

# TOWN OF BASSENDEAN

## NOTICE OF BRIEFINGS SESSION

A Briefings Session of the Council of the Town of Bassendean will be held on Tuesday, 19 June 2018 in the Council Chamber, 48 Old Perth Road, Bassendean, commencing at 7.00pm.

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## A G E N D A

**The Mayor will preside at Briefing Sessions. In the absence of the Mayor, the session will be presided over by the Deputy Mayor.**

### 1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

#### Acknowledgement of Traditional Owners

The Town of Bassendean acknowledges the past and present traditional owners of the land on which we gather to conduct this meeting, and pays its respects to their Elders, both past and present.

#### Live Streaming – Audio and Video

*The Town is committed to engaging with its community and recognises that providing opportunities for the community to attend Council meetings will result in more informed and engaged residents.*

*Live Streaming will commence at the times that the meetings are due to commence and finish when the Presiding Member closes or adjourns the meeting for any reason.*

*Meetings closed for consideration of matters under Section 5.23 of the Local Government Act or by resolution of Council will not be streamed.*

**Members of the public are requested to sign the attendance sheet located on the table at the rear of the Council Chamber.**

### 2.0 ATTENDANCES AND APOLOGIES

### **3.0 DEPUTATIONS**

Ms Katy Sullivan from the Department of Transport will provide a deputation on the 'Your Move' Project.

### **4.0 DECLARATIONS OF INTEREST**

### **5.0 ADDRESSES BY MEMBERS OF THE PUBLIC**

15 minutes will be allocated for addresses by members of the public on matters contained in the agenda only.

*It should be noted comments are recorded and live streamed via YouTube, and that there is no protection from legal action being taken against you, should it arise from your comments delivered at the meeting.*

### **6.0 REPORTS**

#### **6.1 RFT CO 079 2017-18 Sale of Land – 93 Lord Street, Bassendean and RFT CO 078 2017-18 48 Chapman Street, Bassendean (COUP/TENDNG/73 and COUP/TENDNG/74 - Michael Costarella, Director Corporate Services**

#### **APPLICATION**

The purpose of this report is to present to Council a summary of tenders received against Request for Tender RFT CO 079 2017-18 Sale of Land – 93 Lord Street, Bassendean and 48 Chapman Street, Bassendean and appoint the most appropriate contractor.

#### **BACKGROUND**

Tenderers were invited to tender for RFT CO 078/079 2017-18 Sale of Land – 93 Lord Street, Bassendean and 48 Chapman Street, Bassendean, via an advertisement in the Western Australian Newspaper on Saturday 5 May 2018 and the Eastern Reporter Newspaper on Tuesday 8 May 2018.

## COMMUNICATION AND ENGAGEMENT

Following authorisation to advertise the tender, an advertisement was placed in The West Australian Newspaper, Eastern Reporter, Town's website and Facebook.

Carter Giorgi arranged the advertising through the REIWA, Realestate.com, and Domain.com. The following represents the number of views on the websites:

### 93 Lord Street

- Domain.com – 15 views
- REIWA – 461 views
- Realestate.com – 131 views

### 48 Chapman Street

- Domain.com – 61 views
- REIWA – 5069 views
- Realestate.com – 520 views

## STRATEGIC IMPLICATIONS

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
5.1 Enhance organisational accountability	5.1.2 Ensure financial sustainability 5.1.3 Strengthen governance, risk management and compliance 5.1.4 Improve efficiency and effectiveness of planning and services 5.1.5 Ensure optimal management of assets	Community / Stakeholder Satisfaction Survey (Governance) Compliance Audit Risk Management Profile Financial Ratio Benchmarked. Asset Ratio Benchmarked

## COMMENT

In response to both tenders, no responses were received prior to the tender deadline 11:00AM on Friday 1 June 2018.

