

Differential rates

This year, the City introduced differential rates. Differential rating is a fairer, more equitable approach where ratepayers make a reasonable contribution to the cost of local government services and facilities based on land use.

The four different rating categories introduced by the City are residential, commercial/industrial, vacant residential and vacant commercial/industrial. Most other local governments have already adopted this rating method.

How your rates are calculated

Each property in the City of Bayswater is issued an independent valuation by the State Government's land information authority, Landgate. This is called Gross Rental Value (GRV).

Every year, the City sets a budget for the upcoming year. The total budget is the amount of money needed to fund the services the City provides and the infrastructure it maintains and upgrades. The budget is funded by rates collected, fees and charges, and government grants.

Your rates are calculated by multiplying your GRV by the rate in the dollar set by Council. For 2024/25, Council approved the following:

Differential Category based on GRV	Rate in the Dollar (\$)	Minimum Payment (\$)
Residential (Improved)	0.074674	1,143.40
Commercial/Industrial (Improved)	0.077288	1,183.40
Residential - Vacant	0.085875	1,314.90
Commercial/Industrial - Vacant	0.097076	1,486.40

Therefore, as an example, the owner of an average property in the City of Bayswater would pay:

\$20,000 (property valuation or GRV)

x **\$0.074674** (rate in the dollar)

= \$1,493.48 in rates

Mayor and Councillors



Mayor
Filomena Piffaretti
0402 189 707
filomena.piffaretti@bayswater.wa.gov.au

South Ward



Deputy Mayor
Cr Elli Petersen-Pik
0422 353 844
elli.petersen-pik@bayswater.wa.gov.au



Cr Nat Latter
0422 391 308
nat.latter@bayswater.wa.gov.au

North Ward



Cr Josh Eveson
0408 027 846
josh.eveson@bayswater.wa.gov.au



Cr Sally Palmer
0419 777 919
sally.palmer@bayswater.wa.gov.au



Cr Michelle Sutherland
0406 819 629
michelle.sutherland@bayswater.wa.gov.au

Central Ward



Cr Assunta Meleca
0418 446 449
assunta.meleca@bayswater.wa.gov.au



Cr Steven Ostaszewskij
0411 144 724
steven.ostaszewskij@bayswater.wa.gov.au

West Ward



Cr Dan Bull
0423 692 827
dan.bull@bayswater.wa.gov.au



Cr Lorna Clarke
0412 427 910
lorna.clarke@bayswater.wa.gov.au



Cr Giorgia Johnson
0421 310 974
giorgia.johnson@bayswater.wa.gov.au

City of Bayswater

P: 9272 0622 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au

This brochure is available in alternative formats upon request.

2024/25 Budget

Putting our community first



bayswater.wa.gov.au



Mayor's message

As the level of government closest to the people, Council is aware the decisions we make impact people's lives in so many ways. In June, we adopted a budget that both delivers the high-quality services you rely on, and maintains the assets we all use every day.

The introduction of differential rates this year has allowed the City to distribute rates based on land use, which is a more fair and equitable way. It also means Council has been able to keep the rate increase for residential property owners to 3.8% which is aligned with CPI. This was a deliberate decision by Council to protect those who are most impacted by the soaring cost of living - families, seniors, young people and those living alone.

In this budget, the City will continue to maintain its more than \$1.1 billion worth of assets. This includes 460 kilometres of local roads, 190 buildings including three recreation centres, three libraries, two community centres and a raft of community halls and clubrooms that more than 150 local community and sporting clubs call home. We will also continue to maintain over 180 parks, ovals and open spaces, complete with playgrounds, picnic areas, lighting and barbecue facilities.

This year's budget sets aside money in reserve for two key community projects: \$1 million in seed funding for the development of a new Morley Library; and \$200,000 towards a feasibility study into the future redevelopment of the Frank Drago soccer precinct.

