expenses	250.00
EF094612	08/10/25	LGRECU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	984.00
EF094613	08/10/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	757.63
EF094614	08/10/25	Tocojepe Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	2,762.20
EF094615	08/10/25	Twins (WA) Pty Ltd	Functions and events catering expenses	154.00
EF094616	08/10/25	Vorgee Pty Ltd	Staff uniforms and protective equipment	643.72
EF094617	08/10/25	The Trustee for Witherington Family Trust T/A W.A. Library Trust	Library book stock and materials	194.78
EF094618	08/10/25	WA Building & Pest Inspections Pty Ltd T/A Rising Standards	Building maintenance and services	1,907.40
EF094619	08/10/25	Western Power	Civil works design and technical support	1,320.00
EF094620	08/10/25	William Buck Consulting (WA) Pty Ltd	Audit services	13,860.00
EF094621	08/10/25	Winc Australia Pty Ltd	Office stationery and consumables	368.64
EF094622	08/10/25	Woolworths Group Limited	Staff amenities	74.85
EF094623	08/10/25	ABN Residential WA Pty Ltd	Refund residential verge deposit	1,485.23
EF094624	08/10/25	Aimee Sopp	Donation	200.00
EF094625	08/10/25	AlintaGas Sales Pty Ltd	Gas usage charges	1,362.20
EF094626	08/10/25	Bayswater Morley Netball Club	Donation	5,000.00
EF094627	08/10/25	Bayswater Paddlesports Club	Donation	5,000.00
EF094628	08/10/25	Bevan Sholdas	Staff allowances and reimbursements	1,500.00
EF094629	08/10/25	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,485.23
EF094630	08/10/25	Carol Grant	Donation	200.00
EF094631	08/10/25	Dejan Djukanovic	Refund residential verge deposit	2,300.00
EF094632	08/10/25	Henry & Laura Billington	Refund residential verge deposit	1,560.00
EF094633	08/10/25	Hi Tech Sports Pty Ltd	Minor equipment purchase	1,935.45
EF094634	08/10/25	Kelly Count	Refund health centre memberships	48.00
EF094635	08/10/25	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	793.57
EF094636	08/10/25	LGISWA	Insurance premium	39,663.39
EF094637	08/10/25	Louise Marie Kenny	Donation	200.00
EF094638	08/10/25	Nick Alva Dascomos	Refund health centre memberships	33.27
EF094639	08/10/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	1,012.44
EF094640	08/10/25	Rubek Automatic Doors	Building maintenance and services	1,689.60
EF094641	08/10/25	Sammy Chumba	Refund swimming lessons	219.60
EF094642	08/10/25	Shona Zulsdorf	Sitting fee	400.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
EF094643	08/10/25	Stacey Ayla Priddle	Staff allowances and reimbursements	50.77
EF094644	08/10/25	Synergy	Electricity charges (other than street lighting)	86,805.30
EF094645	08/10/25	The Trustee for the Ali-Craft Unit Trust T/A Ali Craft	Building maintenance and services	1,298.00
EF094646	08/10/25	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	475.97
EF094647	08/10/25	Tracy Barone	Staff allowances and reimbursements	316.99
EF094648	08/10/25	Water Corporation	Water usage charges	14,196.98
EF094649	08/10/25	Zaw Aung	Donation	200.00
EF094650	08/10/25	Zhuoling Lian	Cloth nappy rebate	50.64
EF094653	16/10/25	100% Renewables Pty Ltd	Professional consultancy services	6,875.00
EF094654	16/10/25	A1 Locksmiths	Key / lock services	3,511.68
EF094655	16/10/25	AAAC Towing Pty Ltd	Vehicle towing	3,847.80
EF094656	16/10/25	Abaxa	Construction and civil works payments	3,951.34
EF094657	16/10/25	Abco Products Pty Ltd	Depot stores and consumables	3,977.82
EF094658	16/10/25	Action Glass & Aluminium	Building maintenance and services	1,409.10
EF094659	16/10/25	Acurix Networks Pty Ltd	Wifi access service	1,972.33
EF094660	16/10/25	ADT Security	Building maintenance and services	3,726.56
EF094661	16/10/25	AFGRJ Equipment Australia Pty Ltd	Plant and vehicle repairs	394.35
EF094662	16/10/25	AFL Sports Ready Ltd	Labour hire and temporary replacement	19,080.69
EF094663	16/10/25	AL Morley Pty Ltd	Plant and vehicle repairs	694.60
EF094664	16/10/25	ALS Library Services Pty Ltd	Book purchases	278.04
EF094665	16/10/25	Amazon Web Services Australia Pty Ltd	IT network maintenance	9,318.84
EF094666	16/10/25	AMS Technology Group Pty Ltd	Building maintenance and services	13,148.42
EF094667	16/10/25	Andrew Cox and Associates Pty Ltd	Sitting fee	400.00
EF094668	16/10/25	Aquamonix Pty Ltd	Parks and gardens contract payments	1,775.40
EF094669	16/10/25	Arbor West Pty Ltd T/A Classic Tree Services	Garden maintenance	56,997.48
EF094670	16/10/25	Asphaltch Pty Ltd	Construction and civil works payments	603.66
EF094671	16/10/25	ATC Work Smart Inc	Trainee	1,961.29
EF094672	16/10/25	Australasian Seal Company Pty Ltd	Engineering works materials	461.03
EF094673	16/10/25	Australia and New Zealand Recycling Platform Ltd	Management fee	4,818.84
EF094674	16/10/25	Australia Post	Postage and courier charges	3,104.78
EF094675	16/10/25	Australian Agribusiness (Holdings) Pty Ltd T/A Nuturf	Parks and gardens materials	12,245.20
EF094676	16/10/25	Australian Water Association Ltd	Memberships and subscriptions	1,190.00
EF094677	16/10/25	AWD Australia Pty Ltd	Plant and vehicle repairs	638.00
EF094678	16/10/25	Axon Public Safety Australia Pty Ltd	Equipment purchases	367.29
EF094679	16/10/25	Barfco Traffic Equipment Pty Ltd	Equipment repairs	3,698.30
EF094680	16/10/25	Battery King Australia Pty Ltd	Liant and vehicle parts and materials	706.20
EF094681	16/10/25	Bayswater State Emergency Service Unit (Inc)	Grants & funding	8,294.55
EF094682	16/10/25	Beak Engineering (Aust) Pty Ltd T/A Ausnet Custom Netting	Equipment purchases	3,658.60
EF094683	16/10/25	Bepassey Nominees Pty Ltd T/A Beacon Equipment	Plant and vehicle repairs	50.40
EF094684	16/10/25	Bernic De Waal T/A Roadscan	Construction and civil works payments	4,235.00
EF094685	16/10/25	BGC (Australia) Pty Ltd T/A BGC Concrete	Construction and civil works tools and materials	1,647.80
EF094686	16/10/25	BioBag World Australia Pty Ltd	Waste collection and hygiene services	19,686.77
EF094687	16/10/25	BOC Ltd	Minor equipment purchase	260.95
EF094688	16/10/25	Bolinda Publishing Pty Ltd	Library book stock and materials	3,410.00
EF094689	16/10/25	Boya Equipment Pty Ltd	Equipment repairs	177.67
EF094690	16/10/25	Boyan Electrical Services	Electrical installation & repair	53,894.37
EF094691	16/10/25	BP Australia Pty Ltd	Fuel and oil	2,280.22
EF094692	16/10/25	Bridged Group Pty Ltd	IT network maintenance	1,936.00
EF094693	16/10/25	Bridgestone Aust Ltd	Plant and vehicle repairs	182.82
EF094694	16/10/25	Brownes Foods Operations Pty Ltd	Staff amenities	309.40
EF094695	16/10/25	BT Equipment Pty Ltd T/A 600 Cranes Australasia	Plant and vehicle repairs	1,880.90
EF094696	16/10/25	Bucher Municipal Pty Ltd	Equipment repairs	1,077.12
EF094697	16/10/25	Bunnings Group Ltd	Engineering works materials	4,359.32
EF094698	16/10/25	Burgess Rawson Pty Ltd	Lease and rental payments	4,275.00
EF094699	16/10/25	Bus Charters Perth Pty Ltd	Vehicle & plant hire	440.00
EF094700	16/10/25	C R Kennedy & Co Pty Ltd	Software maintenance	4,598.00
EF094701	16/10/25	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Equipment maintenance	2,021.63
EF094702	16/10/25	Capital Recycling	Street sweeping	8,276.40
EF094703	16/10/25	Carol Foley	Youth and seniors community activities	330.00
EF094704	16/10/25	Carpet Fair Pty Ltd T/A City Commercial Floorcoverings	Building maintenance and services	21,816.45
EF094705	16/10/25	Cat Haven	Animal supplies & services	1,801.00
EF094706	16/10/25	Chared Holding Pty Ltd T/A Battery World Morley	Building supplies and hardware	250.00
EF094707	16/10/25	Chemistry Centre (WA)	Environmental testing and sampling	5,530.90
EF094708	16/10/25	CITEC Confirm	Vehicle searches	124.80
EF094709	16/10/25	Cleanaway Pty Ltd	Waste collection and hygiene services	602,055.87
EF094710	16/10/25	Cleantex Pty Ltd	Staff uniforms and protective equipment	682.79
EF094711	16/10/25	CNW Pty Ltd	Building supplies and hardware	108.00
EF094712	16/10/25	Cohesion Pty Ltd	Professional consultancy services	30,096.00
EF094713	16/10/25	Contra-flow Pty Ltd	Traffic management	76,738.93
EF094714	16/10/25	Corsign WA Pty Ltd	Signage and banners	22,831.60
EF094715	16/10/25	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,726.34
EF094716	16/10/25	The Trustee for Bios Unit Trust T/A C-Wise	Parks and gardens contract payments	21,816.10
EF094717	16/10/25	The Trustee for Belmont Unit Trust T/A Daimler Trucks Perth	Plant and vehicle repairs	278.30
EF094718	16/10/25	Darren Charles Peterson T/A Take Charge Wellbeing	Functions and events entertainment expenses	1,650.00
EF094719	16/10/25	Department of Transport - Vehicle Search	Vehicle searches	599.70
EF094720	16/10/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	5,234.79
EF094721	16/10/25	DLF Co Pty Ltd	Parks and gardens contract payments	2,226.70
EF094722	16/10/25	Dom@ 100 Small Things Pty Ltd	Vehicle & plant hire	20,535.66
EF094723	16/10/25	Doorum Aboriginal Corporation	Community engagement framework	1,000.00
EF094724	16/10/25	Dowsing Group Pty Ltd	Construction and civil works payments	128,940.17
EF094725	16/10/25	E Fire & Safety	Equipment maintenance	3,934.29
EF094726	16/10/25	E.E. Muir & Sons Pty Ltd	Parks and gardens materials	770.00
EF094727	16/10/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	329,226.68
EF094728	16/10/25	Edge Security WA Pty Ltd	Minor equipment purchase	1,870.00
EF094729	16/10/25	Ellenby Pty Ltd	Parks and gardens plants and trees	3,527.79
EF094730	16/10/25	Environex International Pty Ltd	Equipment maintenance	6,664.79
EF094731	16/10/25	Environmental Industries Pty Ltd	Parks and gardens contract payments	19,766.45
EF094732	16/10/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	1,545.50
EF094733	16/10/25	Europcar WA	Insurance excess	2,000.00
EF094734	16/10/25	Everflow Irrigation	Equipment hire	550.00
EF094735	16/10/25	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	3,202.43
EF094736	16/10/25	Expresso Crema Mobile Cafe	Functions and events catering expenses	828.85
EF094737	16/10/25	FDB Commercial Pty Ltd T/A Epic Office Furniture	Minor equipment purchase	261.70
EF094738	16/10/25	F E Technologies Pty Ltd	Software maintenance	1,438.80
EF094739	16/10/25	The Trustee for Moquoid Family Trust T/A Find Wise Location	Underground scanning	616.00
EF094740	16/10/25	Finespun Pty Ltd	Sitting fee	467.50
EF094741	16/10/25	Fleet Commercial Gymnasiums Pty Ltd	Recreation and gymnasium equipment	462.00
EF094742	16/10/25	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	4,289.82
EF094743	16/10/25	Fortis Security Pty Ltd	Building maintenance and services	6,416.58
EF094744	16/10/25	Fujifilm Data Management Solutions Australia Pty Ltd	Printing and graphic design expenses	5,411.25
EF094745	16/10/25	The Trustee for The Garry Millane Family Trust T/A G.M. Millane & Co	Plant and vehicle parts and materials	979.00
EF094746	16/10/25	AA Collard Pty Ltd T/A Garden Care West (WA)	Vehicle towing	1,650.00
EF094747	16/10/25	GFG Temporary Assist	Labour hire and temporary replacement	32,595.09
EF094748	16/10/25	GHD Pty Ltd	Professional consultancy services	18,467.90
EF094749	16/10/25	The trustee for The Gladwell Family Trust T/A Traffic Logistics Australia	Professional consultancy services	2,464.00
EF094750	16/10/25	Goldfoam Investments Pty Ltd T/A Midland Mowers	Plant and vehicle repairs	180.00
EF094751	16/10/25	Greenway Solutions Pty Ltd	Parks and gardens materials	10,230.00
EF094752	16/10/25	Gymwise WA Pty Ltd T/A Gymwise WA	Equipment maintenance	17,413.00
EF094753	16/10/25	Happinessco Pty Ltd	Community engagement framework	2,376.00
EF094754	16/10/25	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	6,249.66
EF094755	16/10/25	Heritage Way Pty Ltd	Parks and gardens plants and trees	1,498.64
EF094756	16/10/25	Hill & Canning Consulting Engineers Pty Ltd	Construction and civil works payments	44,916.66

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
EF094757	16/10/25	Holcim (Australia) Pty Ltd T/A Humes	Construction and civil works tools and materials	3,387.51
EF094758	16/10/25	Hugh Wilson T/A Hugh's Synthetic Turf Supplies & Installations	Parks and gardens contract payments	1,320.00
EF094759	16/10/25	T C Precast Pty Ltd T/A Hydra Storm	Engineering works materials	13,356.20
EF094760	16/10/25	Hydroquip Pumps & Irrigation Pty Ltd	Parks and gardens contract payments	40,229.02
EF094761	16/10/25	Bookingsystems	Memberships and subscriptions	99.00
EF094762	16/10/25	Illion Tenderlink	Memberships and subscriptions	5,601.20
EF094763	16/10/25	Insight Enterprises Australia Pty Ltd	Software maintenance	3,763.66
EF094764	16/10/25	Integrity Management Solutions Pty Ltd	Memberships and subscriptions	27,610.00
EF094765	16/10/25	Intelife Group Limited	Cleaning services	2,487.30
EF094766	16/10/25	IRP Pty Ltd	Labour hire and temporary replacement	1,626.90
EF094767	16/10/25	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Tipping fee	3,014.66
EF094768	16/10/25	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,699.36
EF094769	16/10/25	J.Blackwood & Son Pty Ltd T/A Blackwoods Atkins	Staff uniforms and protective equipment	2,562.37
EF094770	16/10/25	J.G Abbotton & Others T/A Lavan	Legal expenses and court costs	904.75
EF094771	16/10/25	Jaycar Pty Ltd	Plant and vehicle repairs	165.90
EF094772	16/10/25	Jayden Matthew Boundry T/A Ngalak Nidja	Community engagement framework	850.00
EF094773	16/10/25	JB Hi-Fi Group Pty Ltd	Minor equipment purchase	1,367.45
EF094774	16/10/25	JBG Hospitality Pty Ltd T/A Noranda IGA	Animal supplies & services	235.96
EF094775	16/10/25	Josh Byrne and Associates Pty Ltd	Professional consultancy services	5,579.48
EF094776	16/10/25	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	6,619.47
EF094777	16/10/25	Kleenit Pty Ltd	Cleaning services	3,597.00
EF094778	16/10/25	Bedford-Dianella Vet Centre	Animal supplies & services	55.00
EF094779	16/10/25	Landgate	Title search	357.29
EF094780	16/10/25	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	2,151.92
EF094781	16/10/25	LGISWA	Insurance premium	910,996.60
EF094782	16/10/25	Linemarking WA Pty Ltd	Parking bays marking	6,287.60
EF094783	16/10/25	Living Turf	Parks and gardens materials	12,204.90
EF094784	16/10/25	Lizo Pty Ltd T/A Stihl Shop Osborne Park	Minor equipment purchase	2,038.30
EF094785	16/10/25	Macri Partners	Audit services	808.50
EF094786	16/10/25	Mader Contracting Pty Ltd	Labour hire and temporary replacement	15,295.50
EF094787	16/10/25	Main Roads Western Australia	Construction and civil works payments	13,397.65
EF094788	16/10/25	Marketforce Pty Ltd	Printing and graphic design expenses	247.50
EF094789	16/10/25	Max & Claire Pty Ltd T/A Ergolink	Minor equipment purchase	1,698.50
EF094790	16/10/25	Maylands Cellars Pty Ltd T/A Maylands Liquor Barons	Functions and events catering expenses	889.85
EF094791	16/10/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	7,858.68
EF094792	16/10/25	MessageAU Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	323.35
EF094793	16/10/25	Metro Motors Partnership	Plant and vehicle purchasing	49,113.39
EF094794	16/10/25	Milom Pty Ltd T/A Classic Hire	Equipment hire	2,538.25
EF094795	16/10/25	MinterEllison	Legal expenses and court costs	6,806.91
EF094796	16/10/25	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies & services	9,385.20
EF094797	16/10/25	Morley Mower Centre	Plant and vehicle parts and materials	1,496.97
EF094798	16/10/25	Morley Signworks Pty Ltd	Parks and gardens materials	3,642.10
EF094799	16/10/25	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	4,997.58
EF094800	16/10/25	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	21,228.76
EF094801	16/10/25	Narelle Joy Wynter T/A Fun Reads 4 Kids	Youth and seniors community activities	600.00
EF094802	16/10/25	Nationwide Oil Pty Ltd	Waste collection and hygiene services	616.00
EF094803	16/10/25	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	31,554.05
EF094804	16/10/25	Nearmap Australia Pty Ltd	Memberships and subscriptions	23,760.00
EF094805	16/10/25	Nestle Australia Ltd	Minor equipment purchase	1,705.74
EF094806	16/10/25	Nguyen Family Trading Pty Ltd T/A Fully Promoted Morley	Staff uniforms and protective equipment	409.09
EF094807	16/10/25	Nobuo Hara	Youth and seniors community activities	400.00
EF094808	16/10/25	NOMA Pty Ltd	Sitting fee	495.00
EF094809	16/10/25	Nyoongar Outreach Services Inc.	Community engagement framework	6,875.00
EF094810	16/10/25	Officeasy Pty Ltd T/A McLernons Business Base	Furniture purchases	1,128.00
EF094811	16/10/25	Officeworks Ltd T/A Officeworks	Office stationery and consumables	313.54
EF094812	16/10/25	OHSG Pty Ltd T/A Dean's Autoglass	Plant and vehicle repairs	820.00
EF094813	16/10/25	Olesto Pty Ltd	Community engagement framework	338.00
EF094814	16/10/25	Omnicom Media Group Australia Pty Ltd	Advertising public notices	258.10
EF094815	16/10/25	On Point Corporation Pty Ltd T/A Total Chlorine Solutions	Staff training, development and support	275.00
EF094816	16/10/25	The Trustee for The Broomhead Family Trust T/A The Broomhead Family Trust	Parks and gardens contract payments	998.80
EF094817	16/10/25	S & F Unit Trust T/A Optima Press	Printing and graphic design expenses	1,175.90
EF094818	16/10/25	Orbit Health & Fitness Solutions	Minor equipment purchase	506.00
EF094819	16/10/25	Orikan Group Pty Ltd T/A Cities Technology Solutions	Memberships and subscriptions	4,747.96
EF094820	16/10/25	Robert Thomas White T/A Oz Bat	Kiosk stock	330.00
EF094821	16/10/25	The Trustee for the Parker Black & Forrest Unit Trust Parker Black and Forrest	Building supplies and hardware	1,550.81
EF094822	16/10/25	Pases Aqua Pty Ltd	Parks and gardens contract payments	2,865.00
EF094823	16/10/25	Perth Playground and Rubber Pty Ltd	Equipment purchases	8,865.00
EF094824	16/10/25	Pirek Malaga	Plant and vehicle repairs	2,143.26
EF094825	16/10/25	Planning Institute of Australia	Conference expenses	500.00
EF094826	16/10/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	30,136.57
EF094827	16/10/25	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	105,330.24
EF094828	16/10/25	Preston Rowe Paterson Perth Pty Ltd	Asset valuation fees	1,925.00
EF094829	16/10/25	Product Recovery Industries Pty Ltd	Tipping fee	2,040.50
EF094830	16/10/25	Public Transport Authority of Western Australia	Construction and civil works payments	15,018.25
EF094831	16/10/25	Pump Control Systems	Parks and gardens contract payments	7,143.42
EF094832	16/10/25	Pumps Australia Pty Ltd	Building maintenance and services	143.00
EF094833	16/10/25	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	2,931.50
EF094834	16/10/25	Quisico Legal Pty Ltd	Medical services and materials	2,808.00
EF094835	16/10/25	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	6,489.30
EF094836	16/10/25	Refresh Waters Pty Ltd	Staff amenities	88.00
EF094837	16/10/25	Relationships Australia Western Australia	Staff training, development and support	1,980.00
EF094838	16/10/25	Rentokil Initial Pty Ltd	Indoor plant hire	9,193.60
EF094839	16/10/25	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	2,735.46
EF094840	16/10/25	Ricoh Australia Pty Ltd	Photocopying contract charges	5,034.92
EF094841	16/10/25	R & M Associates Pty Ltd T/A The Drug Detection Agency - Kewdale	Medical services and materials	232.10
EF094842	16/10/25	Roof Safety Solutions Pty Ltd	Building maintenance and services	16,267.20
EF094843	16/10/25	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,874.39
EF094844	16/10/25	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Minor equipment purchase	10,882.50
EF094845	16/10/25	The Royal Life Saving Society WA Inc	Marketing and promotional material	1,209.00
EF094846	16/10/25	RTS Group (WA) Pty Ltd T/A RTS Training	Staff training, development and support	140.00
EF094847	16/10/25	RTV Computers Pty Ltd	Minor equipment purchase	3,041.50
EF094848	16/10/25	Rubek Automatic Doors	Building maintenance and services	264.00
EF094849	16/10/25	Safety Barriers WA Pty Ltd	Construction and civil works payments	20,273.00
EF094850	16/10/25	Scott Printers Pty Ltd	Printing and graphic design expenses	517.00
EF094851	16/10/25	ServiceFM Pty Ltd	Building maintenance and services	483.51
EF094852	16/10/25	Shred-X Pty Ltd	Document management and archiving	183.02
EF094853	16/10/25	SirsiDynix Pty Ltd	Conference expenses	412.50
EF094854	16/10/25	Soils Aint Soils Pty Ltd	Parks and gardens materials	273.00
EF094855	16/10/25	Solution 4 Building Pty Ltd	Construction and civil works payments	122,923.66
EF094856	16/10/25	Sonic Health Plus Pty Ltd	Medical services and materials	1,960.20
EF094857	16/10/25	Sprayline Spraying Equipment	Parks and gardens materials	853.66
EF094858	16/10/25	St John Ambulance Western Australia Ltd	Medical services and materials	80.50
EF094859	16/10/25	State Wide Turf Services	Parks and gardens contract payments	11,994.51
EF094860	16/10/25	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	13,868.01
EF094861	16/10/25	Strata Corporation Pty Ltd T/A Stratagreen	Parks and gardens materials	1,645.22
EF094862	16/10/25	Stuart G Shackell Pty Ltd T/A Signarama Morley	Parks and gardens materials	16,934.50
EF094863	16/10/25	The Trustee for the O'Grady Family Trust Efficient Site Services	Parks and gardens contract payments	7,392.00
EF094864	16/10/25	The Trustee for Swan Towing Trust	Vehicle towing	264.00
EF094865	16/10/25	Sydney Tools Pty Ltd	Minor equipment purchase	149.00
EF094866	16/10/25	Syrinx Environmental Pty Ltd	Professional consultancy services	12,531.07
EF094867	16/10/25	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Parks and gardens materials	19,352.74
EF094868	16/10/25	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	733.56

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid \$
EF094869	16/10/25	Technology One Limited	IT systems licensing fees and support	177,934.46
EF094870	16/10/25	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building maintenance and services	3,942.42
EF094871	16/10/25	The Morley Veterinary Hospital	Animal supplies & services	165.00
EF094872	16/10/25	Kamaliika Andrews T/A The Nappy Guru	Marketing and promotional material	450.00
EF094873	16/10/25	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Minor equipment purchase	1,601.05
EF094874	16/10/25	The Trustee for Australian Safety Group Unit Trust T/A Australian Safety Engineers	OSH equipment	458.92
EF094875	16/10/25	The Trustee for Daikel Trust T/A Fleetspec Hire	Equipment hire	900.74
EF094876	16/10/25	The Trustee for Makrav Trading Trust T/A Urenco Supplies	Plant and vehicle parts and materials	323.24
EF094877	16/10/25	The Trustee for Page Trading Trust	Medical services and materials	1,690.70
EF094878	16/10/25	The Trustee for Story Family Trust T/A Steve's Sand Sifting for Playground Services	Parks and gardens contract payments	2,901.00
EF094879	16/10/25	The Trustee for The Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Building maintenance and services	9,229.00
EF094880	16/10/25	The Trustee for The Critters Trust T/A Critters Up Close	Functions and events entertainment expenses	1,100.00
EF094881	16/10/25	The Trustee for the Dzodzoz Family Trust	Parks and gardens contract payments	18,624.75
EF094882	16/10/25	The Trustee for the Jansen Gray Family Trust T/A Geoff's Tree Services Pty Ltd	Parks and gardens tree pruning and assoc. services	145,059.02
EF094883	16/10/25	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	3,825.95
EF094884	16/10/25	The Vines (WA) Pty Ltd	Staff training, development and support	4,123.50
EF094885	16/10/25	LGRECU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	960.00
EF094886	16/10/25	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens contract payments	36,148.23
EF094887	16/10/25	Tool Kit Depot	Minor equipment purchase	704.94
EF094888	16/10/25	Totally Board Pty Ltd	Youth and seniors community activities	400.00
EF094889	16/10/25	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	5,696.08
EF094890	16/10/25	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	254.05
EF094891	16/10/25	Tocojepta Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	1,285.53
EF094892	16/10/25	Twins (WA) Pty Ltd	Functions and events catering expenses	244.00
EF094893	16/10/25	Uverscroft Australia Pty Ltd	Book purchases	5,500.00
EF094894	16/10/25	Urban Resources Pty Ltd	Parks and gardens materials	35,721.09
EF094895	16/10/25	The Trustee for Polizzi Bros Unit Trust T/A V.C.M Coffee Mac	Equipment maintenance	1,966.00
EF094896	16/10/25	Veolia Water Operations Pty Ltd	Parks and gardens contract payments	858.00
EF094897	16/10/25	Vorgee Pty Ltd	Kiosk stock	866.83
EF094898	16/10/25	WA Local Government Association	Staff training, development and support	2,700.50
EF094899	16/10/25	The Trustee for Ransberg Unit Trust T/A WA Premix	Engineering works materials	374.00
EF094900	16/10/25	Walcott Industries Pty Ltd	Building maintenance and services	9,097.00
EF094901	16/10/25	WATFS Pty Ltd T/A WA Temporary Fencing Supplies	Fencing	110.00
EF094902	16/10/25	Wattleup Tractors	Plant and vehicle parts and materials	1,575.65
EF094903	16/10/25	West Coast Spring Water Pty Ltd T/A Aussie Natural Spring Water	Staff amenities	140.79
EF094904	16/10/25	West Coast Turf	Parks and gardens materials	83,823.69
EF094905	16/10/25	J.D Caffey & Caffey Family Trust T/A Westbooks	Book purchases	62.96
EF094906	16/10/25	Western Australia Police	Volunteer reimbursements and expenses	17.60
EF094907	16/10/25	Western Ladders Pty Ltd	Minor equipment purchase	759.00
EF094908	16/10/25	Western Power	Civil works design and technical support	3,133.89
EF094909	16/10/25	Western Resource Recovery	Waste collection and hygiene services	2,636.32
EF094910	16/10/25	Westurn Engineering Pty Ltd	Engineering works materials	3,113.00
EF094911	16/10/25	Westworks Group	Parks and gardens contract payments	3,476.00
EF094912	16/10/25	Winc Australia Pty Ltd	Office stationery and consumables	6,402.68
EF094913	16/10/25	Woolworths Group Limited	Kiosk stock	344.79
EF094914	16/10/25	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	1,782.90
EF094915	16/10/25	Work Sateger Pty Ltd	Staff uniforms and protective equipment	96.25
EF094916	16/10/25	Workfast Infrastructure Pty Ltd	Labour hire and temporary replacement	4,034.26
EF094917	16/10/25	Workpower Inc	Parks and gardens contract payments	10,707.78
EF094918	16/10/25	WPC Group Ltd	Labour hire and temporary replacement	39,350.75
EF094919	16/10/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	2,301.66
EF094920	16/10/25	Zipform Pty Ltd	Printing and graphic design expenses	16,561.07
EF094921	16/10/25	Zircodata Pty Ltd	Document management and archiving	528.86
EF094922	16/10/25	AlintaGas Sales Pty Ltd	Gas usage charges	861.55
EF094923	16/10/25	Allan Perkins	Refund rates overpayment	1,227.01
EF094924	16/10/25	Angus McGuire	Refund residential verge deposit	1,560.00
EF094925	16/10/25	Australian Islamic College Perth Inc	Refund bond	1,000.00
EF094926	16/10/25	Bayswater City Soccer Club	Refund bond	1,000.00
EF094927	16/10/25	Bellaluca Construction & Stone Pty Ltd	Refund residential verge deposit	2,300.00
EF094928	16/10/25	Blueprint Homes (WA) Pty Ltd	Refund residential verge deposit	1,485.23
EF094929	16/10/25	Brodie Williamson	Refund rates overpayment	619.92
EF094930	16/10/25	Bruce & Margaret Matthews	Refund crossover	2,051.60
EF094931	16/10/25	Charles Mallozzi	Refund residential verge deposit	1,560.00
EF094932	16/10/25	Colin R Hewton	Refund rates overpayment	709.50
EF094933	16/10/25	CT15 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	778.30
EF094934	16/10/25	Darren Brett Hicks	Cloth nappy rebate	141.07
EF094935	16/10/25	David Price	Refund rates overpayment	194.95
EF094936	16/10/25	E.J. Newland	Refund rates overpayment	189.00
EF094937	16/10/25	Filomena Piffaretti	Councillor allowances and reimbursements	27.76
EF094938	16/10/25	Fiona Brown	Refund crossover	1,223.51
EF094939	16/10/25	Helen O'Grady Drama Academy Eastern	Refund bond	1,000.00
EF094940	16/10/25	Helene Pty Ltd	Labour hire and temporary replacement	4,478.68
EF094941	16/10/25	Hyqualy Construction Pty Ltd	Refund residential verge deposit	1,400.00
EF094942	16/10/25	Hyqualy Construction Pty Ltd	Refund residential verge deposit	1,485.23
EF094943	16/10/25	Hyqualy Construction Pty Ltd	Refund residential verge deposit	1,435.00
EF094944	16/10/25	Jasmin Barker	Staff allowances and reimbursements	86.94
EF094945	16/10/25	Jessica Gammon	Cloth nappy rebate	100.00
EF094946	16/10/25	Justin Bryan Somper	Youth and seniors community activities	1,000.00
EF094947	16/10/25	KW & KM Cleghorn	Refund residential verge deposit	1,560.00
EF094948	16/10/25	Luca Frederick Alvaro	Refund infringement	235.80
EF094949	16/10/25	Lucie Dawn Bird	Refund rates overpayment	805.71
EF094950	16/10/25	Marc-Anthony Paonni	Refund health centre memberships	33.17
EF094951	16/10/25	Marina Cusan	Waterwise verge rebate	250.00
EF094952	16/10/25	Northam's Avon Descent Association (Inc)	Memberships and subscriptions	22,000.00
EF094953	16/10/25	Perth Energy Pty Ltd T/A Goldfields Energy	Gas usage charges	25,045.22
EF094954	16/10/25	PJ Kirkman	Refund rates overpayment	132.73
EF094955	16/10/25	R Gwozdziak	Refund rates overpayment	898.35
EF094956	16/10/25	Rebecca Kirk-Smith	Refund rates overpayment	675.12
EF094957	16/10/25	Stacey Ayla Priddle	Staff allowances and reimbursements	64.99
EF094958	16/10/25	Swan Group WA Pty Ltd	Refund residential verge deposit	1,200.00
EF094959	16/10/25	Synergy	Electricity charges - Street lighting	136,907.81
EF094960	16/10/25	Ugo Gambitta	Refund residential verge deposit	1,485.23
EF094961	16/10/25	Water Corporation	Water usage charges	13,079.78
EF094962	16/10/25	Wieslaw Adam Modzelewski	Refund health centre memberships	35.07
EF094963	20/10/25	Australian Services Union	Payroll payment	236.50
EF094964	20/10/25	Australian Taxation Office	Payroll payment	323,384.00
EF094965	20/10/25	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF094966	20/10/25	Cambroon Primary School	Donation	55.00
EF094967	20/10/25	Child Support Agency	Payroll payment	10,023.41
EF094968	20/10/25	City of Armadale	Staff leave and entitlement	1,950.75
EF094969	20/10/25	City of Joondalup	Staff leave and entitlement	2,949.90
EF094970	20/10/25	Collette Jane Lynch T/A Perth Corporate Massage	Staff amenities	5,500.00
EF094971	20/10/25	Denyce Beasley	Refund rates overpayment	172.20
EF094972	20/10/25	Easisalary Pty Ltd	Payroll payment	1,617.93
EF094973	20/10/25	Hampton Senior High School	Awards and scholarships	110.00
EF094974	20/10/25	Health Insurance Fund of WA	Payroll payment	74.40
EF094975	20/10/25	Morley Primary School	Donation	55.00
EF094976	20/10/25	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF094977	20/10/25	Paywise Pty Ltd	Payroll payment	5,043.06
EF094978	20/10/25	Sean Edward Avery	Youth and seniors community activities	2,330.60
EF094979	20/10/25	LGRECU (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	960.00
EF095061	31/10/25	AlintaGas Sales Pty Ltd	Gas usage charges	1,791.40

Reference	Date	Creditor Name	Invoice details	Amount Paid
<b>Payments</b>				<b>\$</b>
EF095062	31/10/25	Bayswater Bowling & Rec Club Inc	Parks and gardens contract payments	7,405.99
EF095063	31/10/25	Bunnings Group Ltd	Engineering works materials	57.42
EF095064	31/10/25	Chemistry Centre (WA)	Environmental testing and sampling	2,047.90
EF095065	31/10/25	Eastern Metropolitan Regional Council	Waste collection and hygiene services	84,619.98
EF095066	31/10/25	GHD Pty Ltd	Professional consultancy services	12,525.98
EF095067	31/10/25	Synergy	Electricity charges (other than street lighting)	91,807.67
EF095068	31/10/25	Perth Expo Holdings Pty Ltd & Concept Exhibitions Unit Trust Perth Expo Hire	Functions and events entertainment expenses	11,179.65
EF095069	31/10/25	Lamigraf (Australia) Pty Ltd T/A The Book Cover Company	Library book stock and materials	202.70
EF095070	31/10/25	Sprayline Spraying Equipment	Parks and gardens materials	337.57
EF095071	31/10/25	Antonio D'Onofrio	Citizenship expenses	200.00
EF095072	31/10/25	Volunteer Centre of Western Australia (Inc.)	Volunteer reimbursements and expenses	550.00
EF095073	31/10/25	Water Corporation	Water usage charges	34,118.08
EF095074	31/10/25	Murdoch University	Parks and gardens contract payments	4,400.00
EF095075	31/10/25	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	554.70
EF095076	31/10/25	Signbiz WA	Signage and banners	275.00
EF095077	31/10/25	Acclaimed Catering Pty Ltd	Functions and events catering expenses	5,187.05
EF095078	31/10/25	E Fire & Safety	Building maintenance and services	656.39
EF095079	31/10/25	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Cleaning supplies	902.76
EF095080	31/10/25	Trauma Clean WA	Cleaning services	386.09
EF095081	31/10/25	T.M Coghill & J Reeves T/A Technologically Speaking	Youth and seniors community activities	375.00
EF095082	31/10/25	F E Technologies Pty Ltd	Equipment purchases	7,634.00
EF095083	31/10/25	Fresh Fields Management (Mertome Village) Pty Ltd	Management fee	11,180.58
EF095084	31/10/25	Aska Aska T/A Aska Storytelling	Youth and seniors community activities	687.50
EF095085	31/10/25	Boyan Electrical Services	Electrical installation & repair	394.88
EF095086	31/10/25	Site Sentry Pty Ltd	Equipment purchases	563.20
EF095087	31/10/25	Kelly Hall	Staff allowances and reimbursements	258.64
EF095088	31/10/25	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	832.41
EF095089	31/10/25	Alison Bannister Career Coaching	Professional consultancy services	654.50
EF095090	31/10/25	AMS Technology Group Pty Ltd	Building maintenance and services	21,212.99
EF095091	31/10/25	Browns Foods Operations Pty Ltd	Staff amenities	205.53
EF095092	31/10/25	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	409.49
EF095093	31/10/25	Grainne Wray	Youth and seniors community activities	240.00
EF095094	31/10/25	The Trustee for The Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Building maintenance and services	6,270.00
EF095095	31/10/25	Kan Holdings Group Pty Ltd	Marketing and promotional material	997.61
EF095096	31/10/25	William Byrne T/A Springdale Project Management	Professional consultancy services	422.50
EF095097	31/10/25	Epic Catering & Events Services Pty Ltd	Functions and events catering expenses	3,601.40
EF095098	31/10/25	Ironbark Creek Investments Pty Ltd T/A Medilogic	Environmental health services & supplies	385.99
EF095099	31/10/25	Robert Walters Pty Ltd	Labour hire and temporary replacement	8,404.20
EF095100	31/10/25	McLeods Lawyers Pty Ltd	Legal expenses and court costs	4,836.04
EF095101	31/10/25	AF Coffee Pty Ltd T/A Perth Coffee Express	Staff amenities	525.00
EF095102	31/10/25	Anna Gillespie	Staff allowances and reimbursements	1,915.33
EF095103	31/10/25	Amazon Web Services Australia Pty Ltd	IT network maintenance	1,100.00
EF095104	31/10/25	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	2,347.20
EF095105	31/10/25	Australian Institute of Management Education and Training Pty Ltd	Staff training, development and support	2,025.00
EF095106	31/10/25	Christopher C Dodd	Refund crossover	1,439.22
EF095107	31/10/25	Sarah & Richard Usaraga	Crossover subsidy	753.00
EF095108	31/10/25	Hally Bartlett	Refund residential verge deposit	1,560.00
EF095109	31/10/25	Perch Construction Pty Ltd	Refund residential verge deposit	1,560.00
EF095110	31/10/25	DBD Developments Pty Ltd	Refund residential verge deposit	1,560.00
EF095111	31/10/25	Christopher C Dodd	Refund residential verge deposit	1,400.00
EF095112	31/10/25	Christopher C Dodd	Refund residential verge deposit	1,400.00
EF095113	31/10/25	Janet Isabel Sampson	Refund residential verge deposit	1,485.23
EF095114	31/10/25	Joseph Templeton	Refund residential verge deposit	1,485.23
EF095115	31/10/25	P A Woods	Refund residential verge deposit	1,560.00
EF095116	31/10/25	Marek Mlynarczyk	Refund residential verge deposit	1,560.00
EF095117	31/10/25	Sandra Kift	Waterwise verge rebate	250.00
EF095118	31/10/25	Justin James Nayler	Waterwise verge rebate	500.00
EF095119	31/10/25	Siam Group Australia Pty Ltd	Refund residential verge deposit	1,560.00
EF095120	31/10/25	CDA Builders Pty Ltd	Refund residential verge deposit	1,485.23
EF095121	31/10/25	CDA Builders Pty Ltd	Refund residential verge deposit	1,485.23
EF095122	31/10/25	Alti Construct	Refund residential verge deposit	2,300.00
EF095123	31/10/25	Timothy Marshall	Refund crossover	1,051.23
EF095124	31/10/25	Jeremy & Dushiyanthi Rishani	Refund crossover	2,808.00
EF095125	31/10/25	Melissa Fong-Emmerson	Refund residential verge deposit	2,300.00
EF095126	31/10/25	Yong Zhang	Refund residential verge deposit	2,300.00
EF095127	31/10/25	Angelo & Daniela Gallizzi	Refund bond	5,000.00
EF095128	31/10/25	Kamini Bhowany	Refund dog registration	10.00
EF095129	31/10/25	Jeremy & Dushiyanthi Rishani	Crossover subsidy	753.00
EF095130	31/10/25	Michael Gutteridge	Crossover subsidy	753.00
EF095131	31/10/25	Fortec Australia Pty Ltd	Refund bond	550.00
EF095132	31/10/25	Catholic Education Western Australia Ltd	Refund bond	1,000.00
EF095133	31/10/25	Yossarian Taylor	Refund health centre memberships	86.90
EF095134	31/10/25	John Youens	Refund health centre memberships	26.64
EF095135	31/10/25	Daniel McLean	Refund health centre memberships	5.80
EF095136	31/10/25	Denaee Luca	Refund health centre memberships	114.40
EF095137	31/10/25	Yin H Yeung	Refund health centre memberships	32.80
EF095138	31/10/25	Rhys G Jones	Refund bond	550.00
EF095139	31/10/25	Vi Thi Tuy Nguyen	Refund health centre memberships	54.05
EF095140	31/10/25	Fiona Knight	Refund miscellaneous	31.50
EF095141	31/10/25	Zuhaidah Sulaiman	Refund bond	1,000.00
				<b>8,102,071.28</b>

**City of Bayswater**

List of Payment - Trust  
for the period 1 October 2025 to 31 October 2025

<i>Reference Payments</i>	<i>Date</i>	<i>Creditor Name</i>	<i>Invoice details</i>	<i>Amount Paid</i>
EF094651	16/10/25	Building & Construction Industry Training Board	Construction Training Fund Levy	\$ 127,491.87
EF094652	16/10/25	Department of Mines, Industry Regulation and Safety	Building Services Levy	104,157.17
				<u>231,649.04</u>

**City of Bayswater**

**Corporate Credit Card Transactions  
for the period 30 September 2025 to 28 October 2025**

Date	Supplier	Description	Amount \$
<b>Chief Executive Officer</b>			
30/09/25	Qantas Airway	Conference expenses	1,014.46
03/10/25	CP Mawson Lakes	Conference expenses	317.93
10/10/25	Bayswater Hotel Motel	Food and drinks	24.36
10/10/25	Bayswater Hotel Motel	Food and drinks	110.64
15/10/25	ChatGPT	Memberships and subscriptions	31.13
16/10/25	Itech Trade	Minor equipment purchase	45.90
20/10/25	City of Subiaco	Parking fees	2.10
20/10/25	The West Australian Newspapers Ltd	Memberships and subscriptions	96.00
20/10/25	Bar Amelie	Food and drinks	221.50
20/10/25	Perth Airport Pty Ltd	Conference expenses	100.72
23/10/25	Officeworks	Office stationery and consumables	583.98
		Card Total	2,548.72
<b>Director Community Services</b>			
06/10/25	Twilio Sendgrid	Memberships and subscriptions	138.18
28/10/25	Eventbrite	Marketing and promotional material	23.23
		Card Total	161.41
<b>Director Corporate Services</b>			
02/10/25	Inglewood Public	Food and drinks	11.90
06/10/25	Create Send	Memberships and subscriptions	671.00
06/10/25	Envato	Memberships and subscriptions	(282.42)
10/10/25	QR Code Generator	Memberships and subscriptions	803.94
13/10/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	4.60
13/10/25	Blackhawk Network	Staff recognition	1,524.35
13/10/25	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material	1,250.00
14/10/25	Krispy Kreme Australia	Food and drinks	44.95
16/10/25	Inglewood Public	Food and drinks	44.60
16/10/25	The Trust for Rise	Awards and scholarships	253.50
17/10/25	City of Vincent	Parking fees	6.50
17/10/25	Department of Justice	Legal expenses	194.30
17/10/25	The Beaufort	Food and drinks	105.05
21/10/25	2025 Awards for Excellence	Conference expenses	110.00
28/10/25	Company Director	Conference expenses	1,450.00
		Card Total	6,192.27
<b>Director Infrastructure &amp; Assets</b>			
02/10/25	Standards Australia	Garden maintenance	149.01
03/10/25	Virgin Australia	Conference expenses	1,558.29
06/10/25	Radisson Hotel Flagstaff	Conference expenses	350.20
10/10/25	Fastfield	Memberships and subscriptions	92.69
14/10/25	ChatGPT	Memberships and subscriptions	31.13
24/10/25	Australian Water Association	Conference expenses	2,080.00
27/10/25	Water Corporation	Fees and charges	2,036.27
		Card Total	6,297.59
		<b>Grand Total</b>	<b>15,199.99</b>