Carter Giorgi advised possible reasons may include the following:

1. *Market Conditions - the current real estate market in Perth is very slow (worst I have seen in 41 years) with a very high number of listings available for sale.*

2. *Sale by Tender - Many of the potential buyers have asked for an indication of price as they did not have the knowledge to establish a price to offer. It would not have been appropriate for me to suggest any figures as it would place me in a position of conflict of interest as I am acting in Council's best interest. Also with the tender any offer would have been required to be unconditional with a 30 day settlement. This would eliminate quite a few of the interested parties, as they would need to pre arrange finance with lenders. This would be difficult for them without a purchase price to work with.*
3. *Sale by Private Treaty - I believe that sale by private treaty would have produced a positive result as buyers would know the asking price for the lots and would be in a position to establish whether they could afford the purchase and also to make enquiries regarding finance.*
4. *Timing of Sale - Traditionally the real estate market slows down going into winter and also the end of the financial year. My recommendation would be to place the blocks on the market late September early October when the market normally starts gaining momentum.*
5. *Valuations - In my opinion the valuation on the Chapman Street Lot would appear to meet the current market conditions. I believe the Lord Street block valuation is optimistic and should be reviewed.*
6. *Marketing - I am forwarding through reports on the marketing by separate emails. You will note that there has been a considerable amount of interest on the various internet sites*

The Town can offer this land for sale by private treaty in accordance with section 3.58(2)(b) of the Local Government Act 1995.

### STATUTORY REQUIREMENTS Local Government Act 1995

#### **3.58. Disposing of property**

(1) In this section —

**dispose** includes to sell, lease, or otherwise dispose of, whether absolutely or not;

**property** includes the whole or any part of the interest of a local government in property, but does not include money.

- (2) Except as stated in this section, a local government can only dispose of property to —
  - (a) the highest bidder at public auction; or
  - (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
  - (a) it gives local public notice of the proposed disposition —
    - (i) describing the property concerned; and
    - (ii) giving details of the proposed disposition; and
    - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;and
  - (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
  - (a) the names of all other parties concerned; and
  - (b) the consideration to be received by the local government for the disposition; and
  - (c) the market value of the disposition —
    - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
    - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.
- (5) This section does not apply to —
  - (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
  - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or

- (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
- (d) any other disposition that is excluded by regulations from the application of this section.

*[Section 3.58 amended by No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]*

### **Local Government ( Functions & General) Regulations 1996**

#### ***Dispositions of property excluded from Act s. 3.58***

*(2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —*

- (a) put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or*
- (b) the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or*
- (c) the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —*
  - (i) the names of all other parties concerned; and*
  - (ii) the consideration to be received by the local government for the disposition; and*
  - (iii) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.*

*Details (see section 3.58(4) of the Act) of a disposition of property under subregulation (2a) must be made available for public inspection for at least 12 months from the initial auction or tender, as the case requires.*

**OFFICER RECOMMENDATION – ITEM 6.1**

That Council sells the land located at 93 Lord Street, Bassendean, and 48 Chapman Street, Bassendean, by public treaty, in accordance with the Local Government Act 1995.

**Voting Requirement: Absolute majority**

**6.2 Damaged Verge Tree adjacent to 4 Clarke Way, Bassendean (Ref: PARE/MAINT/1 – Andreea Balica, Engineering Technical Assistant/Compliance Officer)**

APPLICATION

The purpose of this report is to advise Council that a verge street tree, located adjacent to 4 Clarke Way Bassendean, has been damaged during demolition works at the above property.

ATTACHMENTS

**Confidential Attachment No. 1**

- Letter from owner at 4 Clarke Way, Bassendean
- Email from Demolition Contractor

**Attachment No. 1**

Street Tree Protection Policy

BACKGROUND

The objectives of the Street Tree Protection Policy are to:

- Ensure that the street trees are suitably protected during development process of an adjacent land lot; and
- Ensure the long-term health of trees in streetscapes.

As per the above mentioned policy, the use of appropriate sized machinery is required so that contact with the upper canopy of a street tree does not occur. Any branches requiring removal for clearances to facilitate the development works shall only be undertaken after written approval from the Town of Bassendean.

The Policy also states that all building contractors utilised on the development are to be aware of the importance of protecting the Council's street tree, and that any damages occurring to the tree, wilful or otherwise will be subject to prosecution under the Local Government 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it, the Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, Local Government land or other relevant provisions under the Act.

In addition to the Street Tree Protection Policy, *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law* states that:



**PART 2—ACTIVITIES ON THOROUGHFARES AND PUBLIC PLACES**

*Division 1—General*

**2.1 General prohibitions**

*A person must not—*

*[...]*

*(g) remove or kill by felling, poison or any other means a tree on a verge area or thoroughfare or verge unless the person is—*

- (i) acting under authority of a permit issued by the local government; or*
- (ii) a local government employee or contractor engaged by the local government to undertake work in relation to a particular tree or trees on thoroughfares in the district or on local government property generally; or*
- (iii) acting under authority of a written law.*

Copies of the Street Tree Protection Policy (Attachment 1), and Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law (Attachment 2) are included as attachments to this agenda.