As our assets support the community in so many ways, it is essential we continue to maintain and upgrade them. This budget will fund new women's changerooms at Noranda Sporting Complex; a sheltered viewing area at Lightning Park for spectators of football, gridiron and tee ball; new synthetic cricket wickets at Beaufort Park, Emberson Reserve and RA Cook Reserve; the refurbishment of multipurpose courts at Grand Promenade Reserve; new floodlights at Crimea Reserve; and new soccer goals at Joan Rycroft Reserve.

As a Council, we understand how important it is for the community to feel safe in their own neighbourhood. This year, the City will spend \$355,000 on its CCTV systems to deter anti-social behaviour and improve community safety.

This Council knows how passionate our community are about trees, so in this budget, in addition to the 2,550 trees to be planted as part of our street and park tree planting program, a further \$300,000 will go towards planting trees in hard-to-tackle areas such as the verge on Guildford Road and hard medians across the City. An additional \$100,000 will go towards the watering of mature trees that are struggling due to hotter, drier conditions across the State.

Along with maintaining our assets, we will continue to work hard to build a strong and inclusive community. This budget will enable the City to continue on its journey to Reconciliation, and deliver a range

of community development activities aimed at engaging our youth, and encouraging older adults to participate in community life. It will also fund services that will directly improve the lives of people experiencing homelessness.

This budget includes \$930,000 in funding for events that bring families and friends together including a community concert, Avon Descent Finish Line Festival, Carols by Candlelight and Flourish Community Arts Festival incorporating the Community Art Awards and Exhibition.

On behalf of Council, I look forward to delivering the high-quality services and facilities you have come to expect of the City of Bayswater.

Mayor Filomena Piffaretti

How your rates are spent



Recreation \$14.68 million

The City operates three recreation centres at Bayswater Waves in Embleton, The RISE in Maylands and the Morley Sport and Recreation Centre. The City also operates Maylands Waterland, a premier outdoor water playground on the banks of the Swan River, and maintains the City of Bayswater Skate Park in Embleton and the new BMX and Mountain Bike Facility next to Claughton Reserve in Bayswater.



Environmental management \$7.03 million

The City will continue to address water quality through the creation of living streams, riverbank restoration and water-sensitive urban design projects. Our team will work closely with environmental community groups to protect, restore and enhance natural areas.



The City will continue to plant trees on verges and in parks and natural areas as part of its annual planting program. An additional \$300,000 has been allocated in this budget towards the planting of verge trees on Guildford Road and on hard-surfaced median strips and paved verges across the City. \$100,000 will go towards the increased watering of mature trees that are struggling due to hotter, drier conditions across the State.

An urban forest will be created at Riverside Gardens East this year following a contribution of \$1.65 million in funding from the State and Federal Governments.

City administration \$10.72 million

The City will continue to be managed efficiently in the areas of governance, finance, communications, information management, performance monitoring, people and culture, occupational health and safety, compliance and accountability, Council business, risk and rates services.



This year's budget contains \$1.26 million in funding towards the City's Enterprise Resource Planning project, which will see the improved integration of its business systems through software and technology.

Planning and building \$4.85 million

We will continue to assess planning, sub-division and building permits. The City's new Local Planning Strategy (LPS) will guide planning and development within the City for the next 10 to 15 years. The City is now reviewing its Town Planning Scheme following the adoption of its LPS.



\$200,000 has been allocated in this budget for the City to work with the State Government on the development of the Morley Station Precinct Structure Plan. The Plan will allow for mixed-use development around the new Morley Train Station that will add vibrancy to the area and link it to the Morley Activity Centre.

Public health \$3.00 million

The City conducts health inspections at cafés and restaurants, and controls pests such as mosquitoes. We monitor air pollution, respond to noise complaints and test the water quality of our river and public pools. The City runs a wide range of holistic health and wellbeing programs throughout the year, in line with its Public Health and Wellbeing Plan to create a healthier Bayswater community.



Economic development and placemaking \$0.48 million

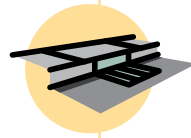
\$60,000 has been allocated in this budget towards the development of a long-term economic development strategy, along with \$40,000 for the continuation of activities aimed at attracting new investment and supporting existing businesses within the City.