**City of Bayswater**  
**List of Corporate Purchase Card Transactions**  
**for the period 1 October 2025 to 31 October 2025**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
		<b>\$</b>
<b>Bunnings Group Ltd</b>		
<b>2218</b>		
19/08/25	Building supplies and hardware	54.90
03/09/25	Building supplies and hardware	122.94
04/09/25	Minor equipment purchase	94.60
09/09/25	Building supplies and hardware	42.90
	Sub Total	<u>315.34</u>
<b>4470</b>		
20/08/25	Building supplies and hardware	27.90
05/09/25	Building supplies and hardware	28.50
	Sub Total	<u>56.40</u>
<b>3292</b>		
20/08/25	Building supplies and hardware	22.79
10/09/25	Building supplies and hardware	30.35
02/10/25	Building supplies and hardware	9.37
	Sub Total	<u>62.51</u>
<b>9176</b>		
19/08/25	Building supplies and hardware	106.15
20/08/25	Tools and minor plant	49.58
20/08/25	Building supplies and hardware	45.33
22/08/25	Building supplies and hardware	55.59
03/09/25	Building supplies and hardware	38.81
04/09/25	Building supplies and hardware	39.03
04/09/25	Building supplies and hardware	43.55
04/09/25	Building supplies and hardware	41.00
05/09/25	Building supplies and hardware	67.45
09/09/25	Building supplies and hardware	104.69
09/09/25	Building supplies and hardware	21.73
11/09/25	Building supplies and hardware	57.55
17/09/25	Building supplies and hardware	77.83
24/09/25	Building supplies and hardware	62.16
25/09/25	Building supplies and hardware	23.63
25/09/25	Building supplies and hardware	130.10
26/09/25	Building supplies and hardware	11.35
26/09/25	Building supplies and hardware	16.71
	Sub Total	<u>992.24</u>
<b>7447</b>		
11/09/25	Minor equipment purchase	98.96
11/09/25	Parks and gardens materials	21.83
25/09/25	Minor equipment purchase	48.29
	Sub Total	<u>169.08</u>
<b>2706</b>		
04/09/25	Building supplies and hardware	118.41
02/10/25	Minor equipment purchase	240.27
	Sub Total	<u>358.68</u>
<b>5762</b>		

Date	Description	Amount \$
16/09/25	Engineering works materials	87.78
22/09/25	Engineering works materials	60.38
03/10/25	Plant and vehicle repairs	29.76
06/10/25	Engineering works materials	15.78
	Sub Total	<u>193.70</u>
<b>8394</b>		
20/08/25	Building supplies and hardware	27.79
01/10/25	Building supplies and hardware	55.39
	Sub Total	<u>83.18</u>
<b>4766</b>		
03/09/25	Parks and gardens materials	77.11
03/09/25	Parks and gardens materials	130.34
03/09/25	Parks and gardens materials	90.98
04/09/25	Minor equipment purchase	84.49
04/09/25	Parks and gardens materials	7.06
08/09/25	Parks and gardens materials	52.14
24/09/25	Minor equipment purchase	61.66
01/10/25	Minor equipment purchase	70.77
01/10/25	Minor equipment purchase	56.96
01/10/25	Minor equipment purchase	37.21
01/10/25	Minor equipment purchase	37.21
	Sub Total	<u>705.93</u>
<b>6930</b>		
16/09/25	Minor equipment purchase	61.69
01/10/25	Minor equipment purchase	166.68
	Sub Total	<u>228.37</u>
<b>0125</b>		
08/09/25	Parks and gardens materials	43.60
	Sub Total	<u>43.60</u>
<b>1238</b>		
06/08/25	Building supplies and hardware	312.94
06/09/25	Engineering works materials	38.82
04/10/25	Engineering works materials	39.60
	Sub Total	<u>391.36</u>
<b>6649</b>		
09/09/25	Building supplies and hardware	188.16
15/09/25	Building supplies and hardware	21.36
22/09/25	Building supplies and hardware	210.86
26/09/25	Minor equipment purchase	71.74
	Sub Total	<u>492.12</u>
<b>8073</b>		
19/08/25	Building supplies and hardware	85.96
19/08/25	Building supplies and hardware	171.30
19/08/25	Building supplies and hardware	49.75
09/09/25	Building supplies and hardware	51.12
15/09/25	Building supplies and hardware	92.98
15/09/25	Building supplies and hardware	19.42
15/09/25	Building supplies and hardware	44.13
23/09/25	Building supplies and hardware	9.12
30/09/25	Building supplies and hardware	64.86
01/10/25	Building supplies and hardware	40.88

Date	Description	Amount \$
02/10/25	Building supplies and hardware	15.69
	Sub Total	645.21
<b>0999</b>		
18/08/25	Building supplies and hardware	57.38
20/08/25	Tools and minor plant	465.50
23/09/25	Building supplies and hardware	33.09
23/09/25	Building supplies and hardware	44.23
24/09/25	Building supplies and hardware	10.90
	Sub Total	611.10
<b>0099</b>		
07/08/25	Environmental health services & supplies	13.28
20/08/25	Environmental health services & supplies	184.28
27/08/25	Environmental health services & supplies	178.59
05/09/25	Environmental health services & supplies	317.01
19/09/25	Environmental health services & supplies	121.13
24/09/25	Environmental health services & supplies	21.65
04/10/25	Environmental health services & supplies	132.64
06/10/25	Environmental health services & supplies	41.64
	Sub Total	1,010.22
<b>Bunnings Group Ltd Total</b>		<b>6,359.04</b>
<b>BP Australia Pty Ltd</b>		
<b>0090</b>		
31/08/25	Fuel and oil for council fleet	178.88
09/09/25	Fuel and oil for council fleet	146.59
13/09/25	Fuel and oil for council fleet	195.76
20/09/25	Fuel and oil for council fleet	187.62
	Sub Total	708.85
<b>0124</b>		
14/09/25	Fuel and oil for council fleet	87.51
29/09/25	Fuel and oil for council fleet	88.68
	Sub Total	176.19
<b>0157</b>		
02/09/25	Fuel and oil for council fleet	61.05
	Sub Total	61.05
<b>0199</b>		
14/09/25	Fuel and oil for council fleet	74.71
20/09/25	Fuel and oil for council fleet	38.10
29/09/25	Fuel and oil for council fleet	62.95
	Sub Total	175.76
<b>0207</b>		
31/08/25	Fuel and oil for council fleet	63.73
07/09/25	Fuel and oil for council fleet	53.33
13/09/25	Fuel and oil for council fleet	60.49
20/09/25	Fuel and oil for council fleet	60.28
25/09/25	Fuel and oil for council fleet	54.47
	Sub Total	292.30
<b>0215</b>		
07/09/25	Fuel and oil for council fleet	95.33
25/09/25	Fuel and oil for council fleet	95.14

Date	Description	Amount \$
	Sub Total	190.47
<b>0223</b>		
21/09/25	Fuel and oil for council fleet	63.37
	Sub Total	63.37
<b>0231</b>		
03/09/25	Fuel and oil for council fleet	207.30
26/09/25	Fuel and oil for council fleet	189.93
	Sub Total	397.23
<b>2547</b>		
04/07/25	Fuel and oil for council fleet	61.41
09/07/25	Fuel and oil for council fleet	53.73
15/07/25	Fuel and oil for council fleet	61.29
	Sub Total	176.43
<b>6571</b>		
28/09/25	Fuel and oil for council fleet	38.57
	Sub Total	38.57
<b>BP Australia Pty Ltd Total</b>		<b>2,280.22</b>
<b>Grand Total</b>		<b>8,639.26</b>

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

**City of Bayswater**  
**Electronic Fund Transfers**  
**for the period 1 October 2025 to 31 October 2025**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
<b>Municipal Account</b>		
		<b>\$</b>
01/10/25	Wages	1,143,964.58
02/10/25	NAB batch fee	0.30
03/10/25	NAB transact fee	1.20
07/10/25	New term deposit	2,500,000.00
14/10/25	New term deposit	1,000,000.00
15/10/25	Wages	1,151,997.60
16/10/25	NAB batch fee	0.15
21/10/25	New term deposit	500,000.00
21/10/25	New term deposit	1,500,000.00
21/10/25	New term deposit	2,400,000.00
21/10/25	NAB account fee	35.69
29/10/25	New term deposit	500,000.00
29/10/25	New term deposit	800,000.00
29/10/25	New term deposit	3,400,000.00
29/10/25	Wages	1,166,042.97
31/10/25	NAB bpay charge	3,494.50
31/10/25	NAB merchant fee	41.19
31/10/25	NAB merchant fee	75.98
31/10/25	NAB merchant fee	256.43
31/10/25	NAB merchant fee	358.31
31/10/25	NAB merchant fee	563.51
31/10/25	NAB merchant fee	1,651.26
<b>Total</b>		<b><u>16,068,483.67</u></b>

**10.2.2 Investment Report for the Period Ended 31 October 2025**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate Services
<b>Authority/Discretion:</b>	Information Purposes
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	1. Investment Register [10.2.2.1 - 1 page] 2. Investment Summary [10.2.2.2 - 1 page] 3. Investment Portfolio [10.2.2.3 - 1 page]
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

This report presents the City's Investment Portfolio for the period ended 31 October 2025.

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

**That Council receives the Investment Portfolio Report for the period ended 31 October 2025 with investments totalling \$129,058,942.87.**

**Cr Michelle Sutherland Moved, Cr Nat Latter Seconded**

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

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

***Against: Nil.***

**BACKGROUND**

The purpose of this report is for Council to note the Investment Portfolio detailed in **Attachments 1, 2 and 3.**

In accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996*, a monthly report on the City's Investment Portfolio is to be presented to Council.

The City's Investment Policy details the way the City is to manage the investment portfolio ensuring:

- a high level of security;
- an adequate level of diversification to spread risk; and
- sufficient liquidity to meet all reasonably anticipated cash flow requirements (ready access to funds for daily requirements).

The City's investment portfolio (**Attachments 1, 2 and 3**) is spread across several financial institutions in accordance with the risk management guidelines as contained in the policy.

- **Maximum Risk Exposure** - The City policy sets a portfolio credit framework which limits the credit exposure of the City's investment to the following Standard & Poor's (S&P) rated banking institutions.

S&P Long-Term Rating	S&P Short-Term Rating	Maximum Risk Limit % Credit Rating
AAA	A-1+	100%
AA	A-1	100%
A	A-2	80%

This report is intended to not only meet the City's regulatory and policy obligations, but also to summarise how the City's funds have been invested and with which financial institution.

**EXTERNAL CONSULTATION**

Not applicable.

**OFFICER'S COMMENTS**

Total investments for the period ended 31 October 2025 were \$129,058,942.87.

Of the total investment portfolio, \$69,610,891.99 is internally restricted and \$3,538,050.88 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 16% 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 5.1 Good Governance
- Objective 5.1.1 Provide ethical and accountable governance.
- Objective 5.1.2 Ensure resource sustainability for future generations.

**CONCLUSION**

That Council receives the Investment Portfolio Report for the period ended 31 October 2025 with investments totalling \$129,058,942.87.

**City of Bayswater  
Investment Register  
Balance as at 31 October 2025**

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal \$	Accrued Interest \$	Maturity Interest \$	Maturity Amount \$
201169	Commonwealth Bank	19/08/25	04/11/25	4.08	1,500,000.00	12,240.00	12,910.68	1,512,910.68
201170	Commonwealth Bank	19/08/25	11/11/25	4.09	2,500,000.00	20,450.00	23,531.51	2,523,531.51
201171	Commonwealth Bank	19/08/25	18/11/25	4.09	1,500,000.00	12,270.00	15,295.48	1,515,295.48
201172	Westpac Bank	19/08/25	25/11/25	4.29	4,000,000.00	34,320.00	46,073.42	4,046,073.42
201175	Westpac Bank	26/08/25	02/12/25	4.25	1,500,000.00	11,527.40	17,116.44	1,517,116.44
201176	Westpac Bank	26/08/25	09/12/25	4.25	3,500,000.00	28,897.26	42,791.10	3,542,791.10
201173	Westpac Bank	19/08/25	16/12/25	4.29	2,300,000.00	19,734.00	32,169.12	2,332,169.12
201177	Westpac Bank	26/08/25	16/12/25	4.25	4,800,000.00	36,887.67	62,597.26	4,862,597.26
201178	Westpac Bank	26/08/25	23/12/25	4.25	2,500,000.00	19,212.33	34,640.41	2,534,640.41
201179	National Australia Bank	26/08/25	06/01/26	4.10	3,500,000.00	25,947.95	52,289.04	3,552,289.04
201180	National Australia Bank	26/08/25	13/01/26	4.10	1,400,000.00	10,379.18	22,016.44	1,422,016.44
201181	National Australia Bank	26/08/25	20/01/26	4.10	2,710,000.00	20,091.12	44,748.41	2,754,748.41
201182	National Australia Bank	26/08/25	27/01/26	4.10	1,200,000.00	8,896.44	20,758.36	1,220,758.36
201183	National Australia Bank	26/08/25	03/02/26	4.10	1,200,000.00	8,896.44	21,701.92	1,221,701.92
201202	Bank of Queensland	14/10/25	03/02/26	4.20	1,000,000.00	1,956.16	12,887.67	1,012,887.67
201186	Bank of Queensland	02/09/25	10/02/26	4.16	1,200,000.00	8,069.26	22,019.51	1,222,019.51
201187	Bank of Queensland	02/09/25	17/02/26	4.16	1,500,000.00	10,086.58	28,721.10	1,528,721.10
201204	National Australia Bank	21/10/25	17/02/26	4.10	1,500,000.00	1,684.93	20,050.68	1,520,050.68
201207	Commonwealth Bank	29/10/25	17/02/26	4.09	800,000.00	179.29	9,950.47	809,950.47
201190	National Australia Bank	09/09/25	24/02/26	4.20	1,500,000.00	8,975.34	28,997.26	1,528,997.26
201191	Commonwealth Bank	09/09/25	03/03/26	4.20	2,000,000.00	11,967.12	40,273.97	2,040,273.97
201205	National Australia Bank	21/10/25	03/03/26	4.10	500,000.00	561.64	7,469.86	507,469.86
201208	Commonwealth Bank	29/10/25	03/03/26	4.10	500,000.00	112.33	7,020.55	507,020.55
201192	Bank of Queensland	16/09/25	10/03/26	4.19	1,200,000.00	6,198.90	24,106.85	1,224,106.85
201193	Bank of Queensland	16/09/25	17/03/26	4.20	1,300,000.00	6,731.51	27,225.21	1,327,225.21
201206	National Australia Bank	21/10/25	17/03/26	4.10	2,400,000.00	2,695.89	39,629.59	2,439,629.59
201209	Commonwealth Bank	29/10/25	17/03/26	4.10	3,400,000.00	763.84	53,086.58	3,453,086.58
201198	Bank of Queensland	30/09/25	24/03/26	4.22	500,000.00	1,792.05	10,116.44	510,116.44
201201	Bank of Queensland	07/10/25	31/03/26	4.22	2,500,000.00	6,936.99	50,582.19	2,550,582.19
<b>Muni General Funds Total</b>					<b>55,910,000.00</b>	<b>336,461.62</b>	<b>830,777.51</b>	<b>56,740,777.51</b>
201132	Suncorp Bank	18/03/25	04/11/25	4.80	5,662,729.22	169,044.10	172,022.85	5,834,752.07
201134	Suncorp Bank	15/04/25	25/11/25	4.68	2,251,761.25	57,455.08	64,673.05	2,316,434.30
201142	Bendigo Bank	30/04/25	25/11/25	4.40	6,750,000.00	149,720.55	170,063.01	6,920,063.01
201137	Suncorp Bank	22/04/25	02/12/25	4.66	3,200,597.60	78,455.85	91,531.83	3,292,129.43
201141	Bank of Queensland	30/04/25	02/12/25	4.40	6,750,438.24	149,730.27	175,770.32	6,926,208.56
201144	Westpac Bank	27/05/25	20/01/26	4.37	5,477,436.49	102,959.30	156,078.43	5,633,514.92
201145	Westpac Bank	03/06/25	17/02/26	4.36	3,465,436.47	62,093.03	107,213.96	3,572,650.43
201151	Suncorp Bank	24/06/25	03/03/26	4.37	2,671,501.64	41,260.43	80,601.77	2,752,103.41
201197	National Australia Bank	23/09/25	31/03/26	4.20	5,018,363.01	21,943.31	109,139.08	5,127,502.09
201154	Westpac Bank	01/07/25	28/04/26	4.26	5,790,574.34	82,451.43	203,425.26	5,993,999.60
201184	Westpac Bank	26/08/25	23/06/26	4.27	11,174,736.00	86,281.21	393,494.60	11,568,230.60
201188	National Australia Bank	02/09/25	30/06/26	4.14	2,432,916.73	16,281.21	83,061.78	2,515,978.51
201199	National Australia Bank	30/09/25	30/06/26	4.26	4,821,068.39	17,443.02	153,611.13	4,974,679.52
201200	Westpac Bank	07/10/25	04/08/26	4.30	3,552,172.15	10,043.40	125,961.00	3,678,133.15
201210	National Australia Bank	28/10/25	25/08/26	4.15	591,160.46	201.64	20,231.45	611,391.91
<b>Muni Reserve Total</b>					<b>69,610,891.99</b>	<b>1,045,363.83</b>	<b>2,106,879.51</b>	<b>71,717,771.50</b>
201185	Westpac Bank	26/08/25	16/12/25	4.25	864,594.98	6,644.35	11,275.27	875,870.25
201194	National Australia Bank	16/09/25	13/01/26	4.19	695,408.41	3,592.31	9,499.66	704,908.07
201195	Westpac Bank	23/09/25	23/06/26	4.21	787,483.86	3,451.55	24,796.68	812,280.54
201203	Bank of Queensland	14/10/25	11/08/26	4.25	1,190,563.63	2,356.66	41,726.81	1,232,290.44
<b>Trust Specific Total</b>					<b>3,538,050.88</b>	<b>16,044.88</b>	<b>87,298.41</b>	<b>3,625,349.29</b>
<b>Total</b>					<b>129,058,942.87</b>	<b>1,397,870.32</b>	<b>3,024,955.43</b>	<b>132,083,898.30</b>

**City of Bayswater  
Investment Summary  
Balance as at 31 October 2025**

**Investments By Maturity Date**

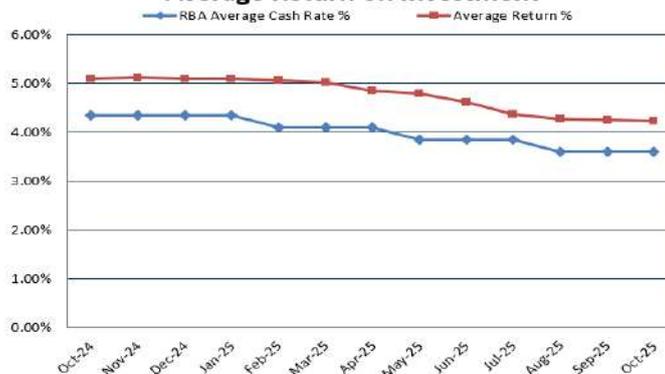
Maturity Dates	Principal \$	Portfolio %	Number of Investments
Less than 30 days	\$24,164,490.47	19%	7
Between 30 days and 60 days	\$25,415,630.82	20%	8
Between 61 days and 90 days	\$14,982,844.90	12%	6
Between 91 days and 180 days	\$39,945,875.46	31%	20
Between 181 days and 1 year	\$24,550,101.22	19%	7
<b>Total</b>	<b>\$129,058,942.87</b>	<b>100%</b>	<b>48</b>

**Allocation of Investments**

S&P Rating (Short-term)	Bank	Amount Invested \$	Amount Invested %	Threshold %
A-1+	National Australia Bank	\$29,468,917.00	23%	45%
A-1+	Westpac	\$49,712,434.29	39%	45%
A-1+	Commonwealth Bank	\$12,200,000.00	9%	45%
A-1	Suncorp **	\$13,786,589.71	11%	35%
A-2	Bank of Queensland	\$17,141,001.87	13%	30%
A-2	Bendigo Bank **	\$6,750,000.00	5%	30%
<b>Total</b>		<b>\$129,058,942.87</b>	<b>100%</b>	

\*\* Fossil fuel free investment

**Average Return on Investment**



**City of Bayswater  
Investment Portfolio  
Balance as at 31 October 2025**

<b>Source</b>	<b>Description</b>	<b>Total \$</b>	<b>Internally restricted \$</b>	<b>Externally restricted \$</b>
Municipal	Investment - CoB General Funds	55,910,000.00	-	-
	Investment - CoB Reserve	69,610,891.99	69,610,891.99	-
	Investment - Trust	3,538,050.88	-	3,538,050.88
<b>Total</b>		<b>129,058,942.87</b>	<b>69,610,891.99</b>	<b>3,538,050.88</b>

**10.2.3 Financial Report for the Period Ended 31 October 2025**

<b>Responsible Branch:</b>	Financial Services
<b>Responsible Directorate:</b>	Corporate Services
<b>Authority/Discretion:</b>	Legislative
<b>Voting Requirement:</b>	Simple Majority Required <b>ABSOLUTE MAJORITY REQUIRED for limbs 2, 3, 4 and 5.</b>
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Monthly Financial Statement Snapshot [<b>10.2.3.1</b> - 1 page]</li> <li>2. Executive Summary and Statement of Financial Activity Significant Variances [<b>10.2.3.2</b> - 5 pages]</li> <li>3. Statement of Financial Activity [<b>10.2.3.3</b> - 1 page]</li> <li>4. Statement of Financial Position [<b>10.2.3.4</b> - 1 page]</li> <li>5. Net Current Assets [<b>10.2.3.5</b> - 1 page]</li> <li>6. Cash Backed Reserves Report [<b>10.2.3.6</b> - 1 page]</li> <li>7. Capital Acquisitions &amp; Non-Operating Grants Report [<b>10.2.3.7</b> - 15 pages]</li> </ol>
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

This report details the financial reports for the period ended 31 October 2025 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**).

***At 9:18pm, Cr Calla Loiacono withdrew from the meeting and was not present for voting on this item.***

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

**That Council:**

- 1. Receives the financial reports for the period ended 31 October 2025, comprising:**
  - (a) Monthly Financial Statements with supporting information (Attachments 1 to 5);**
  - (b) Cash Backed Reserve Report (Attachment 6);**
  - (c) Capital Acquisitions & Non-Operating Grants Report (Attachment 7);**
- 2. Approves the proposed fees and charges amendment contained in Table 1 detailed in this report;**

**ABSOLUTE MAJORITY REQUIRED**

- 3. Updates the 2025/26 budget as per Table 2 detailed in this report;**

**ABSOLUTE MAJORITY REQUIRED**

- 4. Updates the 2025/26 budget as per Table 3 detailed in this report; and**

**ABSOLUTE MAJORITY REQUIRED**

- 5. Updates the 2025/26 budget as per Table 4 detailed in this report.**

**ABSOLUTE MAJORITY REQUIRED**

**Cr Michelle Sutherland Moved, Cr Nat Latter Seconded****CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 8/0**

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

**Against:** *Nil.*

**At 9:20pm, Cr Calla Loiacono returned to the meeting.**

**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 31 October 2025.

**Table 1: Proposed Fees and Charges Amendment**

Fee Type	Current Allocation	Proposed Allocation	Proposed Fees & Charges 2024/25			% Increase
			Ex GST	GST	Inc. GST	
Changeroom Facility Use	City of Bayswater / Community Services / Bayswater Waves / Hire Fees	City of Bayswater / Community Services / Recreation / Hire Fees	\$2.00	\$0.20	\$2.20	Nil

At the Ordinary Council Meeting on 24 September 2024 (Item 10.2.1), Council endorsed the introduction of a “Changeroom Facility Use” fee at Bayswater Waves. Since implementation, the fee has contributed to a significant reduction in anti-social behaviour and theft within the facility. This approach aligns with practices adopted by similar metropolitan local governments.

It is now recommended that the fee be reclassified from “Waves” to “Recreation” and extended to The RISE and Morley Sport and Recreation Centre. Both facilities have recently experienced issues such as vandalism and the presence of discarded drug paraphernalia. Introducing the fee at these locations will support staff in identifying and managing problematic behaviour more effectively, helping to prevent facility closures and reduce risks to both staff and patrons.

Public toilet access will remain available at no cost; however, access to changerooms with showers will be subject to the fee following the required advertising period.

**Table 2: Additional MRRG Project Delivery – Crimea Street and Malaga Drive Roundabout**

<b>Cost Centre – Project</b>	<b>Type</b>	<b>Project Type</b>	<b>Project Description</b>	<b>Current Budget \$</b>	<b>Adjust. \$</b>	<b>Revised Budget \$</b>
3200 – NEW-6392	Increase Expenditure	Capital	Resurfacing of Crimea Street and Benara Road Roundabout	-	201,936	201,936
3200 – NEW-4820	Increase Revenue	Capital	Resurfacing of Crimea Street and Benara Road Roundabout	-	(134,624)	(134,624)
3200-81282-6392	Decrease Expenditure	Capital	Morley Sports and Recreation carpark Stage 3	40,901	(40,901)	-
3200-81316-6392	Decrease Expenditure	Capital	Road Resurface Union Street from Drake Street to Reman Road	10,779	(10,779)	-
3200-81321	Decrease Expenditure	Capital	Upper Hillcrest Reserve Disabled Carpark	15,355	(15,355)	-
3200-81432-6392	Decrease Expenditure	Capital	Resurface Embleton Kindergarten & Infant Health Centre carpark	22,000	(277)	21,723
			<b>Total:</b>	<b>89,035</b>	<b>-</b>	<b>89,035</b>

The Metropolitan Regional Road Group (MRRG) has approached the City with an opportunity to deliver an additional road improvement project utilising unallocated MRRG funds that must be committed and expended by 30 June 2026.

The project qualifies for two-thirds funding from the State Government, with the remaining one-third to be provided by the City. The total estimated cost of the project is \$201,936, comprising \$134,624 in State Government funding and a \$67,312 contribution from the City.

It is proposed that the City's share be funded through savings identified within the current capital works program, achieved through project efficiencies and cost savings identified to date. To facilitate this, a budget adjustment is required to formally reallocate these savings and enable the City to secure the available MRRG funding.

Proceeding with this adjustment will allow the City to maximise external funding opportunities, deliver additional road infrastructure improvements within the community, and ensure full utilisation of available regional road funding before the end of the 2025/26 financial year.

**Table 3: Waste Transfer Facility Projects**

<b>Cost Centre – Project</b>	<b>Type</b>	<b>Project Type</b>	<b>Project Description</b>	<b>Current Budget \$</b>	<b>Adjust. \$</b>	<b>Revised Budget \$</b>
2610-80974-6382	Decrease Expenditure	Capital	Waste Transfer Facility - Fire Suppression System	196,821	(196,821)	-
2610-80974-5403	Transfer From Reserve	Capital	Waste Transfer Facility - Fire Suppression System	(196,821)	196,821	-
1805-80992-6382	Decrease Expenditure	Capital	Waste Transfer Station - upgrade office, showers & toilets	114,241	(114,241)	-
1805-80992-5428	Transfer From Reserve	Capital	Waste Transfer Station - upgrade office, showers & toilets	(114,241)	114,241	-
1805-81268-6382	Decrease Expenditure	Capital	Waste Transfer Station Renewal - Structural Repairs	1,000,000	(1,000,000)	-
1805-81268-5428	Transfer From Reserve	Capital	Waste Transfer Station Renewal - Structural Repairs	(1,000,000)	1,000,000	-
			<b>Total:</b>	-	-	-

The three projects contained in the table above were included in the Carry Forward report and could have been returned to Reserve, as expenditure within the current financial year is highly unlikely. Council has previously resolved to explore future options for the site, including potential leasing or sale, and as a result, these works have been placed on hold pending the outcome of that process. Should the works be reactivated, the City would first need to undertake further scoping, design, and procurement activities, making it improbable that construction would occur within this financial year. As the project funds are sourced from Reserves, any future requirement to progress the works can be accommodated through a Council report or Mid-Year Budget Review; however, this remains an unlikely scenario for the current year.

**Table 4: Small Election Commitment Grants**

<b>Cost Centre – Project</b>	<b>Type</b>	<b>Project Type</b>	<b>Project Description</b>	<b>Current Budget \$</b>	<b>Adjust. \$</b>	<b>Revised Budget \$</b>
1805-NEW-6381	Increase Expenditure	Capital	Bayswater Women’s Hub Office Project	-	150,000	150,000
1805-NEW-4802	Increase Revenue	Capital	Bayswater Women’s Hub Office Project	-	(150,000)	(150,000)
1805-NEW-6381	Increase Expenditure	Capital	Roxy Lane Theatre – Upgrades to increase accessibility	-	130,000	130,000
1805-NEW-4802	Increase Revenue	Capital	Roxy Lane Theatre – Upgrades to increase accessibility	-	(130,000)	(130,000)
			<b>Total:</b>	-	-	-

As part of the recent State election campaign, the WA Government committed \$150,000 in grant funding to the City of Bayswater for the Bayswater Women’s Hub Office project. The project will be fully funded through this grant, which will be used to install a transportable office at Shearn Park. The new office space will enhance the Bayswater Women’s Hub’s capacity to deliver programs, coordinate services and strengthen community engagement for local women and families.

Funding of \$130,000 has also been approved for upgrades to the Roxy Lane Theatre, box office and the auditorium to provide safer off-street access for patrons, improve wheelchair accessibility, and to create a more usable space for the community.

**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.

<b>Impact Category</b>	<b>Appetite</b>	<b>Risk Rating</b>
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:

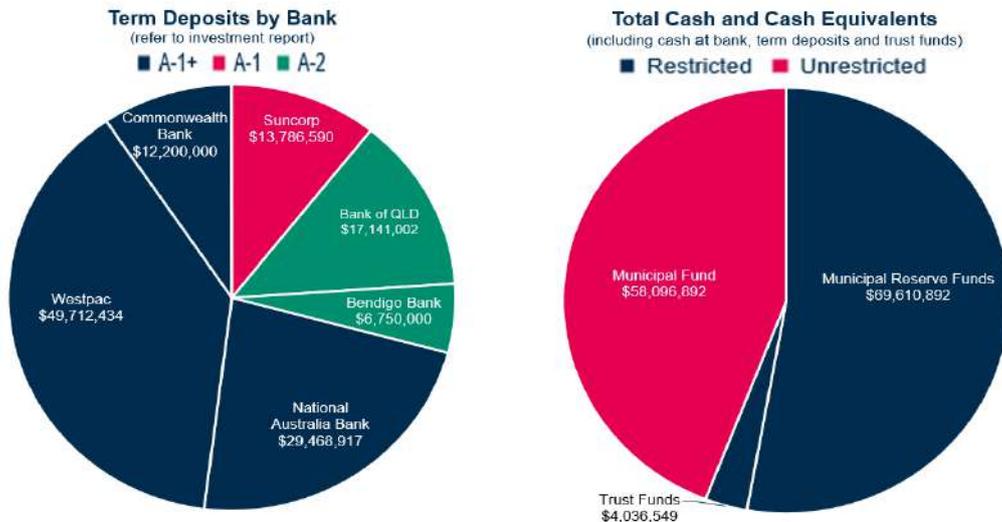
- Key Result Area: Leadership and Governance
- Outcome 5.1 Good Governance
- Objective 5.1.1 Provide ethical and accountable governance.

**CONCLUSION**

In light of the above, it is recommended that Council receives the financial reports for the period ended 31 October 2025, adopts the proposed fees and charges amendment contained in Table 1 and adopts the budget amendments contained in Tables 2, 3 and 4.

# Monthly Financial Statement Snapshot

## October 2025



	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	\$270,287	\$491,418	\$680,800	\$1,442,506	\$1,018,828
Not yet due	0%	0%	1%	0%	0%
Current	96%	6%	85%	60%	94%
Over 30 days	2%	3%	7%	5%	6%
Over 60 days	2%	91%	7%	35%	0%

Rates & Charges	
Collected	77.50%
Total Outstanding	\$22,181,710
Deferred Rates	\$861,898

Payment Options	YTD 2025/26	2024/25
Payment in Full	18,657	20,832
Instalment	9,392	8,467
Rates Smoothing	3,015	2,712
Arrangement	647	657
None Selected	2,018	1,098

### Capital

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$13,359,536	\$1,358,280	\$169,624	12%
Expenditure	\$40,615,324	\$6,421,642	\$4,657,260	73%

### Operating

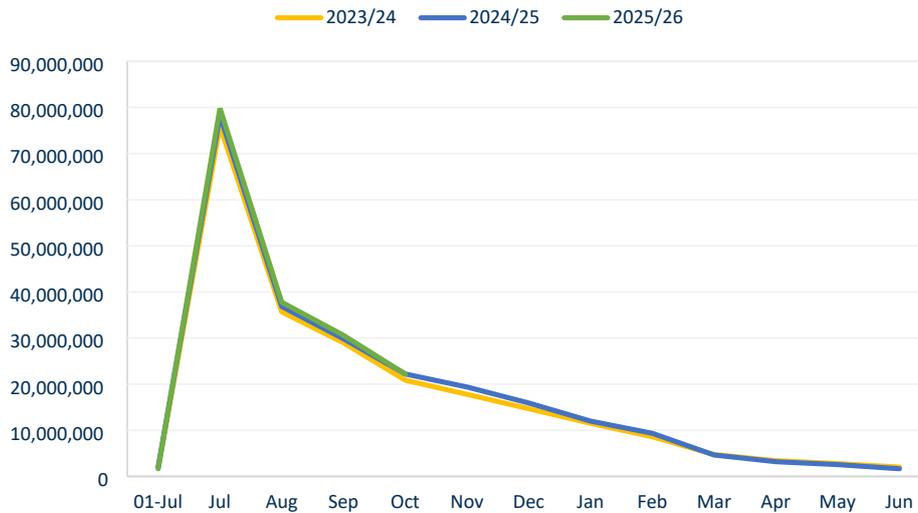
	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	\$102,710,401	\$85,061,299	\$86,017,874	101%
Expenditure	\$108,245,260	\$35,988,978	\$34,305,758	95%

**City of Bayswater  
Executive Summary  
for the period 1 July 2025 to 31 October 2025**

**Revenue**

The annual rate notices were issued on 18 July with a due date of 22 August for full payment or 1<sup>st</sup> instalment, with the last instalment due in March 2026. To date 77.5% of the total rate revenue raised has been received, with 18,657 (55%) of properties paid in full and 13,054 (39%) properties nominating a payment option.

**Rates Receivable**



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

**Debtors**

Currently, there is a total of \$1.44M of outstanding debts of which \$270K relates to sundry debtors, 96% of which are not due yet; \$491K to infringement debts and \$681K 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 \$13.4M for capital revenue with the majority of income expected in later periods.

Capital expenditure related to payments for property, plant and equipment is \$1.1M lower than the year-to-date budget. Projects such as Morley Sport and Recreation Centre sports court flooring replacement, End User Devices Replacement Program, Network Infrastructure Storage Device Renewal, Maylands Brickworks Renewal, and Network Infrastructure Switch Renewal are currently behind budget.

Expenditure related to payments for construction of infrastructure is \$648K lower than the year-to-date budget with several projects being slightly ahead or behind the year-to-date budget.

**Operating**

Year-to-date operating revenue (including rates) is 1% higher than the year-to-date budget. This is predominantly due to timing of the 2025-26 Grants Commission funding and interest revenue being higher than anticipated.

Operating expenditure is 5% lower in comparison to the year-to-date budget. The variance is largely due to timing of expenditure across several areas such as materials and contracts, insurance and profit/loss on asset disposals.

**City of Bayswater  
Statement of Financial Activity  
Significant Variances  
For the period 1 July 2025 to 31 October 2025**

**Operating activities**  
**Revenue from operating activities**

Nature or Type	YTD Amended Budget \$	YTD Actual \$	Variance Positive/ (Negative) \$
General rates <ul style="list-style-type: none"> <li>• Minor variance due to outstanding interim adjustments.</li> </ul>	54,587,498	54,481,212	(106,286)
Rates excluding general rates <ul style="list-style-type: none"> <li>• Immaterial variance.</li> </ul>	8,500,655	8,486,040	(14,615)
Grants, subsidies, and contributions <ul style="list-style-type: none"> <li>• The variance is predominantly due to the timing of the 2025-26 grant from the Grants Commission with the first quarter payment being received in August.</li> <li>• Income related to the ESL Admin Fee has been received earlier than anticipated.</li> <li>• Funding for various minor projects such as Crossover contributions, Morley Drive Median contribution, Arbor Park Sedgeland Planting and Tree Planting Program has been budgeted but not yet received.</li> </ul>	396,627	524,215	127,588
Fees and charges <ul style="list-style-type: none"> <li>• The variance is mainly due to Private Work income related to the Morley/Bath Intersection project being received in September, rather than in the 2024-25 financial year as originally anticipated. The budget for this project will be carried forward during the carry forward review process.</li> <li>• Revenue from Statutory Building Approvals (\$97K), Bayswater Waves Swim School enrolments (\$60K), Maylands Golf Course Green Fees (\$59K), Morley Sport and Recreation Centre venue and facility hire (\$42K), and Embleton Golf Course Green Fees (\$25K) are ahead of the year-to-date budget.</li> </ul>	19,208,291	19,804,229	595,938
Interest revenue <ul style="list-style-type: none"> <li>• The variance is due to the budget spread of interest income with the actuals impacted by the number of term deposits maturing during the month.</li> </ul>	2,099,879	2,276,220	176,341
Other revenue <ul style="list-style-type: none"> <li>• Minor variance related to timing of reimbursements and workers compensation insurance claims.</li> </ul>	268,350	445,959	177,609
<b>Total</b>	<b>85,061,299</b>	<b>86,017,874</b>	<b>956,574</b>

Expenditure from operating activities

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Employee costs</p> <ul style="list-style-type: none"> <li>Minor variances across several employee related costs such as allowances, training, superannuation and conferences.</li> </ul>	(16,180,988)	(15,922,278)	258,710
<p>Material and contracts</p> <p>The variance is due to several projects that are behind the year-to-date budget, such as:</p> <ul style="list-style-type: none"> <li>Rangers and Security CCTV Maintenance is \$376K behind budget as works related to the CCTV upgrade project are still in progress.</li> <li>Parks and Gardens project expenditure is below budget by \$370K for projects such as Tree Planting Program (\$193K), Median Island Maintenance Program (\$38K), Residential Verge Maintenance Program (\$32K) and Street Tree Maintenance Program (\$25K).</li> <li>Bayswater Waves operating expenditure is \$197K below year-to-date budget due to budget timing for items such as minor equipment replacement (\$51K), contract building maintenance (\$47K), and equipment lease/hire (\$35K).</li> <li>Expenditure related to Rating Services valuations is \$106K behind year-to-date budget due to budget spread issue with the full annual budget amount being allocated in the first quarter however expenditure is not expected to be incurred until the fourth quarter of the 2025/26 financial year.</li> <li>Expenditure related to Building Operations is \$134K below year-to-date budget due to timing of works.</li> <li>Sustainability and Environment projects such as Arbor Park (\$31K), Berringa Park (\$15K), and Lightning Swamp Bushland (\$14K) are behind budget with funds committed.</li> </ul>	(12,475,240)	(11,115,801)	1,359,439
<p>Utility charges</p> <ul style="list-style-type: none"> <li>Budget spread issue related to timing of invoices.</li> </ul>	(1,314,557)	(1,390,203)	(75,646)
<p>Depreciation</p> <ul style="list-style-type: none"> <li>Minor variance due to budget timing.</li> </ul>	(4,436,790)	(4,501,254)	(64,464)
<p>Insurance</p> <ul style="list-style-type: none"> <li>Budget spread issue related to the annual insurance premium instalments.</li> </ul>	(1,228,009)	(1,104,434)	123,575
<p>Other expenditure</p> <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(112,997)	(130,358)	(17,361)
<p>Finance costs</p> <ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(133,222)	(141,431)	(8,208)

Nature or Type	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Profit/(Loss) on asset disposal <ul style="list-style-type: none"> <li>Budget spread issue with the full annual budget amount being allocated in July however asset disposals will not occur until later into the year.</li> </ul>	(107,174)	0	107,174
<b>Total</b>	<b>(35,988,978)</b>	<b>(34,305,758)</b>	<b>1,683,220</b>

**Discontinued operations**

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<ul style="list-style-type: none"> <li>Immaterial variance.</li> </ul>	(83,450)	(47,380)	36,070

**Non-cash operating activities excluded from the budget**

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
Non-cash operating activities <ul style="list-style-type: none"> <li>Minor variation 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.</li> </ul>	4,571,309	4,659,747	89,998

**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: <ul style="list-style-type: none"> <li>Tranby House Reserve Foreshore</li> <li>Riverside Gardens Urban Forest</li> <li>Morley Noranda Recreation Club Facility Upgrade</li> <li>Maylands Tennis Club Redevelopment</li> <li>Bayswater Bowling Club Synthetic Green Upgrade</li> <li>Roads to Recovery projects</li> </ul>	1,358,280	169,624	(1,188,656)
Proceeds from disposal of assets <ul style="list-style-type: none"> <li>The variation is due to the budget spread of proceeds from plant and fleet disposals with many disposals occurring later in the financial year.</li> </ul>	586,826	183,525	(403,301)

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Payments for property, plant, and equipment</p> <ul style="list-style-type: none"> <li>Projects such as Morley Sport and Recreation Centre sports court flooring replacement (\$500K), End User Devices Replacement Program (\$143K), Network Infrastructure Storage Device Renewal (\$135K), Maylands Brickworks Renewal (\$100K), and Network Infrastructure Switch Renewal (\$86K) are currently behind budget.</li> </ul>	(2,591,289)	(1,474,537)	1,116,751
<p>Payments for construction of infrastructure</p> <ul style="list-style-type: none"> <li>The variance is due to several projects being slightly ahead or behind the year-to-date budget. Projects such as Riverside Gardens Urban Forest (\$919K), Street Lightpole Upgrade (\$269K), Crimea St Slow Lanes Repair (\$75K), and Median Island Tree Planting Program (\$71K) are underway and ahead of the year-to-date budget.</li> <li>Whereas projects such as Maylands Lakes Masterplan Implementation (\$372K), Tranby House Reserve Foreshore (\$288K), Road Resurfacing - Crimea St (\$225K), Arbor Park Irrigation System Renewal (\$199K), Maylands Tennis Club Redevelopment (\$197K), and Pathway Expansion (\$186K) are currently behind year-to-date budget.</li> </ul>	(3,830,354)	(3,182,722)	647,631

**Financing activities**

Description	Amended Budget YTD \$	Actual YTD \$	Variance Positive/ (Negative) \$
<p>Payment for principal portion of lease liability</p> <ul style="list-style-type: none"> <li>Immaterial variance due to budget being allocated later in the financial year.</li> </ul>	0	(46,300)	(46,300)
<p>Transfer to reserves</p> <ul style="list-style-type: none"> <li>This relates to the transfer to investment income on reserve funds. The variance is due to the budget spread of interest income with the actual impacted by term deposits maturing during the month.</li> </ul>	(868,324)	(1,218,014)	(349,690)

**City of Bayswater  
Statement of Financial Activity  
for the period 1 July 2025 to 31 October 2025**

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	\$	\$	\$	\$	\$	%
<b>Operating activities</b>						
<b>Revenue from operating activities</b>						
General Rates	54,762,355	54,762,355	54,587,498	54,481,212	(106,286)	(0%)
Rates excluding general rates	8,500,655	8,500,655	8,500,655	8,486,040	(14,615)	(0%)
Grants, subsidies and contributions	3,915,142	4,449,511	396,627	524,215	127,588	32%
Fees and charges	28,242,380	28,242,380	19,208,291	19,804,229	595,938	3%
Interest revenue	5,685,017	5,685,017	2,099,879	2,276,220	176,341	8%
Other revenue	1,070,484	1,070,484	268,350	445,959	177,609	66%
	<u>102,176,032</u>	<u>102,710,401</u>	<u>85,061,299</u>	<u>86,017,874</u>	<u>956,574</u>	<u>1%</u>
<b>Expenditure from operating activities</b>						
Employee costs	(47,733,544)	(47,733,544)	(16,180,988)	(15,922,278)	258,710	(2%)
Materials and contracts	(37,842,949)	(41,005,536)	(12,475,240)	(11,115,801)	1,359,439	(11%)
Utility charges	(4,062,400)	(4,062,400)	(1,314,557)	(1,390,203)	(75,646)	6%
Depreciation	(13,310,371)	(13,310,371)	(4,436,790)	(4,501,254)	(64,464)	1%
Insurance	(1,274,676)	(1,274,676)	(1,228,009)	(1,104,434)	123,575	(10%)
Other expenditure	(366,775)	(366,775)	(112,997)	(130,358)	(17,361)	15%
Finance costs	(384,785)	(384,785)	(133,222)	(141,431)	(8,208)	6%
Profit/(Loss) on asset disposal	(107,174)	(107,174)	(107,174)	0	107,174	(100%)
	<u>(105,082,673)</u>	<u>(108,245,260)</u>	<u>(35,988,978)</u>	<u>(34,305,758)</u>	<u>1,683,220</u>	<u>(5%)</u>
<b>Discontinued operations</b>	(227,075)	(227,075)	(83,450)	(47,380)	36,070	(43%)
<b>Non-cash amounts excluded from operating activities</b>						
	13,037,051	13,037,051	4,571,309	4,659,747	89,998	2%
<b>Amount attributable to operating activities</b>	<u>9,903,336</u>	<u>7,275,118</u>	<u>53,560,180</u>	<u>56,324,483</u>	<u>2,765,863</u>	<u>5%</u>
<b>Investing activities</b>						
<b>Inflows from investing activities</b>						
Capital grants, subsidies and contributions	10,948,314	13,359,536	1,358,280	169,624	(1,188,656)	(88%)
Proceeds from disposal of assets	586,826	586,826	586,826	183,525	(403,301)	(69%)
	<u>11,535,140</u>	<u>13,946,362</u>	<u>1,945,106</u>	<u>353,149</u>	<u>(1,591,957)</u>	<u>(82%)</u>
<b>Outflows from investing activities</b>						
Payments for property, plant and equipment	(14,910,904)	(18,590,878)	(2,591,289)	(1,474,537)	1,116,751	(43%)
Payments for construction of infrastructure	(16,929,752)	(22,024,446)	(3,830,354)	(3,182,722)	647,631	(17%)
	<u>(31,840,656)</u>	<u>(40,615,324)</u>	<u>(6,421,642)</u>	<u>(4,657,260)</u>	<u>1,764,383</u>	<u>(27%)</u>
<b>Amount attributable to investing activities</b>	<u>(20,305,516)</u>	<u>(26,668,962)</u>	<u>(4,476,536)</u>	<u>(4,304,111)</u>	<u>172,426</u>	<u>(4%)</u>
<b>Financing activities</b>						
<b>Inflows from financing activities</b>						
Transfer from reserves	14,450,385	18,170,980	0	0	0	No Budget
	<u>14,450,385</u>	<u>18,170,980</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>No Budget</u>
<b>Outflows from financing activities</b>						
Repayment of borrowings	(967,747)	(967,747)	0	0	0	No Budget
Payment for principal portion of lease liability	(118,343)	(118,343)	0	(46,300)	(46,300)	No Budget
Transfer to reserves	(3,859,714)	(3,859,714)	(868,324)	(1,218,014)	(349,690)	40%
	<u>(4,945,804)</u>	<u>(4,945,804)</u>	<u>(868,324)</u>	<u>(1,264,313)</u>	<u>(395,990)</u>	<u>46%</u>
<b>Amount attributable to financing activities</b>	<u>9,504,581</u>	<u>13,225,176</u>	<u>(868,324)</u>	<u>(1,264,313)</u>	<u>(395,990)</u>	<u>46%</u>
<b>Movement in surplus or (deficit)</b>						
<b>Surplus or (deficit) at the start of the financial year</b>	897,600	897,600	897,600	9,540,066	8,642,466	963%
Amount attributable to operating activities	9,903,336	7,275,118	53,560,180	56,324,483	2,765,863	5%
Amount attributable to investing activities	(20,305,516)	(26,668,962)	(4,476,536)	(4,304,111)	172,426	(4%)
Amount attributable to financing activities	9,504,581	13,225,176	(868,324)	(1,264,313)	(395,990)	46%
<b>Surplus or (deficit) after imposition of general rates</b>	<u>0</u>	<u>(5,271,069)</u>	<u>49,112,920</u>	<u>60,296,125</u>	<u>11,184,765</u>	<u>23%</u>