**COMMUNICATION & ENGAGEMENT**

The Town of Bassendean issued a Demolition Permit (full demolition – permit number 201800036) for 4 Clarke Way, Bassendean in February 2018. Condition no. 7 on the demolition permit states “*Verge trees must be protected during demolition. A semi completed application form is attached for your convenience. The form must be completed and returned with the prescribed information prior to commencing works*”. Condition number 6 on the demolition permit required for a security bond of \$2,290 to be lodged with the Council, to cover the cost of any damage caused to Council infrastructure.

**STRATEGIC IMPLICATIONS**

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
3.3 Enhance the Town's appearance	3.3.1 Improve amenity and the public realm	Community / Stakeholder Satisfaction Survey (heritage, amenity and appearance)
	3.3.2 Strengthen and promote Bassendean's unique character and heritage	
	3.3.3 Implement design policies and provisions of buildings and places	

## COMMENT

The application for verge tree protection permit was never submitted to the Town of Bassendean, against Condition No. 7 on the Demolition Permit.

Below please see the tree prior to it being damaged:



On 16 April 2018, a bond refund request was submitted for the refund of the security bond. A site inspection carried out on the 20 April 2018 by the Town's Acting Compliance Officer revealed the verge tree adjacent to 4 Clarke Way has been lopped – see below.



This matter was brought to the attention of the Town's Parks and Gardens Supervisor who inspected the site and advised that the tree has been damaged to the extent that it needs removal.

On 1 May 2018, the applicant was advised via email that the security bond cannot be refunded due to the damaged verge tree and they were requested to provide information regarding the circumstances of how the verge tree was damaged.

On 2 May 2018, an email from the demolition contractor was received providing information regarding the conditions in which the tree has been removed:

*"[...] it looks like one of the trucks possibly with the excavator has an issue with access and accidentally damaged/broke the top section of the tree off and he cut it off neatly as high as he could and cleaned up. It looks like there is good new regrowth on it now so it has survived well but happy to remove and plant a new if you wish to rectify[...]."*

On 11 May 2018, the demolition contractor was informed that this matter will be brought to Council's attention. On 29 May 2018, the owner at 4 Clarke Way sent a letter to further explain the circumstances in which the verge tree has been damaged (see Confidential attachment).

It is also recommended that new street trees be planted within the available verge space in line with the Street Tree Master Plan.

In the past, Council has erected signage at the following locations when street trees have been vandalised:

- April 2015, Council (OCM – 15/04/15) approved the usage of a vandalism awareness sign, for 20 Wicks Street, Bassendean, to make residents aware of the selfish act of vandalism and to help educate residents.
- October 2015, Council (OCM – 5/10/15) endorsed the Officer Recommendation relating to seven street trees that had been pruned or removed without permission; and
- March 2016 Council (OCM – 8/03/17) approved the installation of a vandalism awareness sign on the First Avenue verge, adjacent to the vandalised street tree located adjacent to 89 Anzac Terrace property.

- July 2017 Council (OCM – 26/07/17) installation of a vandalism awareness sign adjacent to No. 1 Garnsworthy Place, Bassendean to recognise the Eucalyptus camaldulensis vandalised tree, until an arborist report confirms the tree has fully recovered or until newly planted street trees are sufficiently established in approximately three years

The Town's Parks and Gardens Supervisor advised that the lopped verge tree adjacent to 4 Clarke Way will not grow structurally sound, due to epicormic growth that will occur. The Eucalyptus Leucoxydon does not respond well to looping, and therefore will need to be removed and replaced.

### STATUTORY REQUIREMENTS

Local Government Act 1995.  
Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law.  
Street Tree Protection Policy.

### FINANCIAL CONSIDERATIONS

As mentioned above, the developer provided a security bond of \$2,290 to protect the Town's assets.

The 2017/2018 Town of Bassendean's Fees & Charges includes provision for developers to provide a Streetscape Contribution (per development) of \$2,221 and the Fees and Charges includes provision for tree removal and stump grinding at cost plus 20%.