This year, the City will finalise 'shovel-ready' designs for upgrades to Russell Street, between Broun Avenue and Rudloc Road in the centre of Morley at a cost of \$150,000. The upgrades are part of the Morley Activity Centre Streetscape Plan and include increased landscaping and improved bike and pedestrian networks.



Roads, footpaths and drainage \$22.95 million

The City will continue to upgrade its existing network of roads, footpaths and cycleways, drains and street lighting. The City manages 460km of local roads at a replacement cost of \$212.69 million. This year's budget includes \$3.08 million for road resurfacing including \$30,000 in combined City and State Government Black Spot funding for the intersection of Benara Road and Emberson Road, and \$1.33 million to upgrade our local footpath network to facilitate walking and cycling.



Parks and open space \$6.89 million

The City maintains over 180 parks, ovals and open spaces. This equates to 370 hectares of green space and includes two public golf courses and 24 sporting ovals. The City provides clean and safe playgrounds, picnic areas and barbecue facilities. \$890,000 has been allocated in this budget towards the renewal of park furniture, playground equipment, passive lighting and rubbish bins.



Buildings \$7.64 million

The City continues to maintain 190 buildings for the community to use, including its three libraries, the Bayswater and Morley Community Centres, The RISE, Bayswater Waves and Morley Sport and Recreation Centre.



Waste and recycling \$15.01 million

An early adopter of the three-bin system, the City coordinates a weekly Food Organics Garden Organics (FOGO) service and a fortnightly recycling and general waste collection. The City also provides residents with tip passes, bulk bins and mattress and white goods collections. We are committed to the promotion of waste education in schools and the broader community.



Sporting facilities \$8.29 million

The City supports over 150 local community and sporting clubs by providing clubrooms and facilities. This year, the City will spend \$430,000 on new synthetic cricket wickets at Beaufort Park, Emberson Reserve and RA Cook Reserve; the refurbishment of multipurpose courts at Grand Promenade Reserve; new floodlights at Crimea Reserve; and new soccer goals at Joan Rycroft Reserve.



The City will upgrade the changerooms at Noranda Sporting Complex to facilitate women's participation in sport and support the Noranda City Football Club. \$980,000 has been allocated to this project including \$800,000 in Federal Government funding.

Security and CCTV \$2.77 million

The City will continue to keep your neighbourhood safe with its regular security patrol and network of CCTV cameras.



The City will spend \$350,000 on its CCTV systems and infrastructure to deter anti-social behaviour and improve community safety. This year, the City will deploy CCTV trailers in hot-spot areas around the City.

Rangers and emergency management \$2.45 million

The City will continue to manage parking, promote responsible pet ownership and ensure we are bushfire ready. The City supports State Government agencies responding to emergencies in the community and is responsible for recovery management.



Caring for our seniors \$0.90 million

The City will continue to coordinate programs, events and activities at the Bayswater and Morley Community Centres that encourage community connection among older adults. The services provided at the Community Centres are in line with the City's Age Friendly Strategy, which identifies services and initiatives to enhance the health and wellbeing of older people who live and/or work in or visit the City.