**City of Bayswater**  
**Statement of Financial Position**  
**For the period ended 31 October 2025**

	<b>Opening Balance</b>	<b>Closing Balance</b>
	\$	\$
<b>Current assets</b>		
Cash and cash equivalents	89,781,189	127,707,784
Trade and other receivables	8,814,193	27,431,521
Inventories	3,161,278	3,162,138
Prepayments	501,568	552,565
<b>Total Current assets</b>	<b>102,258,227</b>	<b>158,854,008</b>
<b>Non-current assets</b>		
Trade and other receivables (NCA)	1,067,117	994,987
Other financial assets	2,942,033	2,942,033
Property, plant and equipment	562,763,256	562,127,693
Infrastructure	232,235,637	232,921,400
Intangible assets	0	0
Investment Property	10,596,300	10,596,300
Right of use assets	545,050	482,045
Controlled & associated entities & joint venture interests	42,937,962	42,937,962
<b>Total Non-current assets</b>	<b>853,087,354</b>	<b>853,002,421</b>
<b>Total Assets</b>	<b>955,345,582</b>	<b>1,011,856,429</b>
<b>Current liabilities</b>		
Trade and other payables	12,892,757	15,999,840
Other financial liabilities at amortised costs	967,747	967,747
Lease liabilities	215,159	183,575
Provisions	7,239,684	7,945,060
Grant Liabilities	1,189,945	1,960,240
Contract Liabilities	705,848	726,805
Clearing accounts	0	48,723
<b>Total Current liabilities</b>	<b>23,211,139</b>	<b>27,831,990</b>
<b>Non-current liabilities</b>		
Other financial liabilities at amortised cost	7,523,609	7,523,609
Lease liabilities	3,401,120	3,401,120
Provisions	343,677	399,314
<b>Total Non-current liabilities</b>	<b>11,268,405</b>	<b>11,324,042</b>
<b>Total Liabilities</b>	<b>34,479,545</b>	<b>39,156,032</b>
<b>Net Assets</b>	<b>920,866,037</b>	<b>972,700,397</b>
<b>Equity</b>		
Retained surplus	246,606,252	297,222,598
Reserves - cash backed	69,610,151	70,828,165
Revaluation surplus	604,649,634	604,649,634
<b>Total Equity</b>	<b>920,866,037</b>	<b>972,700,397</b>

**City of Bayswater  
Net Current Assets  
as at 31 October 2025**

<b>Municipal and Aged Persons Homes</b>	<b>Opening Balance</b>	<b>Closing Balance</b>
	\$	\$
<b>Current assets</b>		
Cash and cash equivalents	89,781,189	127,707,784
Trade and other receivables	8,814,193	27,431,521
Inventories	3,161,278	3,162,138
Prepayments	501,568	552,565
<b>Total</b>	<b>102,258,227</b>	<b>158,854,008</b>
<b>Current liabilities</b>		
Trade and other payables	(12,892,757)	(15,999,840)
Other financial liabilities at amortised costs	(967,747)	(967,747)
Lease liabilities	(215,159)	(183,575)
Provisions	(7,239,684)	(7,945,060)
Grant Liabilities	(1,189,945)	(1,960,240)
Contract Liabilities	(705,848)	(726,805)
Clearing accounts	0	(48,723)
<b>Total</b>	<b>(23,211,139)</b>	<b>(27,831,990)</b>
<b>Net current assets</b>	<b>79,047,088</b>	<b>131,022,018</b>
Restricted - Reserves	(69,610,151)	(70,828,165)
Cash backed employee provisions	1,812,249	1,844,537
Restricted - Aged Persons Homes	(2,859,058)	(2,860,618)
Current Portion of Lease Liabilities	182,190	150,606
Current Portion of borrowings	967,747	967,747
	<b>9,540,066</b>	<b>60,296,125</b>

**City of Bayswater  
Cash Backed Reserves  
for the period 1 July 2025 to 31 October 2025**

	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	536	0	12,425	11,889	228	0	12,117
Bayswater City Soccer Club Rooms Redevelopment Reserve	38,769	439	0	39,208	38,769	1,413	0	40,182
Bayswater Tennis Club Reserve	131,723	5,937	0	137,660	131,723	2,528	0	134,251
Buildings and Facilities Reserve	9,072,730	368,707	(1,885,742)	7,555,695	9,072,730	182,266	0	9,254,996
Cash in Lieu - Public Open Space	1,104,891	50,016	0	1,154,907	1,104,891	21,203	0	1,126,094
Climate Action Reserve	3,301,467	265,016	(89,804)	3,476,679	3,301,467	63,375	0	3,364,842
Fleet and Plant Renewal/Upgrade Reserve	3,838,523	173,222	(461,000)	3,550,745	3,838,523	73,662	0	3,912,185
FOGO Reserve	2,945,622	120,694	(400,000)	2,666,316	2,945,622	57,045	0	3,002,667
General Waste Management Reserve	8,438,287	287,955	(1,164,241)	7,562,001	8,438,287	154,308	0	8,592,595
Information and Communication Technology (ICT) Reserve	5,462,656	222,316	(1,257,693)	4,427,279	5,462,656	112,359	0	5,575,015
Long Service Leave and Entitlements Reserve	1,812,249	81,768	0	1,894,017	1,812,249	32,287	0	1,844,537
Major Capital Works Reserve	18,826,892	1,381,916	(9,964,405)	10,244,403	18,826,893	224,946	0	19,051,839
Morley Library Seed Reserve	1,050,903	47,462	0	1,098,365	1,050,903	20,167	0	1,071,070
Noranda Netball Courts Reserve	79,884	3,604	0	83,488	79,884	1,533	0	81,417
Rates Smoothing Reserve	669,138	288,477	(670,000)	287,615	669,138	12,435	0	681,573
Recreation Renewal/Upgrade Reserve	5,049,057	214,140	(1,001,413)	4,261,784	5,049,057	98,601	0	5,147,657
Strategic Property Reserve	979,599	66,648	(91,000)	955,247	979,599	18,799	0	998,398
Transport Renewal/Upgrade Reserve	6,795,873	280,861	(1,185,682)	5,891,052	6,795,872	140,858	0	6,936,731
<b>Total</b>	<b>69,610,151</b>	<b>3,859,714</b>	<b>(18,170,980)</b>	<b>55,298,885</b>	<b>69,610,151</b>	<b>1,218,014</b>	<b>0</b>	<b>70,828,165</b>

**City of Bayswater  
Capital Acquisitions & Non-Operating Grants  
for the period 1 July 2025 to 31 October 2025**

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Non-operating grants, subsidies and contributions - summary</b>						
1622 Buildings	(2,400,018)	(2,428,498)	(212,591)	(56,132)	0	(2,372,366)
1702 Roads	(4,338,693)	(4,819,570)	(362,820)	(78,666)	0	(4,740,904)
1712 Footpath	(11,000)	(27,049)	0	0	0	(27,049)
1732 Park development	(4,176,463)	(6,040,679)	(782,870)	(34,826)	0	(6,005,853)
1742 Other infrastructure	(22,140)	(43,740)	0	0	0	(43,740)
	<u>(10,948,314)</u>	<u>(13,359,536)</u>	<u>(1,358,280)</u>	<u>(169,624)</u>	<u>0</u>	<u>(13,189,912)</u>
<b>Capital acquisitions - summary</b>						
<b>Purchase of property, plant and equipment</b>						
1622 Buildings	11,017,609	13,931,182	1,392,144	493,098	921,901	12,516,182
1632 Furniture and equipment	1,797,463	2,559,112	570,395	287,183	1,283,934	987,995
1652 Plant and equipment	2,095,832	2,100,584	628,750	694,256	637,925	768,403
	<u>14,910,904</u>	<u>18,590,878</u>	<u>2,591,289</u>	<u>1,474,537</u>	<u>2,843,760</u>	<u>14,272,581</u>
<b>Purchase and construction of infrastructure assets</b>						
1702 Roads	5,874,787	6,945,390	1,065,488	1,072,242	2,431,089	3,442,059
1712 Footpath	982,910	1,143,384	253,319	145,865	22,059	975,460
1722 Drainage	67,780	259,169	0	4,182	16,241	238,746
1732 Park development	9,954,682	13,270,171	2,511,547	1,691,568	2,124,333	9,454,270
1742 Other infrastructure	49,593	406,332	0	268,865	0	137,467
	<u>16,929,752</u>	<u>22,024,446</u>	<u>3,830,354</u>	<u>3,182,722</u>	<u>4,593,722</u>	<u>14,248,002</u>
<b>Total by Work in Progress Natural Account</b>	<u><b>31,840,656</b></u>	<u><b>40,615,324</b></u>	<u><b>6,421,642</b></u>	<u><b>4,657,260</b></u>	<u><b>7,437,482</b></u>	<u><b>28,520,582</b></u>

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		\$	\$	\$	\$	\$	\$
<b>Buildings</b>							
<b>Building</b>							
81376	Rangers Mobile Office	0	60,000	0	0	0	60,000
		0	60,000	0	0	0	60,000
<b>Building major capital works</b>							
80810	Depot Store Room Upgrades	0	20,957	0	0	0	20,957
80837	Paddy Walker Depot - improvements	0	153,127	0	0	0	153,127
81064	Lightning Park - facility upgrades	0	0	0	704	0	(704)
81065	Morley Noranda Recreation Club - facility upgrades	750,000	778,480	202,500	182,565	612,706	(16,791)
81201	Pat O'Hara Rugby Club	0	44,499	0	0	23,690	20,809
81250	Morley Sport and Rec Renewal - Aircon	50,000	130,454	0	0	0	130,454
81251	Morley Sport and Rec Renewal - Roof	0	134,994	0	0	0	134,994
81265	Various Items Replacement	0	33,715	0	39,918	0	(6,203)
81268	Waste Transfer Station Renewal - Structural Repairs	0	1,000,000	0	0	0	1,000,000
81337	Maylands Brickworks Reserve Renewal - Structure	227,500	227,500	100,100	0	0	227,500
81341	Noranda Soccer Changroom Upgrade	143,150	180,000	0	2,070	0	177,930
81384	Civic Centre Chiller replacement stage 2A	450,000	450,000	0	0	0	450,000
81389	De Lacy Reserve Clubrooms - Maylands Cricket club- Hot wate	20,000	20,000	0	0	0	20,000
81393	Lightning Park - sewer connection	140,000	140,000	0	0	0	140,000
81400	Morley Sport and Rec Court 3 flooring replacement	500,000	500,000	500,000	0	947	499,053
81403	Pat O'Hara Reserve - Rugby Clubrooms and Changerooms - Upgra	1,500,000	1,500,000	0	0	0	1,500,000
81533	Crimea Park Cricket Clubroom - Kitchen Upgrade - Comm Grant	12,263	12,263	0	0	8,778	3,485
81534	Lower Hillcrest Res - RAL Pavilion & Clubrooms (Cricket Club	14,296	14,296	0	0	13,500	796
81535	Maylands Sport Rec Club - Function bar upgrade - Comm Grant	72,113	72,113	0	0	12,980	59,133
81536	MSRC - Court 5 Audio system - Comm Grant	22,105	22,105	22,105	0	0	22,105
81537	Senses/WA Ballet Building - Wooden decking upgrade - Comm G	18,182	18,182	18,182	0	0	18,182
		3,919,609	5,452,685	842,887	225,256	672,602	4,554,827

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Building minor capital works</b>						
80844 Bayswater Community Centre - paving	0	5,000	0	0	0	5,000
80974 Waste Transfer Facility - fire suppression system	0	196,821	0	40,236	0	156,585
80992 Waste Transfer Station - upgrade office, showers & toilets	0	114,241	0	10,536	0	103,705
81235 Bedford Hall Renewal - Flooring	0	0	0	0	4,257	(4,257)
81240 Houghton Reserve Pavillion - Upgrade disability access ent	0	9,100	9,100	12,651	0	(3,551)
81242 Lightning Park Pavilion Renewal - Fire detection system	0	9,100	0	0	0	9,100
81257 Paddy Walker Works Depot - Mechanical Work Shop renew floor	0	0	0	9,371	0	(9,371)
81264 Various Hot Water Systems Replacement	0	13,006	0	15,227	0	(2,221)
81368 MSRC Renewal - Backboard Replacement	0	36,000	0	13,942	4,584	17,474
81371 Bedford Filipino Club Renewal – Aircon	20,000	20,000	0	6,503	0	13,497
81373 Embleton Golf Course Renewal - Power Pole	0	48,600	0	0	0	48,600
81385 Civic Centre Refurbishing	100,000	100,000	30,000	0	0	100,000
81386 Civic Centre Security & access control upgrade	120,000	120,000	60,000	0	0	120,000
81390 Ellis House - Retaining Wall	50,000	50,000	50,000	0	24,890	25,110
81391 Emergency building Item Replacement	100,000	100,000	50,000	6,408	19,552	74,040
81392 Houghton Park Clubroom - Hot water System Replacement 1	20,000	20,000	0	0	0	20,000
81394 Lower Hillcrest - RAL Massie Pavilion - Cool Room Replacem	30,000	30,000	0	8,828	14,550	6,622
81395 Lower Hillcrest Replacement Posts	40,000	40,000	40,000	0	23,950	16,050
81396 Maylands Peninsula Golf Course - Curators shed - Security Sy	10,000	10,000	0	8,941	0	1,059
81397 Maylands Sport & Recreation Powerboard upgrade	50,000	50,000	0	0	31,822	18,178
81398 Morley Sport and Rec - Re-roof stage 4 and 5 - stage 2	250,000	250,000	0	0	0	250,000
81399 Morley Sport and Rec -replace group fitness ceiling	45,000	45,000	0	0	0	45,000
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	8,000	0	0	20,000
81406 SES Headquarters - Roof Painting	25,000	25,000	0	0	21,680	3,320
81409 Various New Roof Safety Systems	40,000	40,000	12,800	19,070	6,285	14,644
81517 Morley Sport and Rec - Unplanned capital replacement	40,000	40,000	12,800	15,830	0	24,170
81518 Morley Sport and Rec - Court 1 grandstand rectification - s	120,000	120,000	0	0	0	120,000
81519 Morley Sport and Rec -replace backboards and mounting syste	150,000	150,000	75,000	0	0	150,000
81531 Security Improvements	0	5,557	5,557	7,078	0	(1,521)
	1,250,000	1,687,425	373,257	174,620	151,570	1,361,234

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Aquatic facilities</b>						
81234 Bayswater Waves Renewal - Roof	0	0	0	0	7,295	(7,295)
81364 Bayswater Waves Upgrade - Hydro Area Access Control	0	3,560	0	0	0	3,560
81379 Bayswater Waves - Health club replace aged marine carpet ki	10,000	10,000	10,000	0	0	10,000
81380 Bayswater Waves - Upgrade Hydrotherapy air handling - stage	80,000	80,000	0	0	27,100	52,900
81381 Bayswater Waves -Large equipment storage shed	75,000	75,000	0	0	0	75,000
81382 Bayswater Waves Gym Air Handling Unit Replacement	30,000	30,000	0	0	0	30,000
81513 Bayswater Waves - Variable Speed Dr on pumps Replacement	20,000	20,000	0	0	0	20,000
81514 Bayswater Waves - Security lockers for the gym	10,000	10,000	10,000	0	0	10,000
81515 Bayswater Waves Upgrade Hydrotherapy gate to auto-close gate	15,000	15,000	15,000	0	0	15,000
	240,000	243,560	35,000	0	34,395	209,165
<b>Aged care facilities</b>						
81378 Aged Persons Homes - Mertome Gardens	25,000	25,000	8,000	0	0	25,000
	25,000	25,000	8,000	0	0	25,000
<b>Community capital requests</b>						
81383 Bedford Junior Cricket Club AC replacements	10,000	10,000	10,000	0	9,663	337
81401 Noranda Sporting Complex - Roofing renewal	150,000	150,000	0	0	15,096	134,904
	160,000	160,000	10,000	0	24,759	135,241
<b>Park development construction</b>						
81532 FrankDrago Resreve Redevelopment (excl changerooms)	5,000,000	5,000,000	0	0	6,391	4,993,609
	5,000,000	5,000,000	0	0	6,391	4,993,609
<b>Sustainable environment</b>						
80936 Solar PV installation program	0	20,319	0	0	0	20,319
	0	20,319	0	0	0	20,319
<b>Other infrastructure renewal</b>						
81220 Maylands Brickwork Rectification	200,000	200,000	50,000	3,784	0	196,216
	200,000	200,000	50,000	3,784	0	196,216

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Administration Buildings</b>						
81236 Civic Centre Renewal - Aircon	0	566,933	0	510	6,616	559,807
	0	566,933	0	510	6,616	559,807
<b>Halls &amp; Community Centres</b>						
81253 Olive Tree house - Staff relocation	0	213,500	0	6,243	909	206,348
	0	213,500	0	6,243	909	206,348
<b>Water Facilities</b>						
80688 Bayswater Waves - Aircon replacement	20,000	20,000	0	9,485	0	10,515
	20,000	20,000	0	9,485	0	10,515
<b>Sport &amp; Recreation Facilities</b>						
81407 The RISE - Lighting Upgrade (Stage 2)	30,000	30,000	30,000	15,911	5,186	8,903
81408 The RISE - sports courts ducting for AC	100,000	100,000	0	0	455	99,545
81516 The RISE Replace court backboards	20,000	20,000	20,000	0	0	20,000
	150,000	150,000	50,000	15,911	5,641	128,448
<b>Heritage Buildings</b>						
81404 Peninsula Hotel (Dome) Balcony repairs	30,000	30,000	0	0	0	30,000
	30,000	30,000	0	0	0	30,000
<b>Libraries</b>						
80683 Bayswater Library - Aircon Replacement	15,000	15,000	15,000	0	6,518	8,483
	15,000	15,000	15,000	0	6,518	8,483
<b>Other Buildings</b>						
80641 Dog Pound - Airconditioning replacement	8,000	8,000	8,000	3,880	0	4,120
	8,000	8,000	8,000	3,880	0	4,120
<b>Sustainable Environment</b>						
81183 Emission Reduction and Renewable Energy Delivery	0	78,760	0	53,409	12,500	12,851
	0	78,760	0	53,409	12,500	12,851
Total Buildings	11,017,609	13,931,182	1,392,144	493,098	921,901	12,516,182

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Furniture and equipment</b>						
<b>Aquatic facilities</b>						
81347 Bayswater Waves - New Visitation Monitors	0	8,298	0	0	0	8,298
	0	8,298	0	0	0	8,298
<b>Furniture and equipment</b>						
81276 Environmental Health - Equipment Upgrade	0	10,030	0	0	0	10,030
81497 Library IT Equipment Renewal	30,000	30,000	30,000	8,248	11,709	10,043
	30,000	40,030	30,000	8,248	11,709	20,073
<b>IT capital</b>						
81111 Information Services - Network Infra Replacement Program	0	524,177	0	177,133	276,094	70,950
81512 Sport and Recreation IT Equipment Renewal (Wellington Room W	10,250	10,250	0	0	0	10,250
81523 Audio Visual Equipment Renewal	102,500	102,500	26,650	15,181	1,578	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	86,051	0	0	162,360
81529 Network Infrastructure UPS Renewal	38,335	38,335	38,335	0	0	38,335
	516,396	1,040,573	353,987	224,886	277,671	538,016
<b>IT renewal</b>						
81354 Information Services - Council chambers system Replacement	0	47,187	0	8,700	35,591	2,896
81355 Information Services - End User Devices Replacement Program	845,250	950,419	169,050	25,868	869,977	54,574
81524 End User Devices - Workstation Buffer stock	78,780	78,780	14,968	0	78,746	34
	924,030	1,076,386	184,018	34,568	984,314	57,504
<b>CCTV Renewal</b>						
81520 CCTV (Body Cameras) Renewal	29,377	29,377	0	0	0	29,377
81521 CCTV (Fixed Cameras) Renewal	235,750	235,750	0	0	0	235,750
81522 CCTV (Vehicle Cameras) Renewal	61,910	61,910	0	0	0	61,910
	327,037	327,037	0	0	0	327,037

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Plant and equipment</b>						
80996 Bayswater Waves - Health Club - Strength Equipment renewal	0	22,687	0	0	0	22,687
	0	22,687	0	0	0	22,687
<b>Other infrastructure construction</b>						
81219 MSRC-Technology Infrastructure	0	22,591	0	1,300	300	20,991
	0	22,591	0	1,300	300	20,991
<b>Water Facilities</b>						
81114 Bayswater Waves - unplanned capital	0	21,510	2,390	18,182	9,939	(6,611)
	0	21,510	2,390	18,182	9,939	(6,611)
Total Furniture and equipment	1,797,463	2,559,112	570,395	287,183	1,283,934	987,995
<b>Plant and equipment</b>						
<b>Building minor capital works</b>						
81108 Install and commission above ground fuel system	0	4,752	0	961	0	3,791
	0	4,752	0	961	0	3,791
<b>Plant and equipment</b>						
81110 Plant and Equipment replacement program	2,095,832	2,095,832	628,750	693,295	637,925	764,612
	2,095,832	2,095,832	628,750	693,295	637,925	764,612
Total Plant and equipment	2,095,832	2,100,584	628,750	694,256	637,925	768,403
<b>Roads</b>						
<b>Parking Services</b>						
81320 Upgrade ACROD parking	0	8,154	0	0	0	8,154
81361 45 Ninth Ave Maylands-Carpark	0	98,357	0	2,019	148,879	(52,541)
	0	106,511	0	2,019	148,879	(44,387)
<b>Building minor capital works</b>						
81191 Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	0	111,013	0	7,732	91,252	12,029
	0	111,013	0	7,732	91,252	12,029

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Road construction</b>						
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	1,411	0	(1,411)
81081 Low Cost Urban Safety Design & Construction-Weld Square	0	0	0	1,132	0	(1,132)
81083 Low Cost Urban Safety Design & Construction-Shearn Park	0	0	0	14,404	180,949	(195,352)
81090 Low Cost Urban Safety Design & Construction-RA Cook Park	0	0	0	2,487	0	(2,487)
81336 LCURS - Road Safety Treatments	2,050,000	2,525,618	0	38,119	53,482	2,434,016
	2,050,000	2,525,618	0	57,866	234,431	2,233,320
<b>Road renewal</b>						
81293 Resurface Intersection- Russell Street to Bishop Street	0	2,235	0	3,625	0	(1,390)
81538 Walter Rd West Slow Lanes Repair	0	44,348	0	66,847	0	(22,499)
81539 Crimea Str Slow Lanes Repair	0	73,476	0	75,205	0	(1,729)
	0	120,059	0	145,677	0	(25,618)
<b>Roads to recovery</b>						
81314 Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	0	0	0	308	0	(308)
81429 Resurface Caledonian Av From Swan View Terraceto Guildford	335,300	335,300	0	2,898	330,841	1,562
81436 Resurface Margaret St From Hubert Rdto Caledonian Av (R2R)	61,700	61,700	61,700	63,101	0	(1,401)
81439 Resurface Puntie Cr From East Stto Cul-De-Sac (R2R)	71,500	71,500	71,500	57,020	3,320	11,159
81440 Resurface Queen St from McGann St to Kelvin St (R2R)	144,500	144,500	0	435	85,896	58,169
81441 Resurface Queen St from McGann St to Norco Way (R2R)	75,000	75,000	0	869	75,400	(1,269)
81443 Resurface Sherwood St From Caledonian Avto Darby St (R2R)	117,500	117,500	0	6,379	97,029	14,092
	805,500	805,500	133,200	131,010	592,487	82,004
<b>Black spot state</b>						
81279 Intersection upgrade Benara Road / Emberson Road	0	13,659	0	0	11,336	2,323
	0	13,659	0	0	11,336	2,323

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Base road grant</b>						
81300 Road Resurface Bromley St from Burnett St to Rothbury Rd	0	27,250	0	30,377	0	(3,127)
81301 Road Resurface Burnett St from Mcgregor St to Mallion St	0	35,250	0	37,374	0	(2,124)
81305 Road Resurface Feredy St from Bromley St to Burnett St	0	10,810	0	11,367	0	(557)
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	22,016	0	23,280	0	(1,264)
81309 Road Resurface Mcgregor St from Broun Ave to Burnett St	0	33,750	0	36,378	0	(2,628)
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	10,779	0	0	0	10,779
81317 Road Resurface Ward Pl from Feredy St to Cul-De-Sac	0	5,022	0	5,847	0	(825)
81413 Intersection Upgrade Benara Rd / Crimea St - stage 1 design	41,000	41,000	16,400	0	0	41,000
81428 Resurface Broun Av southbound from Russell St to Collier Rd	280,900	280,900	0	435	265,787	14,679
81430 Resurface Crimea St from Morley Dr to Walter Rd	690,030	690,030	227,710	2,912	464,694	222,424
81431 Resurface Duffy St From Clune Stto Jackson St	80,000	80,000	52,800	11,268	65,806	2,926
81432 Resurface Embleton Kindergarten & Infant Health Centre Carpa	22,000	22,000	22,000	21,151	0	849
81433 Resurface Hubert Rd From Joseph Stto Richard St	98,700	98,700	98,700	85,655	1	13,045
81434 Resurface Intersection- Broun Av to Coode St	305,000	305,000	0	435	240,758	63,808
81435 Resurface Joseph St From Caledonian Avto Peninsula Rd	111,200	111,200	111,200	131,788	1	(20,589)
81437 Resurface Mephan St From Caledonian Avto Darby St	101,800	101,800	0	435	88,195	13,171
81438 Resurface Mt Prospect Cr From Caledonian Avto Kathleen Av	101,200	101,200	101,200	123,672	1	(22,473)
81442 Resurface Richard St From Peninsula Rdto Swan View Terrace	98,500	98,500	98,500	101,458	1	(2,958)
81444 Resurface Susan St From Hubert Rdto Kelvin St	70,800	70,800	70,800	81,841	0	(11,042)
81445 Resurface Travancore Av From Eighth Avto Puntie Crescent	19,957	19,957	19,957	15,719	0	4,238
81446 Road resurface Crimea St from Halverson to Morley Dr	303,700	303,700	100,221	6,548	211,790	85,361
81447 Roberts St traffic treatments stage 1	140,000	140,000	0	0	0	140,000
81448 Traffic Management Devices (excl for accessibility improveme	40,000	40,000	12,800	0	0	40,000
81530 Traylen St Traffic treatments	78,000	78,000	0	0	0	78,000
	2,582,787	2,750,274	932,288	727,939	1,337,034	685,302
<b>Metropolitan Regional Road Group Projects</b>						
81295 Road Rehabilitation Crimea Street (MRRG)	0	20,000	0	0	15,671	4,329
	0	20,000	0	0	15,671	4,329

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Park development construction</b>						
81388 Guildford Pedestrian Crossing (Safe Routes to School Plan) S	300,000	300,000	0	0	0	300,000
	300,000	300,000	0	0	0	300,000
<b>Sporting Reserves</b>						
81282 Morley Sport and Recreation carpark (Pat O'Hara) Stage 3	0	40,901	0	0	0	40,901
81321 Upper Hillcrest Reserve Disabled Carpark Expansion	0	15,355	0	0	0	15,355
	0	56,256	0	0	0	56,256
<b>Recreation Reserves</b>						
81322 Waterland Carpark Expansion	136,500	136,500	0	0	0	136,500
	136,500	136,500	0	0	0	136,500
Total Roads	5,874,787	6,945,390	1,065,488	1,072,242	2,431,089	3,442,059
<b>Footpath</b>						
<b>Other road construction</b>						
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
<b>Footpath construction</b>						
81291 Pathway Expansion Program - Gilbert Street	0	114,722	0	0	0	114,722
81375 Strutt Reserve footpath installation	0	11,021	0	12,765	0	(1,744)
81412 Design New/Upgrade pathway (Cycling)-Walter Rd East from Bee	22,000	22,000	0	0	0	22,000
81422 New pathway (Arterial)-Beaufort St from Drummond St to Birke	61,645	61,645	40,686	77,725	3,744	(19,824)
81423 New pathway (Local Access) - Bellew Way from McGilvray Av to	78,709	78,709	0	0	0	78,709
81424 New pathway (Local Access)-Wholley St from Traylen Rd to Dar	55,556	55,556	18,333	0	0	55,556
81425 Pathway Expansion	690,000	690,000	186,300	0	0	690,000
81426 Pathway Renewal - Various Locations	50,000	50,000	0	51,736	4,752	(6,488)
81427 Pathways accessibility upgrades - Various Locations	25,000	25,000	8,000	3,303	12,727	8,970
	982,910	1,108,653	253,319	145,529	21,223	941,901
<b>Park development construction</b>						
81104 New Path - Hester/Evans/Drake	0	0	0	336	835	(1,172)
	0	0	0	336	835	(1,172)
Total Footpath	982,910	1,143,384	253,319	145,865	22,059	975,460

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Drainage</b>						
<b>Drainage construction</b>						
80248 Urban water sensitive design	0	81,470	0	0	16,241	65,229
	0	81,470	0	0	16,241	65,229
<b>Drainage renewal</b>						
81280 Low Point New Drainage Program	0	49,919	0	0	0	49,919
	0	49,919	0	0	0	49,919
<b>Sustainable environment</b>						
81213 Drainage for Liveability Detailed Design Rudloc and Bowden R	0	60,000	0	0	0	60,000
81417 New Drainage at 14 Hill St, Bayswater	13,556	13,556	0	0	0	13,556
81418 New Drainage at 2-16 Viscount Rd, Morley	13,556	13,556	0	0	0	13,556
81419 New Drainage at 4a Jakobsons Way, Morley	13,556	13,556	0	0	0	13,556
81420 New Drainage at 5 Bagden Place, Morley	13,556	13,556	0	0	0	13,556
81421 New Drainage at 6 Jakobsons Way, Morley	13,556	13,556	0	4,182	0	9,374
	67,780	127,780	0	4,182	0	123,598
Total Drainage	67,780	259,169	0	4,182	16,241	238,746
<b>Park development</b>						
<b>Footpath construction</b>						
81498 Bayswater Bowling Club Synthetic Green Upgrade	471,586	471,586	150,908	0	0	471,586
	471,586	471,586	150,908	0	0	471,586
<b>Park development construction</b>						
80242 Riverbank restoration	0	165,985	0	34,149	31,233	100,603
81171 Program - Natural Environment Improvement - Foreshore River	0	0	0	5,192	1,455	(6,647)
81269 Maylands Lakes Masterplan Implementation	0	125,000	0	0	0	125,000
81271 Public Bin Renewal Program	0	28,450	0	6,923	0	21,527
81323 Bore Pump Renewal Program	0	11,908	11,908	6,223	3,713	1,973
81324 Further Greening of Guildford Road	0	93,579	0	26,388	0	67,191
81325 Irrigation Renewal Program	0	35,846	35,846	2,424	34,706	(1,284)
81326 Irrigation Renewal Program - Design	0	95,000	95,000	8,139	105,848	(18,987)
81327 Irrigation Renewal Program - Water usage reduction strategy	0	237,500	59,375	88,980	163,333	(14,813)
81328 Median Island Tree Planting Program	0	264,110	0	70,774	1	193,335
81329 Park Furniture Renewal Program	0	19,826	19,826	0	0	19,826
81330 Passive Park Lights Renewal Program	0	34,390	34,390	0	0	34,390
81331 Removal of dilapidated jetty Lake Brearley, Maylands	0	9,500	0	0	0	9,500

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81334	0	144,917	0	0	0	144,917
81358	0	0	0	0	700	(700)
81360	0	0	0	1,743	0	(1,743)
81362	0	50,000	0	0	49,150	850
81410	2,400,000	2,400,000	408,000	35,511	496,004	1,868,485
81411	45,000	45,000	19,800	0	0	45,000
81449	30,000	30,000	0	0	0	30,000
81450	13,000	13,000	13,000	0	0	13,000
81451	11,700	11,700	11,700	0	6,933	4,767
81452	5,500	5,500	5,500	0	0	5,500
81453	15,600	15,600	15,600	0	11,246	4,354
81454	11,500	11,500	11,500	11,668	0	(168)
81455	15,600	15,600	15,600	0	5,481	10,119
81456	4,600	4,600	4,600	0	0	4,600
81457	15,600	15,600	15,600	0	11,679	3,921
81458	18,200	18,200	18,200	0	5,448	12,752
81459	7,000	7,000	7,000	0	6,507	493
81460	58,500	58,500	58,500	0	17,623	40,877
81461	11,100	11,100	11,100	0	8,490	2,610
81462	8,500	8,500	8,500	6,697	0	1,803
81463	8,500	8,500	8,500	8,331	0	169
81464	6,500	6,500	6,500	6,453	0	47
81465	8,500	8,500	8,500	7,112	0	1,388
81466	8,500	8,500	8,500	5,938	0	2,562
81467	6,500	6,500	6,500	7,282	863	(1,645)
81468	8,500	8,500	8,500	6,762	0	1,738
81469	8,500	8,500	8,500	8,184	0	316
81470	5,200	5,200	5,200	6,981	0	(1,781)
81471	7,200	7,200	7,200	5,928	0	1,272
81472	7,800	7,800	0	5,800	0	2,000
81473	10,500	10,500	10,500	0	0	10,500
81474	10,800	10,800	10,800	15,659	11,138	(15,997)
81475	10,700	10,700	10,700	0	0	10,700
81476	15,600	15,600	15,600	0	0	15,600
81477	10,700	10,700	10,700	16,190	11,625	(17,115)

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
81478 Sherbrooke Reserve Irrigation Cabinet Renewal	10,400	10,400	10,400	25,234	3,516	(18,350)
81479 Verge - Catherine St - The Strand to Lawrence St Irrigation	10,400	10,400	10,400	3,524	16,409	(9,533)
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	5,265	5,235
81482 City Wide - Irrigation system design	102,500	102,500	50,225	0	0	102,500
81483 Addlestone Reserve Irrigation System Renewal	53,813	53,813	24,754	0	0	53,813
81484 Noranda Sporting Complex - Running Track - Soccer Irrigation	409,703	409,703	98,329	0	0	409,703
81485 Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	367,463	367,463	99,215	0	0	367,463
81486 Arbor Park Irrigation System Renewal	584,363	584,363	198,683	0	0	584,363
81487 Puntie Crescent Reserve Irrigation System Renewal	20,756	20,756	0	0	0	20,756
81488 Bath St / Tranby Reserve Irrigation System Renewal	192,700	192,700	0	0	0	192,700
81489 Median Island Tree Planting Program	100,000	100,000	0	0	0	100,000
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	21,425	41,232	(10,657)
81492 Park Furniture Renewal Program	50,000	50,000	0	0	24,027	25,973
81493 Park signage renewal	30,000	30,000	0	20,347	372	9,281
81494 Passive Park Lights - Renewal Program	25,625	25,625	0	0	0	25,625
81495 Passive Park Lights - Replacement Riverside Gardens - pole	91,840	91,840	30,307	0	0	91,840
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	0	0	53,169	16,831
81500 Maylands Tennis Court Redevelopment (CSRFF)	729,883	729,883	197,068	0	26,660	703,223
81501 Redcliff Bridge Bike Track surface repair	42,000	42,000	0	0	38,121	3,879
81502 Renewal of Crimea - Catch Net Fencing	30,000	30,000	0	0	0	30,000
81503 Renewal of Delacy Synthetic Cricket Match Wickets	8,000	8,000	0	0	0	8,000
81504 Renewal of Delacy Synthetic Cricket Practice Wickets	50,000	50,000	0	0	0	50,000
81505 Renewal of Deschamp Synthetic Cricket Practice Wickets	50,000	50,000	0	0	0	50,000
81506 Renewal of Emberson - LJ Run Up Courts	10,000	10,000	0	9,638	0	362
81507 Renewal of Gibbney Goals	20,000	20,000	0	0	20,000	0
81508 Renewal of Grand Prom Synthetic Cricket Practice Wickets	32,000	32,000	0	0	0	32,000
81509 Renewal of Noranda Sport Athletics Synthetic Cricket Match W	10,000	10,000	0	0	0	10,000
81510 Riverside Gardens Playground Renewal	400,000	650,000	0	0	0	650,000
81511 Swan Lake Reserve Playground Renewal	65,000	65,000	0	0	62,080	2,920
	6,496,846	8,062,857	1,814,127	485,599	1,274,029	6,303,229

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Sustainable environment</b>						
81061 Maylands Lakes bank renaturalisation & improve water quality	0	550,000	0	0	0	550,000
	0	550,000	0	0	0	550,000
<b>Tree management</b>						
81165 Riverside Gardens Urban Forest	0	0	0	8,875	13,245	(22,120)
81344 Riverside Gardens Urban Forest (Advocacy Project)	1,896,250	2,932,729	246,513	1,165,930	829,190	937,609
	1,896,250	2,932,729	246,513	1,174,805	842,435	915,489
<b>Golf course development</b>						
81168 Maylands Peninsula Golf Course Upgrade	0	50,251	0	0	5,517	44,734
	0	50,251	0	0	5,517	44,734
<b>Playground</b>						
81343 Riverside Gardens Playground Renewal	0	0	0	19,187	0	(19,187)
	0	0	0	19,187	0	(19,187)
<b>Floodlights</b>						
81231 Crimea Park floodlight renewal	90,000	90,000	0	424	0	89,576
	90,000	90,000	0	424	0	89,576
<b>Other infrastructure construction</b>						
81062 Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	1,000,000	300,000	11,553	2,352	986,095
81177 City Wide - Sports Lighting Renewals	0	95,060	0	0	0	95,060
	1,000,000	1,095,060	300,000	11,553	2,352	1,081,155
<b>Recreation Reserves</b>						
81181 City Wide - Sporting Reserve Fencing Replacements	0	17,688	0	0	0	17,688
	0	17,688	0	0	0	17,688
Total Park development	9,954,682	13,270,171	2,511,547	1,691,568	2,124,333	9,454,270

	Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
	\$	\$	\$	\$	\$	\$
<b>Other infrastructure</b>						
<b>Street lights</b>						
81318 Street Lightpole Upgrade	0	302,357	0	268,865	0	33,492
	0	302,357	0	268,865	0	33,492
<b>Other infrastructure construction</b>						
81122 Bus Shelters - Upgrade program	0	32,256	0	0	0	32,256
81277 Bus Shelters - Expansion Program	0	11,082	0	0	0	11,082
81414 New Bus Shelter no 16211, Wolseley Rd	16,531	16,531	0	0	0	16,531
81415 New Bus Shelter no 16215, Wolseley Rd	16,531	16,531	0	0	0	16,531
81416 New Bus Shelter no 16512, Tranby Rd	16,531	16,531	0	0	0	16,531
	49,593	92,931	0	0	0	92,931
<b>Sustainable environment</b>						
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	0	268,865	0	137,467
<b>Total capital projects</b>	<b>31,840,656</b>	<b>40,615,324</b>	<b>6,421,642</b>	<b>4,657,260</b>	<b>7,437,482</b>	<b>28,520,582</b>

**10.3 Infrastructure and Assets Directorate Reports**

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

<b>Responsible Branch:</b>	Parks and Environment
<b>Responsible Directorate:</b>	Infrastructure and Assets
<b>Authority/Discretion:</b>	Review
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	1. Individual Verge Tree Assessment - 16 & 18 Mcgrath Place, Noranda [10.3.1.1 - 23 pages] 2. Verge trees - 16 Mc Grath Place, Noranda [10.3.1.2 - 26 pages]
<b>Refer:</b>	Nil
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

The property owners of 16 and 18 McGrath Place, Noranda have requested the removal of four established Liquidambar (*Liquidambar styraciflua*) verge trees, citing damage to private property and concerns about potential future impacts.

City officers have assessed the trees and determined that they are in good health and do not meet the criteria for removal under the *Urban Tree Planting and Maintenance Policy*. Practical mitigation options, such as root pruning and the installation of a root barrier, are available to address the concerns without requiring tree removal.

The property owners maintain that these measures will not adequately resolve their concerns and have requested that Council consider removal and replacement with native species.

As officers are required to act within the parameters of Council policy, the officer’s recommendation aligns with Council policy. However, Council has the option to waiver policy requirements and can consider approving the removal and replacement of the trees should it wish to depart from the current policy position. Therefore, the matter is referred to Council for determination.

**OFFICER'S RECOMMENDATION**

**That Council:**

- 1. Notes that the four Liquidambar verge trees at 16 and 18 McGrath Place, Noranda are in good health and do not meet the removal criteria set out in the *Urban Tree Planting and Maintenance Policy*; and**
- 2. Supports the implementation of mitigation measures such as root pruning and installation of root barriers to address the property owners’ concerns.**

**Cr Nat Latter Moved, Cr Cale Black Seconded**

***During debate Cr Michelle Sutherland foreshadowed an alternative motion to approve the removal of the trees and the planting of replacement street trees.***

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

That Council:

1. Notes that the four Liquidambar verge trees at 16 and 18 McGrath Place, Noranda are in good health and do not meet the removal criteria set out in the *Urban Tree Planting and Maintenance Policy*; and
2. Supports the implementation of mitigation measures such as root pruning and installation of root barriers to address the property owners' concerns.

Cr Nat Latter Moved, Cr Cale Black Seconded

LOST: 4/5

**For:** Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.

**Against:** Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway and Cr Michelle Sutherland.

*As the motion was lost, debate commenced on the foreshadowed motion.*

**COUNCIL RESOLUTION**

That Council:

1. Approves the removal of the four existing Liquid Amber trees located adjacent to 16 and 18 McGrath Place, Noranda, by the City, as they have caused ongoing damage to underground stormwater infrastructure and adverse impacts to private property.
2. Approves the planting of four replacement street trees by the City to offset canopy loss associated with the removals.
3. Notes that the replacement trees will be selected from the City's approved street tree species list, planted in suitable verge locations adjacent to 16 and 18 McGrath Place, Noranda, and maintained under the City's annual street tree planting and establishment program.
4. Requests that the replacement trees be planted during the next available planting season following the removal of the existing trees.

Cr Michelle Sutherland Moved, Cr Anthony Pittaway Seconded

CARRIED: 5/4

**For:** Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway and Cr Michelle Sutherland.

**Against:** Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.

**REASON FOR CHANGE**

*To address the documented damage caused by the existing Liquid Amber trees to stormwater infrastructure and adjacent private property, while ensuring that any loss of canopy is offset through the City's tree planting program.*

## BACKGROUND

On 3 June 2025, the City was contacted by the owners of 16 McGrath Place, Noranda regarding damage to a soakwell pipe on their property, which they attributed to roots from nearby City-managed verge trees.

City officers inspected the site on 6 June 2025 and observed that the property owner had already exposed a soakwell to repair damage, attributed to tree roots, following a heavy rain event that had caused minor flooding. Inspection revealed a single root (approximately 40mm in diameter) from one of the adjoining verge trees that had entered the pipe through a pre-existing leak or unsealed joint. This root had blocked the pipe, preventing stormwater from reaching the soakwell and contributed to the flooding. The root was pruned, and the property owner subsequently repaired the pipe.

In light of this incident and concerns about potential future damage, the owners of both 16 and 18 McGrath Place formally requested the removal of the four Liquidambar verge trees adjoining their properties.

City officers advised that the trees are in good health and condition and do not meet the criteria for removal under the *Urban Tree Planting and Maintenance Policy*. Officers further advised that mitigation measures, including root pruning and installation of a root barrier, at the City's cost, could be implemented to limit root encroachment into private property.

During subsequent site meetings, both property owners showed City officers evidence of roots lifting the verge, affecting lawn areas and extending towards their homes and landscape features. They reiterated their preference for tree removal and replacement, rather than the proposed mitigation measures. They have indicated that they are not opposed to verge trees in principle but would prefer the existing trees be replaced with less invasive native species.

As City officers can only act within the parameters of Council policy, the matter is referred to Council for determination.

## EXTERNAL CONSULTATION

Given the property owners' concerns, the City engaged an independent consulting arborist to assess all four trees. The arborist's report supports the City officers' assessment and recommends a similar approach, being selective root pruning and installation of root barriers. A copy of the report is included in [Attachment 1](#).

## OFFICER'S COMMENTS

The four Liquidambar trees are in good health and provide substantial streetscape, amenity and environmental benefits. They pose an acceptable level of risk to people and property.

While the species can develop a vigorous root system that can extend beyond the canopy dripline, mitigation through root pruning and modern barrier systems is feasible and consistent with arboricultural best practice. Removal is therefore not supported under current policy parameters.