It should be noted that the Security Bond of \$2,290 was paid to the Town by the property owner of 4 Clarke Way, Bassendean and as outlined above, the demolition contractor admitted they had damaged the street tree. Therefore, administratively the Town will not release the security bond until the demolition contractor pays \$200 for the street tree removal, stump grinding and streetscape contribution.

### OFFICER RECOMMENDATION – ITEM 6.2

That Council:

1. Authorises the removal of the damaged street tree, adjacent to 4 Clarke Way, Bassendean, which has been lopped by a demolition contractor without Town of Bassendean's authority and replaces the tree in accordance with the Street Tree Master Plan; and

2. In accordance with the 2017/2018 fees & charges, invoices demolition contractor that performed the works at 4 Clarke Way, Bassendean, to pay \$200 for the removal and stump grinding of the damaged street tree and \$2,221 for a Streetscape Contribution.

Note: The security bond of \$2,290 will only be released to the property owner once the demolition contractor pays \$2,421 to the Town of Bassendean for the tree removal, stump grinding and streetscape contribution.

**Voting Requirement – Simple majority**

### 6.3 Review of Workforce Plan and Corporate Structure (Ref: GOVR/LREGLIA/15 - CMT)

#### APPLICATION

Council is requested to consider the adoption of the revised Workforce Plan for the 2018- 2022 financial years.

#### ATTACHMENTS

**Confidential Attachment No. 2:**  
2018-2022 Workforce Plan

#### BACKGROUND

The Workforce Plan is an informing strategy to the Corporate Business Plan and the Long Term Financial Plan. The review of the plan identifies the current and future corporate structures to ensure that the Community Strategic Plan outcomes can be achieved within the required objectives and timeframes.

A Councillors information workshop was held on the 11 June 2018 where the additional positions and Corporate Structures were discussed.

#### STRATEGIC IMPLICATIONS

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
5.1 Enhance organisational accountability	5.1.1 Enhance the capability of our people	Community / Stakeholder Satisfaction Survey (Governance)
	5.1.2 Ensure financial sustainability	
	5.1.3 Strengthen governance, risk management and compliance	Compliance Audit
	5.1.4 Improve efficiency and effectiveness of planning and services	Risk Management Profile
	5.1.5 Ensure optimal management of assets	Financial Ratio Benchmarked. Asset Ratio Benchmarked

#### STATUTORY REQUIREMENTS

Local Government Act 1995

## FINANCIAL CONSIDERATIONS

The review of the Workforce Plan is still subject to the affordability and inclusion in the 2018/19 financial year budget. A further report on the inclusion or exclusion of the additional staff will be incorporated in the report for the adoption of the budget.

## OFFICER RECOMMENDATION — ITEM 6.3

That Council:

1. Endorses the revised 2018-2022 Workforce Plan as attached to the Ordinary Council Agenda of 26 June 2018;
2. Amends the Corporate Structure to include the additional positions within the 2018-2022 Workforce Plan; and
3. Considers allocating funding for the additional positions in the 2018/19 Budget.

**Voting requirements: Simple Majority**

**6.4 Review of Policy 6.7 - Electronic Recordings and Live Streaming of Council Meetings (Ref: GOVN/CCLMEET/1 – Bob Jarvis – Chief Executive Officer)**

**APPLICATION**

The purpose of this report is to adopt Policy 6.7- Electronic Recording & Livestreaming of Council Meetings. This item was deferred at the April 2018 Ordinary Council meeting pending the installation and trial of the live streaming equipment.

**ATTACHMENTS**

**Attachment No.2:**

Draft Policy 6.7 - Electronic Recording and Livestreaming of Council Meetings

**BACKGROUND**

At the January 2018 OCM, Council resolved (OCM – 14/01/18) that Council:

- “1. Pursues a modest upgrade of the Chambers recording and audio system to improve amplification and provide a basic live streaming option using existing staff resources to design and implement using off-the-shelf equipment, acknowledging that the Chambers does not lend itself well to cabling, it will not include an audio loop or equivalent, and that \$5,000 be allocated in the Budget Review to carry out the work; and*
- 2. Requests that officers redraft “Policy 6.17 – Electronic Recordings of Council Meetings” to:*
  - a) update the objectives including a reference to transparency and accessibility for the public;*
  - b) remove obsolete paragraphs from the strategy;*
  - c) incorporate the provision of live streaming;*
  - d) identify what parts of the meeting will be included/excluded in recordings &/or streaming;*
  - e) outline what measures will be taken to ensure the public are aware that they are being recorded, including an announcement by the presiding person and a written notification in the Council Chamber;*

*and presents the revised draft to Council for consideration at the February OCM.”*



## COMMUNICATION & ENGAGEMENT

No Community Engagement was requested by Council.