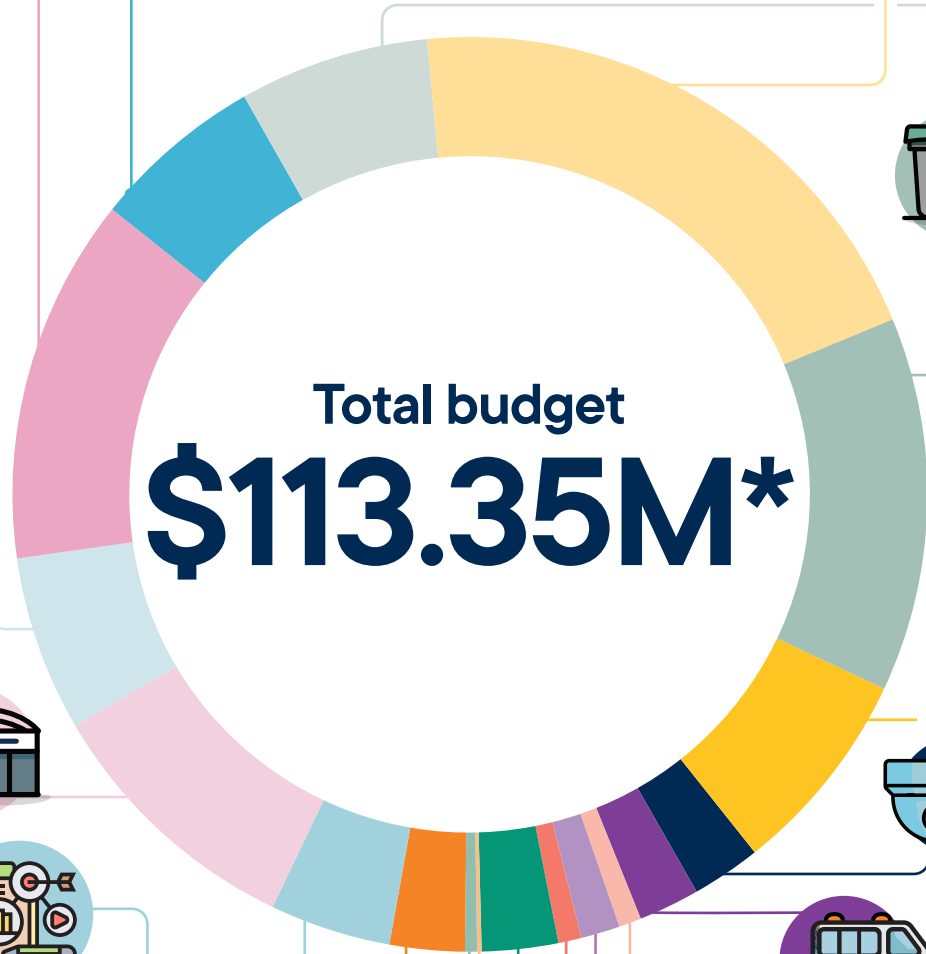
Community development \$1.56 million

The City delivers a range of programs and activities in community development. We will continue to take actions to make the City of Bayswater more inclusive, encourage older adults to participate in community life, and continue on our journey towards Reconciliation.



This year, the City will work with young people to develop a new Youth Plan and continue to provide a community bus for not-for-profit community groups and clubs within the City of Bayswater.

In addition to delivering actions outlined in the City's Local Homelessness Strategy, \$60,000 has been allocated in this budget for the City to join a consortium to access outreach services that will directly improve the lives of people experiencing homelessness in the City of Bayswater.



Total budget
\$113.35M*

Community grants \$0.15 million

This budget provides over \$150,000 in grant funding to businesses and environmental, sporting and community groups. This includes Community Capital Grants that provide accessibility improvements or upgrades to community facilities, Better Bayswater Grants that make our City a better place to live, Community Events Grants that bring people together, Placemaking Grants that improve shopfronts and enhance our town centres, and donations to charitable organisations.



Community events \$0.93 million

The City will fund a range of signature community events, including a community concert, the Avon Descent Finish Line Festival, Carols by Candlelight and Flourish Community Arts Festival incorporating the Community Art Awards and Exhibition.

Libraries \$3.05 million

We provide three libraries conveniently located in our retail centres of Morley, Bayswater and Maylands. Our libraries provide a wide range of items available for loan, free Wi-Fi and computer use, access to City services, printing and photocopying.

\$69,000 has been allocated in this budget towards a range of events, programs and activities that support children's literacy and foster a love of reading, and that promote social connection, enable digital inclusion and encourage lifelong learning among adults.



*For accounting reasons and for ease of understanding, depreciation and asset disposals have been removed from the figures listed above. The depreciation and asset disposal figures can be found in the 2024/25 Statutory Budget. Figures are rounded to the nearest \$10,000.