The existing semi-mature trees are expected to reach heights of 12–15 metres with a similar canopy spread and have a useful life expectancy of 80–100 years. The four trees currently provide approximately 135 m<sup>2</sup> of canopy coverage, with potential to double or triple as they continue to mature.

While *Liquidambar styraciflua* is no longer planted as a verge tree by the City - primarily due to its requirement for high-quality, low-salinity irrigation water during establishment - there remain at least 88 specimens within City verges, including several that are being managed through root

barrier systems The species also continues to be used in street tree planting programs by other local governments.

Under the *Urban Tree Planting and Maintenance Policy*, trees may be removed when they cause significant damage to infrastructure and where mitigation is impractical, with supporting evidence from a qualified professional. However, in this case, the trees do not meet the policy threshold for removal. City officers have met with affected property owners who, while acknowledging the health of the trees, remain opposed to their retention.

City officers have summarised the reasons provided by the adjoining residents during the site meetings for requesting the removal of the trees, as outlined below:

- The trees have an aggressive root system that has already caused damage to the stormwater system on 16 McGrath Place, which has had to be excavated and repaired.
- There is evidence that the tree roots are impacting other parts of the private property, including swelling of verge areas, damage to lawns, roots encroaching on the homes and other landscape features on their properties.
- The adjoining property owners believe that the root barrier is intrusive on the verge area, will impact existing landscaping, and will ultimately fail in preventing further damage in the future. They believe the installation of a root barrier will be a disruptive process that will not resolve the issues they are experiencing, resulting in further damage to their properties and ultimately requiring the removal of the trees anyway.
- The adjoining property owners believe that it would be more beneficial for the City to utilise the funds required to install the root barrier for the removal of the trees and their replacement with a more appropriate native tree species that has a less invasive root system. They have advised that they would be happy for the trees to be replaced with suitable native tree species.

City officers acknowledge that the adjoining property owners continue to experience concern regarding potential root intrusion and have expressed a preference for removal and replacement with native species.

Should Council consider that these circumstances warrant departure from policy, it has discretion to authorise removal and replacement at the City's cost.

The adjoining property owners have also suggested the relocation of the trees, but this is not considered feasible, with an estimated cost of \$100,000 and significant preparatory requirements.

The trees were planted by the former City of Swan before a boundary adjustment transferred the area to the City of Bayswater.

## **LEGISLATIVE COMPLIANCE**

### Thoroughfares Local Law

The local law has provisions that allow trees that were not planted by the local government to be removed by the adjoining property owner. Although the trees were originally planted by the City of Swan, they are considered to have been planted by local government for the purpose of the local law. Therefore, adjoining property owners do not have the right to remove them without approval.

### Urban Tree Planting and Maintenance Policy

The trees do not meet the removal criteria under the policy, and officers therefore cannot authorise their removal. Council, however, has the discretion to waive the policy and approve removal and replacement.

**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	High
Service Delivery	Medium	Low
Environment	Low	High
Governance and Compliance	Low	Low
Strategic Risk	SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

**FINANCIAL IMPLICATIONS**

The installation of 42 metres of root barrier is estimated to cost \$15,000 and can be accommodated within the current Parks and Gardens operational budget.

The estimated cost to remove the trees is approximately \$1,600 per tree, with replacement planting and three years of establishment maintenance adding a further \$2,000 per tree, totalling approximately \$14,400 spread over three years.

**STRATEGIC IMPLICATIONS**

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

- Key Result Area: Natural
- Outcome 3.1 A Climate Resilient City
- Objective 3.1.1 Reduce the impacts of the changing environment.

- Key Result Area: Natural
- Outcome 3.1 Sustainable Natural Green Spaces
- Objective 3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.

**CONCLUSION**

The four Liquidambar verge trees at 16 and 18 McGrath Place are healthy and contribute significant environmental and streetscape value. They do not currently meet the City’s criteria for removal.

City officers have recommended targeted root pruning and the installation of root barriers as a practical solution that addresses the property owners’ concerns while preserving the benefits of mature canopy trees. Retaining the trees aligns with the City’s Urban Tree Planting and Maintenance Policy, supports the Urban Forest Strategy, and contributes to the achievement of long-term environmental and amenity objectives.

The adjoining residents are seeking Council approval to remove the trees and replace them with suitable native species. The matter is therefore referred to Council for a decision.



# WESTWORKS - CONSULTANCY -

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## Visual Tree Assessment

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**Location:** 16 & 18 Mcgrath Place, Noranda, WA 6062

**Report For:** City of Bayswater

**Date:** 14 August 2025

**David Pawle**

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VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

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VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

## 1.0 Introduction

An Individual Visual Tree Assessment (VTA) was undertaken on four specimens of *Liquidambar styraciflua* (Liquidambar) located at 16 & 18 Mcgrath Place, Noranda on the 14 August 2025.

An Individual VTA is a ground level assessment that inspects a trees status of health and structural integrity, inclusive of Risk Assessment.

This inspection was requested to investigate the level of root activity and the possible impacts the trees are having on nearby private infrastructure.

The objective of this report is to provide details of those findings, advise recommendations moving forward and where applicable, to provide a Tree Management Plan to reduce risk to infrastructure.

Please note: As ground-level inspections have limitations to observing areas of concern, potential outcomes may include the recommendation or requirement for more advanced assessments.

## VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

## 2.0 Methodology

This tree assessment consisted of a ground based basic tree assessment utilising the principals of Visual Tree Assessment (VTA) as outlined by Mattheck and Breloer (1994) and Lonsdale's approach (1999).

Following positive identification, the trees were assessed against the following areas: height (in meters), canopy spread, diameter of the trunk, health, structure, age and inspected from ground level for any evidence of defect and pest and diseases, using the following tools.

- Acoustic hammer.
- Forestry Workers Measuring Tape.
- Camera.
- Probing tools

Additionally, a Risk Assessment was undertaken using the Quantified Tree Risk Assessment (QTRA) system.

### 2.1 Species Identification.

This consultant and associates have a combined over 20 years' experience working with Western Australian tree species, with key proficiency identifying those which are endemic and native to the local Perth regions. Additionally, there are resources to the disposal of Westworks Consultancy to assist in tree species identification including, but not limited to, peer reviewed books and journals, outsourced associates with particular expertise and access to the Western Australian Herbarium (Department of Biodiversity, Conservation and Attractions).

### 2.2 Tree Measurements

- The height of the tree is an approximate height taken in meters (m)
- The canopy spread gives an indication of the general spread of the canopy in meters.
- The diameter of the trunk (DBH) is measures at 1.4m above ground level.

## VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

### 2.3 Tree Health

- **Good:** The tree will show good to excellent vigour throughout the tree for the species. The tree will exhibit a full and healthy canopy of foliage with only minimal pest or diseases evident.
- **Fair:** The tree is growing in a reasonable condition and shape with adequate canopy foliage for the species. Minor dead wood may be present throughout the crown, with reasonable colour and density when compared to a typical healthy specimen of that species.
- **Poor:** The tree appears to not be growing to its full capability with the canopy potentially visibly showing signs of openness and thinning with excessive amounts of dead or dying limbs. Evidence of established pest and disease issues will be evident or symptoms of stress indicating the tree is in decline.
- **Very Poor:** The tree is in decline with a very sparse canopy, and little chance of recovery. There would typically be excessive amounts of dead and dying material throughout its canopy.
- **Dead:** No living tissue was found; the tree is dead and should be removed. Unless it is otherwise noted as holding potential as a habitat tree.

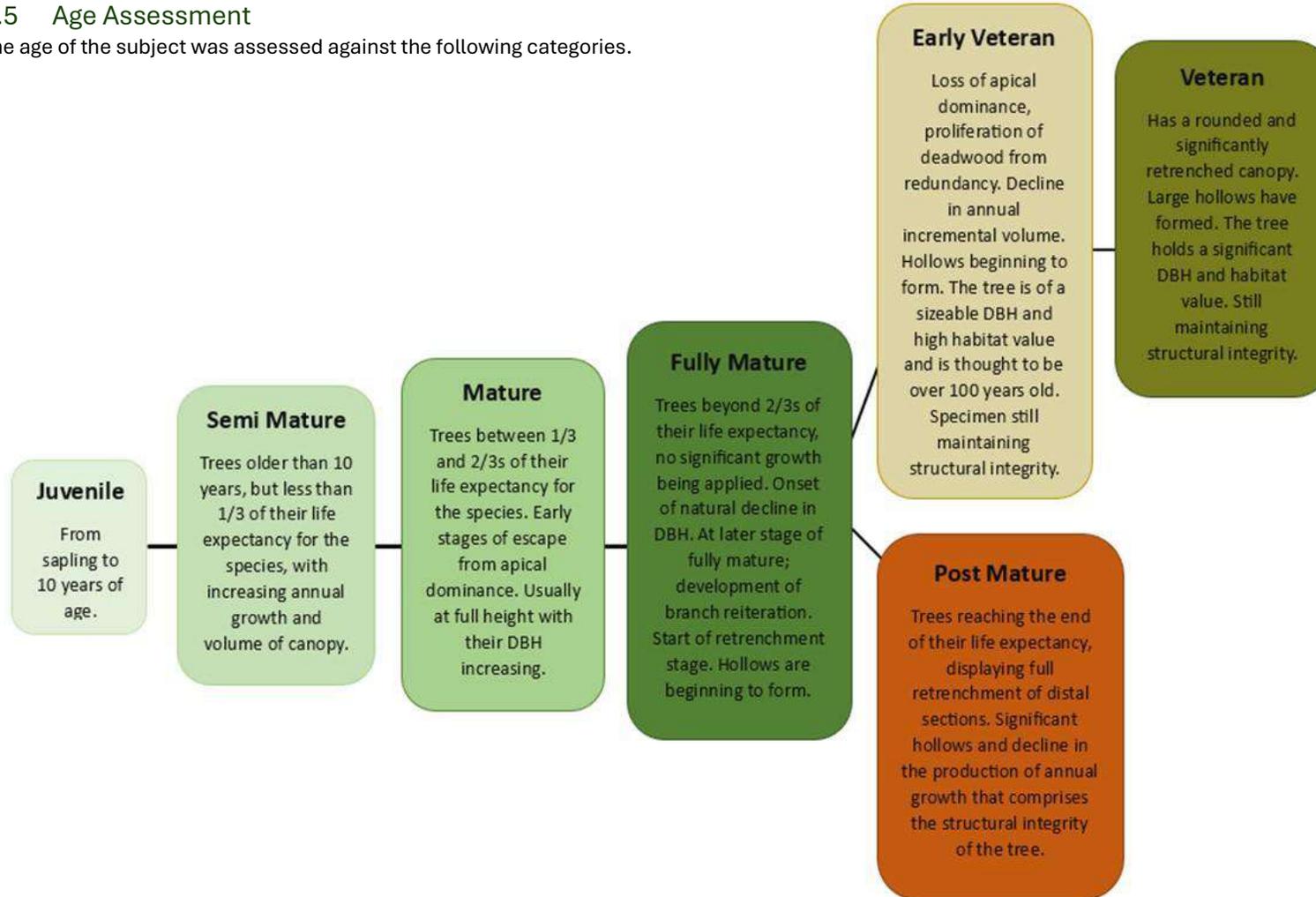
### 2.4 Structure

- **Good:** The tree will have optimum spacings of first order branches, with open angles of attachment and no inclusions, the trunk is applying very visible signs of annualised response growth. There are no observable defects. This is a high-quality specimen for the species.
- **Fair:** The tree is displaying evenly spaced first order branches, with structurally sound unions, the trunk is applying annualised wood to maintain optimum structural integrity. There may be some minor defects, yet the tree is managing these appropriately. This is a “normal” specimen for the species.
- **Poor:** Minor structural defects observed, there may be damage to the cambium, included bark, which reduces the structural integrity of a union, and/or the tree may have been lopped, which has significantly altered its form.
- **Very poor:** The tree is in a state of decline with poor branch spacings and attachment. Major structural defects have been observed.
- **Has Failed:** The tree is of a significantly poor structural integrity to the point where a failure event was observed to have occurred.

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2.5 Age Assessment

The age of the subject was assessed against the following categories.



VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

**2.6 Useful Life Expectancy**

➤ **Greater than 40 + years**

Very high quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of greater than 40 years, thus allowing them to make a substantial contribution for a long period of time.

➤ **Greater than 20 to 40 years**

High quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of 40 years of greater, thus allowing them to make a substantial contribution.

➤ **11 and 20 years**

Medium quality and medium value, trees of this category are thought of as making a significant contribution to the area they dwell in and would be considered to hold a ULE of a minimum of 20 years.

➤ **6 and 10 years**

Low quality and low value. These trees would be regarded as being in an adequate condition that would see them being retained for a period that would allow new plantings to establish. They would be considered as having a ULE of 5 to 10 years.

➤ **1 to 5 years**

Very Low quality and very low value, these trees would be regarded as having a poor form, displaying a low vitality, and may be exhibiting initial signs of structural decline. They would be considered to have a ULE of less than 5 years and are to be included in a plan for replacement.

➤ **No remaining ULE.** (Dead or hazardous)

Trees in this category would be considered to hold such a condition that would potentially hold no value or in their current state it would be reasonable to undertake their removal for reasons of sound Arboricultural management, due to a high level of risk.



## VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

## 2.7 Quantified Tree Risk Assessment Explained

The Quantified Tree Risk Assessment (QTRA) system, developed by Mike Ellison at Cheshire Woodlands, applies established and accepted risk management principles to tree safety management. QTRA quantifies the risk of significant harm from tree failure in a way that considers the benefits conferred by trees and the monetary cost of management.

Though it may seem counterintuitive, the first step in this assessment is not the condition of the tree, but the usage of the land (Target) on which the tree stands. By valuing the target first, the tree owner and risk assessor can determine whether or not, and by what degree of rigour, further inspection or management is required. Where necessary, the tree is then evaluated in terms of its size and Probability of Failure (PoF). Ranges of value for target size, and PoF are entered into a QTRA calculator which generates a colour-coded Risk of Harm (RoH).

This system moves the judgment of tree safety away from the labelling of trees as either 'safe' or 'unsafe', to a quantifiable probability, with predetermined limits of tolerable or acceptable risk (see appendix 2).

- Trees with an RoH less than 1/1,000,000 are 'Broadly Acceptable'. The risks in this category are described as being 'As Low As Reasonably Practicable' (ALARP) and only require review by the owner or stakeholder.
- Trees with an RoH from 1/10,000 up to 1/1,000,000 are 'Tolerable'. The risks in this category are considered tolerable where imposed on others, provided they are ALARP.
- Trees with an RoH from 1/1,000 up to 1/10,000 are 'Tolerable by Agreement' or 'Unacceptable'. Orange tolerable trees are only tolerable if all those exposed to the risk agree to it. Orange unacceptable trees will not be tolerated when risks are imposed on others, the risk must be controlled.
- Trees with an RoH greater than 1/1,000 up to 1/1 are 'Unacceptable' and must have the risk removed.

By taking a QTRA approach, tree owners commonly find they spend substantially less resources on assessing and managing tree risk than they did previously, whilst maximising the many benefits their trees provide. Moreover, in the event of a 'tolerable' or 'acceptable' risk being realised, they are in a position to demonstrate the risk has been managed reasonably and proportionately.

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### 3.0 Location of Subject Trees

Subject trees are marked with a blue dots, correlating to their species name in the legend provided.



VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

### 4.0 Tree Assessments

#### Tree 3127

<p><u>Liquidamber Tree ID #3127</u> 18 McGrath Place</p>	
<p><b>Tree Details</b></p>	
Botanical Name:	Liquidamber styraciflua
Common Name:	Liquidamber
Status:	Alive
Tree Height (Estimated) [m]:	14
Number of Stems (Multi Calc):	1
DBH [cm]:	47.5
Diameter at Root Flare (DRF) [cm]:	60
Tree Protection Zone (TPZ) [m]:	5.7
Structural Root Zone (SRZ) [m]:	2.67
Health:	Fair
Useful Life Expectancy:	40+ years
Retention Value:	
Observation Comments:	
Recommended Works:	See Comments
Priority of Works:	
Notes:	
QTRA Risk Category:	Broadly Acceptable
Last Modified:	14/08/2025
<p><b>Tree Location</b></p>	
Longitude:	115.895108
Latitude:	-31.868636
Land Use:	
Address:	18 McGrath Place
City:	Noranda
Land Type:	
<p><b>Photos</b> <a href="#">Street View</a> <a href="#">Map View</a></p>	
<p>image.jpg 14/08/2025</p>	

VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

Tree 3128

<p><u>Liquidamber Tree ID #3128</u> 33 McGrath Place</p>	
<p><b>Tree Details</b></p>	
Botanical Name:	Liquidamber styraciflua
Common Name:	Liquidamber
Status:	Alive
Tree Height (Estimated) [m]:	15
Number of Stems (Multi Calc):	1
DBH [cm]:	32
Diameter at Root Flare (DRF) [cm]:	45
Tree Protection Zone (TPZ) [m]:	3.84
Structural Root Zone (SRZ) [m]:	2.37
Health:	Fair
Useful Life Expectancy:	40+ years
Retention Value:	
Observation Comments:	
Recommended Works:	See Comments
Priority of Works:	
Notes:	
QTRA Risk Category:	Broadly Acceptable
Last Modified:	14/08/2025
<p><b>Tree Location</b></p>	
Longitude:	115.895087
Latitude:	-31.868700
Land Use:	
Address:	33 McGrath Place
City:	Noranda
Land Type:	
<p><b>Photos</b>   <a href="#">Street View</a>   <a href="#">Map View</a></p>	
	
<p>image.jpg 14/08/2025</p>	

VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

Tree 3129

<p><u>Liquidamber Tree ID #3129</u> 33 McGrath Place</p>	
<p><b>Tree Details</b></p>	
Botanical Name:	Liquidamber styraciflua
Common Name:	Liquidamber
Status:	Alive
Tree Height (Estimated) [m]:	14
Number of Stems (Multi Calc):	1
DBH [cm]:	31
Diameter at Root Flare (DRF) [cm]:	42
Tree Protection Zone (TPZ) [m]:	3.72
Structural Root Zone (SRZ) [m]:	2.3
Health:	Fair
Useful Life Expectancy:	40+ years
Retention Value:	
Observation Comments:	
Recommended Works:	See Comments
Priority of Works:	
Notes:	
QTRA Risk Category:	Broadly Acceptable
Last Modified:	14/08/2025
<p><b>Tree Location</b></p>	
Longitude:	115.895072
Latitude:	-31.868782
Land Use:	
Address:	33 McGrath Place
City:	Noranda
Land Type:	
<p><b>Photos</b> <a href="#">Street View</a> <a href="#">Map View</a></p>	
	
<p>image.jpg 14/08/2025</p>	

VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

Tree 3130

<p><u>Liquidamber Tree ID #3130</u> 16 McGrath Place</p>	
<p><b>Tree Details</b></p>	
Botanical Name:	Liquidamber styraciflua
Common Name:	Liquidamber
Status:	Alive
Tree Height (Estimated) [m]:	14
Number of Stems (Multi Calc):	1
DBH [cm]:	35
Diameter at Root Flare (DRF) [cm]:	47
Tree Protection Zone (TPZ) [m]:	4.2
Structural Root Zone (SRZ) [m]:	2.41
Health:	Fair
Useful Life Expectancy:	40+ years
Retention Value:	
Observation Comments:	
Recommended Works:	See Comments
Priority of Works:	
Notes:	
QTRA Risk Category:	Broadly Acceptable
Last Modified:	14/08/2025

<p><b>Tree Location</b></p>	
Longitude:	115.895073
Latitude:	-31.868839
Land Use:	
Address:	16 McGrath Place
City:	Noranda
Land Type:	

<p><u>Photos</u>   Street View   Map View</p>
<p>image.jpg 14/08/2025</p>

VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

### 5.0 Discussion

The assessment of the four verge trees adjacent to 16 and 18 McGrath Place, Noranda, found that they are maintaining a normal level of health and condition for their age and species, with no structurally adverse conditions of concern.

It is understood that the adjacent properties have experienced flooding during recent heavy rainfall event, which can be attributed to insufficient drainage for the rain event.

Minor infrastructure impacts were observed, including uplifted pavers along the path leading to the dwelling entrance of 16 McGrath, minor cracking to the concrete floor within its garage, was observed, however the cracking pattern did not indicate root activity, as this is usually evidenced by an upward movement of concrete as opposed to a flat crack.

There were no major surface roots observed from either tree on the verge of 16 McGrath.



Photo 1: Verge of 16 McGrath – no surface root activity observed in lawn



Minor lifting of paving

Photo 2: Verge of 16 McGrath – no surface root activity observed in lawn, minor lifting of paving that leads to the front door.



VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

With regards to 18 McGrath, cracking and minor lifting of approximately 10mm was observed in the driveway, which is indicative of root activity, likely from the tree closest (Tree 3127), which also exhibits a number of surface roots that play a structural role in the integrity of the root plate, these can however be pruned on the cadastral boundary, as there is sufficient distance from the tree to not diminish the structural integrity of the root plate.



Photo 3: Verge of 18 McGrath (Tree 3217) – no surface root activity observed in lawn, minor lifting of paving that leads to the front door.

There are no major surface roots observed from tree 3128, which is also a smaller tree.



Photo 4: Verge of 16 McGrath (Tree 3218) – no surface root activity observed in lawn, minor lifting of paving that leads to the front door.



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Where tree roots are present within soak well pipes, the cause is most likely attributable to existing defects within the drainage system such as joint degradation and failure, deterioration, or corrosion along the length of a pipe or poor workman ship, rather than active damage by roots.

This is because tree roots are more so opportunistic and will take advantage of pre-existing points of entry in already compromised systems.

It is rare that roots will be the initial cause of damage, especially in this case, given the distance of the tree from the dwellings.

If, for instance, the trees were located within 1 – 2m of the dwelling then the possibility of the trees being the actual cause of the damage would be high, but when they are located over 8m from the dwelling, the foraging roots are considerably smaller than those in close proximity to the trunk and lack the potential to be the cause of the damage.

It is most likely that the cause of the flooding is attributable to a lack of maintenance of private infrastructure, in the same way that gutters need to be cleaned regularly, so does below ground water management systems.

Overall, the level of root intrusion is regarded as low, with no damage to the road or kerb line and only minor lifting of paving observed within the private properties.

To mitigate future risk, it is recommended that routine inspection and maintenance of plumbing and drainage systems be undertaken to ensure proper functioning.

The City can retain the trees and protect itself from future claims by installing a root barrier now to prevent any further root ingress into the private property.



VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

### 6.0 Conclusion

The four subject trees were found to be maintaining a normal level of health and condition as is expected for the age and species of tree, with no adverse structural condition or state of health that would warrant their removal at this time.

Additionally, the level of root activity is regarded as low, and there are remedial means that would facilitate retention of the trees and the 180m<sup>3</sup> of canopy coverage they provide, such as installation of a root barrier, which is the primary recommendation from this report based upon observations made.

However, should the city wish to provide an overall reduction in the influence of the trees onto the adjacent dwellings, whilst retaining some existing canopy coverage, option 2 is provided for consideration.

#### Option 1

- Install a root barrier system along the edges of the driveways and boundary line (outlined in the below image 1).

#### Option 2

- Remove trees 3127 and 3129.  
This will reduce the overall level of cumulative root activity and competition that is created from having 4 trees on the verge, thus reducing the level of root activity from the two remaining trees that will take advantage of the water and organic matter not used by the two trees removed.  
It would still be recommended to install the root barrier to ensure that the City is protected from any future claims as such actions would be expected by the City’s Insurer.



## VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

## 7.0 Glossary of Arboricultural Terminology

**Abscission** - The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way.

**Abiotic** - Pertaining to non-living agents, e.g., environmental factors.

**Absorptive roots** - non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients.

**Adaptive growth** - In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress.

**Adaptive roots** - The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading.

**Adventitious shoots** - Shoots that develop other than from apical, axillary, or dormant buds; see also 'epicormic'

**Anchorage** - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree.

**Axil** - The place where a bud is borne between a leaf and its parent shoot.

**Bacteria** - Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms.

**Bark** - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex, and periderm; occasionally applied only to the periderm or the phellem.

**Basidiomycotina (Basidiomycetes)** - One of the major taxonomic groups of fungi.

**Bolling** - A term sometimes used to describe pollard heads.

**Bottle-butt** - A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay.

**Bracing** - The use of rods or cables to restrain the movement between parts of a tree.

### Branch:

- **Primary** - A first order branch arising from a trunk or stem
- **Lateral** - A second order branch, subordinate to a primary branch
- **Sub-lateral** - A third order branch, originating from lateral branch

**Branch bark ridge** - The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem.

**Branch-collar** - A visible swelling formed at the base of a branch.

**Brown-rot** - A type of wood decay in which cellulose is degraded, while lignin is only modified.

**Buckling** - An irreversible deformation of a structure subjected to a bending load.

**Buttress zone** - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions.

**Cambium** - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally.

**Canker** - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria.

**Canopy species** - Tree species that mature to form a closed forest canopy.

**Cleaning out** - The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree.

**Compartmentalisation** - The chemical confinement of disease, decay, or other dysfunction within a tree's tissue, due to passive and/or active defences operating at the boundaries of the affected region.

**Compression fork** - An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other.

**Compression strength** - The ability of a material or structure to resist failure when subjected to compressive loading, measurable in trees with special drilling devices.

**Compressive loading** - Mechanical loading which exerts a positive pressure, the opposite to tensile loading.

**Tree Protection Zone** - Area from which access is prohibited for the duration of the project to prevent damage to a tree.

**Crown/Canopy** - The main foliage bearing section of the tree.

**Crown lifting** - The removal of limbs and small branches to a specified height above ground level.

**Crown thinning** - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure.

**Crown reduction/shaping** - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape.

**Crown reduction/thinning** - Reduction of the canopy volume by thinning to remove selected branches whilst preserving the natural tree shape.

**Deadwood** - Branch or stem wood bearing no live tissues.

**Decurrent** - A system of branching in which the crown is borne on a number of major widely spreading limbs of similar size.

**Defect** - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

**Delamination** - The separation of wood layers along their length, visible as longitudinal splitting.

**Dieback** - The death of parts of a woody plant, starting at shoot-tips or root-tips.

**Disease** - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogens.

## VISUAL TREE ASSESSMENT – WESTWORKS CONSULTANCY

**Distal** - In the direction away from the main body of a tree or subject organism (cf. proximal)

**Dominance** - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also, the tendency of a tree to maintain a taller crown than its neighbours.

**Dormant bud** - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so.

**Dysfunction** - In woody tissues, the loss of physiological function, especially water conduction, in sapwood.

**DBH (Diameter at Breast Height)** - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified.

**Endophytes** - Micro-organisms that live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed.

**Epicormic shoot** - A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot.

**Excrescence** - Any abnormal outgrowth on the surface of tree or other organism.

**Excurrent** - In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter, and secondary branching (cf. decurrent).

**Fastigate** - Having upright, often clustered branches.

**Flush cut** - A pruning cut which removes part of the branch bark ridge and or branch-collar.

**Girdling root** - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue.

**Habit** - The overall growth characteristics, shape of the tree and branch structure.

**Haloing** - Removing or pruning trees from around the crown of another (usually mature or post-mature) tree to prevent it becoming suppressed.

**Hazard beam** - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth, prone to longitudinal splitting.

**Heartwood/false-heartwood** - The dead central wood that has become dysfunctional as part of the aging processes and being distinct from the sapwood.

**Heave** - The lifting of pavements and other structures by root diameter expansion; also, the lifting of one side of a wind-rocked root-plate.

**High canopy tree species** - Tree species having potential to contribute to the closed canopy of a mature forest.

**Incipient failure** - In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part.

**Included bark (ingrown bark)** - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

**Infection** - The establishment of a parasitic micro-organism in the tissues of a tree or other organism.

**Internode** - The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches.

**Lever arm** - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or individual branch.

**Lignin** - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification.

**Lions tailing** - When a branch of a tree that has few if any side branches except at its end and is thus liable to snap due to end-loading.

**Loading** - A mechanical term describing the force acting on a structure from a particular source, e.g., the weight of the structure itself or wind pressure.

**Longitudinal** - Along the length (of a stem, root, or branch).

**Lopping** - A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

**Minor deadwood** - Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target.

**Mulch** - Material laid down over the rooting area of plants to help conserve moisture; mulch may consist of organic matter, or artificial material.

**Mycelium** - The body of a fungus, consisting of branched filaments (hyphae).

**Occlusion** - The process whereby a wound is progressively closed by the formation of new wood and bark around it.

**Pathogen** - A micro-organism which causes disease in another organism.

**Photosynthesis** - The process whereby plants use light energy to split hydrogen from water molecules and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products.

**Phytotoxic** - Toxic to plants.

**Pollarding** - The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting.

**Primary branch** - A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

**Probability** - A statistical measure of the likelihood that a particular event might occur.

**Pruning** - The removal or cutting back tree parts to growth points.

**Rams-horn** - In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross section.

**Reactive Growth/Reaction Wood** - Production of woody tissue in response to altered mechanical or external loading.

**Residual wall** - The amount of non-decayed wood remaining following decay of internal wood

**Rib** - A ridge of wood that has usually developed because of locally increased mechanical loading. Often associated with internal cracking in the wood of the stem, branch, or root.

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**Ringbarking (girdling)** - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates above or below the area of damage.

**Ripewood** - The older central wood of those tree species in which sapwood gradually ages without being converted to heartwood.

**Root-collar** - The transitional area between the stem/s and roots.

**Root zone** - Area of soils containing absorptive roots of the tree/s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree.

**Sapwood** - Living xylem tissues.

**Selective delignification** - A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose.

**Shedding** - In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots, and bark scales.

**Shrub species** - Woody perennial species forming the lowest level of woody plants in a forest or garden and not normally considered to be trees.

**Simultaneous white rot** - A kind of wood decay in which lignin and cellulose are degraded at about the same rate.

**Soft-rot** - A kind of wood decay in which a fungus degrades cellulose within the cells,

**Spores** - Propagules of fungi; most spores are microscopic and dispersed in air or water.

**Sporophore** - The spore bearing structure of fungi.

**Stem/s** - Principle above-ground structural component(s) of a tree that supports its branches.

**Stress** - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition, or extremes of temperature: In mechanics, the application of an external force to an object.

**Stringy white-rot** - The kind of wood decay produced by selective delignification.

**Structural roots** - Roots, generally having a diameter greater than 50 millimetres, and contributing significantly to the structural support and stability of the tree.

**Structural root zone (SRZ)** - The zone of the root plate most likely to contain roots that are critical for anchorage and the stability of the tree.

**Subsidence** - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots.

**Subsidence** - In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight.

**Taper** - In stems and branches, the degree of change in girth along a given length.

**Targets** - In tree risk assessment persons or property or other things of value which might be harmed or damaged by falling parts of a tree

**Topping/ Lopping** - In arboriculture, the removal of the crown of a tree, or of a major proportion of it.

**Torsional stress** - Mechanical stress applied by a twisting force.

**Translocation** - In plant physiology, the movement of water and dissolved materials through the body of the plant.

**Transpiration** - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells.

**Tree Protection Zone (TRZ)** - This is an area left around a tree to ensure protection of the above and below ground parts of the tree during construction works. It will usually include the SRZ and is usually recommended to be fenced off for the period of the works.

**Understorey** - A layer of vegetation consisting of younger or smaller trees and shrubs which are adapted to grow under lower light conditions.

**Understorey tree species** - Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a forest or garden.

**Vascular wilt** - A type of plant disease in which water-conducting cells become dysfunctional.

**Vessels** - Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally, not present in coniferous trees.

**Vigour** - The expression of carbohydrate expenditure to growth (in trees).

**Vitality** - A measure of physiological condition.

**White-rot** - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.

**Wind exposure** - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity.

**Windthrow** - The blowing over of a tree at its roots.

**Woundwood** - Wood with atypical anatomical features, formed in the vicinity of a wound.



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## 8.0 References

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## 9.0 Appendices

### 9.1 Appendix 1 – Root Barrier for Trees

**Design and Installation Guidelines:** Install the barrier between the tree and whatever structure requires protection. Do not surround the tree. Place the barrier adjacent the subject (along the bath, building foundation etc) to prevent root access while providing the roots sufficient space.

**Depth:** Determined by aeration (and by default, compaction) of the soil. In ‘Normal’ undisturbed soils, very little growth occurs deeper than 1m.

**Seal:** Sodium bentonite, or other root growth inhibitor is used to seal the bottom of the trench and bind the bottom of the barrier to the undisturbed soil. In summary, take the barrier to a depth in the soil that nothing can grow in, and bind the barrier to it.

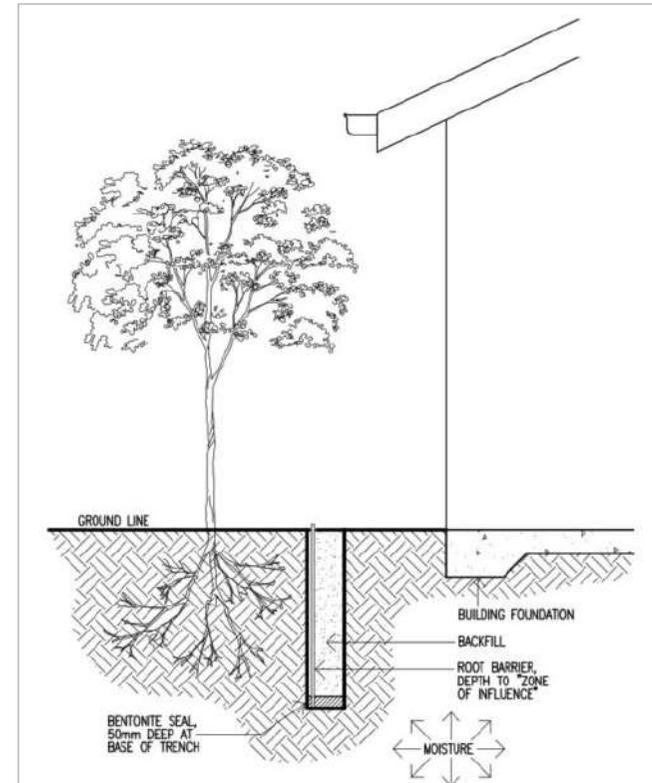
**Length:** Sufficient to stop the roots going around the edge of the barrier. Normally 1 or 2m outside the drop line of the tree. The barrier must be installed in one piece.

**Tree Care:** Working in from the dripline (edge of the canopy) the closer you get to the trunk, the higher the risk of damaging or destabilising the tree. As a general guide, if placement is near 50% the distance between drip line and trunk, a Project Arborist should be consulted to calculate the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ). Pruning within these zones must be undertaken by an AQF level 3 arborist to Australian standards (AS4373:1996 and AS4970:2009).

**Barrier Installation**

1. Dig or vacuum excavate a 100mm wide trench to the required depth (common standard is 600mm).
2. Insert root barrier, ensure 20mm of the material is above the finished ground height (to allow for settlement, may be trimmed later, however must remain above ground level).
3. The arborist should trim exposed tree roots to leave a clean cut.

Back fill the base of the trench placing a layer of bentonite, then back fill using soil from the trench.



(Adapted from the Root Barrier Installation Guide provided by Rootbarrier.com.au)

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## 10.0 Disclaimer and Limitations

- a. References in this report to the “Consultant” means that person listed on the cover page as an employee of Westworks Consultancy.
- b. References in this report to Westworks Consultancy means Westworks Group Pty Ltd as trustee for Ussheridan Trust trading as Westworks Consultancy (ACN 156 131 010 ABN 23 100 208 057).
- c. In this report a reference to a group of persons includes a reference to all of them collectively, any two or more collectively and each of them individually.
- d. The releases and limitations in this report apply to the Arborist, Westworks Consultancy and any employees, directors, contractors, and agents of the Arborist and/or Westworks Consultancy.
- e. This report only covers identifiable defects present at the time of inspection. The Arborist and Westworks Consultancy accept no responsibility and cannot be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.
- f. The Arborist and Westworks Consultancy cannot and do not guarantee trees contained within this report will be structurally sound under all circumstances and cannot and do not guarantee that the recommendations made will categorically result in the tree being made “safe.” Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level.
- g. Trees are living organisms and as such cannot be classified as “safe” under any circumstances.
- h. Failure events can occur for any number of reasons at any time and cannot always reasonably be foreseen, as any number of circumstances can come about at any time before or after an inspection that the Arborist and Westworks Consultancy may not be aware of.
- i. All recommendations are made based on what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.
- j. Care has been taken to obtain all information from reliable sources. All data has been verified or as much as possible; however, the Arborist and Westworks Consultancy can neither guarantee nor be responsible for the accuracy of information provided by others.
- k. Booking of re-assessment after the prescribed period is the responsibility of the land manager/owner only. The Arborist and Westworks Consultancy are not responsible for providing reminders or notification that re assessment may be due and will not be held responsible to reinspect the listed trees until requested.
- l. The Arborist and Westworks Consultancy make no express warranties under this report.
- m. Except as the report specifically states, or as contained in any express warranty provided in relation to any goods or services provided or to be provided, the report does not include by implication any other term, condition, or warranty in respect of the quality, merchantability, acceptability, fitness for purpose, condition, description, assembly, manufacture, design or performance of the goods or services or any contractual remedy for their failure.
- n. If the client is a consumer nothing in the Report restricts, limits, or modifies the client’s rights or remedies against Westworks Consultancy for failure of a statutory guarantee under the ACL save to the extent lawfully permissible.
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- q. The client expressly acknowledges and agrees that:
  - i. it has not relied upon, any service involving skill and judgement, or on any advice, recommendation, information, or assistance given by the Arborist or Westworks Consultancy, their agents, contractors, or employees in relation to any goods or services or their use or purpose.
  - ii. it has not made known, whether expressly or by implication, to the Arborist and Westworks Consultancy any purpose for which it requires the goods or services and it has the sole responsibility of satisfying itself that any goods or services as suitable for the use of the client.
  - iii. nothing in this Report is to be interpreted as excluding, restricting, or modifying the application of any non-excludable State or Federal legislation applicable to the sale of goods or supply of service.
  - iv. Any reinspection is the responsibility of the tree owner to arrange as required.























































**10.3.2 East Baigup Management Order Transfer**

<b>Responsible Branch:</b>	Parks and Environment
<b>Responsible Directorate:</b>	Infrastructure and Assets
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	Nil
<b>Refer:</b>	Item: 10.3.2: OCM: 25.01.2022
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

This report is provided for Council to consider the transfer of the management order of the eastern land portion of Baigup Wetlands in Bayswater, from the Department of Planning Lands and Heritage (DPLH) to the City of Bayswater.

**ADDITIONAL INFORMATION**

Prior to the Agenda Briefing Forum held on 11 November 2025, a request was received for additional background information relating to the proposed transfer of the management order for the eastern portion of Baigup Wetlands. The following provides a chronological summary of key events and actions undertaken over the past decade leading up to the preparation of the current report.

**BACKGROUND**

Baigup Wetlands is a 16-hectare riverine reserve located between Garratt Road Bridge and Maylands Peninsula. It comprises both a western portion, (approximately 5 hectares) vested with the City of Bayswater, and an adjoining 11-hectare parcel owned by the Western Australian Planning Commission (WAPC) and managed by the Department of Planning, Lands and Heritage (DPLH). The site forms part of Bush Forever Site No. 313 and contains significant estuarine saltmarsh vegetation, identified as a Temperate Coastal Saltmarsh Threatened Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999. Bush Forever status means the site is expected to be maintained for conservation regardless of manager.

**1998: Maylands boundary transfer to City of Bayswater**

On 20 January 1998, the State Government announced that the suburb of Maylands and part of Mt Lawley would be transferred from the City of Stirling to the City of Bayswater, effective 1 July 1998. The change was intended to consolidate management of the Swan River foreshore and improve local governance, community connection, and service delivery. Following this boundary adjustment, the western portion of Baigup Wetlands, previously within the City of Stirling, was vested with the City of Bayswater, while the eastern portion remained under the ownership of the WAPC and management of the DPLH. This arrangement has remained in place since that time.

**2013 – 2016: Formation of BWIG and restoration of the western portion**

The Baigup Wetland Interest Group (BWIG) was established in 2013 as a community-based volunteer organisation focused on protecting and restoring Baigup Wetlands. During this period, the WAPC-managed eastern portion of the site was in poor condition, with widespread weed infestation. The City collaborated with BWIG on grant-funded weed control and revegetation works within the City-managed western portion, achieving visible ecological improvements. In 2016, following questions raised in State Parliament by local member Lisa Baker MLA, DPLH re-assumed active management of the eastern portion after a period of limited oversight. DPLH initiated

emergency access works, boundary fencing, and ongoing weed control programs with the vision of transferring the management order following site works.

#### 2017 – 2019: Continued site improvement

Between 2017 and 2019, DPLH and BWIG implemented additional revegetation and weed control works, improving the ecological function of the eastern portion. The City continued to maintain the western portion of Baigup Wetlands, ensuring consistent management across both sections of the reserve.

#### 2020 – 2021: Petition and initiation of negotiations

In 2021, BWIG formally petitioned the City to seek unified management of Baigup Wetlands under City control. The petition was tabled at the Ordinary Council Meeting held on 24 August 2021.

#### 2022: Council resolution to negotiate

At the Ordinary Council Meeting held on 25 January 2022, Council resolved to authorise the Chief Executive Officer to commence negotiations with WAPC regarding the potential transfer of the management order for the eastern portion and to present outcomes back to Council. Following this resolution, City officers met with DPLH representatives, who advised that a detailed management plan would be required to support any formal transfer proposal.

#### 2023 – 2024: Preparation of management plan and indicative funding discussions

The City prepared an Environmental Restoration Plan for the eastern portion. The plan identified key management actions including weed control, revegetation and erosion management. This plan provided the City the basis to determine the restoration costs of the eastern portion (not ongoing operational costs). Ongoing annual operational/maintenance costs were determined by City environmental officers. The plan was not formally presented to DPLH; however, discussions with DPLH have indicated that there may be financial assistance through the Area Assistance Grant program. Estimated implementation costs totalled approximately \$895,000 (excluding GST) over five years, including \$350,000 for boardwalk replacement. No formal funding commitment was received.

#### Recommendation Implications

In light of the above, the Officer's Recommendation remains unchanged.

### **OFFICER'S RECOMMENDATION**

That Council does not support 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 at this time, for the following reasons:

1. Assuming management responsibility of the eastern portion of Baigup Wetlands would have ongoing financial implications for the City, including estimated additional annual maintenance costs of approximately \$80,000, which are currently unbudgeted.
2. The estimated capital cost of approximately \$350,000 for boardwalk renewal, along with environmental restoration work estimated at \$109,045 per year for the initial five years, would require separate funding applications, with no guarantee of approval or inclusion as part of the management order transfer.

### **MOTION**

#### **That Council**

1. **Supports 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, subject to the following conditions:

- (a) That the State Government either provides funding of \$440,000 (excluding GST) for infrastructure renewal works, including the renewal of the boardwalk (\$350,000), limestone access track and associated culverts (\$90,000), or completes these works prior to the transfer of the management order;
  - (b) That funding of \$550,000 (excluding GST) for environmental restoration works for the initial five years is confirmed and secured prior to the transfer of the management order; and
  - (c) That the funding or works referred to in (a) and (b) above are to be confirmed and in place before the transfer proceeds.
2. Requests the Chief Executive Officer to liaise with the Department of Planning, Lands and Heritage and the Western Australian Planning Commission to confirm funding commitments and negotiate the final terms of the management order in accordance with the above conditions.
  3. Requests the Mayor to write to the Minister for Planning, the Minister for Environment, and the Member for Maylands to advise them of Council's decision and seek their assistance in securing the required funding.
  4. Notes that the transfer of management shall not proceed until the conditions listed in Point 1 have been satisfied to the City's satisfaction.
  5. Requests the Chief Executive Officer to begin preparing a new Management Plan for the western portion of Baigup Wetlands (which is vested with the City) in 2026.
  6. Requests the Chief Executive Officer to progress the reclassification of Baigup Wetlands to a Class A Reserve.
  7. Requests the Chief Executive Officer to provide a progress report to Council, by December 2026, outlining the status of all actions listed above.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Cale Black Seconded

*Cr Nat Latter proposed the following amendment:*

#### AMENDMENT

That limb 1 be amended to include a new sub-limb (d) as follows:

- (d) *That all funding amounts referred to in (a) and (b) above be indexed, using the ABS Producer Price Index (6427.0) - Output of the Construction Industries, to reflect cost escalation up to the date of transfer to the satisfaction of the Chief Executive Officer*

*This was accepted by the mover and seconder and form part of the substantive motion.*

*Cr Nat Latter proposed the following amendment:*

#### AMENDMENT

That a new limb 8 be added to request the Chief Executive Officer add this matter in the City's Advocacy Plan.

*As this was accepted by the Mover and Seconder, it formed part of the substantive motion.*

*During debate, Cr Calla Loiacono foreshadowed the officer's recommendation.*

**COUNCIL RESOLUTION****That Council**

1. Supports 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, subject to the following conditions:
  - (a) That the State Government either provides funding of \$440,000 (excluding GST) for infrastructure renewal works, including the renewal of the boardwalk (\$350,000), limestone access track and associated culverts (\$90,000), or completes these works prior to the transfer of the management order;
  - (b) That funding of \$550,000 (excluding GST) for environmental restoration works for the initial five years is confirmed and secured prior to the transfer of the management order; and
  - (c) That the funding or works referred to in (a) and (b) above are to be confirmed and in place before the transfer proceeds.
  - (d) That all funding amounts referred to in (a) and (b) above be indexed, using the ABS Producer Price Index (6427.0) - Output of the Construction Industries, to reflect cost escalation up to the date of transfer to the satisfaction of the Chief Executive Officer
2. Requests the Chief Executive Officer to liaise with the Department of Planning, Lands and Heritage and the Western Australian Planning Commission to confirm funding commitments and negotiate the final terms of the management order in accordance with the above conditions.
3. Requests the Mayor to write to the Minister for Planning, the Minister for Environment, and the Member for Maylands to advise them of Council's decision and seek their assistance in securing the required funding.
4. Notes that the transfer of management shall not proceed until the conditions listed in Point 1 have been satisfied to the City's satisfaction.
5. Requests the Chief Executive Officer to begin preparing a new Management Plan for the western portion of Baigup Wetlands (which is vested with the City) in 2026.
6. Requests the Chief Executive Officer to progress the reclassification of Baigup Wetlands to a Class A Reserve.
7. Requests the Chief Executive Officer to provide a progress report to Council, by December 2026, outlining the status of all actions listed above.
8. Request the Chief Executive Officer to add this matter to the City's Advocacy Plan.

**Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Cale Black Seconded**

**CARRIED: 5/4**

**For:** *Cr Anthony Pittaway, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.*

**Against:** *Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj and Cr Michelle Sutherland.*

**REASON FOR CHANGE**

***To ensure the City only assumes management responsibility once all necessary renewal works and environmental restoration funding are secured, protecting the City from***

***inheriting unfunded liabilities while still supporting long-term stewardship of Baigup Wetlands.***

**BACKGROUND**

There are several natural areas within the City of Bayswater (the City) that are owned by the State, with a management order vested with the Department of Planning Lands and Heritage (DPLH) through the Western Australian Planning Commission (WAPC). Some of these sites include:

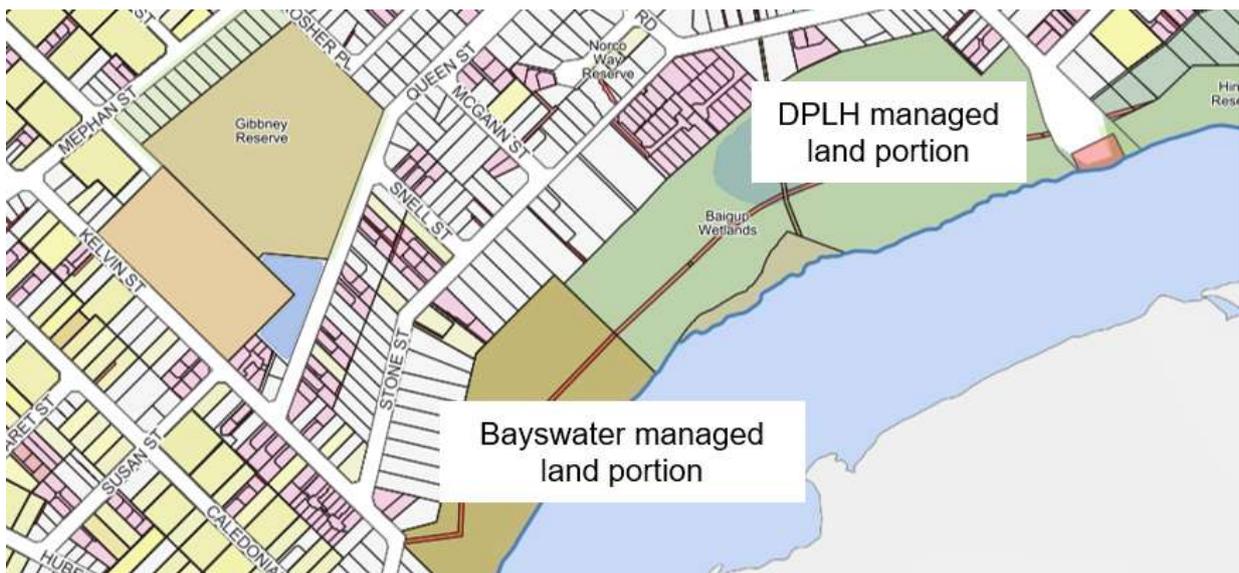
- Portions of Bardon Park
- Baigup Wetland (eastern portion)
- Wright Street Samphires
- Portions of Hinds Reserve.

The management order for the western portion of Baigup Wetlands (5 ha) is vested with the City of Bayswater; while the management order for the eastern portion (11 ha) is vested with the DPLH. Baigup Wetlands is part of Bush Forever site No. 313, with the western portion of the site being managed by the City following the transfer of the suburb of Maylands to the City in 1998.

A key vegetation element of Baigup Wetlands is the coastal salt marsh community, which is listed under the *Environment Protection and Biodiversity Conservation Act 1999 Act* as a Threatened Ecological Community (TEC). The City manages the western site in collaboration with the Baigup Wetlands Interest Group (BWIG) to promote biodiversity and provide access for the community to an important natural area. It is the objective of BWIG to:

*“Restore Baigup Wetlands to a level of biodiversity capable of providing habitat or refuge for as wide a range of birds, animals, and terrestrial and aquatic invertebrates as possible; while at the same time maximising the amenity of this beautiful location for City of Bayswater residents and other visitors”* (BWIG Website).

The City has an allocation of \$51,709 in the 2025/26 budget to manage the western site, and has achieved positive environmental restoration outcomes at the site, working closely with BWIG. Works have predominantly focussed on weed control and revegetation.



***Baigup Wetlands cadastral boundaries***

At its Ordinary Meeting held on 24 August 2021, BWIG tabled a petition to the City requesting the transfer of the management order of the eastern land portion, from the DPLH to the City. Subsequently, at its Ordinary Meeting in January 2022, Council resolved as follows:

- “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.”*

Following this, Officers met with representatives from the DPLH who requested that the City produce a management plan for the site to document the required works to facilitate the land transfer process. Officers prepared an environmental restoration plan for the land parcel to address the following considerations:

- Weed infestation
- Revegetation
- Hydrology
- Foreshore maintenance
- Boardwalk replacement or removal.

The DPLH operates an Area Assistance Grant scheme to assist local authorities in the Perth metropolitan area to develop, manage and accept the vesting of natural areas. Ongoing discussions have indicated that the DPLH may offer grant funding to assist with future ongoing maintenance and or site enhancement. Any potential grant would be subject to applicable funding criteria and a formal application process.

## **EXTERNAL CONSULTATION**

Officers have consulted with BWIG and the DPLH to assist in the preparation of this report.

## **OFFICER'S COMMENTS**

Preserving the natural environment is a key objective of the City's Strategic Community Plan. The City has achieved strong restoration outcomes within the western portion of Baigup Wetlands in partnership with the Baigup Wetlands Interest Group (BWIG). Similar benefits could be realised across the entire site. City officers acknowledge the ecological and community value of the eastern portion and the opportunity to enhance outcomes through unified management under the City. However, assuming management responsibility would require an ongoing financial commitment by the City, which is currently un-budgeted.

To inform decision making, the City has prepared a detailed environmental restoration plan for the eastern portion. It is estimated that the City would require \$895,229 (excluding GST) from the DPLH to manage the site over a five-year period. This estimate includes:

- Five years of weed control and revegetation (\$109,045 excluding GST per annum).
- \$350,000 (excluding GST) for the replacement of a wooden boardwalk situated on the far eastern border near Garratt Road Bridge that is reaching end of life.

Following the five years of funded environmental restoration works, it is estimated that the site would require \$80,000 (in today's value) per annum for site maintenance (2030 onwards). The City has undertaken preliminary discussions with DPLH; however, any formal proposal or agreement is subject to future Council direction.

Following the five years of restoration, annual operating costs are estimated at \$80,000, in addition to the existing operational budget for the western portion. Ongoing operational costs are associated with:

- Weed control

- Revegetation
- Erosion control
- Track and access management
- Firebreak and fuel load management
- Rubbish and debris removal.

The structures and pathways contained within the area that are not already owned and managed by the City would need to be added to the City's asset register and factored into the City's asset valuations. These assets would need to be funded under the City's asset renewal programs when the assets and their various components reach end of life.

While DPLH has expressed an interest in transferring management of the site, a formal proposal has not yet been submitted. DPLH considers itself an interim landholder and has indicated a preference to divest the site. BWIG has formally petitioned the City to assume management of the eastern portion, with a long-term vision to establish the entire site as a Class A Nature Reserve.

The site has been identified as having potential risks associated with acid sulphate soils and erosion due to increased tidal influence. Should these issues arise in the future, the City would be responsible for managing and mitigating any associated impacts.

At present, the eastern portion is managed on an as-needed basis by the DPLH. Should the City assume responsibility, the community would benefit from an increased level of service delivered by the City's Natural Area team and community volunteers. Applicable future budget allocations would be determined through the City's annual budget process. The City has previously installed infrastructure in the eastern land portion including the Principal Shared Path, drainage infrastructure, and three bench seats. These assets remain the responsibility of the City.

Although City officers can see benefits in the land being transferred to the control and management of the City, there are ongoing financial implications that need to be considered. This mainly stems from the fact that any funding assistance that may be offered with the transfer of land management is subject to application and any applicable criteria. Ongoing maintenance and management costs would need to be considered as part of the City's annual natural area maintenance program in perpetuity.

## **LEGISLATIVE COMPLIANCE**

The land portion in question is within the development control area under the *Swan and Canning Rivers Management Act 2006*. Any works that occur within this site will be subject to approvals from the Department of Biodiversity, Conservation and Attractions (DBCA). The Swan River is a significant site for the Whadjuk Noongar people and is protected under the *Aboriginal Heritage Act 1972*.

Under sections 46 and 50 of the *Land Administration Act 1997 (WA)*, the Minister for Lands has broad discretion to grant or revoke management orders for Crown land. Section 46 allows the Minister to place land under the care, control and management of a local government or other body for a specific purpose, while section 50 allows the Minister to revoke a management order in limited situations, such as where both parties agree or where the Minister considers it to be in the public interest or necessary for a public work. In practice, once a management order has been issued it is very uncommon for it to be withdrawn. This means that if issues arise in the future regarding the management or costs associated with Baigup Wetlands, it is unlikely that the State would resume responsibility unless there were exceptional circumstances.

**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	Medium
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**

Capital

The expected replacement cost of the boardwalk is \$350,000 (ex GST). While external grant funding opportunities may be explored, there is no guarantee of success, and any potential funding would be subject to future application processes. The site also contains assets such as footpaths, culverts and benches, which would continue to be managed through the City’s asset management process.

Initial 5-Year Environmental Restoration Work

The estimated cost for the initial five years of environmental restoration work amounts to \$545,228.80 at \$109,045 per year (ex GST). Grant funding may be available and would be subject to a future application process; however, there is no guarantee of success

Ongoing Annual Maintenance

All ongoing maintenance costs beyond the initial five-year period are estimated at approximately \$80,000 per year. This amount is currently unbudgeted and would need to be funded by the City. Any issues relating to acid sulphate soils, foreshore erosion, or mosquito management would also become the City’s responsibility if vesting were transferred. These would be in addition to the estimated annual maintenance costs. For reference, the City spent \$7,265 on mosquito control at the DPLH-managed portion of Baigup Wetland in the last financial year, with costs subsequently recovered from DPLH.

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

Key Result Area: Natural

Outcome 3.1 A Climate Resilient City

Objective 3.1.1 Reduce the impacts of the changing environment.

Key Result Area: Natural

- Outcome 3.1 Sustainable Natural Green Spaces
- Objective 3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.
- Objective 3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.
- Objective 3.2.3 Maintain and protect our inviting green open spaces.
- Key Result Area: Leadership and Governance
- Outcome 5.2 Stakeholder Leadership
- Objective 5.2.1 Communicate and engage effectively to empower civic participation.
- Objective 5.2.2 Provide excellent customer service and ensure the City is easy to do business with.
- Objective 5.2.3 Advocate and develop partnerships for City benefit.

## **CONCLUSION**

While the unified management of Baigup Wetlands under the City could deliver enhanced environmental outcomes and community benefits, the transfer of the eastern land portion presents a significant and ongoing financial commitment from the City, at an estimated cost of \$80,000 per year which is currently un-budgeted.

Whilst some DPLH grant funding may be available for the initial five years of restoration work, no external funding to date has been confirmed.

Noting that no funding has been confirmed to date and additional ongoing City funding is required, officers recommend that the transfer of the management order of the eastern land portion of Baigup Wetlands in Bayswater, from the DPLH to the City, does not progress at this time.

**10.3.3 Additional 40km/hr Speed Zone - Bayswater Residential Precinct**

<b>Responsible Branch:</b>	Infrastructure Planning
<b>Responsible Directorate:</b>	Infrastructure and Assets
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	1. Concept Plan - Bayswater Residential Area 40 [10.3.3.1 - 1 page]
<b>Refer:</b>	Item: 10.3.1 OCM: 01.07.2025
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

**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 provided a deputation in support of the original proposal in June 2025, prior to being elected as a Councillor.*

*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(2) of the Local Government Act 1995.*

**SUMMARY**

As part of the implementation of the 40 km/h area speed zone on the local road network within the Bayswater residential area, Main Roads WA (MRWA) has requested that the zone be extended to include additional roads specifically Olfe Street, and part of Hamilton Street and Whatley Crescent. Council endorsement is therefore sought to support MRWA in assigning a revised regulatory speed limit on the additional affected roads.

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

That Council:

1. Supports the implementation of a 40km/h Area Speed Zone covering Olfe Street, Hamilton Street (from Olfe Street to Whatley Crescent), and Whatley Crescent (from Hamilton Street to Slade Street in Bayswater).
2. Requests the Chief Executive Officer to:
  - (a) Formally advise Main Roads WA of its support of the proposed roads as proposed in Limb 1; and
  - (b) Write to all property owners, residents and businesses fronting these roads advising them of the pending implementation of the Area Speed Zone.

Cr Cale Black Moved, Cr Nat Latter Seconded

**CARRIED UNANIMOUSLY: 9/0**

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

**Against:** *Nil.*

**BACKGROUND**

At the Ordinary Council Meeting held on 1 July 2025, Council considered a report to support the implementation of a 40km/h Area Speed Zone in the Bayswater residential precinct area bounded by Guildford Road, Garratt Road, Whatley Crescent and King William Street, and resolved the following:

*“That Council:*

1. *Supports the implementation of a 40km/h Area Speed Zone covering Murray Street, Hill Street, Almondbury Street, Nanhob Street, Georgina Street, Walton Street, Veitch Street, Wisbech Street, Roberts Street, Milne Street, Crowther Street, Meakins Court and Wotzko Court in Bayswater.*
2. *Requests the Chief Executive Officer to:*
  - (a) *Formally advise Main Roads WA of its support of the proposed Area Speed Zone as proposed in Limb 1; and*
  - (b) *Write to all property owners, residents, schools and businesses within the area bounded by Guildford Road, Garratt Road, Whatley Crescent and King William Street advising them of the pending implementation of the Area Speed Zone.”*

Following Council’s endorsement of the 40 km/h Area Speed Zone change within this precinct, the City wrote to MRWA in support of the proposal. During MRWA’s review of the amendments required to modify the existing regulatory signage as part of the implementation, they proposed an extension of the 40 km/h speed limit to include the roads fronting Bert Wright Park, the Bayswater Library, and the retail businesses along Whatley Crescent East.

The figure below shows the extent of the proposed 40km/h speed limit change depicted in brown.



**EXTERNAL CONSULTATION**

The City proposes to inform all affected residents and business owners on these roads of the pending implementation of the area speed zone. Letters will be distributed to the respective households and businesses. This information will also be made available on the City’s website and the Engage Bayswater website, allowing the public to view and provide comments.

It should be noted that the City does not recommend undertaking consultation to seek endorsement from the community. This is based on the understanding that there has been a general reduction in the actual vehicle speeds along these roads, and a general acceptance of a lower speed environment that has been created as a result of the Bayswater Train Station redevelopment. The installation of area speed zone signage will enable the option for speed enforcement should there still be excessive vehicle speeds in the precinct.

**OFFICER'S COMMENTS**

Olfe Street and Hamilton Street are roads classified as local access roads and Whatley Crescent East as a local distributor road in accordance with MRWA Road Hierarchy classification, and as such, they fall under the State’s default Built Up Area (BUA) speed limit of 50km/h.

MRWA is the governing authority for determining and setting of speed zones. They have developed specific guidelines to determine the most appropriate speed limits to be applied, type of regulatory signage to be installed and the most suitable location. Any speed zone changes, whether it is a linear speed zone where it is applied to length of roads; or area speed zone, where it is applied to a network of roads, require approval from MRWA.

Although MRWA’s Low-Cost Urban Road Safety (LCURS) Program is yet to be implemented in the Bayswater precinct located east of King William Street, the road layout particularly along Olfe Street and Hamilton Street at the Whatley Crescent end, had undergone significant changes as a result of the Bayswater Station redevelopment. In order to facilitate the construction of the Bayswater Station, the portion of Whatley Crescent west of Hamilton Street was permanently closed to vehicular traffic.

The photos below show the road layout pre and post of the station works.



Before



After

With Whatley Crescent no longer connecting to King William Street, traffic volumes and vehicle speeds along this section of the road have decreased. The changes in road geometry along this portion of Whatley Crescent and Hamilton Street, combined with the installation of speed cushions, have further contributed to creating a lower-speed traffic environment.

Given these road sections provide access to key community amenities including the community centre, library, retail shops, and Bert Wright Park, which collectively form part of the Bayswater town centre, MRWA has deemed it appropriate to include these roads within the 40 km/h Area Speed Zone.

The proposed speed reduction is considered logical and appropriate, even though the LCURS Program has not yet been implemented within this precinct. Although these roads are located to the rear of the town centre, they experience relatively high levels of pedestrian activity due to their proximity to key community facilities and local businesses.

All the roads that are subject to the proposed speed reduction including the ones that were endorsed previously can be seen in **Attachment 1**.

**LEGISLATIVE COMPLIANCE**

- Main Roads WA Speed Zoning Policy and Application Guidelines; and
- Road Traffic Code 2000 – Part 3, Speed Restrictions.

**RISK MANAGEMENT CONSIDERATION**

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

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low

Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

**FINANCIAL IMPLICATIONS**

Although the exact financial implications of implementing a revised area speed zone are currently unknown, the costs are expected to be minimal. This is because the implementation would primarily involve the installation, modification, and/or removal of speed regulatory signs in accordance with MRWA’s requirements.

The costs associated with informing the affected property owners, residents, and businesses will, however, be required. This mainly involves officers’ time in the preparation and distribution of letters as well as collating the feedback received.

**Item 1:** Officer Time

**Asset Category:** Other

**Source of Funds:** Municipal

**LTFP Impacts:** N/A

**Notes:**

ITEM NO.	CAPITAL / UPFRONT COSTS (\$)	ONGOING COSTS (\$) ANNUAL		INCOME (\$)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS (\$)	CURRENT BUDGET (\$)
		MATERIALS & CONTRACT	EMPLOYEE				
1	\$1000		\$500				\$1,500

Budget Amendments

Nil.

**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.

Key Result Area: Built

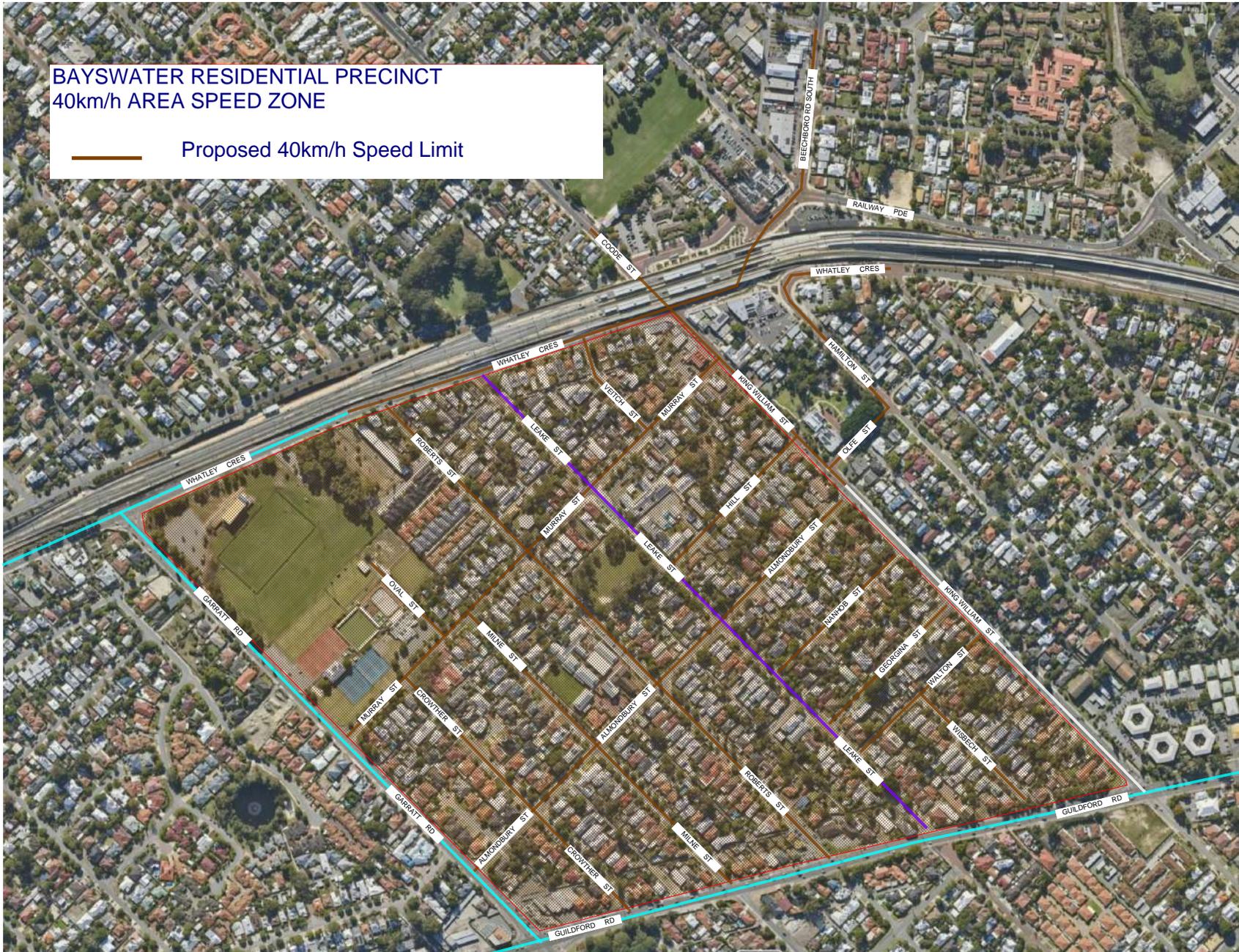
Outcome 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objective 2.2.1 Improve the amenity of our public spaces and streetscapes.

**CONCLUSION**

The proposal to reduce the posted speed limit on these additional roads from 50 km/h to 40 km/h is expected to improve safety for pedestrians, school children, and other road users within the area. An assessment of the current road environment indicates that establishing a 40 km/h regulatory speed limit would be appropriate and consistent with the surrounding network conditions.

It is therefore recommended that Council endorses MRWA's proposal to include Olfe Street, and portions of Hamilton Street and Whatley Crescent as part of the implementation of an area speed zone change in the Bayswater Residential Precinct area that was initially bounded by Guildford Road, Garratt Road, Whatley Crescent, and King William Street.



**10.4 Community Services Directorate Reports**

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

<b>Applicant/Proponent:</b>	Planning Solutions
<b>Owner:</b>	Lighthouse Property No 3 PTY Ltd
<b>Responsible Branch:</b>	Statutory Planning and Compliance
<b>Responsible Directorate:</b>	Community Services
<b>Authority/Discretion:</b>	Quasi-Judicial
<b>Voting Requirement:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Development Plans - 44 Broadway Embleton [10.4.1.1 - 19 pages]</li> <li>2. Applicant Report - 44 Broadway Embleton [10.4.1.2 - 51 pages]</li> </ol>
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

**CR DONOVAN MACDONALD DECLARED AN INDIRECT FINANCIAL INTEREST**

*In accordance with section 5.61 of the Local Government Act 1995, Cr Donovan MacDonald declared an indirect financial interest in this item as he has a Development Application with the City that Planning Solutions are managing.*

*At 8:19pm, Cr Donovan MacDonald withdrew from the Council Chambers and did not participate in consideration or voting on this item.*

*This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.*

**SUMMARY**

On 21 August 2025, the City received a development application proposing four two-storey grouped dwellings with two ancillary dwellings at Lot 1, 44 Broadway, Embleton. The application has been assessed against the provisions of the Residential Design Codes (R-Codes), the City’s Town Planning Scheme No. 24, Local Planning Policies, including the Retaining Walls Policy, Landscaping Policy, Sustainability in Design Policy, and Trees on Private Land and Street Verges Policy.

As the development has an estimated cost that exceeds \$3 million, Council is required to determine the application as City Officers do not have delegation. The application is recommended for conditional approval as it demonstrates compliance with the City’s planning framework.

**OFFICER RECOMMENDATION**

That Council grants development approval for the proposed Four Grouped Dwellings and Two Ancillary Dwellings at Lot 1, 44 Broadway, Embleton, in accordance with the development application dated 22 August 2025 and plans dated 13 October 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 occupation, three street trees, of a species that has the potential to grow to at least 4m in height and minimum size of at least 35 litres when planted, are to be planted on the

verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.

Alternatively, prior to the submission of a building permit application, the owner/applicant is to pay the City the amount of \$1500.00 which will cover the cost of the street trees. The street trees will be planted and maintained by the City within the verge area in front of the subject site.

3. All street tree(s) within the verge adjacent to the subject property are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
  - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
  - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
  - (c) All activities and works related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools, alkaline and/or acidic products and equipment is prohibited within the designated TPZ unless prior approval is sought from the City of Bayswater.
  - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.
  - (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
  - (f) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).

In the event a street verge tree(s) required to be retained adjacent to the subject site is damaged, removed or suffers irreversible effects to its health during development and in the first three years after completion of the development, the landowner will be liable to pay for the amenity (Helliwell) valuation, the cost of removing the existing tree, plus the cost of a City provided replacement tree(s) and three years maintenance of the replacement street verge tree.

4. Prior to the submission of a building permit application, a detailed landscape plan shall be submitted to, and to the satisfaction of the City of Bayswater. 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.
  - (d) Those areas to be reticulated or irrigated.
  - (e) A standard tree within each site, as denoted on the proposed plans, with a radius of 2.0m to the satisfaction of the City of Bayswater.
5. 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.

6. The four trees worthy of retention, as denoted on the plans, are to be retained on the lot, and shall have measures consistent with AS 4970-2009 undertaken to ensure their protection during construction of the subject development.
7. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area including dust management, shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
8. Each dwelling's alfresco shall be unenclosed on at least two (2) sides to the satisfaction of the City of Bayswater.
9. The proposed driveways being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the City of Bayswater.
10. On completion of construction, all excess articles, equipment, rubbish and materials are to be removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
11. Any bin storage area, external services and utilities including air conditioning units, shall be integrated into the design of the building and shall be located so as not to be visually obtrusive to the street and/or adjoining properties to the satisfaction of the City of Bayswater.
12. This development application relates only to the works/use on the property and separate approval must be obtained to construct any crossovers on the road verge.
13. Retaining walls on lot boundaries exceeding 500mm in height (above natural ground level) are to be designed by a suitably qualified practising engineer, to the satisfaction of the City of Bayswater.
14. The external surfaces of the roofs are to be cool roofs as defined in the City's Sustainability in Design Policy with a maximum solar absorbance rating of 0.45 to the satisfaction of the City of Bayswater.
15. Any external artificial lighting installations, including common areas, is to comply with Australian Standard AS 4282 (as amended) 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.

#### 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. 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.
5. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.

6. 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.
7. Vehicle crossover(s) shall be designed and constructed in accordance with the City's Specifications for Crossovers. Applicants/owners are advised to contact the City's Infrastructure and Assets team regarding the crossover application process, requirements and subsidy eligibility. A Crossover Application Booklet detailing the City's requirements is available from the City of Bayswater website ([www.bayswater.wa.gov.au](http://www.bayswater.wa.gov.au)).
8. This approval is not an authority to operate a lodging house in any of the four dwellings. A separate development approval is required should any of the dwellings be used to accommodate more than six (6) unrelated persons.
9. The premises are to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the City of Bayswater *Health Local Law 2023*, and *Waste Local Law 2020*.

## MOTION

### That Council:

1. **defers consideration for the proposed Four Grouped Dwellings and Two Ancillary Dwellings at Lot 1, 44 Broadway, Embleton, in accordance with the development application dated 22 August 2025 and plans dated 13 October 2025, for the following reasons:**
  - (a) **The proposal is more reflective of a *Lodging House*, as, based on the applicant's provided information, it has the clear potential to accommodate more than six independent persons.**
  - (b) **Car Parking and Traffic Impact: The proposed development includes four large, six-bedroom dwellings and two ancillary dwellings intended for a co-living arrangement. The applicant has not demonstrated that the proposed parking provision will adequately meet the likely demand from future residents. The shortfall in parking is expected to result in overspill parking onto surrounding streets, leading to increased congestion and a potential deterioration of safety and accessibility in the area.**
  - (c) **Amenity and Character: The proposed development is likely to result in significant changes to the existing residential character of the locality. The intensity of the use, with a large number of residents per dwelling, has not been sufficiently addressed by the applicant in terms of its potential impacts on local amenity, including noise and general disruption to the surrounding residential environment. This would be incompatible with the established character of the neighbourhood.**
  - (d) **Incompatibility with Local Context: The applicant has not demonstrated how the proposal would integrate with the surrounding development context. The scale and intensity of the development, in combination with the proposed co-living use, would result in an overdevelopment of the site, which is inconsistent with the objectives of orderly and proper planning for this area.**
  - (e) **The applicant has not demonstrated that these issues can be satisfactorily mitigated.**
2. **invites the applicant to revise their application to address these key concerns and to ensure compliance with the requirements of a *Lodging House* as per the *Health (Miscellaneous Provisions) Act 1911 Western Australia* and the *Planning & Development Act 2005*.**

**Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Steven Ostaszewskij Seconded**

*During debate, Cr Nat Latter foreshadowed the officer's recommendation with an amendment to include a Car Parking Management plan.*

### **COUNCIL RESOLUTION**

**That Council:**

1. defers consideration for the proposed Four Grouped Dwellings and Two Ancillary Dwellings at Lot 1, 44 Broadway, Embleton, in accordance with the development application dated 22 August 2025 and plans dated 13 October 2025, for the following reasons:
  - (a) The proposal is more reflective of a *Lodging House*, as, based on the applicant's provided information, it has the clear potential to accommodate more than six independent persons.
  - (b) **Car Parking and Traffic Impact:** The proposed development includes four large, six-bedroom dwellings and two ancillary dwellings intended for a co-living arrangement. The applicant has not demonstrated that the proposed parking provision will adequately meet the likely demand from future residents. The shortfall in parking is expected to result in overspill parking onto surrounding streets, leading to increased congestion and a potential deterioration of safety and accessibility in the area.
  - (c) **Amenity and Character:** The proposed development is likely to result in significant changes to the existing residential character of the locality. The intensity of the use, with a large number of residents per dwelling, has not been sufficiently addressed by the applicant in terms of its potential impacts on local amenity, including noise and general disruption to the surrounding residential environment. This would be incompatible with the established character of the neighbourhood.
  - (d) **Incompatibility with Local Context:** The applicant has not demonstrated how the proposal would integrate with the surrounding development context. The scale and intensity of the development, in combination with the proposed co-living use, would result in an overdevelopment of the site, which is inconsistent with the objectives of orderly and proper planning for this area.
  - (e) The applicant has not demonstrated that these issues can be satisfactorily mitigated.
2. invites the applicant to revise their application to address these key concerns and to ensure compliance with the requirements of a *Lodging House* as per the *Health (Miscellaneous Provisions) Act 1911 Western Australia* and the *Planning & Development Act 2005*.

**Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Steven Ostaszewskyj Seconded**

**LOST: 3/5**

**For:** Cr Calla Loiacono, Cr Steven Ostaszewskyj and Cr Elli Petersen-Pik - Deputy Mayor.

**Against:** Mayor Filomena Piffaretti, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter and Cr Cale Black.

*As the motion was lost, debate commenced on the foreshadowed motion.*

### **MOTION**

**That Council grants development approval for the proposed Four Grouped Dwellings and Two Ancillary Dwellings at Lot 1, 44 Broadway, Embleton, in accordance with the**

development application dated 22 August 2025 and plans dated 13 October 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 occupation, three street trees, of a species that has the potential to grow to at least 4m in height and minimum size of at least 35 litres when planted, are to be planted on the verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.

Alternatively, prior to the submission of a building permit application, the owner/applicant is to pay the City the amount of \$1500.00 which will cover the cost of the street trees. The street trees will be planted and maintained by the City within the verge area in front of the subject site.

3. All street tree(s) within the verge adjacent to the subject property are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
  - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
  - (b) The above fencing is not to be moved or removed at any period during construction, and this zone is not to be entered for any reason; signage notifying people of the TPZ and the associated requirements is to be placed on each side of the fencing.
  - (c) All activities and works related to construction of the subject development, including parking of vehicles, storage of materials, and washing of concreting tools, alkaline and/or acidic products and equipment is prohibited within the designated TPZ unless prior approval is sought from the City of Bayswater.
  - (d) Any roots identified to be pruned shall be pruned with a final cut to undamaged wood outside of the TPZ. Pruning cuts shall be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds shall not be treated with dressings or paints. It is not acceptable for roots to be 'pruned' with machinery such as backhoes or excavators.
  - (e) The tree(s) shall be provided with supplemental water during any construction period falling over summer, with a minimum of 150 litres being provided per week.
  - (f) Any new crossover shall maintain a minimum clearance of 2.0m from the base of a street tree(s).

In the event a street verge tree(s) required to be retained adjacent to the subject site is damaged, removed or suffers irreversible effects to its health during development and in the first three years after completion of the development, the landowner will be liable to pay for the amenity (Helliwell) valuation, the cost of removing the existing tree, plus the cost of a City provided replacement tree(s) and three years maintenance of the replacement street verge tree.

4. Prior to the submission of a building permit application, a detailed landscape plan shall be submitted to, and to the satisfaction of the City of Bayswater. 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.
  - (d) Those areas to be reticulated or irrigated.
  - (e) A standard tree within each site, as denoted on the proposed plans, with a radius of 2.0m to the satisfaction of the City of Bayswater.
5. 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.
  6. The four trees worthy of retention, as denoted on the plans, are to be retained on the lot, and shall have measures consistent with AS 4970-2009 undertaken to ensure their protection during construction of the subject development.
  7. A construction management plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area including dust management, shall be submitted to, and to the satisfaction of the City of Bayswater, prior to the submission of a building permit application.
  8. Each dwelling's alfresco shall be unenclosed on at least two (2) sides to the satisfaction of the City of Bayswater.
  9. The proposed driveways being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the City of Bayswater.
  10. On completion of construction, all excess articles, equipment, rubbish and materials are to be removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
  11. Any bin storage area, external services and utilities including air conditioning units, shall be integrated into the design of the building and shall be located so as not to be visually obtrusive to the street and/or adjoining properties to the satisfaction of the City of Bayswater.
  12. This development application relates only to the works/use on the property and separate approval must be obtained to construct any crossovers on the road verge.
  13. Retaining walls on lot boundaries exceeding 500mm in height (above natural ground level) are to be designed by a suitably qualified practising engineer, to the satisfaction of the City of Bayswater.
  14. The external surfaces of the roofs are to be cool roofs as defined in the City's Sustainability in Design Policy with a maximum solar absorbance rating of 0.45 to the satisfaction of the City of Bayswater.
  15. Any external artificial lighting installations, including common areas, is to comply with Australian Standard AS 4282 (as amended) 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
  16. Prior to the commencement of development, the applicant shall submit a detailed Car Parking Management Plan to the satisfaction of the City. The Plan shall include, but not be limited to, the following:
    - (a) On-Site Parking Provision: A detailed breakdown of the proposed number of parking bays, including designated parking spaces for residents, visitors, and any additional parking needs generated by the development's co-living arrangement.

- (b) **Parking Allocation and Usage:** A strategy for the allocation and management of parking spaces to ensure they are used efficiently and meet the anticipated demand, particularly during peak periods.
- (c) **Overspill Parking Management:** Measures to mitigate any overspill parking onto surrounding streets, including potential agreements with nearby properties for additional parking, or alternative transport options for residents (e.g., bicycle parking, car-sharing schemes).
- (d) **Monitoring and Review:** A mechanism for monitoring the effectiveness of the Parking Management Plan post-occupancy and procedures for adjustments or improvements, should the need arise.

The Car Parking Management Plan shall be submitted to and approved by the City prior to the commencement of development. The development shall be carried out in accordance with the approved plan and any future amendments shall be approved by 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. 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.
5. This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the *Dividing Fences Act 1961*.
6. 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.
7. Vehicle crossover(s) shall be designed and constructed in accordance with the City's Specifications for Crossovers. Applicants/owners are advised to contact the City's Infrastructure and Assets team regarding the crossover application process, requirements and subsidy eligibility. A Crossover Application Booklet detailing the City's requirements is available from the City of Bayswater website ([www.bayswater.wa.gov.au](http://www.bayswater.wa.gov.au)).
8. This approval is not an authority to operate a lodging house in any of the four dwellings. A separate development approval is required should any of the dwellings be used to accommodate more than six (6) unrelated persons.
9. The premises are to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the *City of Bayswater Health Local Law 2023*, and *Waste Local Law 2020*.

Cr Nat Latter Moved, Cr Michelle Sutherland Seconded

*Mayor Filomena Piffaretti proposed the following amendment:*

**AMENDMENT**

That Advice Note 8 be moved to create a new limb 17 of the motion, and Advice Note 9 would change to be Advice Note 8.

*This was accepted by the Mover and Seconder and formed part of the substantive motion.*

*Cr Cale Black proposed the following amendment:*

**AMENDMENT**

That an additional limb be added as follows:

18. Prior to the commencement of development, the applicant shall submit a Complaint Management Plan to the satisfaction of the City. The Plan shall include, but not be limited to, the following:

- (a) **Complaint Reporting Mechanism:** A clear process to report complaints related to the development, including contact details for a designated person or management team responsible for addressing concerns.
- (b) **Response Timeframe:** A commitment to respond to complaints within a specified time frame, with a process in place to investigate and resolve complaints in a timely manner.
- (c) **Record-Keeping and Reporting:** A system for maintaining a log of all complaints received, actions taken, and outcomes. This log shall be made available to the City upon request.
- (d) **Dispute Resolution:** Procedures for resolving disputes between residents and neighbours, including escalation processes if complaints are not resolved satisfactorily at the initial level.
- (e) **Ongoing Communication:** Measures to ensure that residents and neighbours are regularly informed of the complaint management process, including any updates on ongoing issues or improvements.

The Complaint Management Plan shall be submitted to and approved by the City prior to the commencement of development. The development shall be carried out in accordance with the approved Plan. Any amendments to the Plan shall be submitted to and approved by the City.

*This was accepted by the Mover and Seconder and formed part of the substantive motion.*

**COUNCIL RESOLUTION**

That Council grants development approval for the proposed Four Grouped Dwellings and Two Ancillary Dwellings at Lot 1, 44 Broadway, Embleton, in accordance with the development application dated 22 August 2025 and plans dated 13 October 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 occupation, three street trees, of a species that has the potential to grow to at least 4m in height and minimum size of at least 35 litres when planted, are to be planted on the verge in front of the subject site, at the full cost of the applicant/owner and to the specifications and satisfaction of the City of Bayswater.

Alternatively, prior to the submission of a building permit application, the owner/applicant is to pay the City the amount of \$1500.00 which will cover the cost of the street trees. The street trees will be planted and maintained by the City within the verge area in front of the subject site.

3. All street tree(s) within the verge adjacent to the subject property are to be retained and shall have measures consistent with AS 4970-2009 undertaken to ensure its/their protection during construction of the subject development to the satisfaction of the City, including but not limited to the following:
  - (a) A minimum 2.0m radius tree protection zone (TPZ) shall be provided through 1.8m high fencing around the verge trees (chain mesh panels or other suitable material) during construction of the subject development.
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5. 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.

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8. Each dwelling's alfresco shall be unenclosed on at least two (2) sides to the satisfaction of the City of Bayswater.
9. The proposed driveways being constructed with brick paving or concrete and drainage/soak wells to be provided to the satisfaction of the City of Bayswater.
10. On completion of construction, all excess articles, equipment, rubbish and materials are to be removed from the site and the site left in an orderly and tidy condition, to the satisfaction of the City of Bayswater.
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The Car Parking Management Plan shall be submitted to and approved by the City prior to the commencement of development. The development shall be carried out in

accordance with the approved plan and any future amendments shall be approved by the City.

17. This approval is not an authority to operate a lodging house in any of the four dwellings. A separate development approval is required should any of the dwellings be used to accommodate more than six (6) unrelated persons.
18. Prior to the commencement of development, the applicant shall submit a Complaint Management Plan to the satisfaction of the City. The Plan shall include, but not be limited to, the following:
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  - (c) **Record-Keeping and Reporting:** A system for maintaining a log of all complaints received, actions taken, and outcomes. This log shall be made available to the City upon request.
  - (d) **Dispute Resolution:** Procedures for resolving disputes between residents and neighbours, including escalation processes if complaints are not resolved satisfactorily at the initial level.
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The Complaint Management Plan shall be submitted to and approved by the City prior to the commencement of development. The development shall be carried out in accordance with the approved Plan. Any amendments to the Plan shall be submitted to and approved by the City.

#### Advice Notes

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4. 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.
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6. 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.

7. **Vehicle crossover(s) shall be designed and constructed in accordance with the City's Specifications for Crossovers. Applicants/owners are advised to contact the City's Infrastructure and Assets team regarding the crossover application process, requirements and subsidy eligibility. A Crossover Application Booklet detailing the City's requirements is available from the City of Bayswater website ([www.bayswater.wa.gov.au](http://www.bayswater.wa.gov.au)).**
8. **The premises are to comply with the *Environmental Protection (Noise) Regulations 1997* at all times, the *City of Bayswater Health Local Law 2023*, and *Waste Local Law 2020*.**

**Cr Nat Latter Moved, Cr Michelle Sutherland Seconded**

**CARRIED: 5/3**

**For: Mayor Filomena Piffaretti, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter and Cr Cale Black.**

**Against: Cr Calla Loiacono, Cr Steven Ostaszewskyj and Cr Elli Petersen-Pik - Deputy Mayor.**

**REASON FOR CHANGE**

To ensure parking associated with the development is effectively planned and managed, minimising impacts on surrounding streets, promoting efficient use of on-site parking, and providing mechanisms for ongoing monitoring and adjustment. This supports orderly development and allows the City to enforce compliance with parking requirements, and address community concerns over parking management at the site.

To also address the concerns of this dwelling potentially being used as a lodging house and to provide a clear complaints management plan.

*At 9:16pm, Cr Donovan MacDonald returned to the meeting.*

**BACKGROUND**

<b>Application Number:</b>	DA25-0330
<b>Address:</b>	44 Broadway, Embleton
<b>Town Planning Scheme Zoning:</b>	Medium and High Density Residential
<b>Use Class:</b>	Grouped Dwelling – ‘P’ (Permitted) Use
<b>Lot Area:</b>	1619m <sup>2</sup>
<b>Existing Land Use:</b>	Single House
<b>Surrounding Land Use:</b>	Residential
<b>Proposed Development:</b>	Construction of Four Grouped Dwellings & Two Ancillary Dwellings.

A development application has been submitted for the construction of four two-storey grouped dwellings and two ancillary dwellings at Lot 1, 44 Broadway, Embleton. The site is 1,619m<sup>2</sup> in area and is surrounded by residential lots to the west, east and south, with Ockley Square Reserve to the north-west. The site is also located within 450 metres from Bayswater Waves, 800 metres from the Morley Train Station and is serviced by various bus routes such as No. 356 and No. 40.

An aerial image showing the site’s location is provided in Figure 1 below:



**Figure 1 – Aerial Location**

The proposed use of the dwellings has been described by the Applicant as a ‘House of Multiple Occupancy’ (HMO). A HMO is a residential arrangement where up to six unrelated individuals reside in a single dwelling, each having their own secure private room while sharing communal facilities such as the kitchen, laundry, and main living areas. Each dwelling contains six bedrooms with six bathrooms, while two of the four dwellings (Lots 1 and 3) have an ancillary dwelling which comprises one bedroom and one bathroom, intended to be occupied by one individual.

### **EXTERNAL CONSULTATION**

The application was advertised for a period of 14 days in accordance with Clause 64 of Schedule 2 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, commencing on 9 October 2025 and concluding on 23 October 2025. Letters were sent to landowners and occupiers within the immediate vicinity of the subject site, including adjoining landowners, as well as notice being published on the City’s website via Engage Bayswater.

At the conclusion of the consultation period, a total of six written submissions were received, including a petition comprising 37 signatories, all objecting to the proposal. The petition raised specific concerns regarding the intensity of land use, density, parking/traffic impacts, height, scale, streetscape, noise and amenity issues. As of November 2025, it is acknowledged that this petition has not been formally considered by Council.