## STRATEGIC IMPLICATIONS

### **Strategic Priority 5. Good Governance**

*Objective 5.1 - Enhance organisational accountability*

## COMMENT

The equipment has been installed and trialled and the streaming goes to a YouTube site. Officers who monitored the video advised that the quality of the live streaming is of good quality.

## STATUTORY REQUIREMENTS

Council is required to keep minutes of meetings in accordance with the Local Government Act and its Standing Orders Local Law 2011.

## FINANCIAL CONSIDERATIONS

There is currently an amount of \$5,000 in the 2017/18 Budget.

## OFFICER RECOMMENDATION — ITEM 6.4

That Council adopts Policy 6.17 - Electronic Recordings and Live Streaming of Council Meetings attached to the Ordinary Council Agenda of 26 June 2018.

**Voting requirements: Absolute Majority**

**6.5 Waiver of Fees/Donation – Bassendean for Free Inaugural Swap Meet Event (Ref: COMR/LIAIS/1 – Salvatore Siciliano, Manager Recreation and Culture)**

**APPLICATION**

For Council to consider a request from the Bassendean for Free community group to waiver hire fees for utilising the Bassendean Seniors Citizen's Community Hall on Sunday 10 June 2018 to stage their inaugural swap meet event.

**BACKGROUND**

The Bassendean for Free is a non-incorporated community group established in April 2018 through Facebook (closed group) and currently has 500 members. The purpose of the group is to facilitate the exchange of unwanted items at no cost to the community, as well as providing a vehicle to develop community connectedness and to reduce isolation amongst community members.

The group had previously lodged an application for hire to use Sandy Beach Reserve to stage its inaugural swap meet event for Sunday 10 June 2018, but due to the prospect of inclement weather made a request to the Town to swap the booking to the Bassendean Seniors Community Hall due to its availability at the nominated time between 11am to 5pm.

Staff advised the hirer that fees and charges would be applicable and that any waiver to the payment of costs incurred, could only be approved by Council.

**COMMUNICATION & ENGAGEMENT**

Convener of the Bassendean for Free group Ms Thompson, emailed a request to the Town on Thursday 7 June requesting for consideration to be given to waiving the hire fee of \$97.50 paid by the group. In response, the Manager Recreation and Culture advised Ms Thompson that her request would be tabled before Council at the June 2018 Ordinary Council Meeting for consideration.

**COMMENT**

The event attracted an attendance of over 100 people and generates a sense of community for residents to attend and participate. The Manager Recreation and Culture recommends that the hire fee of \$97.50 be made as a donation by Council to the Bassendean for Free group.

If Council did resolve to make a donation of the hire fee, the decision should not to be seen as creating a precedence and that any further use of Council facilities by the Bassendean for Free group will be subject to the normal hire charges unless Council determines otherwise.

### STATUTORY REQUIREMENTS

Local Government Act 1995

### STRATEGIC IMPLICATIONS

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
1.1 Build a sense of place and belonging	1.1.1 Facilitate engagement and empowerment of local communities	Community / Stakeholder Satisfaction Survey (Engagement and Participation)
	1.1.2 Activate neighbourhood spaces to facilitate community gathering	
	1.1.4 Continue to support and facilitate participation in the arts, community festivals and events	
1.2 Ensure all community members have the opportunity to be active, socialise and be connected	1.2.1 Provide accessible facilities that support leisure, learning and recreation for people of all ages.	Community / Stakeholder Satisfaction Survey (Activity and connectivity)
	1.2.2 Provide life-long learning opportunities	

### FINANCIAL CONSIDERATIONS

By resolving to make a donation of the hire fee, the funds would be paid from GL 391392 – Council Donations.

### OFFICER RECOMMENDATION – ITEM 6.5

That Council donates an amount of \$97.50 to the Bassendean for Free group for the staging of its inaugural swap meet event held on Sunday 10 June 2018.

**Voting requirements: Absolute Majority**

**6.6 Revised (Indicative) Strategic Planning Framework (SPF) Implementation Plan (Ref: LUAP/PLANNG/14 - Anthony Dowling, Director Strategic Planning)**

**APPLICATION**

Council is requested to receive and adopt a revised indicative implementation plan for the implementation of its Strategic Planning Framework (SPF).