Notwithstanding, the concerns raised from submitters and petitioners have been considered in the overall assessment of this application, and are tabled below, with Officer comments provided below:

Summary of Submissions	Officer Comment
<p><b>Land Use Concerns</b></p> <ul style="list-style-type: none"> <li>• Suitability of the HMO housing model.</li> <li>• Doubts about the appropriateness of shared living arrangements (e.g. HMO) in a family-oriented area.</li> </ul>	<p>The 'HMO housing model' aligns with the 'Dwelling' definition of the R-Codes. See 'Officer's Comments' section for further detail.</p>
<p><b>Density</b></p> <ul style="list-style-type: none"> <li>• Belief that the proposal exceeds the intended density for the zoning classification.</li> <li>• Concerns that the development's scale and intensity are inconsistent with surrounding single-family homes.</li> <li>• Fear that the proposal will compromise the quiet, residential nature of the street.</li> </ul>	<p>The proposed development has been assessed against the City's planning framework by City Officers who found that it meets the site area requirements designated for the R25 code.</p> <p>The number of dwellings proposed, their size and scale are consistent with the type and scale of development permitted under the R25 density coding and the City's planning framework for the area.</p>
<p><b>Parking and Traffic</b></p> <ul style="list-style-type: none"> <li>• Insufficient on-site parking for the number of expected residents and visitors.</li> <li>• Uncertainty around how off-site parking instructions will be enforced.</li> <li>• Risk of vehicles spilling onto verges and streets, affecting traffic flow and safety.</li> </ul>	<p>The application has been assessed in accordance with the R-Codes Volume 1 (Part B). Clause 5.3.3 (Parking) stipulates that dwellings that are 'Location A' (800m walkable catchment of a high-frequency train station) require a minimum of 1 parking space for each dwelling. Each dwelling provides two parking spaces within each dwelling's garage for a total of 8 parking spaces, where a minimum of 4 parking spaces are required. It is also noted that each driveway can accommodate an additional two parking spaces per dwelling.</p>
<p><b>Visual Privacy</b></p> <ul style="list-style-type: none"> <li>• Objections to two-storey buildings overlooking neighbouring properties.</li> <li>• Worries about loss of privacy due to elevated structures and reduced setbacks.</li> </ul>	<p>None of the dwellings have any major openings on any of the upper floors. The proposal is compliant with the deemed-to-comply provisions of Clause 5.4.1 (Visual Privacy) of the R-Codes Volume 1 (Part B).</p>
<p><b>Safety/Security</b></p> <ul style="list-style-type: none"> <li>• Increased traffic and unfamiliar individuals seen as a threat to child safety.</li> </ul>	<p>The local road network is capable to accommodate a potential increase in vehicle movements, and whilst concerns about child safety are noted, there is no evidence to support this as a valid consideration under the City's planning framework.</p>
<p><b>Construction Concerns</b></p> <ul style="list-style-type: none"> <li>• Anticipated issues with noise, dust, and waste during the build phase.</li> </ul>	<p>The potential for impacts during construction are addressed separately under building regulations.</p>

Summary of Submissions	Officer Comment
<ul style="list-style-type: none"> <li>Concerns about damage to shared infrastructure and unclear responsibility for repairs.</li> </ul>	<p>Additionally, a condition has been recommended to require a construction management plan to address this concern.</p>
<p><b>Additional Considerations</b></p> <ul style="list-style-type: none"> <li>The proposal would lead to a devaluation of nearby properties</li> </ul>	<p>The potential impact on the value of a property is not a valid planning consideration.</p>

**OFFICER'S COMMENTS**

Land Use

The proposed dwellings are intended to operate as a House in Multiple Occupancy (HMO), meaning a single dwelling will accommodate up to six unrelated individuals living together.

Under the R-Codes Volume 1, this proposal meets the definition of a “Dwelling,” which is defined as:

*“A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.”*

Additionally, the proposed ancillary dwellings meet the R-Codes definition of an “Ancillary Dwelling, which is defined as:

*“self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling.”*

Accordingly, the proposal comprises four dwellings with two ancillary dwellings. As one application is being considered for these dwellings, these are classified as four grouped dwellings with two ancillary dwellings. Grouped dwellings are permitted ‘P’ uses within the ‘Medium and High Density Residential’ zone of TPS24 and therefore the land use suitability is permitted by the City’s planning framework.

Planning Assessment

City Officers undertook a comprehensive planning assessment of the proposal against the provisions of the R-Codes Volume 1 (Part B), TPS24, and various applicable local planning policies, including the Retaining Walls Policy, Landscaping Policy, Sustainability in Design Policy, and Trees on Private Land and Street Verges Policy.

The assessment of the proposal found that it complies with most of the deemed-to-comply provisions of the R-Codes, including solar access to adjoining properties (overshadowing), building height, and visual privacy.

A merit-based evaluation of boundary setbacks, open space, site works and landscaping was considered under the design principles of the R-Codes and City Officers are satisfied that the proposal complies with the relevant design principles.

It is noted that a tree is provided in front of each dwelling as well as retention of four mature trees at the rear of the site. A condition requiring a detailed landscaping plan is recommended to consider the species of all trees and shrubs, size and number of any new plants and those areas to be reticulated or irrigated.

**LEGISLATIVE COMPLIANCE**

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- Residential Design Codes; 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.

<b>Impact Category</b>	<b>Appetite</b>	<b>Risk Rating</b>
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	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

**FINANCIAL IMPLICATIONS**

Nil.

**STRATEGIC IMPLICATIONS**

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

Key Result Area: Built  
 Outcome 2.1 A Connected and Accessible City

Objective 2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.

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

Objective 2.2.1 Improve the amenity of our public spaces and streetscapes.

**CONCLUSION**

This proposal comprising four grouped dwellings with two ancillary dwellings has been assessed against the R-Codes Volume 1 (Part B), TPS24 and the City’s applicable local planning policies. The development application is consistent with the planning framework and falls within the R-Codes definition of a dwelling, as well as the two ancillary dwellings definition. As such, the land use is consistent with the ‘Medium and High Density Residential’ zone of TPS24, where grouped dwellings are a permitted ‘P’ use.

Matters raised during consultation, have been carefully considered through the application. The site’s proximity to high-frequency public transport, provision of compliant on-site parking (exceeding the minimum requirements), and compliance with the R-Codes ensures an appropriate

scale of development within the locality for which it is zoned and coded. Conditions requiring detailed landscaping, street tree planting and protection, cool roofs to improve sustainable design, and a construction management plan will further ensure a high-quality streetscape response, improved canopy outcomes and orderly construction management.

The development aligns with the City's framework and Council Plan 2025–2035 by facilitating diverse, well-located housing options and improving the amenity of the built environment. For the reasons outlined above, it is recommended that Council grant approval to the application subject to the conditions and advice notes listed in this report.



<p><b>LOT 1</b> 1619m<sup>2</sup></p>	
<b>SERVICE INFORMATION</b>	
AREA	ESTABLISHED
SEWERAGE	YES DEPTH 0.36
WATER	YES PRELAD R
ELECTRICAL	YES O/H
TELECOM	YES
GAS	YES
DRAFTED	MB SURVEYOR CF
<b>SERVICE LEGEND</b>	
<p><b>SURVEY</b></p> <ul style="list-style-type: none"> <li>* DATUM</li> <li>oPF PEG FOUND</li> <li>oPG PEG GONE</li> </ul>	
<p><b>SEWERAGE</b></p> <ul style="list-style-type: none"> <li>oSEW SEWER MANHOLE</li> <li>oIO INSPECTION OPENING</li> <li>oIS INSPECTION SHAFT</li> </ul>	
<p><b>WATER</b></p> <ul style="list-style-type: none"> <li>oM WATER METER</li> <li>oH HYDRANT</li> <li>oF FLUSH POINT</li> <li>oV STOP VALVE</li> </ul>	
<p><b>ELECTRICAL</b></p> <ul style="list-style-type: none"> <li>oDD POWER DOME/PILLAR</li> <li>oP POWER POLE</li> <li>oL LAMP POST</li> <li>oC CONSUMER POLE</li> <li>oA STAY WIRE ANCHOR</li> </ul>	
<p><b>STORMWATER</b></p> <ul style="list-style-type: none"> <li>oSWM STORMWATER MANHOLE</li> <li>oGR GRATE</li> <li>oSEIP SIDE ENTRY PIT</li> </ul>	
<p><b>GAS</b></p> <ul style="list-style-type: none"> <li>oGM GAS METER</li> <li>oSV SERVICE VALVE</li> </ul>	
<p><b>TELECOM</b></p> <ul style="list-style-type: none"> <li>oCPT COMMUNICATION PIT</li> </ul>	
<p><b>SEWER CONNECTION POSITION</b> APPROXIMATE ONLY SEW INV. 23.98 UP. 0.00</p>	

**IMPORTANT NOTES**

This plan is prepared in accordance with the Survey Act 1985 and the Survey Regulations 1998. All measurements are to be confirmed with the relevant authorities. The plan is subject to the provisions of the Survey Act 1985 and the Survey Regulations 1998. The plan is not to be used for any purpose other than that for which it was prepared. The plan is not to be used for any purpose other than that for which it was prepared. The plan is not to be used for any purpose other than that for which it was prepared.

**CLIENT**  
HMO PROPERTY CO.  
LOT 1 (1644) BROADWAY, EMBLETON

**PLAN**  
263/157A

**DATE**  
10/07/2025

**LOCAL AUTHORITY**  
CITY OF BAYSWATER

**DESCRIPTION**  
SEWER M44  
depth from 0.00  
15342

**APPROVED BY**  
[Signature]

**CLIENT**  
HMO PROPERTY CO.  
LOT 1 (1644) BROADWAY, EMBLETON

**PLAN**  
263/157A

**DATE**  
10/07/2025

**LOCAL AUTHORITY**  
CITY OF BAYSWATER

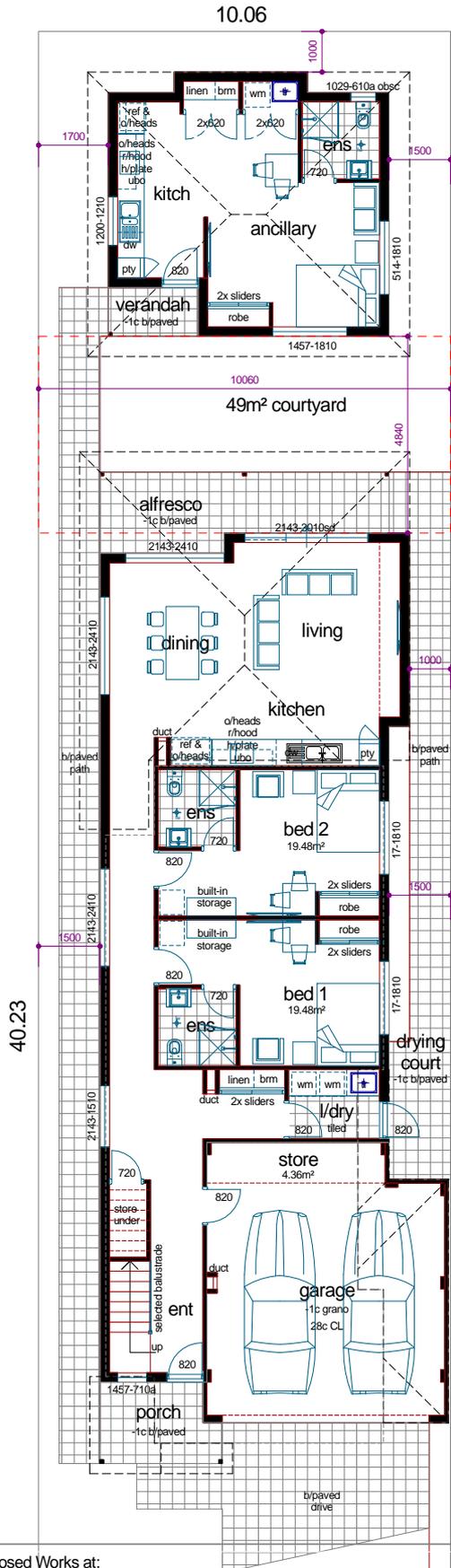
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depth from 0.00  
15342

**APPROVED BY**  
[Signature]

BROADWAY

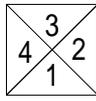
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Unit 1



Proposed Ground

- Wall Legend**
- Rendered or facebrickwork as noted
  - Timber or Steel Framed as noted
  - Insulated Wall System
  - Timber/Steel Framed with Insulated Cladding
- Refer to Specification for Selected Finishes/Inclusions



**AREA**

Floor	122.09m <sup>2</sup>
Upper	105.63m <sup>2</sup>
Garage	39.48m <sup>2</sup>
Porch	5.51m <sup>2</sup>
Alfresco	12.11m <sup>2</sup>
Ancillary	40.15m <sup>2</sup>
Verandah	2.64m <sup>2</sup>
<b>Total</b>	<b>327.61m<sup>2</sup></b>

**CLIENT NOTE**  
 Drawings are subject to council approvals, engineers details, site survey and energy efficiency requirements.

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 For:  
**coliving**

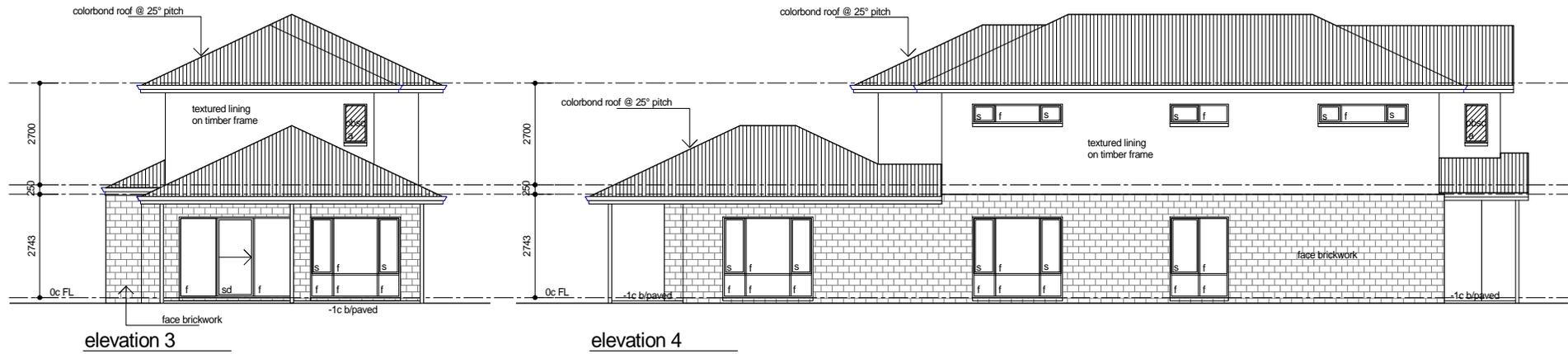
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Elevations

UNIT 1



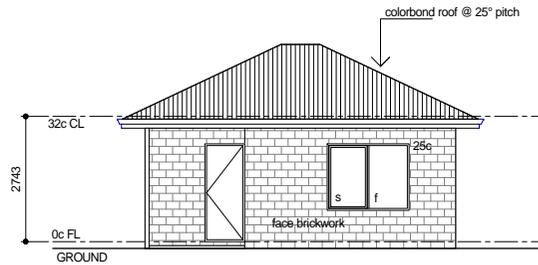
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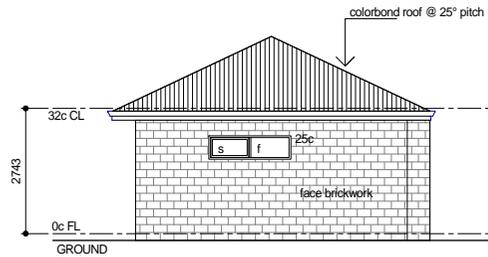
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# UNIT 1 - Ancillary

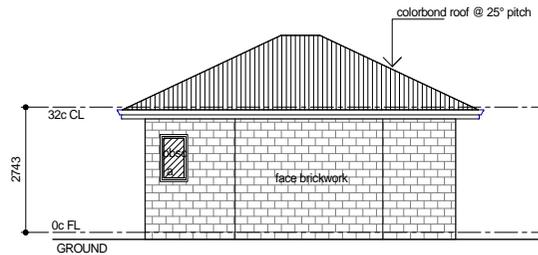
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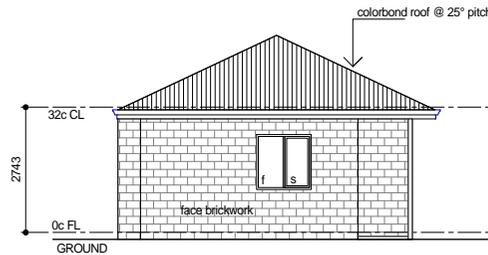
elevation 1



elevation 2



elevation 3



elevation 4



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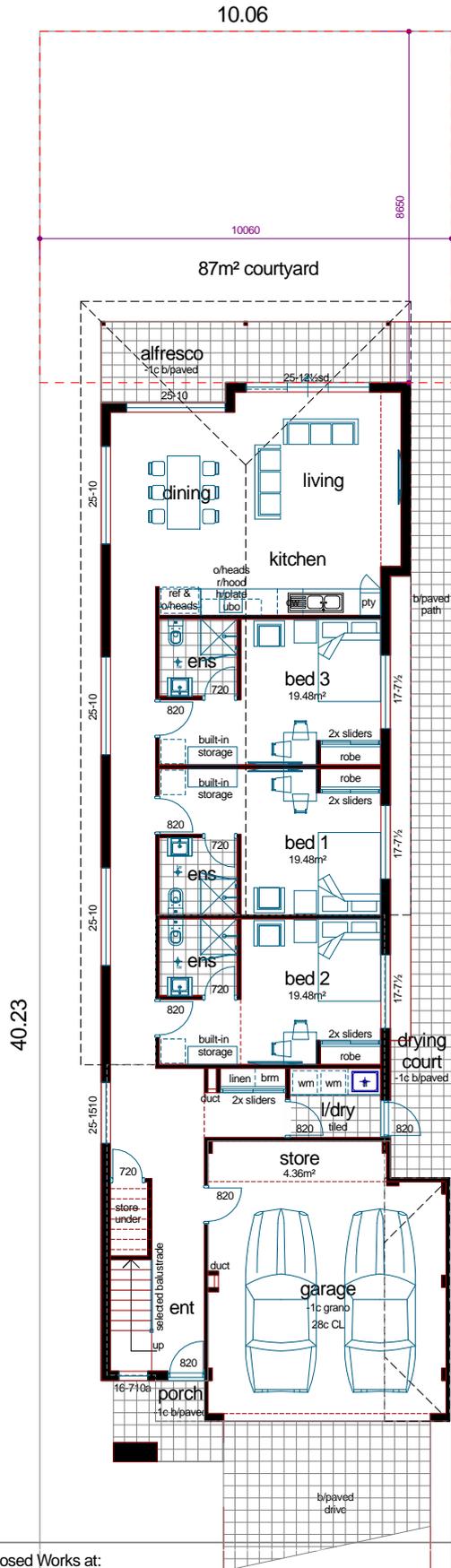
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Sheet 04

Unit 2

Proposed Ground

- Wall Legend**
-  Rendered or facebrickwork as noted
  -  Timber or Steel Framed as noted
  -  Insulated Wall System
  -  Timber/Steel Framed with Insulated Cladding
- Refer to Specification for Selected Finishes/Inclusions



AREA

Floor	148.14m <sup>2</sup>
Upper	78.80m <sup>2</sup>
Garage	39.48m <sup>2</sup>
Porch	5.51m <sup>2</sup>
Alfresco	12.11m <sup>2</sup>
<b>Total</b>	<b>284.04m<sup>2</sup></b>

CLIENT NOTE

Drawings are subject to council approvals, engineers details, site survey and energy efficiency requirements.



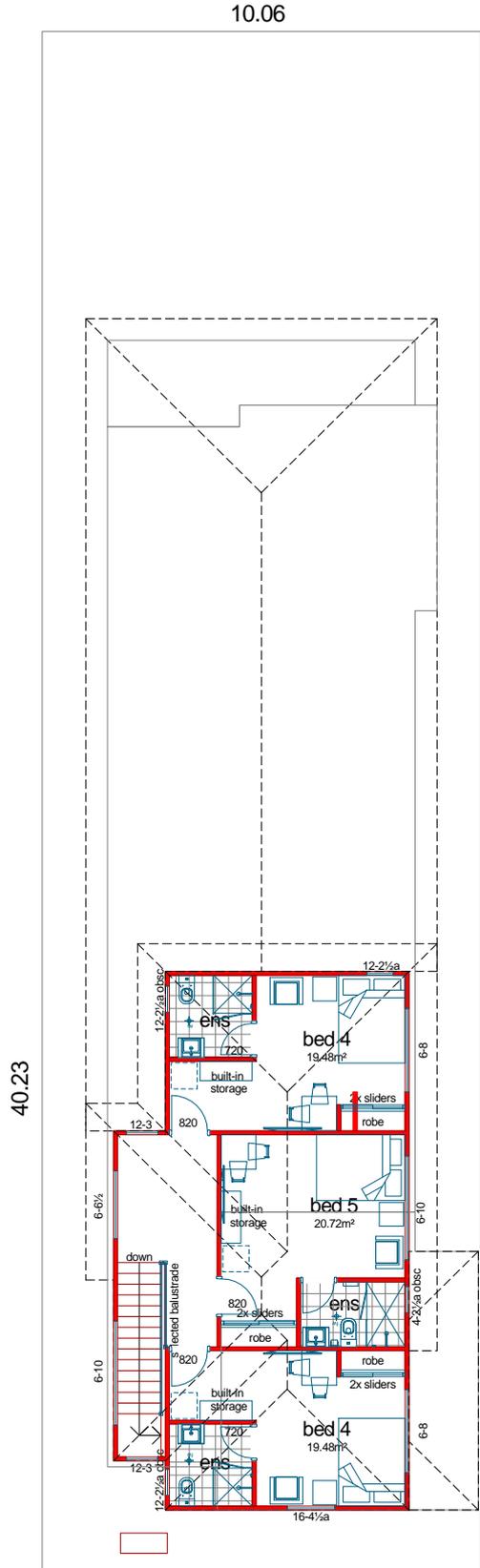
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 Sheet : **01**

# Unit 2

## Proposed Upper



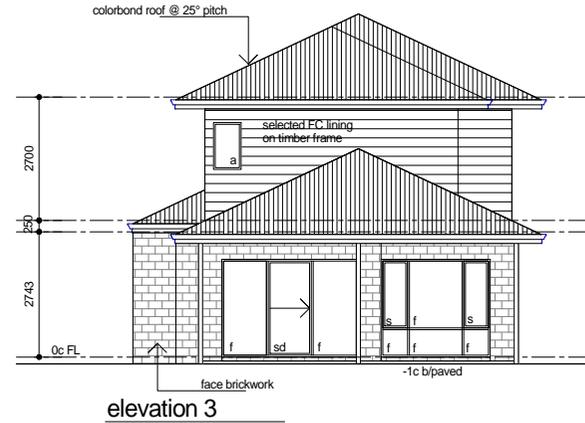
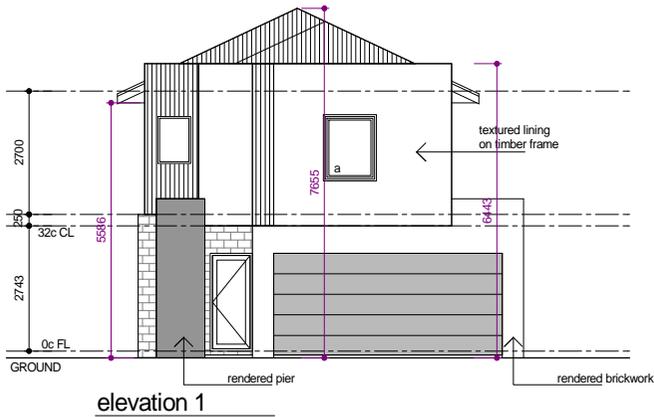
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UNIT 2

Elevations



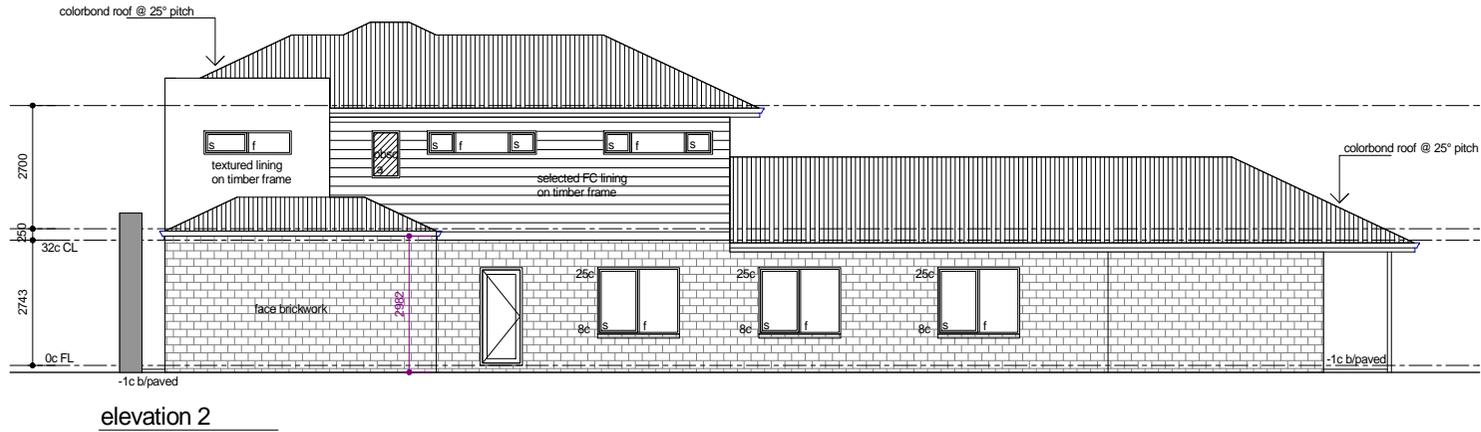
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UNIT 2

Elevations



elevation 2



elevation 4



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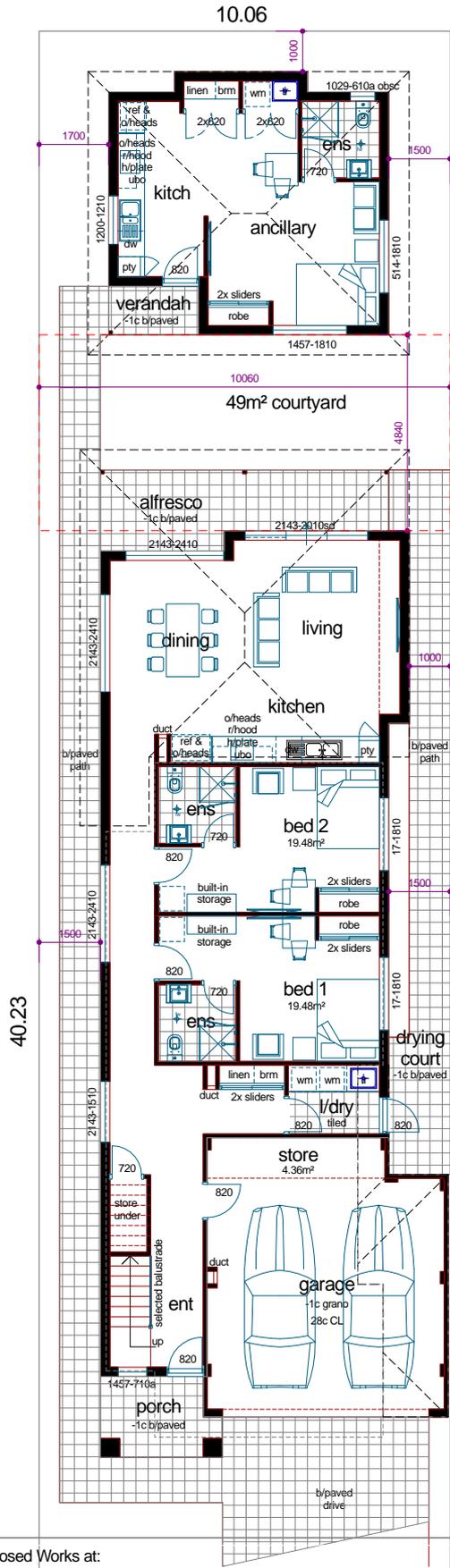
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For:  
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Unit 3

Proposed Ground

- Wall Legend**
- Rendered or facebrickwork as noted
  - Timber or Steel Framed as noted
  - Insulated Wall System
  - Timber/Steel Framed with Insulated Cladding
- Refer to Specification for Selected Finishes/Inclusions



**AREA**

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Garage	39.48m <sup>2</sup>
Porch	5.51m <sup>2</sup>
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Ancillary	40.15m <sup>2</sup>
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<b>Total</b>	<b>327.61m<sup>2</sup></b>

**CLIENT NOTE**

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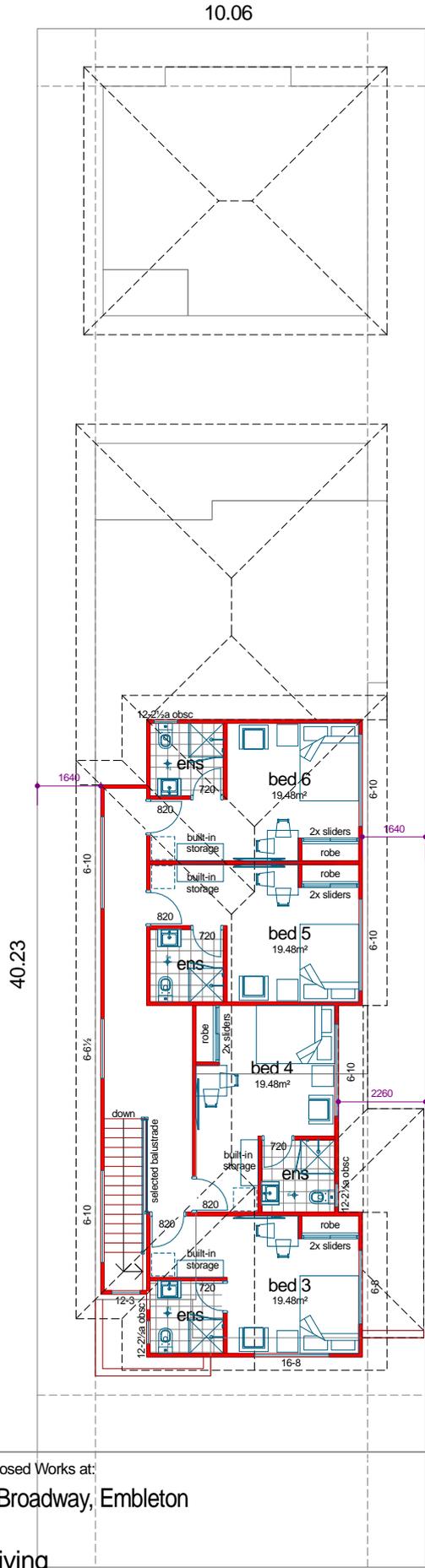
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# Unit 3

## Proposed Upper



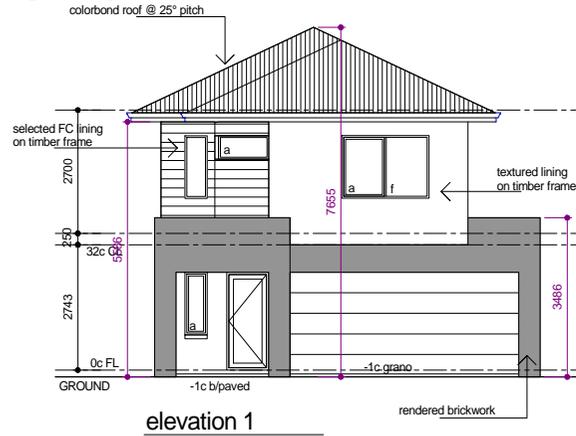
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Elevations

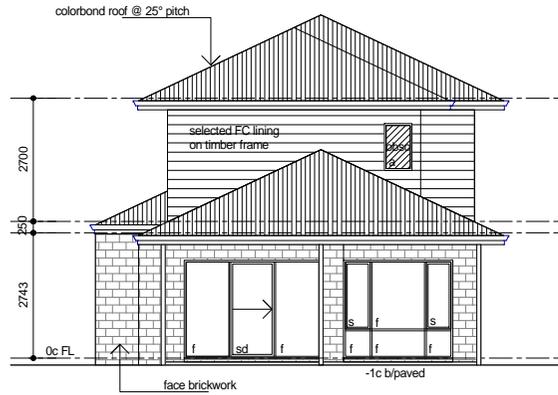
UNIT 3



elevation 1



elevation 2



elevation 3



elevation 4



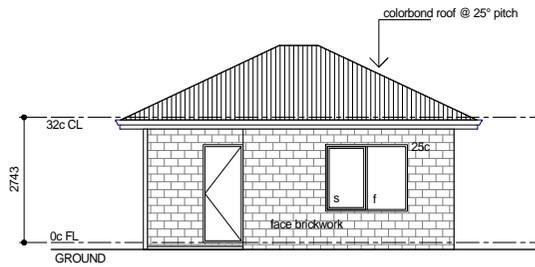
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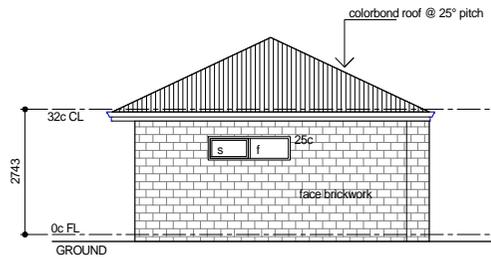
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# UNIT 3 - Ancillary

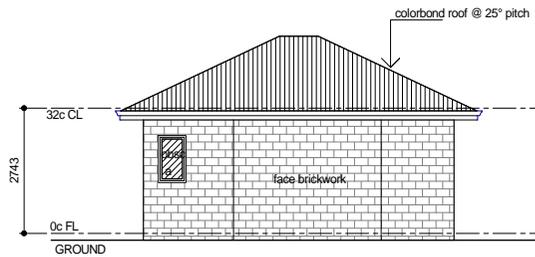
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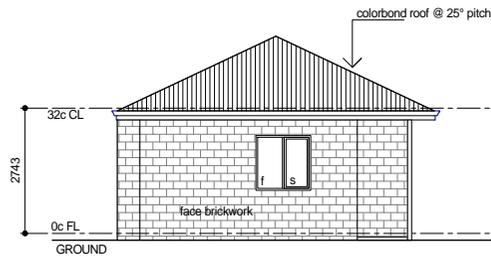
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elevation 2



elevation 3



elevation 4



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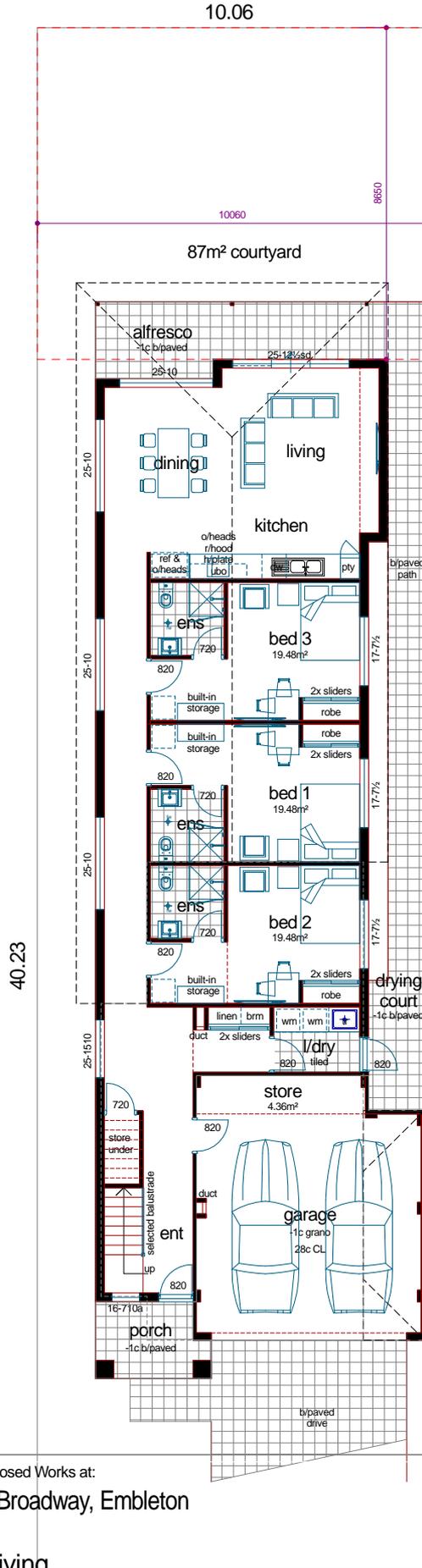
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Sheet 04

Unit 4

Proposed Ground

- Wall Legend**
-  Rendered or facebrickwork as noted
  -  Timber or Steel Framed as noted
  -  Insulated Wall System
  -  Timber/Steel Framed with Insulated Cladding
- Refer to Specification for Selected Finishes/Inclusions



**AREA**

Floor	148.14m <sup>2</sup>
Upper	78.80m <sup>2</sup>
Garage	39.48m <sup>2</sup>
Porch	5.51m <sup>2</sup>
Allfresco	12.11m <sup>2</sup>
<b>Total</b>	<b>284.04m<sup>2</sup></b>

**CLIENT NOTE**

Drawings are subject to council approvals, engineers details, site survey and energy efficiency requirements.



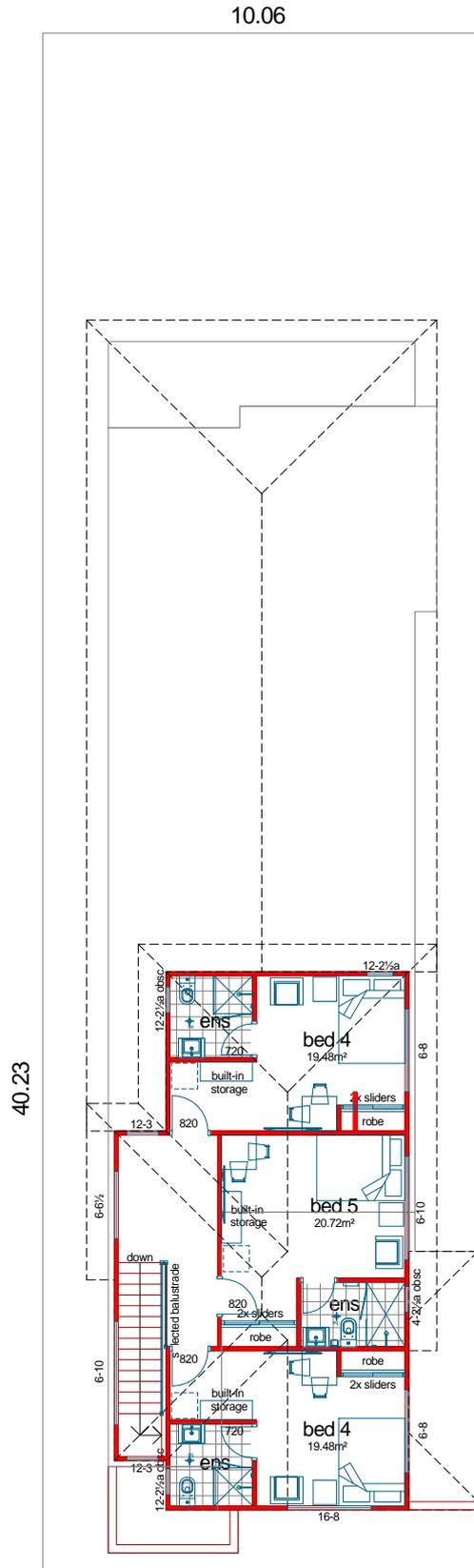
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# Unit 4

## Proposed Upper



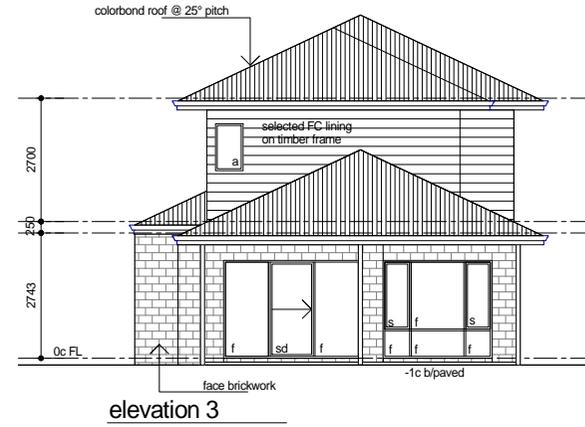
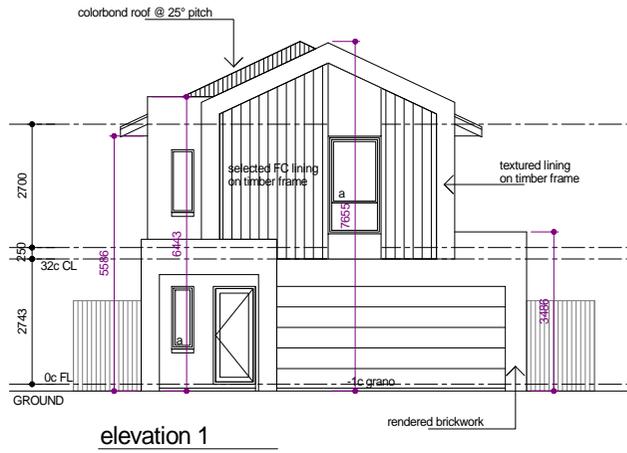
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UNIT 4

Elevations

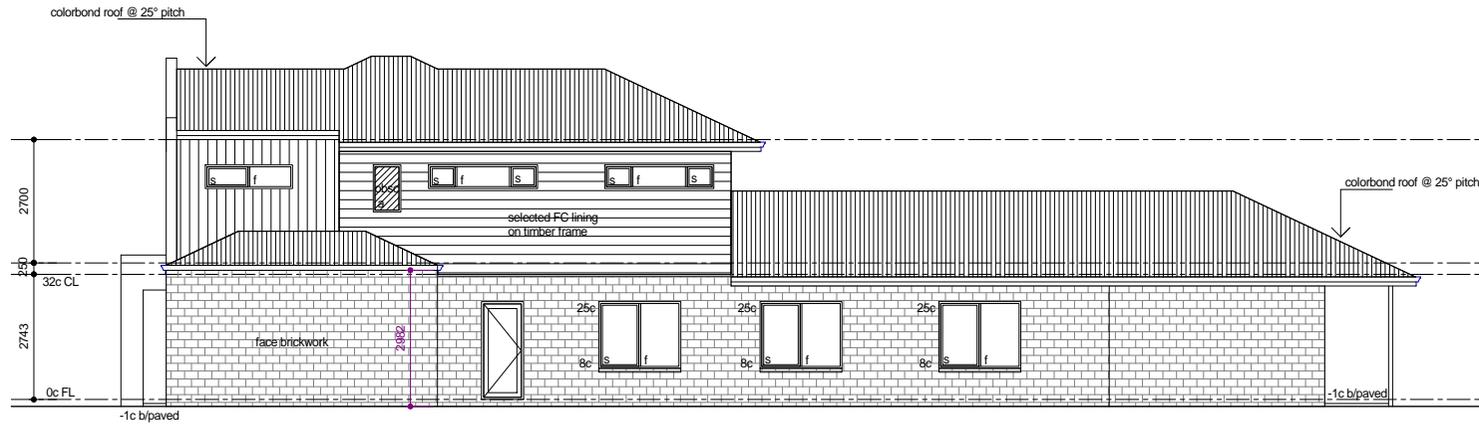


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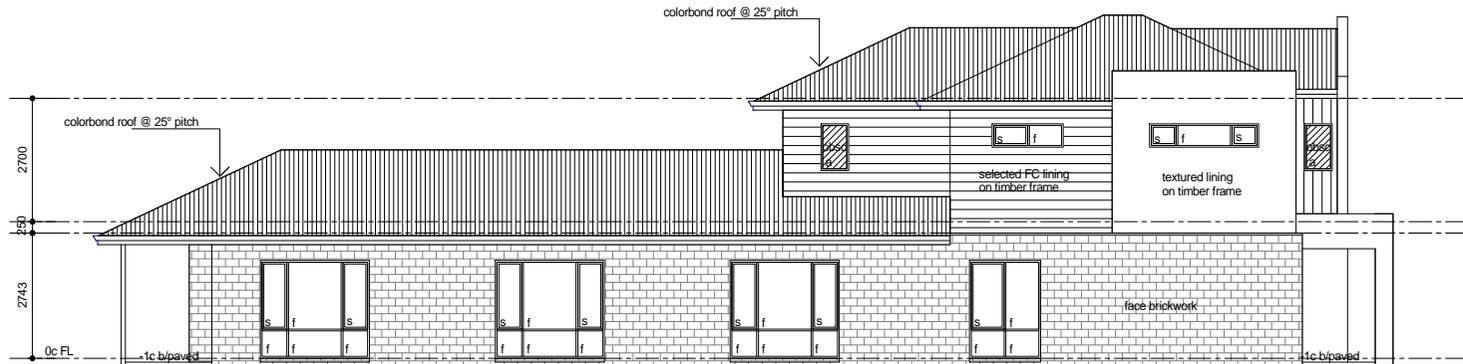
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UNIT 4

Elevations



elevation 2



elevation 4



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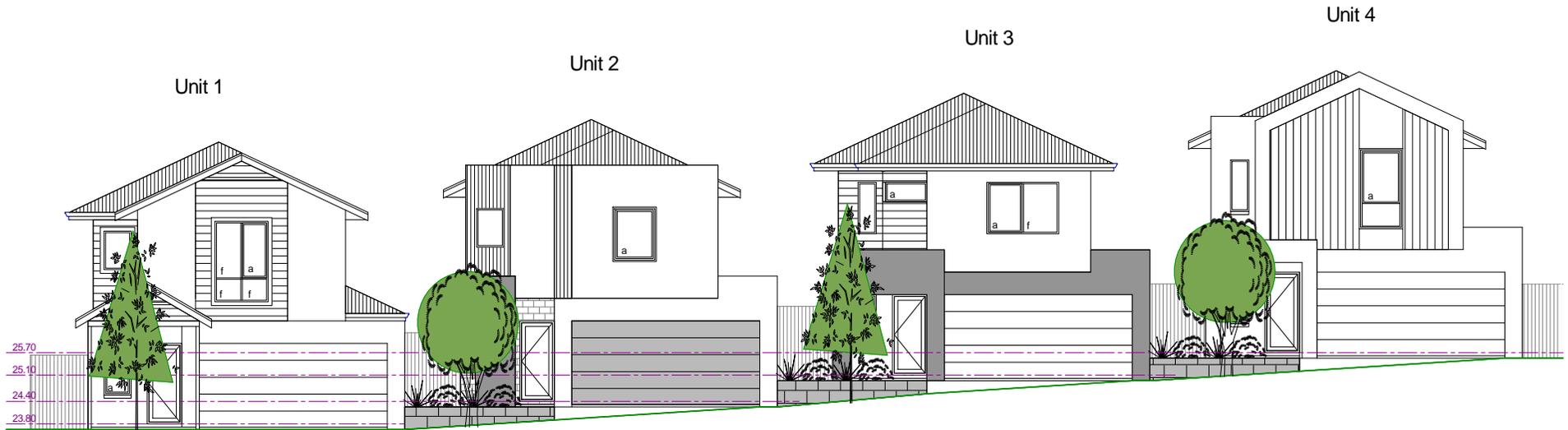
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Scale : 1:100  
Sheet 04

Elevations

SPECIFICATION NOTES

2c facebrickwork to ground floor with portions of rendered brickwork to front elevation  
Selected FC cladding on timber frame to upper floor external walls with portions of rendered hardtex to front elevation.  
Timber framed upper floor  
25° colorbond roof



streetscape



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40m<sup>2</sup> meets residential planning codes deemed to comply overshadowing requirements

40m<sup>2</sup> meets residential planning codes deemed to comply overshadowing requirements

### Landscaping Plan

#### PLANTING LIST

Plant Image	Plant Type	Details	Quantity	Symbol
	Nages Plum "Flowering Plum"	Height: 5m Width: 5m Full sun / Part Shade	2	
	Olea Europaea "Kalamata Olive Tree"	Height: 5m Width: 3m Full sun / Part Shade	2	
	Alpinia Plenosia "Peppermint Tree"	Height: 8m Width: 5m Full sun / Part Shade	-	
	Rhexia Spiculosa "Creeping Saltbush"	Height: 0.1-1.5m Width: 1.5-4m Full sun / Part Shade	60	
	Nerita Domestica "Blush"	Height: 0.8m Width: 0.8m Full sun / Part Shade	60	
	Leranthus Biennis "Cushion Bush"	Height: 0.3m Width: 0.4m Full sun	60	
	Alcea Crispata "Limeight Shower Waller"	Height: 1m Width: 1m Full sun / Part Shade	60	



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 Sheet 02



PS ref: 9689

21 August 2025

Chief Executive Officer  
 City of Bayswater  
 Via email: [mail@bayswater.wa.gov.au](mailto:mail@bayswater.wa.gov.au)

Attention: Planning Services

Dear Sir/Madam,

**LOT 1 (44) BROADWAY, EMBLETON  
 GROUPED DWELLINGS AND ANCILLARY DWELLINGS  
 DEVELOPMENT APPLICATION**

Planning Solutions acts on behalf of Coliving Collective, the proponent of the proposed development of Lot 1 (44) Broadway, Embleton (subject site). We are pleased to make this application for four grouped dwellings and two ancillary dwellings on the subject site.