**ATTACHMENTS**

**Attachment No. 3:**

- A. Bassendean Strategic Planning Framework 2016-2019 Indicative Implementation Plan – Year 1 (Sep 2016 to August 2017).
- B. Revised (Indicative) Bassendean Strategic Planning Framework (2018-2020).
- C. Strategic Community Plan 2017-2027 extract – Applicable Objectives and Strategies.

**BACKGROUND**

In May 2016, Council adopted a three year (2016-2019) Strategic Planning Framework (SPF) to establish and provide a greater strategic outlook and focus in respect to planning for the Town's ongoing physical development/redevelopment (see minute OCM – 8/05/16).

This framework comprised 4 principal components (planning instruments) to be implemented as follows:

- Local Planning Strategy;
- Urban Intensification Plans;
- Local Planning Scheme; and
- Design Guidelines.

In September of the same year, it adopted an indicative implementation plan for the year 2016 – 2017 (Year 1) (see minute OCM – 15/09/16).

That plan set out an indicative staged (and largely sequential) approach to implementing the aforementioned planning instruments, with the first year of the plan focusing upon reviewing/revising the *2015 Local Planning Strategy (LPS)*. A copy of that plan is provided.

Notwithstanding this focus, it was also intended to progress a number of intensification plans that had already commenced as well as a review of *Local Planning Scheme (LPS) 10*.

In respect to the Urban Intensification Plans, the Ashfield Precinct Plan had been completed but had not yet been adopted by the Western Australian Planning Commission pursuant to *State Planning Policy (SPP) 1 – State Planning Framework*.

Concept plans for the potential redevelopment of the Wilson Street carpark, the BIC Reserve and Bassendean Oval had also been prepared by LandCorp but had yet to be finalised.

Amidst substantial community angst at the time over the redevelopment concepts and Council's decision not to support the redevelopment of the BIC Reserve, and together with the commencement of the review/revision of the *2015 Local Planning Strategy*, LandCorp placed the finalisation of the redevelopment concept plans on hold.

In respect to the preparation of a new local planning scheme, and following discussions with officers from the Department of Planning, Lands and Heritage (DPLH), it was determined (with previous Council endorsement) to undertake a basic amendment to *Local Planning Scheme (LPS) 10* in order to reference the deemed provisions prescribed in the *Planning and Development (Local Planning Schemes) Regulations 2015* and to correct existing anomalies, errors etc within the scheme text and on the scheme maps.

The aforementioned deemed provisions prescribe the requirements for making and approving structure plans, activity centre plans, and local development plans.

It was considered that by undertaking the aforementioned basic amendment it would then only be necessary to undertake a major (complex) amendment to LPS 10 to implement land use changes and density recodings identified through the review of the *2015 Local Planning Strategy*.

Latterly, with the establishment of Council's Design Bassendean Advisory Committee (now the Design Bassendean Advisory Group), and with Council's recent endorsement, the focus and priority in implementing the SPF has shifted to developing built form design guidelines.

Additionally, the draft *Perth and Peel @ 3.5 Million* planning framework (PP3.5M) has since been finalised with its recommendations (as they affect relevant local governments) to be reflected in and enacted through local planning frameworks.

With the aforementioned actions, change in priorities, and the Wilson Street carpark and Bassendean Oval redevelopment concept plans in limbo, the current SPF Implementation Plan requires revision. A draft revised implementation plan (see attached) has since been prepared and is now presented for Council's consideration and adoption.

### COMMUNICATION & ENGAGEMENT

The draft revised implementation plan presented herein was presented to the Design Bassendean Advisory Group at its recent meeting for its consideration and review.

The Design Bassendean Advisory Group accepted the revised plan (refer to next item of this agenda) and recommended that should the implementation plan be endorsed by Council, it be posted on the Town's website, firstly, for community information, and secondly, to demonstrate and make clear to the Bassendean community and other stakeholders the statutory planning processes local planning projects must follow as part of the State's planning approvals.

### STRATEGIC IMPLICATIONS

The revised implementation plan aligns with and will assist in the delivery of a number of strategies (across a range of strategic priorities) listed in the Town's *Strategic Community Plan 2017-2027*.

A list of those objectives and strategies are provided as an attachment.