In support of this application, please find enclosed the following attachments:

1. The City of Bayswater Development Application Form.
2. The Certificate of Title applicable to the subject site (**Attachment 1**);
3. A copy of the proposed Development Plans (**Attachment 2**);
4. Coliving Collective’s Residential Information Pack (**Attachment 3**); and
5. An assessment against the Residential Design Codes – Volume 1 Part B (**Attachment 4**).

The following submission discusses various matters pertaining to the proposal, including:

- Site details
- Proposal
- Town planning considerations

In regard to the above, we respectfully request the City to consider the proposal on its merits and approve the development application under delegated authority.

**PLANNING SOLUTIONS**  
 URBAN & REGIONAL PLANNING

**PS**

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

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

Development Application – Grouped Dwellings and Ancillary Dwellings  
Lot 1 (44) Broadway, Embleton



**SITE DETAILS**

**Legal description**

The subject site is legally described as “*Lot 1 on Deposited Plan 17911*”, being the whole of the land contained within Certificate of Title Volume 263 and Folio 157A.

The subject site has a total area of 1,619m<sup>2</sup>.

Refer to **Attachment 1** for a copy of the Certificate of Title.

**Site context**

The subject site is located within the suburb of Embleton, approximately 7 kilometres north-east of the Perth city centre. Embleton is a residential suburb within the City of Bayswater, characterised by detached low density dwellings located on generous block sizes ranging from 330-890 square metres. Embleton covers approximately 1.71 kilometres square of land and includes mainly residential and light industrial zoning (especially east towards Tonkin Highway).

The subject site currently consists of a single storey detached brick dwelling that is well setback from the street. To the east of the existing dwelling is a large carport with attached outbuildings to the rear. Pedestrian and vehicle access is provided via the existing crossover from Broadway. The site also comprises of several mature trees through out the site.

In terms of the local amenity, the subject site is within close proximity to Morley Galleria Shopping Centre, Bayswater Waves aquatic centre, Wotton Reserve and Broun Park. Nearby schools include Embleton Primary, Weld Square and Hampton Park Primary.

Refer to **Figure 1**, aerial image of the subject site.



**Figure 1** – Aerial view of the subject site (outlined in red) and surrounding area. [Source: Nearmap]

Development Application – Grouped Dwellings and Ancillary Dwellings  
Lot 1 (44) Broadway, Embleton



## PROPOSAL

The proposed development seeks to demolish the existing dwelling and associated carport and outbuildings to allow for the development of four double storey grouped dwellings and two ancillary dwellings. The proposed grouped dwellings are arranged side-by-side, with frontages and access to Broadway. Ancillary dwellings are proposed at the rear of Unit 1 and 3.

The proposed grouped dwellings will comprise of six bedrooms and the attached ancillary dwelling will contain one additional bedroom. Both the new dwelling and ancillary unit are intended to be managed by Coliving Collective, with individual rooms to be rented on separate basis. Further details of the management and operational arrangements are provided in the following section.

Refer to **Attachment 2** for a copy of the Proposed Development Plans.

### Coliving Collective operational information

The proposed development will be privately managed by the HMO Property Co, as part of the Coliving Collective, where rooms are rented out on an individual basis. Unlike a typical unregulated share house, where a six-bedroom home could be inhabited by two persons per room, HMO's strict occupancy agreements permit no more than one person per room. This management practice ensures each room is occupied by only a single individual, resulting in no more than six adults living in the new dwelling, and one adult living in the ancillary dwelling.

The Coliving Collective are an established group of business with over 100 properties under management across Perth. Given the number of properties they manage, Coliving Collective have a vested interest in ensuring properties are operated in accordance with limits on occupant numbers, as concerns about one property could result in enquiries into other properties managed by the group.

Details of how this operates are provided in Coliving Collective's Information Pack (refer to **Attachment 3**). A key requirement is that additional guests are not permitted and failure to adhere to this can result in a breach of the tenancy agreement signed by each occupant. This ensures the client can maintain control over occupant numbers.

## TOWN PLANNING CONSIDERATIONS

### Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (**MRS**). The subject site is not impacted by any reserves or other provisions of the MRS.

### City of Bayswater Local Planning Scheme No. 24

The City of Bayswater *Local Planning Scheme No. 24* (**LPS24**) applies to the subject site.

### Zoning

The subject site is zoned 'Medium and High Density Residential' with a residential density code of R25 under the provisions of LPS24, as shown in **Figure 2** below.

Development Application – Grouped Dwellings and Ancillary Dwellings  
 Lot 1(44) Broadway, Embleton



Figure 2 – LPS24 zoning map extract.

The objectives of the ‘Residential’ zone under LPS24 are as follows:

- a) Provide for a range of forms and densities of residential development to meet the needs of the wide variety of households which make up the community;
- b) Promote a residential environment in each locality consistent with the form and density of residential development permissible in the locality, so as to enhance a sense of place and community identity;
- c) Preserve and enhance those characteristics which contribute towards residential amenity, and to avoid those forms of development which have the potential to prejudice the development of a safe and attractive residential environment;
- d) Provide for a limited range of ancillary development compatible with the form and density of residential development, and complementary to the needs of local communities, but which will not compromise residential amenity;
- e) Avoid development of land for any purpose or in any manner that would detract from the viability or integrity of development in either the Strategic Regional Centre or the Commercial zones.

The proposed development is entirely consistent with the objectives of the Residential zone, proposing high-quality residential development that aligns with the varied needs of the community and housing demand. The locality of the development is a mix of single dwellings and group dwellings and as such, the proposed development will continue to provide additional diversity to the local housing stock.

Land use and permissibility

This application proposes the development of four (4) ‘Grouped Dwellings’ and ‘Ancillary Accommodation’ to Unit 1 and 3. The following provides the definition for ‘Grouped Dwelling’ and ‘Ancillary Dwelling’ as outlined in R-Codes:

- **Grouped Dwelling** – a **dwelling** that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling in a strata titles scheme with common property.

Development Application – Grouped Dwellings and Ancillary Dwellings  
 Lot 1 (44) Broadway, Embleton



- *Ancillary Dwelling* – A self-contained **dwelling** on the same lot as a Single House which may be attached to, integrated with or detached from the Single House.

It is noted that the listed land use ‘Ancillary Accommodation’ under the LPS24 is referred to the definition for ‘Ancillary Dwelling’ in the R-Codes.

Under the definitions of the R-Codes, both land uses are identified as ‘dwellings’. The R-Codes defines a dwelling as:

- *A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or **no more than six persons who do not comprise a single family.***

The proposed development provides six bedrooms in the new dwelling and one bedroom in the ancillary dwelling. Each of these bedrooms are designed and intended to accommodate no more than one person, in accordance with HMO’s occupancy agreements. As such, the proposal aligns with the above land uses.

With these circumstances in mind, it is clear that the proposed new dwelling is designed as a primary dwelling with one associated ancillary dwelling. Although there will be seven residents total, there are only six within the single dwelling as per the R-Codes definition.

#### **City of Bayswater Local Policies and Guidelines**

##### Landscaping Policy

The proposed development has been assessed in accordance with the City of Bayswater *Landscaping Policy*, which must be read in conjunction with the City’s *Landscaping Guidelines*, *Trees on Private Land and Street Verges Policy*, and the *Sustainability in Design Policy*.

This policy applies to all development applications on zoned land, excluding the following categories:

- *Single houses and specified requirements for grouped dwellings, as outlined in Part C of the Residential Design Codes Volume 1;*
- *Home occupations or home businesses;*
- *Minor works; and*
- *Change of use applications.*

As the proposed development does not fall within any of the above exemption categories, it is subject to the provisions of the Landscaping Policy.

The proposal proposes removal of all existing trees on the site, with replacement landscaping provided in accordance with the Policy. A Landscape Plan has been prepared to demonstrate compliance with the requirement for the planting of one ‘Standard Tree’ per 350m<sup>2</sup> of site area. These canopy trees are proposed within the front setback area of each unit, located clear of all building structures and existing tree trunks.

Importantly, the development does not propose the removal of any existing street trees.

Given the above, the proposal is deemed to be consistent with the City’s Landscaping Policy. Subsequently, the proposal aligns with the relevant provisions of the *Trees on Private Land and Street Verges Policy* and the *Sustainability in Design Policy*, relevant assessment is provided in the sections below.

##### Trees on Private Land and Street Verges Policy

This policy applies to all new residential developments with an estimated construction cost of \$100,000 or more. As the estimated development cost for the proposed development exceeds this threshold, an assessment has been undertaken against the relevant provisions of the *Trees on Private Land and Street Verges Policy*.

Development Application – Grouped Dwellings and Ancillary Dwellings  
Lot 1(44) Broadway, Embleton



The applicable requirements of the policy are as follows:

1. *'Standard trees' are to be provided at a rate of one tree for every 350m<sup>2</sup> of site area (rounded to the nearest whole number), with a minimum of one 'standard tree' to be provided on each site which is less than 350m<sup>2</sup> in area.*
2. *The total number of 'standard trees' required in Clause 1 may be reduced by one, for each 'tree worth of retention' that is retained or relocated elsewhere on the site, or for each 'large tree' that is provided. Where a 'tree worth of retention' is proposed to be retained or relocated on the site and it is a 'large tree', the total number of trees required in Clause 1 may be reduced by two.*

In this proposal, no existing trees are being retained, therefore requirements in relation to retention of trees are not considered.

However, as demonstrated on the submitted development plans, a canopy tree with a mature height of at least 5.0 metres is proposed within the front setback of each unit. The development will meet the required species selection and minimum planting sizes as specified in the City's *Landscaping Guidelines*.

Accordingly, the proposal is considered to satisfactorily meet the requirements of the *Trees on Private Land and Street Verges Policy*.

#### **Sustainability in Design Policy and Guidelines**

This policy applies to all new development within the City of Bayswater. An assessment against the requirements of the following key chapters of the policy:

- Cool Roofs
- Biophilic Design

A colour and material schedule has been prepared to demonstrate that all the roofs will be implemented with Colorbond in 'Dover White', in accordance with the cool roofs colour scheme outlined in the City of Bayswater *Sustainability in Design Guidelines*.

In relation to biophilic design, the policy outlines two key requirements relating to the orientation of dwellings and major openings to public open space and landscaping on ground and roof spaces. There is no public open space that directly adjoins or are adjacent to the subject site. However, a review of the area indicates the following public reserves within 500 metres radius of the subject site:

- Oakley Square Park Playground (20 metres north-west)
- Broun Park / Bayswater Waves (285 metres west)
- City of Bayswater Skate Park / Wotton Reserve (251 metres north-east)

The proposed development has been designed and configured to maximise primary outlook from major openings, especially at first floor level to the above public open spaces. Additionally, a landscaping plan has been prepared to demonstrate the incorporation of canopy trees within adequate area for deep soil planting and maximising permeable area throughout the site to reduce stormwater runoff.

It is considered that the above features incorporated in the design will collectively contribute to a sustainable and liveable built environment and is consistent with the City's *Sustainability in Design Policy* and guidelines.

#### **Residential Density (R25)**

Under the provisions of LPS24, the subject site is allocated a density of R25. An assessment against the *Residential Design Codes – Volume 1 (R-Codes)* is required. A detailed assessment Part B of Volume 1 of the R-Codes has been included in **Attachment 4**. As demonstrated in the assessment, the proposed development is largely consistent with the deemed-to-comply requirements. Where the proposal does not achieve the deemed-to-comply requirements, a design principal assessment has been undertaken in accordance with Part A Clause 2.2.2 of the R-Codes (see **Table 3**).

Development Application – Grouped Dwellings and Ancillary Dwellings  
 Lot 1(44) Broadway, Embleton



**Table 3 – Part B Design Principles Assessment**

Design principle	Justification
<b>Clause 5.1.2 – Street setback</b>	
<p><b>P2.1 – Buildings set back from street boundaries an appropriate distance to ensure they:</b></p> <ul style="list-style-type: none"> <li>Contribute to, and are consistent with, an established streetscape;</li> <li>Provide adequate privacy and open space for dwellings;</li> <li>Accommodate site planning requirements such as parking, landscape and utilities; and</li> <li>Allow safety clearances for easements for essential service corridors.</li> </ul> <p><b>P2.2 Buildings mass and form that:</b></p> <ul style="list-style-type: none"> <li>Uses design features to affect the size and scale of the building;</li> <li>Uses appropriate minor projections that do not detract from the character of the streetscape;</li> <li>Minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and metres and the like; and</li> <li>Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.</li> </ul>	<p>The applicable residential density code R25 applies to the subject site. In accordance with Table B of the R-Codes Volume 1, the ‘deem-to-comply’ primary setbacks standard is 6m for minimum street setback. The proposed 6.0m front setback of all units comply with this standard of Table B - C2.1 i).</p> <p>However, the proposal seeks a variation to the average street setback standard in accordance with C2.1 ii). Pursuant to Clause 2.2.2 of the R-Codes, where a ‘deemed-to-comply’ provision is not satisfied, the proposal must be addressed against the relevant design principles.</p> <p>The proposal seeks a reduced primary street setback of 6.0m in lieu of the 7.9m ‘deemed-to-comply’ average setback requirement of Clause 5.1.2.</p> <p>Based on our desktop review of the street, the existing development along Broadway features a varied and inconsistent pattern of street setbacks. If anything, the street setback of the existing dwelling is more at odds with the streetscape, as it is significantly setback from the rest of the dwellings in street. Therefore, it is considered that the proposed reduced setback will offer a better streetscape integration and a more uniformed streetscape. Refer to <b>Figure 3</b>.</p> <p>The height and massing of the proposed development is fully compliant with the ‘deemed-to-comply’ standards of the zone and has demonstrated full compliance with amenity impact provisions relating to open space, solar access, privacy and safety. In addition, the proposal provided a well-articulated and high-quality design through the use of varying materials, fenestrations, different roof designs, and various upper-level setbacks.</p> <p>The proposed detached form is consistent with the prevailing setback and subdivision pattern within the street. Furthermore, the development still achieves adequate area within the frontage to accommodate meaningful landscaping, clear sightline and safe access to the dwellings.</p> <p>On this basis, it is considered that the proposed variation will not adversely impact the streetscape and adequately satisfies the Design Principles of Clause 5.1.2 by contributing positively to the built environment, maintaining privacy, safety, open space, and respecting the prevailing streetscape.</p>
<b>Clause 5.3.2 – Landscaping</b>	
<p><b>P2 Landscaping of open space that:</b></p> <ul style="list-style-type: none"> <li>Contribute to the appearance and <b>amenity</b> of the development for the residents;</li> <li>Contribute to the <b>streetscape</b>;</li> <li>Enhance security and safety for residents;</li> </ul>	<p>A variation to Clause 5.3.2 of the R-Codes is sought to permit an impervious area of 62% within the front setback of each dwelling.</p> <p>This exceeds the deemed-to-comply provisions, which typically require a greater proportion of the front setback to be landscaped and permeable.</p>

Development Application – Grouped Dwellings and Ancillary Dwellings  
 Lot 1(44) Broadway, Embleton



Design principle	Justification
<ul style="list-style-type: none"> <li>Contribute to positive local microclimates, including provision of shade and <b>solar access</b> as appropriate; and</li> <li>Retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local of <b>sense of place</b>.</li> </ul>	<p>Notwithstanding the increased impervious area, the proposed development maintains compliance with key landscaping objectives. Each dwelling provides sufficient area within the front setback to accommodate the planting of a canopy tree, in accordance with the City's <i>Landscaping Guidelines</i>, ensuring adequate space for deep soil planting and contribution to the overall streetscape amenity.</p> <p>This variation is considered minor in nature and does not compromise the intent of Clause 5.3.2, which is to enhance the visual appeal of the street, support tree canopy growth, and reduce stormwater runoff.</p> <p>The proposed design achieves these objectives while also allowing for functional access and site layout considerations.</p>



Figure 3 – Aerial map showing the various front setbacks to Broadway.

As outlines in **Table 3** above, whilst most of the development complies with the requirements of R-Codes, the minor variations proposed are considered justifiable and warrant approval accordingly.

**CONCLUSION**

It is considered the proposal should be favourably determined, on individual merit, recognising the proposal is consistent with the objectives of the ‘Medium and high density’ zone and capable of development at a density of R25. The proposed development is consistent with the provisions of the R-Codes, meeting the majority of the deemed-to-comply requirements and addressing design principles where required.

We therefore respectfully request the application for development approval be considered on its merits and favourably determined under Council discretion. Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Development Application – Grouped Dwellings and Ancillary Dwellings  
Lot 1 (44) Broadway, Embleton



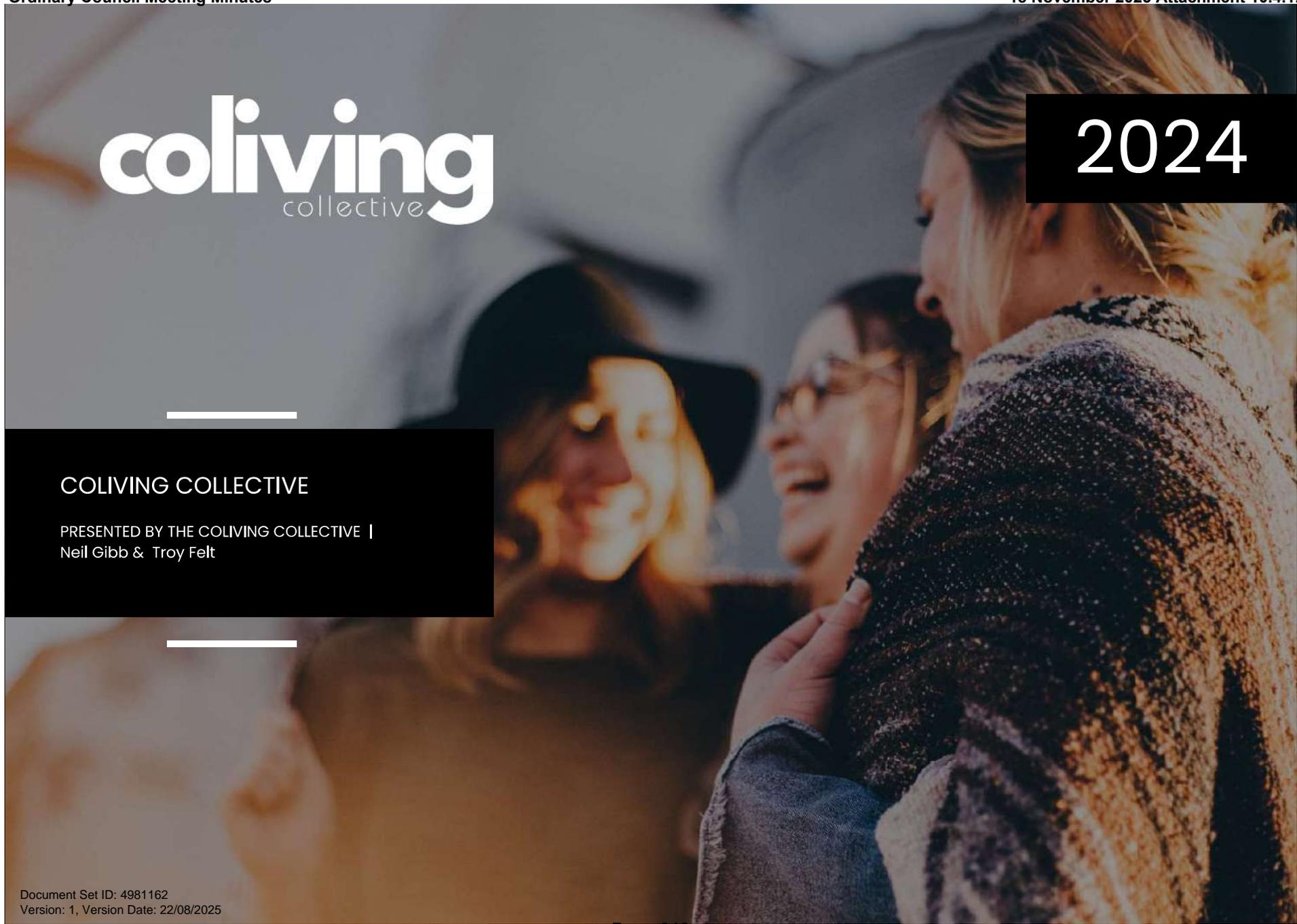
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Lu', written in a cursive style.

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**JULIE LU**  
**SENIOR PLANNER**

250801 9689 DA Cover Letter - 44 Broadway Embleton



coliving  
collective

2024

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COLIVING COLLECTIVE

PRESENTED BY THE COLIVING COLLECTIVE |  
Neil Gibb & Troy Felt

# Disclaimer.

## IMPORTANT NOTICE

## PRIVACY INFORMATION

If you wish to apply for Shares in Business to be named you will be asked to provide personal information to the Company. If you do not wish to provide this information, we may not be able to process your Application.

Personal information is collected and used in order to process your application, to comply with obligations under Part 2C of the Corporation Act 2001 and to administer your investment (by law) contain your personal information.

## PRIVACY INFORMATION

In processing and administering your investment, the Company may disclose your personal information to related bodies corporate, our agents, contractors, or third party advisers that provide financial administrative or other services in connection with our business.

Furthermore, the Corporations Act 2001 requires us to allow anyone to inspect our public registers, including our share register, which may (if required by law) contain your personal information.

Under the Privacy Act 1988, you may request access to your personal information that is held by, or on behalf of, the Company. You can do this by contacting the Company, details of which are set out in the Corporate Directory.

This document is intended to provide general information only and has been prepared by Business to be named without taking into account any particular person's objectives, financial situation or needs. Investors should, before acting on this information, consider the appropriateness of this information having regard to their personal objectives, financial situation or needs. We recommend investors obtain financial advice specific to their situation before making any financial investment decision.

## ILLUSTRATIONS

The images throughout are for visual reference only and not a true reflection of the final design at the time this information memorandum was created.

## COPYRIGHT

This needs to be written

# Contents.

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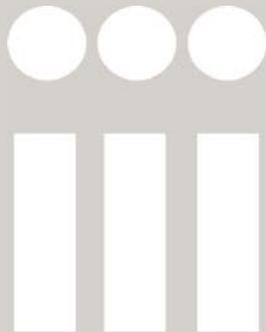
## Our purpose.

To ignite conversations, foster powerful partnerships, and craft actionable strategies that not only create captivating coliving spaces but also make them accessible, affordable, and secure for the vibrant community of Australia.



# Our mission.

We go beyond real estate.



To deliver 10,000 Rooms to the market by 2031.

Our mission is audacious, yet we firmly believe it's within our grasp, especially with the unwavering support of some key partners.

The initiative to create 10,000 additional rooms for housing stems from the fundamental belief that access to secure and stable housing is a basic human right. Regrettably, a significant segment of Western Australia's population faces the harsh reality of housing insecurity, a crisis that not only jeopardises their physical safety but also takes a profound toll on their mental and emotional well-being.

The way we live is undergoing a transformation. Our future is one of shared experiences in a more connected world. By tackling the housing shortage through innovative coliving initiatives, we not only uphold the innate human right to a safe place to call home for countless Australians, but we also offer affordable, thoughtfully designed solutions with maximum comfort in a minimal footprint. In doing so, we weave the threads of our social fabric more tightly, moving us towards a more inclusive, connected, and prosperous Australia.

Coliving, at its heart, nurtures a sense of community and belonging, champions sustainability, and offers an economically viable solution to alleviate the housing pressures in Western Australia. Together, we're on a journey to redefine the future of housing, fostering not just roofs over heads, but vibrant communities and a brighter tomorrow for all.

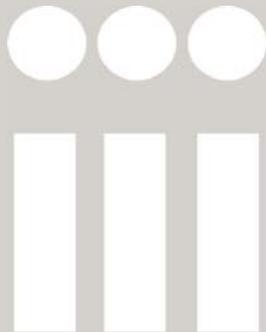


# Invest with confidence.

The people of Coliving Collective have been collaborating on projects for several years aligned by their mutual interest and passion in finding solutions for affordable housing and homing the most vulnerable in society together whilst creating enviable cashflow positive opportunities for investors.

Having worked on co-living development projects, individual co-living housing projects, and NDIS accommodation for investors, clients and the Government, the collective are able to provide a full turnkey, tried and tested offering from Acquisition, Funding, Concept Design to Lease in this unique space.

As Co-living Builders, Developers, Investors and Managers the members form an alliance that convert ideas about co-living into real shared living spaces through concept development, industry/market research, financial modelling, architectural and spatial design and community engagement.



# The collective.



## THE HMO PROPERTY CO.

Our audacious mission: 10,000 rooms in a mere decade. We are not just a property investment company; we are the architects of coliving mastery, charting the course for transformative change in Western Australia.

## LIVING ROOMS

Living Rooms isn't just another player in the property management game. Designers of vibrant coliving experiences in Perth, we are passionate about people and the creation of secure micro-communities where individuals thrive.

## RESIDE

A formidable ally of the NDIS, Reside provides 'Fit for Purpose' SDA homes, custom crafted to meet the unique needs and care requirements of our participants. With our independent and dignified investment packages, we're redefining what it means to make a meaningful impact while securing your financial future.

## COBUILT

Cobuilt are the artisans of purpose-built coliving investment properties. We are passionate about design and construction, fostering spaces that are not only structurally sound but also deeply functional and accessible. This ethos is our driving force, empowering us to create innovative housing solutions that change lives.





In the heart of the West Australian property market, Neil Gibb stands as the visionary founder of The HMO Property Co, reshaping the very essence of housing. Fuelled by an unwavering commitment to sustainability and a profound passion for forging meaningful relationships and connections, Neil firmly believes there's a smarter way to live and invest, one that ushers Western Australians into a new era of coliving, flush with opportunities to make investments with impact.

Neil's relentless dedication doesn't stop at innovation: it extends to providing market-leading investment opportunities for those forward-thinking partners who yearn to seize the momentum in this evolving landscape of modern living. Under his expert leadership, Neil is architecting the future of housing, meticulously crafting spaces where people don't just reside but thrive, connect and ultimately prosper.



Troy is the embodiment of a lifelong love affair with construction and property development but his passion extends beyond these realms: it converges with an unyielding dedication to creating exceptional coliving environments that elevate the quality of life for residents and reshape the future of housing in Western Australia.

With an impressive 30 years in the industry, Troy's been a pioneer in championing sustainable SDA and Coliving design projects, has accrued several housing industry awards along the way and brings his astute business acumen to every project. Troy is more than a property developer: he's a visionary, an advocate, and a trailblazer in the pursuit of inclusive and purposeful living spaces.

Our people.





Beyond her accomplishments in transforming the way Western Australians live, through Living Rooms, Jo is passionately invested in raising awareness for the innovative co-living housing model.

Jo has taken on the role of a fervent advocate, striving to build bridges with Not-for-Profits (NFP) and women’s advocacy groups ensuring that the unique needs of the most vulnerable are not only heard but met with prompt action.

In her role as a champion of coliving, Jo is on a mission to demonstrate the profound impact of community-centric housing, whilst facilitating access to safe, affordable, and dignified housing for those who might otherwise face housing insecurity.



With over a decade of diverse experience spanning housing, social services, and community development sectors, Iain is a true industry luminary, having already left an indelible mark on both the UK and Australia. His extensive journey has taken him through the nonprofit, local and state government, and private sectors, providing him with a unique vantage point that encompasses legislative intricacies, policy landscapes, and the contract dynamics within housing and social services.

Iain's passion lies in charting the path to affordable housing in Western Australia. His wealth of knowledge and remarkable insight brings to light the very real gaps in process, governance, housing literacy, and the preventive measures needed to combat homelessness through affordable housing.

Our people.



# Our approach.

## COLLABORATION

Coliving Collective deeply recognises the intrinsic value of collaboration on our journey to fulfilling our mission. By working together with Government bodies, private partners and community organisations we harness the power to combine resources, expertise, and expansive networks, enabling us to tackle the housing crisis with unmatched efficiency.

Our strategy involves identifying and engaging key institutions and entities that play a pivotal role in propelling us toward our goal:

- The State Government
- Large Investment Funds
- Financial Institutions
- Large Organisations
- Not for Profits

## EDUCATION

In our mission to revolutionise the landscape of housing and the boundless advantages of coliving, our commitment is unwavering. We aspire not only to raise awareness but to become a united, resonant voice for guidance, inspiration, and education.

The key to a seamless transition toward enduring change lies in garnering support and dispelling the misconceptions that have clouded this vital cause for too long.

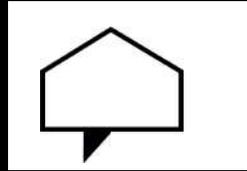
Coliving Collective stands firmly as torchbearers of this crucial movement. We are eager to forge alliances with kindred organisations, individuals, and government bodies who share our vision. Together, we will amplify our collective voice, shedding light on the possibilities and empowering society with knowledge and inspiration. Let's unite, break barriers, and pave the way for a brighter, more inclusive future.

## PROTECTION

Protection extends its compassionate arm towards safeguarding vulnerable populations and confronting housing insecurities, in complete harmony with our unshakable belief that housing is an inherent human right. Together, we forge a path toward a society that's not only more inclusive but also deeply interconnected.

Our partnership with Not-For-Profits is a testament to our commitment. Through these alliances, we aim to provide safe accommodation to those within our community who need it the most. This collaboration is a beacon of hope, illuminating the way toward a brighter, more secure future for those in search of shelter and support.

We firmly believe in the strength of safety in numbers, where individuals find not only shelter but also support, friendship, and a sense of belonging within our coliving communities.



Our projects.



# Profile | Neil Gibb.



**104**  
Homes Converted to Coliving

**700+**  
People homed in affordable, safe accommodation

**2018-2023**  
Completion

**NEIL GIBB**  
CO-LIVING DEVELOPMENT PROJECTS

**Jacqueline Street | BAYSWATER**  
Total Contract Value \$3,2 million  
Neil Gibb Position Developer  
Company The HMO Property Co

**In construction.**

Project | Subdivision of site into three separate land titles for development of 3 x (6 Bedroom, 6 Bathroom)  
Co-Living Homes | Built to Rent.

**Shepperton Road | VICTORIA PARK**  
Total Contract Value \$1.4 Million  
Neil Gibb Position Developer  
Company The HMO Property Co



Project | Subdivision of site into two separate land titles for development of 2 x (6 Bedroom, 6 Bathroom)  
Co-Living Homes | Built to Rent.

**Purchase and Conversion of Properties to Co-Living**  
Total Cost of dwellings purchased \$54Million  
Total Cost of Conversion to Co-Living \$4.3m  
Rooms provided to market 578  
Neil Gibb Position Project Manager  
Company The HMO Property Co



Project | Purchased and converted 100+ dwellings and converted into Co-living/room rental to provide affordable accommodation to the market.



# Profile | Troy Felt.



VALUE  
Government  
Projects

**\$6.8M**

VALUE  
Real Estate  
Developed

**\$200+  
Million**

TROY FELT  
VARIOUS LARGE DEVELOPMENT  
PROJECTS

**Stanley Street Apartment Complex | BELMONT**

Total Contract Value	\$1.6 Million
Troy Felt Position	Development Manager

Project | Comprised of 6, two-storey apartment complexes under the Affordable House Scheme for the Department of Communities.



**Kennerly Street Apartment Complex | CLOVERDALE**

Total Contract Value	\$1.6 Million
Troy Felt Position	Development Manager

Project | Comprised of 8, two storey apartment complexes under the Affordable House Scheme for the Department of Communities.



**John Street Apartment Complex | BENTLEY**

Total Contract Value	\$1.8 Million
Troy Felt Position	Development Manager

Project | Comprised of 8, two storey apartment complexes under the Affordable House Scheme for the Department of Communities.



**Alexandra Place Apartment Complex**

Total Contract Value	\$1.8 Million
Troy Felt Position	Development Manager

Project | Comprised of 8, two storey apartment complexes under the Affordable House Scheme for Department of Communities.






Coliving Houses.

A HMO, or House of Multiple Occupancy, is a housing arrangement where multiple individuals share a single property: each having their own secure private rooms while sharing common spaces like kitchen, laundry, and living areas.

Coliving Collective have achieved significant milestones, including housing over 700 individuals in 106 co-living spaces with another 142 projects in the pipeline.



Specialist Disability Accommodation

A SDA, or Special Disability Accommodation refers to housing designed and purpose-built to support individuals with disability. SDA is an essential component of the National Disability Insurance Scheme (NDIS) in Australia.

Coliving Collective have been active in this space since the introduction of the NDIS scheme in WA in 2018. To date the Collective have realised over 70 superior quality SDA homes throughout WA, providing homes for over 210 participants.



Mixed Use Developments.

In an era of growing demand for inclusive living spaces, we're witnessing a remarkable opportunity for Multi-storey Mixed-Use Developments to redefine the urban landscape. Coliving Collective proudly stands at the forefront of this transformative wave, announcing our recent milestone – the attainment of planning permission for an iconic seven-story mixed-use development on Newcastle Street in Perth.

This groundbreaking project offers 15 state-of-the-art SDA apartments, designed to accommodate 30 participants, with two dedicated carers' rooms. It's an extraordinary leap forward, bringing modern, accessible, and inclusive living to the heart of the city, forever changing the narrative of urban living.

Our products.





# The opportunity.

## Creating Inclusive and Connected Communities in Western Australia

In Western Australia, the current housing and living support system faces various challenges that hinder greater inclusion, transparency, and innovation. Planning decisions often fail to consider housing and living supports in a holistic and connected manner, resulting in inconsistency and lack of transparency.

Outdated models, such as "group houses," dominate the system, limiting participants' active engagement in community life and posing risks of harm and abuse. The development of contemporary housing and support models has been slow, and there is insufficient market facilitation to incentivize redevelopment and meet residents' expectations.

The supply of new accommodation is not responsive to demand, and perverse incentives impact housing and living arrangements, failing to align with good outcomes for participants or a sustainable National Disability Insurance Scheme (NDIS). Inadequate focus on fostering inclusive and connected lives in the community leads to limited individualized housing options.

The transition to more individualized settings poses cost and workforce implications without proper planning and investment in informal support, assistive technology, and capacity building. It is crucial to prioritize safety, quality, and regulation in group home settings to ensure participant well-being. By addressing these issues, we can achieve better housing and living outcomes, promoting inclusion, connection, and overall quality of life for people with disabilities in Western Australia.

# Why coliving?



Victoria Park Development | The HMO Property Co



# Coliving houses.

## HMO'S (HOUSE OF MULTIPLE OCCUPANCY)

### A House Rented by the Room

Tenants have access to shared facilities such as kitchens, laundry, living rooms and gardens.

### Co living & Shared Living accommodation

In WA we can have up to 6 x unrelated people living in a dwelling without the need to apply for planning permission to change the classification of the building.

### Individual Lease Agreements

Each person has exclusive secure access to their bedroom and shared access to the shared facilities.

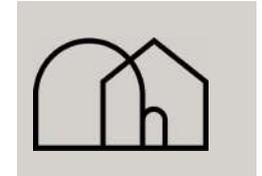
Shared living in a HMO is offering Australians a unique opportunity in property investment right now! The HMO trend that has seen significant growth and investment in the UK, Europe and America is gaining momentum in Australia and more significantly, Western Australia.

Shared living accommodation offers the opportunity for 6(six) co living rooms within each dwelling which means:

- Multiple streams of income hence greater investment returns
- Affordable living solutions for tenants
- Sustainable Housing Solutions as we increase the amenity per footprint and density of living in Perth Metropolitan areas.

## WHY DOES HMO WORK IN WA

- WA is experiencing a record number of investments in major infrastructure & significant economic growth.
- Western Australia is also experiencing severe skill shortages. In the mining and resources sector alone, the Chamber of Minerals and Energy WA reported a potential shortage of up to 40,000 workers by mid-2023.
- State government projections anticipate an extra 150,000 migrating to live in WA over the next 4 years.
- Perth is also experiencing a severe housing crisis with a vacancy rate below 1%. [REIWA](#)
- Based on projections of household growth through to 2041, social and affordable dwelling stock would need to grow between 6.9% and 8.7% per annum until 2041 to meet current projected demand [CHIA pg 38](#).
- At the same time Australia continues to build the biggest houses in the world with an average household of 2.6 people.
- Whilst 98% of rentals on the market are not affordable to single persons on minimum or median wage.
- There are also 33,806 people on the social housing waitlists in excess of 2 years. [SHELTER](#)



## Coliving highlights.

- A bridge in the gap between social housing and the private rental market
- Creation of Co-living micro communities enhances inclusion, wellness and combats loneliness – 2 in 5 Australians have experienced a mental disorder at some time in their life ([ABS Mental Stress](#))
- Fast Build time
- Quick move-in; 24 hours from room viewing to move-in
- Full turnkey solution to affordable living with the provision of fully furnished, stylish, secure, all bills inclusive rental accommodation
- Unique individual residents agreements housemate rules and Housemate support initiatives for every household
- Sustainable co-living option for predominantly singles in Perth
- Co-Living offers diversity in the rental market.
- Offers convenience, ease, efficiency and dedicated management



# HMO Locations

- |                    |                |
|--------------------|----------------|
| Alexander Heights  | Noranda        |
| Ashfield           | Parmelia       |
| Balga              | Peasall        |
| Belmont            | Port Kennedy   |
| Bentley            | Queens Park    |
| Bertram            | Redcliffe      |
| Butler             | Ridgewood      |
| Calista            | Rivervale      |
| Clarkson           | Rockingham     |
| Cooloongup         | Secret Harbour |
| Darch              | Sinagra        |
| East Victoria Park | South Lake     |
| Forrestfield       | Spearwood      |
| Fremantle          | St James       |
| Hammond Park       | Stirling       |
| Healthridge        | Success        |
| High Wycombe       | Tapping        |
| Hocking            | Tuart Hill     |
| Joondalup          | Victoria Park  |
| Kardinya           | Waterford      |
| Kewdale            | Warnbro        |
| Meadow Springs     | Waikiki        |
| Merriwa            | Wilson         |
| Morley             |                |





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RENOVATION  
Morley

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RENOVATION  
Hocking

Coliving Collective



RENOVATION  
Hocking

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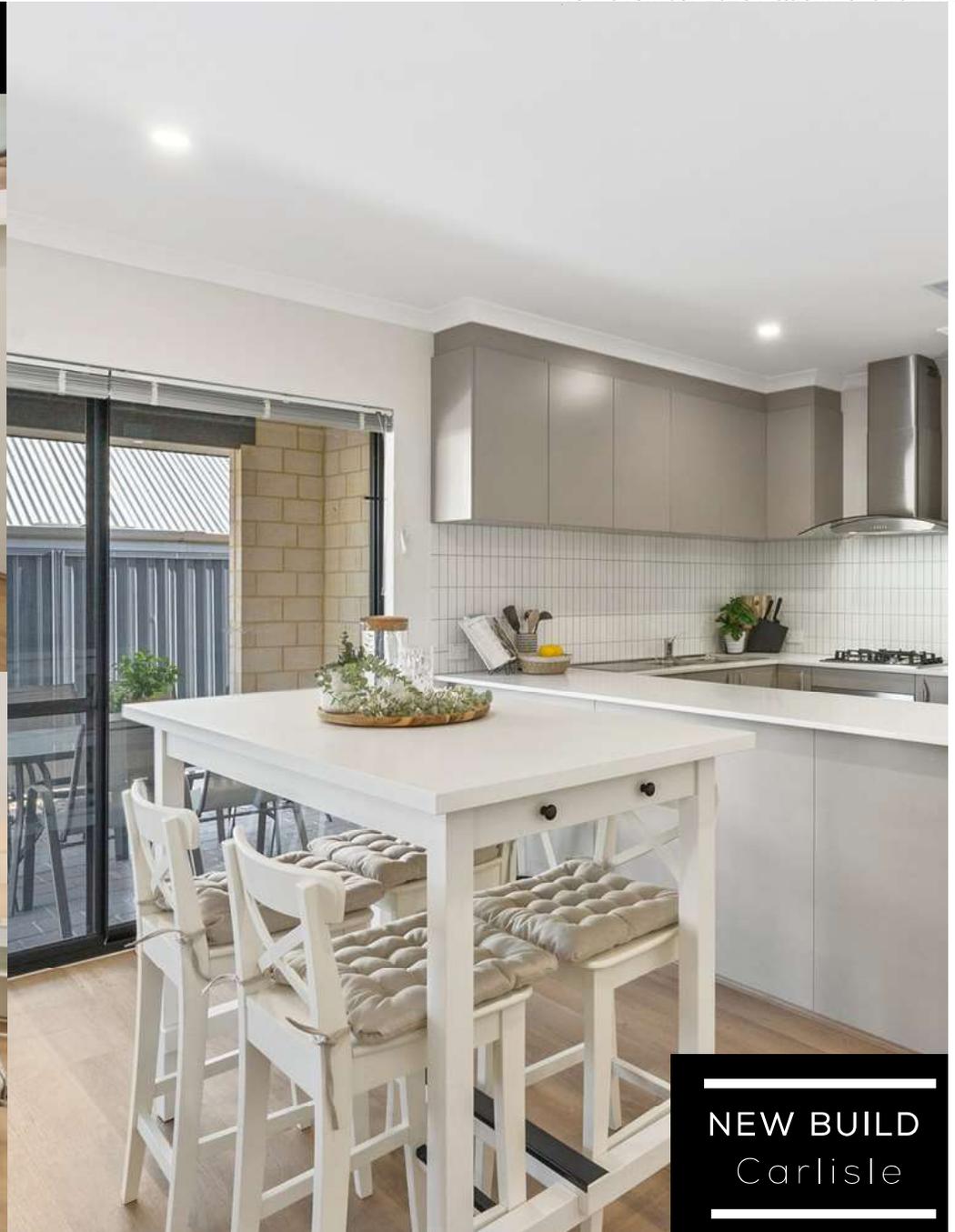


RENOVATION  
Hocking

# HMO New Build



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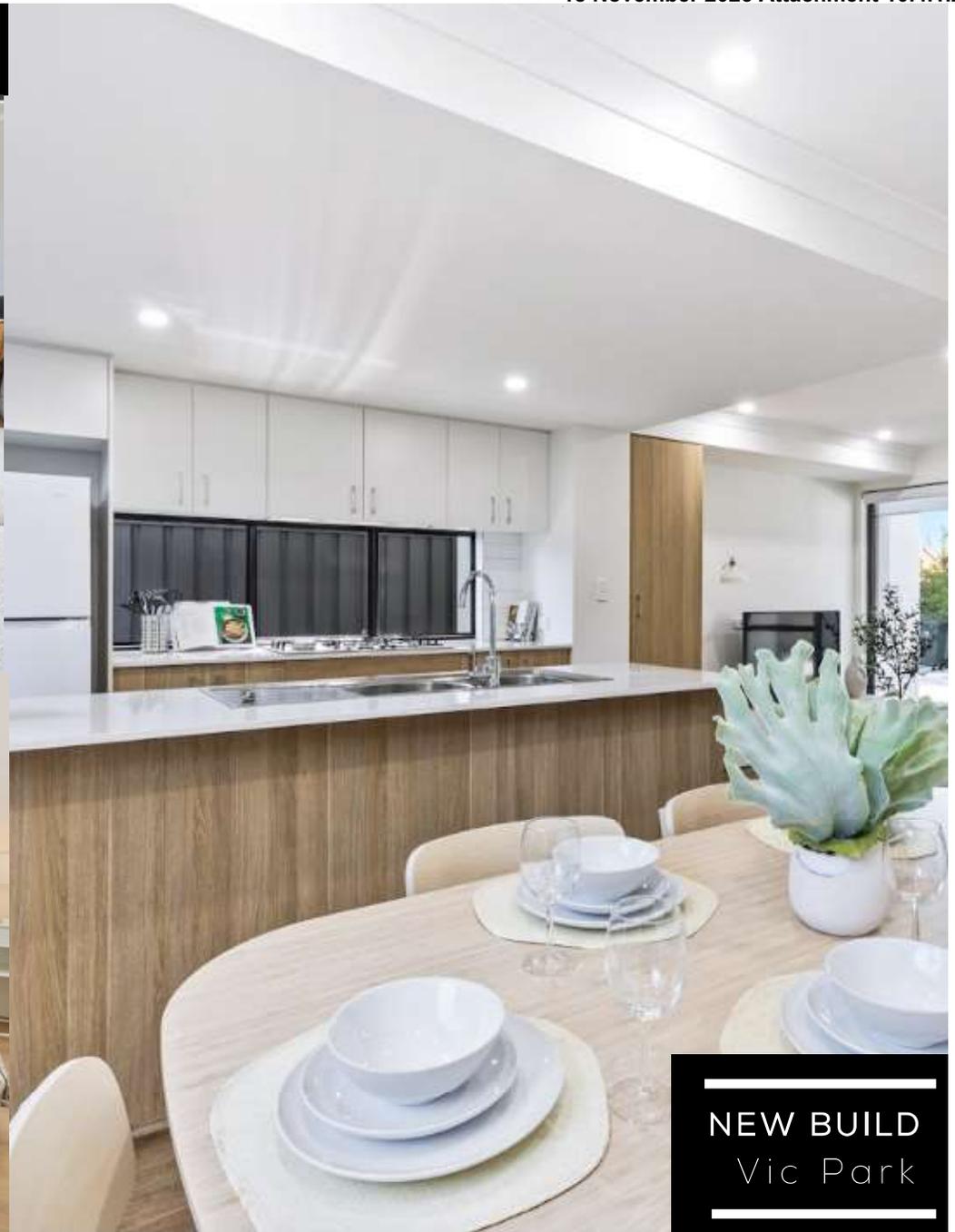
NEW BUILD  
Carlisle

Coliving Collective



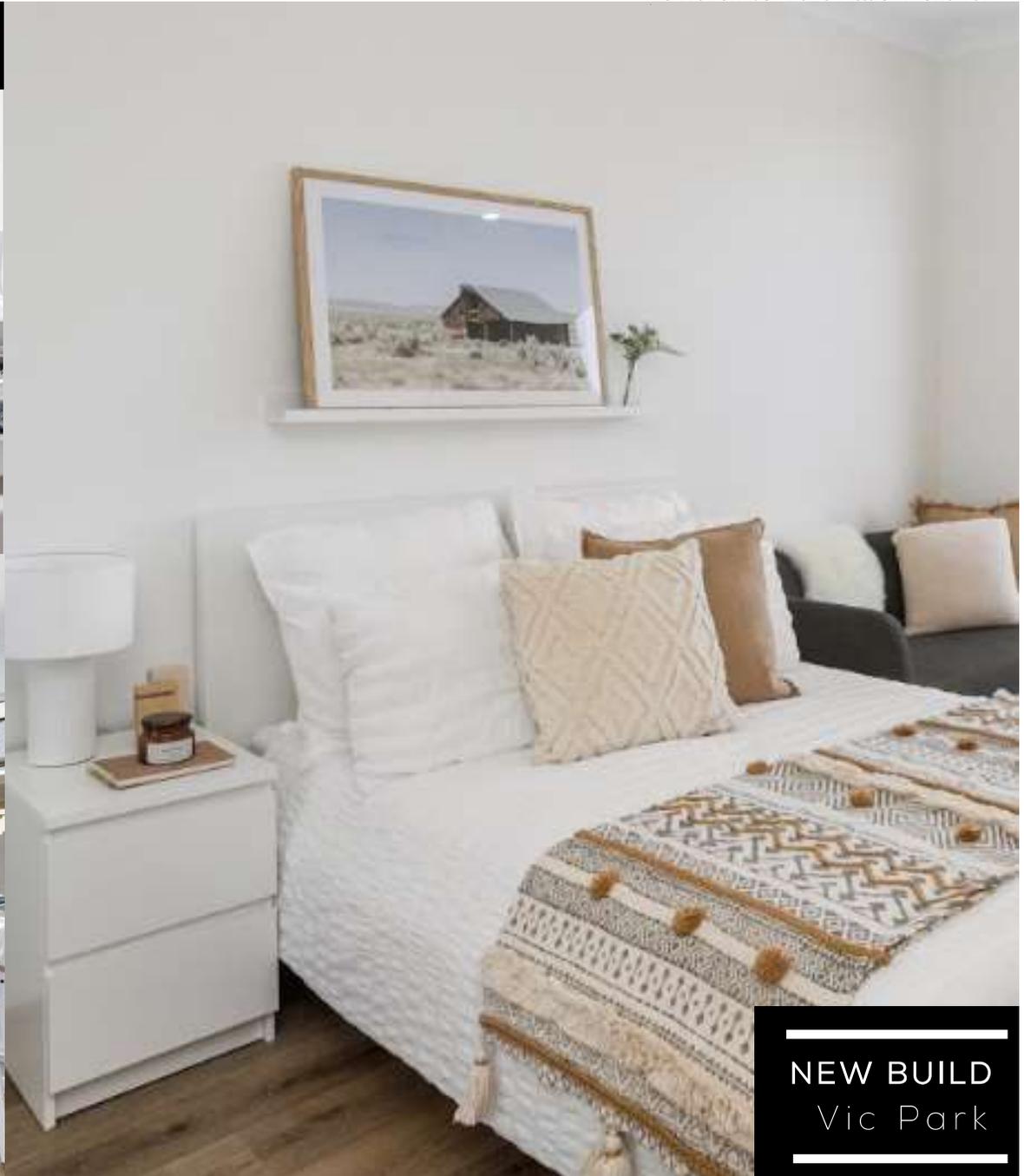
NEW BUILD  
Vic Park

Coliving Collective



NEW BUILD  
Vic Park

Coliving Collective



NEW BUILD  
Vic Park



# Why Western Australia?

coliving  
collective

MARKET STABILITY



**GROWING POPULATION**

State government projections anticipate an extra 150,000 migrating to live in WA over the next 4 years. WA's population growth in 2021-2022 was 62,667 people. A growth rate of 2.3% which was the greatest of all States. ABS 2023



**STRONG ECONOMIC GROWTH**

WA is experiencing a record number of investments in major infrastructure & significant economic growth.