### COMMENT

In light of the PP3.5M framework being finalised with the need to prepare Activity Centre plans and Urban Corridor plans as a consequence; and the requirement for the development of design guidelines as the highest priority, the framework now proposes to comprise six principal components (planning instruments) ordered as follows:

1. Local Planning Policies + Design Guidelines
2. Local Planning Strategy
3. Local Planning Scheme (LPS) 10 Review
4. Activity Centre Planning and Design
5. Urban Corridor Planning and Design
6. Neighbourhood Planning and Design

The development of each these instruments will include provision for community engagement and consultation, the scope of which is currently being developed. The development of design guidelines (Task 1.1 in the revised implementation plan) will build upon the recently completed draft *Bassendean Built Form and Character Study* (BBFCS). A (finalized) draft of the study report will be presented with the draft design guidelines when these are presented to Council for initial consideration and endorsement for community consultation.

Notwithstanding that the revised implementation plan prioritises the development of the design guidelines ahead of the revised Local Planning Strategy (Task 2.3 in the revised implementation plan), the review of the existing local planning strategy is continuing but won't be completed until the current transport study (Task 2.1 in the revised implementation plan) is completed, and Council has determined (with input from the Bassendean community) an appropriate residential density scenario.

The development of the design guidelines, however, will dovetail with the current development of the residential density scenarios (Task 2.2 in the revised implementation plan) as previously recommended by Council's Design Bassendean Committee/Advisory Group and endorsed by Council.

The development of the design guidelines is considered a priority because it is important that any consultation with the Bassendean community on preferred density scenarios ought to be accompanied by illustrations of the shape, form and scale of future residential development that could potentially emanate from the scenarios.

The development of design guidelines will assist in promulgating desired building forms, typologies and scale across the spectrum of low, medium and higher residential density development.

Once these aforementioned (principal) tasks have been completed, along with the completion of the current transport study, a draft of the revised Local Planning Strategy can then be completed and subsequent action taken to move it through the statutory approval process.

A major (complex) amendment to LPS 10 to implement land use changes and density recodings identified through the review of the *2015 Local Planning Strategy* will then follow (Task 3.1 in the revised implementation plan) to effect those changes.

As an aside, Councillors and members of the Design Bassendean Advisory Group were recently informed of the recent release of a 'Green Paper' by the Minister for Planning to reform and modernize the WA planning system. One of the proposals recommended was for local governments who have commenced or are about to commence reviews of their local planning strategies and schemes, to delay such reviews. This was because of potential changes to the format, nature and content of local planning strategies and schemes.

This would have particularly impacted on the progress of the Town's current review of its *2015 Local Planning Strategy*.

It has since been clarified by the reform team leader that this proposal was somewhat in error. Whilst consideration may be given to changing the format, nature and content of local planning strategies and schemes, the reform team leader recommended that local governments in the process of reviewing their strategies and schemes to 'press on' with these.

The finalisation of the *Perth and Peel @ 3.5 Million (PP3.5M)* planning framework has since provided greater certainty as to the likely future form and shape of the Perth metropolitan region (of which Bassendean is a part). This will now enable detailed planning and design of proposed activity centres and urban corridors to proceed (Projects 4 and 5 listed in the revised implementation plan).

It should be noted that the extent of the proposed Ashfield Activity Centre denoted in the PP3.5M planning framework is the same as that portrayed in the Ashfield Precinct Plan. It is understood that this plan was predicated on the Perth Airport rail link being located eastward of the proposed Ashfield Activity Centre. However, this link is now under construction westward of the proposed Ashfield Activity Centre.

Additionally, the Minister for Planning recently advised Council that the development of future multi-housing (medium-high density residential development) within the Ashfield Activity Centre be confined to the southside of the Perth-Midland railway. This was in response to a recent resolution of Council to commence dialogue with the Minister on the potential to redevelop part of the existing industrial area on the northside of the Ashfield train station for some future multi-housing unit development.



In light of the above, the current extent of the proposed Ashfield Activity Centre as denoted in PP3.5M will require review (in consultation with the DPLH) as part of the future planning and design of the Ashfield Activity Centre (Task 4.2 in the revised implementation plan).

The planning and design of the Activity Centres and Urban Corridors logically follows the completion of the revised Local Planning Strategy and thus has been reflected accordingly on the revised implementation plan.

### STATUTORY REQUIREMENTS

Local Planning Scheme.