**SKILLS SHORTAGE**



WA boasts abundant natural resources, particularly in mining and energy sectors, attracting skilled professionals and fostering economic stability.

DEMAND FOR AFFORDABLE ACCOMODATION



**0%**

of rentals are affordable for a single person on jobseeker ([Anglicare WA Snapshot 2022](#)).



**+27%**

Median rent increase over the last two years for the Perth Metro Area ([October 2022, SQM Research](#)).

**98%**



of rentals are not affordable for a single person on minimum wage ([Anglicare WA Snapshot 2022](#)).



**50%**

of low income households are in rental stress ([BCFC Report 2021](#)).



**34,201**

Individuals are on the social housing waitlist as of May 2023 ([shelter.org.au](#))

**Unmet Need 19,300**

Affordable homes needed in Western Australia ([Shelter.org.au](#))

**HELP the HOMELESS**

**9,729**

people experience homelessness every night in WA. [Shelter.org.au](#)

DEMAND FOR HMO



**CONVENIENCE**

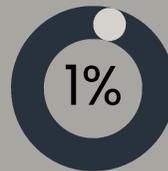
A HMO is fully furnished and rent includes all bills, wifi costs and cleaning of the common areas. This provides peace of mind as tenants can budget effectively and have a low cost of entry.



**COMMUNITY**

Living in an HMO provides a social aspect that can be appealing to many individuals, especially those new to the area or seeking a sense of community. HMOs often have shared common areas, such as kitchens and living rooms, where residents can interact and build relationships with their housemates. This communal living arrangement can foster a supportive and sociable environment, creating a sense of belonging and friendship among residents.

LOW RISK INVESTMENT



Perth is experiencing a severe housing crisis with a vacancy rate below 1%. REIWA

**Homes Needed**

**19,500**

REIWA states that WA needs to build 19,500 homes a year to keep up with population growth, demolitions, and to address the existing shortage. REIWA

AFFORDABLE HOUSING FOR ALL



AFFORDABILITY

Western Australia, like many other regions, has experienced rising housing costs in recent years. HMOs provide an affordable alternative for individuals looking for cost-effective living arrangements. By sharing the rent and expenses with other tenants, residents can significantly reduce their housing costs and make living in desirable areas more accessible.

LOCATION AND AMENITIES

HMOs are often strategically located in areas with convenient access to amenities, public transportation, and employment centers. This is particularly beneficial for individuals who prioritise proximity to universities, workplaces or if FIFO the airport. The ability to live in desirable locations at a more affordable price point is a significant draw for many people considering HMO living in Western Australia.

why Perth?

Coliving Collective

PERTH IS BOOMING

- Australia has a AAA rating, indicating strong financial stability and creditworthiness. It reflects a robust economy and low levels of public debt.
- WA is experiencing a record number of investments in major infrastructure & significant economic growth.
- Unemployment rates at an all time low.
- WA's population rose by 26,000 over the Mar 2023 quarter, the greatest increase since records began in 1982. 2.8% growth
- 1500 people are moving to Perth every week.

WESTERN AUSTRALIA REMAINS THE AFFORDABILITY CAPITAL FOR PAST 20 YEARS

- Median House price sits at \$618k for Perth compared to Sydney at \$1.1million.
- Median weekly rent has increased 87% over the last two decades.

SKILLS SHORTAGE | MASS MIGRATION

- 40,000-60,000 skilled workers needed.
- It is anticipated that 150k extra people living in WA over the next 4 years.

HOUSING CRISIS AND HOMELESSNESS

- 0.7% Rental Vacancy Rate (JUL 2023).
- To keep up with the population growth Perth needs to be building 40,000 homes a year and we are currently only building 15,000

BAD MARKET FIT

- Typical investment properties are 3, 4 and 5 bedroom homes, yet the typical household size is only 2.6 people. This means there are over 12 millions empty bedrooms across the country and we have a shortage of housing and an affordability crisis.

THE STATE OF WA





101 Residential is a quality home building company in Perth, managed and directed by Scott Park – one of Australia’s most creative and award-winning home builders. 101 Residential was introduced into the Scott Park Group in 2011 to provide affordable, but spacious, 2-storey homes in Perth, where block sizes continue to decrease. Through clever design and quality construction, a 101 Residential home makes the most of every precious square metre of even the narrowest block.



WA Country Builders is a trusted name in rural home construction, specializing in building beautiful, custom homes in Western Australia. With a focus on personalized service, sustainable practices, and attention to detail, they create homes that blend with the countryside while providing modern comfort. Choose WA Country Builders for a seamless building experience and a dream home in the picturesque landscapes of Western Australia’s countryside.



CoBuilt specializes in the National Disability Insurance Scheme (NDIS) and Specialist Disability Accommodation (SDA) requirements, including co-living housing. We offer design services tailored to your needs, ensuring functional and personalized residences. Our projects are built to the highest standards of craftsmanship, exceeding expectations and providing personalized service throughout the entire building process.

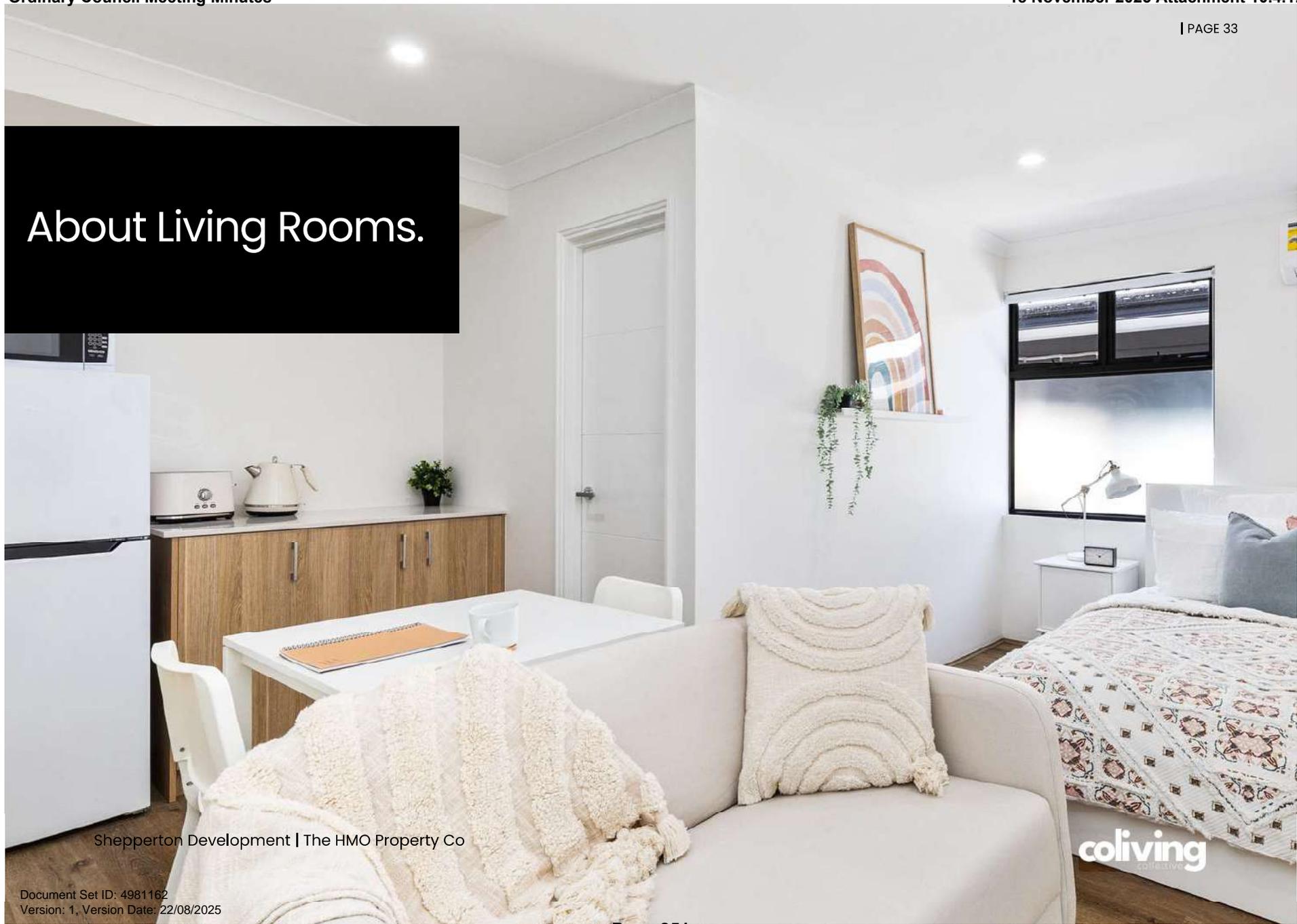


Trendsetter WA Builders are innovative, forward-thinking residential builders based in Western Australia. With their cutting-edge designs and modern construction techniques, they are setting the trend in the industry. As pioneers in architectural trends, they create homes that are not only visually captivating but also functional and comfortable. With a proven track record of delivering exceptional homes, Trendsetter WA Builders are the go-to choice for those seeking a home that stands out from the rest.

Our strategic building partners.



# About Living Rooms.



Shepperton Development | The HMO Property Co



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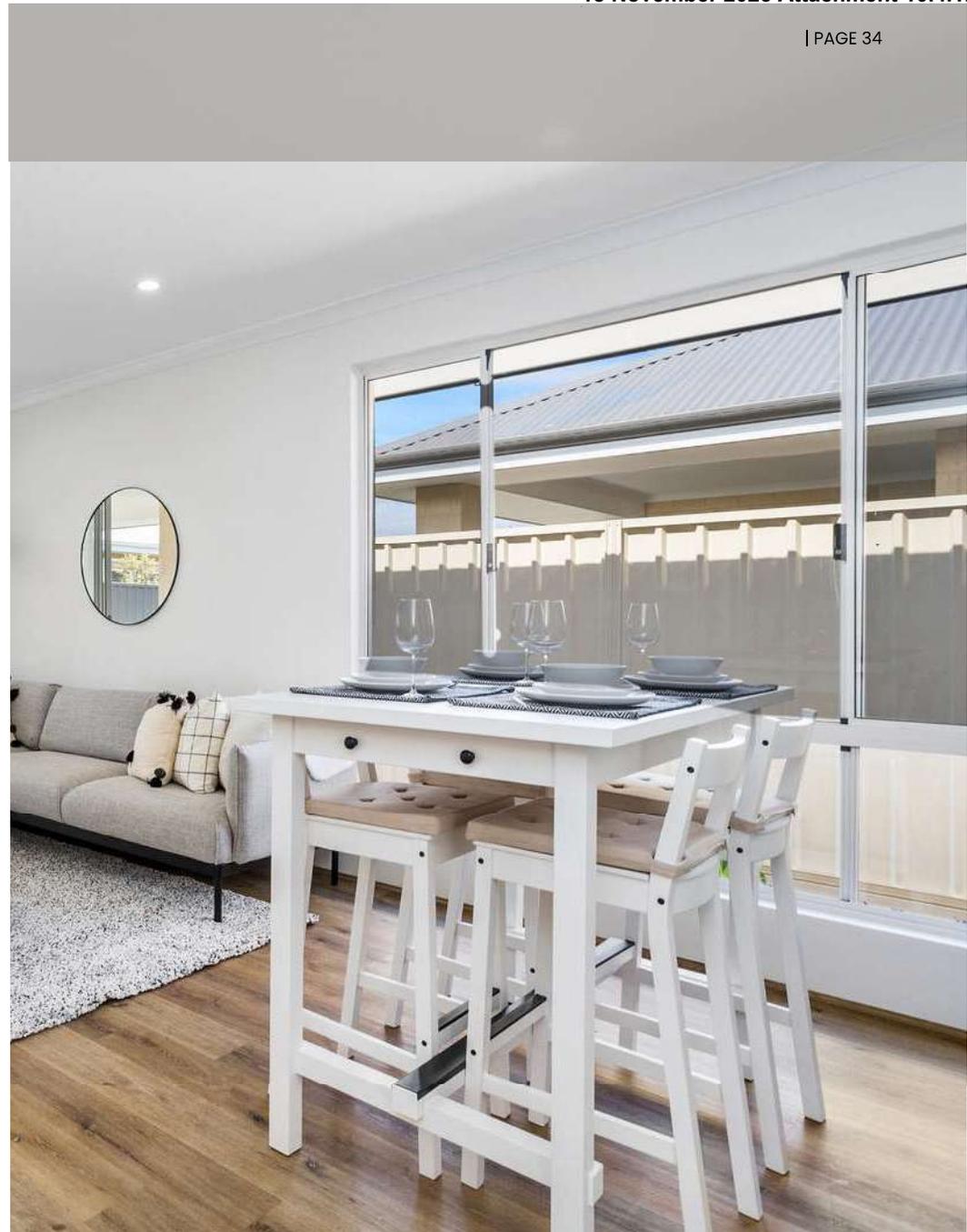
# Why Living Rooms

We are Perth's first and only shared-living and HMO (houses of multiple occupants) specialists, providing high-quality, affordable accommodation across the Perth region. We're a professional and relatable property management team that works tirelessly to ensure the best outcome and experience for all of our clients.

Our mission at Living Rooms is to provide clean, safe, quality accommodation that our residents are proud to live in. And, our open and inclusive business philosophy means that residents from all walks of life are able to experience the kind of shared-living where they can feel at home, reduce their living costs, and enable future opportunities.

We pride ourselves on our exemplary offering and we work with investors to ensure that our range of homes and properties continues to meet and exceed the needs of our residents throughout Perth.

And, whether it's through technology or design, we're always striving to perfect the shared-living experience for our residents, to ensure their comfort, safety, and happiness.



# The Profile of our House mates.

**20-35**  
AVERAGE AGE

**18-74**  
AGE RANGE

**12-18**  
Months  
AVERAGE TENURE

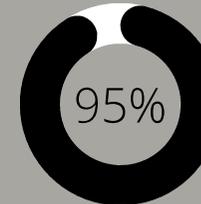
**\$45K-\$130K**  
SALARY RANGE

## HARDWORKING PROFESSIONALS

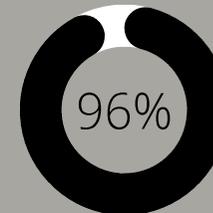
- Technicians
- Tertiary Educators
- Teachers
- Community Support Workers
- Scaffolders
- Waitresses
- Mobile Plant Operators
- Night Fillers
- Warehouse Assistants
- Receptionists
- Miners
- Rail Engineer
- Telecoms Engineer
- Barista
- Chefs
- Drillers Assistant
- Uber Driver
- IT Officer
- Care Worker
- Retail Staff
- Bakers
- Mechanics



HAVE A VEHICLE



ARE SINGLES



WANT FURNISHED



CLEANING SCHEDULE



SAFE



BILLS INCLUDED



House Mate Support



# Property management.

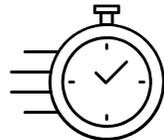
## How do we attract our tenants?

- Professional Photography
- Affordability | All bills Included
- We list on numerous platforms
- Search Engine Optimisation
- Awesome reviews

## How does Living Rooms stand out from the crowd?



PEOPLE  
MANAGEMENT  
APPROACH



FAST  
RESPONSE  
TIMES



CREATION OF  
COMMUNITY  
IN EACH HOUSE



24/7 ACCESS TO  
UPDATES ON  
YOUR PROPERTY  
THROUGH OUR  
SOFTWARE  
PORTALS



INDIVIDUAL  
HOUSEMATE  
AGREEMENTS



HOUSE  
MATE  
RULES



HOUSE MATE  
SUPPORT  
PROGRAM





## Breach & evictions.

You will be liable for a Breach notice if you do not comply with the **House Rules or your Occupancy Agreement**. Examples below of actions that will be liable for a breach notice:

- Late payment or non-payment of rent
- Inappropriate behaviour, e.g.: excessive noise, untidiness, bullying, racism, disrespect towards other residents, disrespect of property, disrespect towards Property Manager.
- Sharing any of the door codes with non-residents
- Leaving entry/exit doors to the property unlocked/ open
- Having non-residents in the house without supervision
- Leaving any of the common areas in an untidy/ unclean state
- Breaking of any of the house rules

Your Occupancy Agreement is a legal binding contract of which is tied into the House Rules you have signed.

If you breach any of the terms of the Occupancy Agreement or House Rules you will be issued a warning or a breach as a notice to rectify any issues, should the issue not be rectified you will be issued an eviction notice - please note that dependant on the severity of the issue, you may be asked to leave within 48 hours.

These firm processes are in place for the safety and well-being of everyone living in the house.

WE HAVE A ZERO TOLERANCE FOR BULLYING, RACISM  
AND AGGRESSIVE BEHAVIOUR - YOU WILL BE EVICTED  
IMMEDIATELY AND LOSE YOUR BOND IF THIS  
BEHAVIOUR OCCURS



## Noise & Disturbance.

Please be considerate with the volume of your music and refrain from making unnecessary loud noise or disturbances between:

**9pm and 7am – Monday to Friday**

**10pm and 9am – Saturday and Sunday**

This includes the use of washing machines, tumble driers and vacuum cleaners.

All residents are responsible for the noise of their visitors.

## Parking.

Any parking on the property; on the driveway or in a carport cannot be claimed by a particular resident. Only garage space can be allocated to a resident who is renting the space.

Please be considerate if someone has a garage space that you do not block them in.

Driveway and carport parking are for residents only, visitors must park away from the premises to ensure residents have priority.

Do not park on restricted areas or on neighbours properties.

Please do not park on the grass where retic is present. If the retic is damaged, all housemates will be charged for repairs.



# Visitors Rules.

Please make sure that any visitors respect the other residents and do not overstay their welcome.

You are fully responsible for any disturbance or damage caused whilst your visitors are on the property.

Visitors cannot stay overnight unless previously agreed with your Property Manager.

Do not leave your visitor in the house without your supervision.

## **BREACH OF OCCUPANCY AGREEMENT**

There are strict limitations to the amount of people we can have in each property for the safety of all occupants. If a visitor is found staying without prior permission you will be in breach of your Occupancy Agreement.



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You are fully responsible for any disturbance or damage caused whilst your visitors are on the property.

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**coliving**  
collective

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[Troy@colivingcollective.com.au](mailto:Troy@colivingcollective.com.au) | +61 438 245 888

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**10.4.2 Community Events Grant Application: Spear Foundation**

<b>Responsible Branch:</b>	Community Development
<b>Responsible Directorate:</b>	Community Services
<b>Authority/Discretion:</b>	Review
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	1. John Forrest SH Letter of Support - Everlasting Elders Program [10.4.2.1 - 1 page] 2. Community Events Grants Panel Assessment Matrix Spear Foundation [10.4.2.2 - 1 page]
<b>Refer:</b>	Nil.
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

**SUMMARY**

Spear Foundation has submitted a grant request for two events, to be delivered in the first half of 2026. The total cost of the events is \$19,856.40 (plus GST). The requested amount to be funded by the City totals \$9,928 (plus GST) with Spear Foundation to fund the difference.

Under the current Community Events Grants Management Practice, the Grants Review panel are responsible for recommending to the Manager Community Development grants to the value of \$5,000 and the Director of Community Services has the authority to approve. Funding requests greater than \$5,000 are referred to Council for consideration.

Following the assessment process, the Grants Review Panel recommended supporting the Spear Foundation application based on its alignment with the assessment criteria and demonstrated community benefit.

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

**That Council approves Spear Foundation's application for Community Events Grant funding of \$9,928 (plus GST) for the delivery of two events in the 2025/26 financial year.**

**Cr Michelle Sutherland Moved, Cr Nat Latter Seconded**

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

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

***Against: Nil.***

**BACKGROUND**

The purpose of the Community Events Grant is to increase the capacity of not-for-profit community groups, clubs or individuals/groups to deliver an event based in the City of Bayswater which is of benefit to City residents, businesses or both, and is aligned to the City's Council Plan and Strategies.

Grant funding allocation of \$62,500 is available to support community-led events in the 2025/26 financial year.

Spear Foundation have submitted a grant request for two events, to be delivered in the first half of 2026. The cost to deliver these events is \$19,856 (plus GST) and Spear Foundation are seeking a \$9,928 (plus GST) grant from the City accordingly.

The Spear Foundation is dedicated to fostering strong cultural connections and creating a positive, sustainable future for all communities. They are an Aboriginal-led organisation delivering culturally led, immersed, community-informed programs that will close the inequity gap ensuring every action drives meaningful and measurable change. Through its impact programs, the Spear Foundation supports initiatives that promote inclusivity, resilience, and opportunity.

Since 2023, the City has supported Spear Foundation to deliver The Everlasting Elders events in the Civic Centre, which has included:

- 9 events delivered in the Embelton Room;
- 258 Elders welcomed and celebrated;
- 57 Aboriginal students from John Forrest Senior High engaged in respectful service and learning; and
- 22 industry guests introduced to walk alongside community.

The Everlasting Elders Program celebrates and honours Aboriginal Elders by creating culturally safe and meaningful events. It reconnects Elders with each other and Aboriginal youth from local high schools, strengthens intergenerational bonds, and supports social connection, cultural sharing, and emotional wellbeing. Elders pass on stories, traditions, and cultural knowledge, helping young people grow with respect and understanding for Aboriginal culture.

The inclusion of the Spear Foundation's Industry Partners at the program events, broadens the impact to the non-Aboriginal community while reinforcing community resilience, building bridges across generations for a stronger, more connected future.

Historically the City has supported Spear Foundation through providing the use of the Embelton Room at no cost and the allocation of a Community Development officer's time to assist with booking the room, and operational assistance on the day of the event.

Over the past two years the Spear Foundation have improved their processes, communication channels and increased stakeholder engagement with the Elders, High schools, including John Forrest Secondary College, and other Aboriginal controlled organisations, who refer Elders into the program.

The first Bayswater events held in 2023 averaged an attendance of eight to 25 Elders, whilst in 2025 the events are regularly over-subscribed with more than 30 Elders as well as 10 to 20 students and industry partners attending each event.

Testimonials from the previously run events suggest that many of the Elders and students attending the Pamper Day and On-Country experience reside in the City. Based on evaluation and outcomes of previous events, the attendees often find family connections, many have maintained these connections with each other out in the community. The returning students have reported seeing their Elders in the community and have enjoyed reconnecting with them in the shopping centre and in the community.

John Forrest Secondary College leaders have reported improvements in school attendance and behaviour of the Aboriginal students who have attended the Everlasting Elder events. They support further engagement with the Everlasting Elders program and have provided a letter of support for the continuation of the program **Attachment 1**.

**Overview of the proposed events as part of the Everlasting Elders Program:**Event 1. Pamper Day: A culturally safe gathering for Elders.

Event Delivery: Wednesday 11 February 2026, 10am to 2pm.

The Pamper Day is a culturally safe gathering that centres Elders' dignity and care. Aboriginal high-school students provide pampering in a respectful service, with guidance from the Spear Foundation team; this shared experience builds students' confidence and empathy and deepens their connection to community. Maurice Meade academy students support hair styling, and the day concludes with a celebratory photo shoot.

Event 2. On-Country Experience

Event Delivery: Wednesday 31 March 2026, 9am to 3pm.

The On-Country Experience extends this care into culture-in-practice: Elders lead cultural weaving and toolmaking alongside young students, followed by a BBQ that invites relaxed connection and cultural learning. Learning by doing strengthens cultural continuity, renews belonging to place, and gives students practical ways to listen, learn and serve.

The Everlasting Elders Pamper Day and On-Country Experience work together to nurture social, emotional and cultural wellbeing while strengthening intergenerational ties.

With a total of 80 Elders (40 per event), 20 students (10-15 per event), industry guests and City of Bayswater staff attending the two events, and based on previous successful Everlasting Elder event evaluation, Spear Foundation expect the following key outcomes:

- 80 Aboriginal Elders and 20 students finding renewed kinships and connections.
- 40 pampering sessions enjoyed by the Aboriginal Elder community.
- 60 shared cultural knowledge experiences with cultural weaving and tool making.
- 120 hot and nutritious lunches served.
- Intergenerational sharing of knowledge and culture between the Elders and Students.
- Activation of the City's Civic Centre for the local Aboriginal community.
- Improvements in school attendance and engagement of the Aboriginal students.
- Opportunity for industry guest's and the non-Aboriginal community to engage with the Elders and students.
- Opportunity for City of Bayswater staff to engage with the local Aboriginal community.
- City of Bayswater Civic Centre to be perceived as a safe and supportive space for the local Aboriginal community.
- Stronger cultural foundations for the Aboriginal students and increased connections between the Elder community.

**EXTERNAL CONSULTATION**

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

**OFFICER'S COMMENTS**

Assessment of Community Events Grant applications is undertaken by a Grants Review Panel (GRP). Each application is evaluated and weighted against the Assessment Matrix, which includes the following criteria:

- Financial Viability

- Value for Money
- Risks Identified and Mitigated
- Benefits to City Residents
- Equity
- Priority Rating

In accordance with the Community Events Grants Management Practice, the GRP are responsible for recommending to the Manager Community Development grants to the value of \$5,000 and the Director of Community Services has the authority to approve. Funding requests greater than \$5,000 are referred to Council for consideration.

Following the assessment process, the GRP recommended supporting the Spear Foundation application based on its alignment with the assessment criteria and demonstrated community benefit. Refer to **Attachment 2** for the GRP Assessment Matrix.

The events align with the City's *Innovate Reconciliation Action Plan 2021 – 2023* key pillars, actions and deliverables as listed in the table below:

Table 2. Innovate Reconciliation Action Plan 2021 – 2023		
Key Pillar of Reconciliation	Action	Deliverable
1. Relationships	1.1 Establish and maintain mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	
	1.3 Promote reconciliation through our sphere of influence.	1.3.d. Collaborate with external stakeholders to drive reconciliation outcomes. (i.e. schools, community groups, sporting clubs, and other likeminded organisations)
		1.3.e Explore opportunities to positively influence our stakeholders to drive reconciliation outcomes
2. Respect	2.1 Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning	
	2.5 Promote healing at local sites of significance to promote reconciliation	2.5.a. Collaborate with Traditional Custodians and share stories that will contribute to intergenerational healing
		2.5.c. Explore and seek funding to establish and facilitate local gatherings to support truth telling

Table 2. Innovate Reconciliation Action Plan 2021 – 2023		
Key Pillar of Reconciliation	Action	Deliverable
		conversations at sites of significance
3. Opportunities	3.3. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes	3.3.d. Increase the number of commercial relationships with Aboriginal and Torres Strait Islander businesses.
		3.3.e. Encourage and support Aboriginal and Torres Strait Islander community groups, clubs, and businesses to apply for community grant funding to deliver programs in the City of Bayswater

**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	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods.	

**FINANCIAL IMPLICATIONS**

To date, the City has provided \$49,463.00 in Community Event Grants for the 2025/26 financial year with a total of 13 grant applications approved. The amount of \$9,928 (plus GST) if approved by Council would mean there is \$3,109 available for further applications under the Community Events Grant funding for the rest of the financial year.

There are no other current grant applications under consideration by the City, and Officers are not aware of any other applications that are about to be submitted through to the City’s year-round grants funding process.

In 2024/25, a total of 16 grant applications were approved, with four of these received between December and June. All approved grants during this period were for one-off events that are not scheduled to recur this year. The City has also received applications this financial year that were not supported due to a lack of suitability and alignment with the eligibility criteria.

It is recommended that the Spear Foundation grant application be supported, given the organisation's proven track record in delivering quality events and its demonstrated alignment with the City's Council Plan and Reconciliation Action Plan.

**STRATEGIC IMPLICATIONS**

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

- Key Result Area: Social
- Outcome 1.1 A Connected and Inclusive Community
- Objective 1.1.1 Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage
- Objective 1.1.2 Facilitate connections and access to services for all community.
- Objective 1.1.3 Build strong relationships, social connections and inclusive participation with our diverse community.

**CONCLUSION.**

It is recommended that Council approves the grant funding application of \$9,928 (plus GST) by the Spear Foundation.



**JOHN FORREST Secondary College**  
**INDEPENDENT PUBLIC SCHOOL**

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T: 9473 4000  
E: [johnforrest.sc@education.wa.edu.au](mailto:johnforrest.sc@education.wa.edu.au)  
[www.johnforrest.wa.edu.au](http://www.johnforrest.wa.edu.au)  
[www.facebook.com/johnforrestac](https://www.facebook.com/johnforrestac)

To whom it may concern,

**Re: Letter of Support – Everlasting Elders Program**

John Forrest Secondary College is pleased to provide this letter of support for the Everlasting Elders program delivered in partnership with The Spear Foundation. Our Aboriginal students have participated the intergenerational events connecting our students with Elders in 2025 and we very much look forward to being involved in the 2026 program.

Since engaging with the program, we have observed meaningful benefits for our Aboriginal students, who participated, including:

- **Cultural safety and belonging:** The presence and guidance of Elders created a culturally safe environment that affirmed identity, strengthened pride, and encouraged students to step into leadership roles within their peer groups.
- **Connection and celebration of culture:** Students who participated in the workshops and events reported the positive impact on their involvement with everlasting elders in feeling connected to their community and peers. Sharing their experience with others, both staff and students, allowed them to share what they had learnt and celebrate their culture.
- **Positive shifts in attendance and punctuality:** Involvement in the program has improved attendance and punctuality among participating students.
- **Better behaviour and self-regulation:** Following students' involvement with the program there has been an observable improvement in self-management, respect, and peer relationships —particularly after the skincare workshops and the Pamper Day.

The program compliments our school priorities in student wellbeing, attendance, and engagement. The meaningful intergenerational connection has proven highly effective for our cohort. We consider Everlasting Elders a valuable partner initiative that supports positive educational outcomes and broader life skills.

John Forrest Secondary College supports the continuation and expansion of Everlasting Elders into 2026 and would welcome ongoing collaboration.

Yours sincerely,

Sandy Olney Thurstun  
Deputy Principal  
John Forrest Secondary College

Panel Events Grant Assessment											
Panel Assessment Date: 16 October 2025											
Spear Foundation: Everlasting Elders											
App ID	Person Submitted Form	Conflict of Interest	Confidentiality	Financial Viability	Value for Money	Risks Identified and Mitigated	Benefits to City Residents	Equity	Priority Rating	Total Score	Recommendation
92	Officer A	No	No	3	3	2	3	3	3	17	YES
	Officer B	No	No	3	3	2	2	2	3	15	YES
	Officer C	No	No	2	2	2	2	1	2	11	YES
	Officer D	No	No	3	2	2	2	3	3	15	YES
<b>Total Funding Amount Requested \$9928.00</b>											

### Application Assessment

#### Instructions for Assessors

**Scores:**

3 = High (Applicant meets the full criteria at a high level)

2 = Medium (Applicant meets criteria)

1 = Low (Applicant slightly fails to meet criteria)

0 = Nil (Applicant does not address the criteria)

**Indicators**

The indicators are designed to help you understand in specific terms what is meant by each criterion. Use the indicators provided to help construct your score. Note that not all indicators will be applicable to all applications. Disregard those that are not relevant.

**10.5 Sub Committee Reports**

Nil.

**ADOPTION BY EXCEPTION**

That the recommendations relating to items: 10.2.1, 10.2.2 and 10.4.2 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2021*.

Cr Michelle Sutherland Moved, Cr Nat Latter Seconded

**CARRIED UNANIMOUSLY: 9/0**

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

***Against: Nil.***

**11 Motions of Which Previous Notice Has Been Given**

**11.1 Cr Nat Latter - Representation of Council Positions on External Bodies**

<b>Responsible Branch:</b>	Governance and Strategy
<b>Responsible Directorate:</b>	Office of the CEO
<b>Authority/Discretion:</b>	Executive/Strategic
<b>Voting Requirement:</b>	Simple Majority Required.
<b>Attachments:</b>	Nil
<b>Refer:</b>	Item: 10.1.2 OCM: 28.10.2024 Item: 10.1.1 OCM: 26.02.2019
<b>Officer Declaration:</b>	<i>The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.</i>

***This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.***

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2021*, Cr Nat Latter raised the following motion:

That Council:

1. Requests the Chief Executive Officer to prepare a draft policy for consideration by the Council that clarifies how Elected Members represent the Council on external bodies, including that they should not put forward motions on behalf of the City of Bayswater that are contrary to Council positions.
2. Acknowledges that the motion raised at WALGA zone meeting of 21 August 2025 regarding Councillor terms does not reflect the position of the City of Bayswater and is contrary to the position endorsed in the Council decision of 28 October 2024.

***Mayor Filomena Piffaretti put each limb of the motion to considered and voted on separately.***

**COUNCIL RESOLUTION**

That Council:

1. Requests the Chief Executive Officer to prepare a draft policy for consideration by the Council that clarifies how Elected Members represent the Council on external bodies, including that they should not put forward motions on behalf of the City of Bayswater that are contrary to Council positions.

**Cr Nat Latter Moved, Cr Cale Black Seconded**

**LOST: 2/7**

***For: Cr Nat Latter and Cr Cale Black.***

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

**COUNCIL RESOLUTION**

That Council:

2. Acknowledges that the motion raised at WALGA zone meeting of 21 August 2025 regarding Councillor terms does not reflect the position of the City of Bayswater and is contrary to the position endorsed in the Council decision of 28 October 2024.

**Cr Nat Latter Moved, Cr Cale Black Seconded**

LOST: 2/7

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

In accordance with clause 5.3(3) of the City of Bayswater *Standing Orders Local Law 2021*, the Chief Executive Officer may provide relevant and material facts and circumstances pertaining to the notice of motion on such matters as policy, budget and law.

**OFFICER'S COMMENT*****Policy development***

The Council appoints Elected Members to act as representatives or delegates on external bodies (including committees, panels or similar groups) as required or requested under those bodies' constitutions, establishment agreements or specific legislation. The role of an Elected Member, appointed to an external body as a representative of the Council, may vary depending on the terms of reference for that body. In some cases, Elected Members are appointed as members in their own right and are expected to vote and make decisions based solely on the information before them.

WALGA Zones do not have Terms of Reference. The Standing Orders for the East Metropolitan Zone provide the following definition for delegate:

*"those persons duly elected, from time to time, for a fixed term to represent a Council at a Zone of the Western Australian Local Government Association."*

***WALGA motion***

Through the State Government's Local Government Reform Program, the City of Bayswater Council and Elected Members have been invited to provide feedback on a variety of policy matters including those relating to electoral reform. In relation to Councillors' terms of office, this matter has been included in two reports to Council.

In February 2019, the Council considered a report that sought endorsement of a submission to the Department of Local Government, Industry Regulation and Safety (the Department) on 'Stage Two' of the review of the Local Government Act 1995. City officers prepared a submission, which included reference to the Councillors' terms of office. However, due to varying opinions on the matter, the Council resolved to not provide a formal Council endorsed submission on the Stage Two review and instead encouraged Elected Members to provide individual feedback to the Department.

In October 2024, the Council considered a report that sought Council consideration on the sector-wide advocacy positions of the Western Australian Local Government Association (WALGA) relating to electoral reforms. Council voted to support the status quo – which is the current 4-year term (with a 2-year spill). This was a default position. The recommendation within the report states that 'due to there being no Council-adopted position regarding terms of office, it is recommended that Council supports WALGA's advocacy position'.

A Council policy or guidelines establishing the parameters under which an Elected Member can act when representing the Council on an external body may assist in clarifying the roles and

responsibilities of the Elected Member and the expectations of the Council. However, depending upon the nature of these expectations it may require that zone agenda items be tabled at Council to form positions. If this was a requirement then Council may need to hold additional meetings or consider alternative processes to achieve this outcome due to the timing of the meeting schedules.

### **LEGISLATIVE COMPLIANCE**

*The Local Government Act 1995*

*The City of Bayswater Standing Orders Local Law 2021*

### **FINANCIAL IMPLICATIONS**

Development of the policy will take approximately 40 hours of City Officer time. If supported by the Council, a policy could be prepared for consideration by the Policy Committee in the first quarter of 2026.

If the Policy required delegates to seek a Council position on items before WALGA Zone Meetings, it is likely that several Special Council Meetings would need to be held throughout the year for the Council to consider the WALGA Zone Agenda items. This would create an additional cost to the City for Council catering and wages for administrative employees.

### **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**

A policy establishing the roles and responsibilities of Elected Members when representing the Council on external bodies may assist in clarifying the roles and responsibilities of the Elected Member and the expectations of the Council.

**12 Questions From Members Without Notice****12.1 Responses to Question From Members Without Notice**

Nil.

**12.2 Question From Members Without Notice**

*At 9:43pm Cr Anthony Pittaway withdrew from the meeting.*

**Cr Elli Petersen-Pik - Deputy Mayor**

**Question 1**

**What action is the City planning to take to minimise the intervention of Western Power pruning City-owned verge trees without providing notice?**

**Response 1**

Luke Botica, Director Infrastructure and Assets advised that the City is reviewing its own practices in terms of tree pruning, such as reviewing the clearances from the power lines and whether some trees can provide further clearances and is liaising with the City's contractor on this. We are also in discussion with WALGA who are arranging a meeting with Western Power to discuss this matter on behalf of local governments as there are 17 other local governments that have attended meetings at WALGA and provided information in terms of their experiences with similar situations. That meeting is expected to take place in the next few weeks however an exact date hasn't been set at this point.

**Question 2**

**Will the City be able to provide an update to Council on the outcome of that review and if any specific measures are going to be taken?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that the City has issued a few memorandums to Council on the matter already and will continue providing updates as further information is received in the future.

*At 9:45pm Cr Anthony Pittaway returned to the meeting.*

**Cr Cale Black**

**Question 1**

**Can I please have an update on this year's urban forest program, in particular if the overall target for this year, of 2961 trees, has been met?**

**Response 1**

Luke Botica, Director Infrastructure and Assets advised that the 2025 Winter planting program has now finished and the City has exceeded the target and is sitting at approximately 3,200 trees that have been planted. The City will review those numbers and can provide an exact number of how many trees have been planted and their location.

*At 9:45pm Cr Nat Latter withdrew from the meeting.*

**Question 2**

**If targets are not met as part of zone 2 in 2025, especially those sub-targets, will that mean the 2026 targets will be adjusted to accommodate?**

**Response 2**

Luke Botica, Director Infrastructure and Assets advised that he believes all the sub-targets have been achieved, however all the information will be provided in detail. Numbers can be increased if there is a short-fall in one year however this is dictated by how many trees the City can water and maintain during the Summer months.

**Question 3**

**The council resolution 27 May 2025 refers to requesting the Chief Executive Officer to review its urban forest strategy, its targets and associated programs against the state's urban greening strategy. Is there an update to that request and has there been any review against that?**

**Response 3**

Luke Botica, Director Infrastructure and Assets advised that the City is in the process of recruiting an Urban Forest Officer and that role will follow up on that review. The position is expected to be filled early 2026 and the review of all aspects of the urban forest, including our strategies and how they align with the state strategies can be commenced.

**Question 4**

**Would the time frame for an update then be around mid next year?**

**Response 4**

Luke Botica, Director Infrastructure and Assets responded that this time frame would be reasonable.

**Cr Anthony Pittaway**

**Question 1**

**Is there an official end date to the main road development on Morley Drive?**

**Response 1**

Luke Botica, Director Infrastructure and Assets took the question on notice.

***At 9:48pm Cr Nat Latter returned to the meeting.***

**13 New Business Of An Urgent Nature**

Nil.

**14 Meeting Closed To The Public**

**14.1 Matters for Which the Meeting May be Closed**

Nil.

**14.2 Public Reading of Resolutions that May be Made Public**

**15 Closure**

There being no further business to discuss, the Presiding Member, Mayor Filomena Piffaretti, declared the meeting closed at 9:49 pm.