### FINANCIAL CONSIDERATIONS

Whilst it is envisaged that many of the tasks listed in the revised Implementation Plan can be undertaken 'in-house', these tasks may need to be augmented by external assistance and resources to provide plan/map drafting and graphics, and community consultation and engagement.

The current transport study will carry over into the 2018-19 fiscal year requiring any unspent funding allocated for this project in the current 2017-018 budget (likely to be approx. \$40,000) to be carried over into the 2018-19 fiscal year.

Specialist tasks such as the preparation of a Development Contribution Plan (slated for the 2019-20 fiscal year) will require the commissioning of an appropriate consultant.

Preparation of Activity Centre plans and Urban Corridor Plans may require the assistance of consultant urban designers.

Estimated costs for procuring external assistance and resources will be provided in the draft revised Corporate Business Plan 2018-2022 which Council will be considering next month.

### OFFICER RECOMMENDATION — ITEM 6.6

That Council:

1. Receives the revised (*Indicative*) *Bassendean Strategic Planning Framework Implementation Plan (2018 – 2020)* as attached to the Ordinary Council Agenda of 26 June 2018; and

2. Adopts the revised *(Indicative) Bassendean Strategic Planning Framework Implementation Plan (2018 – 2020)* noting that the plan is a guide only and may be modified from time to time, subject to further approval or endorsement from Council.

**Voting requirements: Simple Majority**

**6.7 Design Bassendean Advisory Group Meeting held on 6 June 2018 (Ref: GOVN/CCL/MEET/36 – Anthony Dowling, Director Strategic Planning)**

**APPLICATION**

Council is requested to receive the report on the inaugural meeting of the Design Bassendean Advisory Group held on 6 June 2018.

**ATTACHMENTS**

**Attachment No. 4:**

Meeting notes of the Design Bassendean Advisory Group - 6 June 2018.

**BACKGROUND**

The newly established Design Bassendean Advisory Group met for the first time on Wednesday evening, 6 June 2018.

Coan Harvey (a community member) was unanimously elected as the Presiding Officer for the meeting.

Key topics discussed at the meeting were:

1. Progress with the development of the Town's heritage list (pursuant to *Local Planning Scheme (LPS) 10*) and proposed heritage areas;
2. The format and content of the proposed design guidelines;
3. A revised (indicative) Strategic Planning Framework (SPF) Implementation Plan; and
4. Community consultation planning (pertaining to the Town's Strategic Planning Projects).

Council is to note that the advisory group do not make decisions but can reach consensus or agreement on actions or matters raised at the meeting, which can then be reported to Council.

**STRATEGIC IMPLICATIONS**

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
5.2 Proactively partner with the community and our stakeholders	5.2.1 Improve customer interfaces and service	Community / Stakeholder Satisfaction Survey (Community engagement and participation)
	5.2.2 Engage and communicate with the community	
	5.2.3 Advocate and develop strong partnerships to benefit community	

**COMMENT**

Key points of agreement reached by the advisory group at the meeting included:

1. Heritage incentives to be developed prior to the proposed heritage areas being designated under LPS 10;
2. The proposed design guidelines be succinct and highly illustrative (and not too prescriptive) in nature;
3. Consideration be given by the Town to require building proposals to demonstrate energy-efficient building design;
4. Acceptance of the revised (indicative) implementation plan for the Town's Strategic Planning Framework with a recommendation that it be placed on the Town's website; and
5. Educating and informing the community (through the Town's various media and on its website) about State and local planning processes, the Town's current planning projects, its limited authority in town planning matters, and why certain types of developments have been allowed.

In respect to 1, the Manager Development Services has advised that the development of heritage incentives will form part of a consultant study (proposed to commence in the 2018-19 fiscal year) to develop and prepare heritage incentives, including an examination of incentives developed and applied by other local governments.

In respect to 2, the Director Strategic Planning will take this on board in developing the design guidelines.

In respect to 3, the Building Code of Australia (BCA) already requires applications for building approval to demonstrate compliance with prescribed energy-efficiency provisions.

Additionally, Council's *Local Planning Policy (LPP) No.2 - Energy Efficient Design* applies where a development application is lodged to develop land with a split residential density coding.

If Council considers the BCA prescribed energy-efficient levels or standards are inadequate it might first need to consider what an appropriate desired level or standard ought to be, and then secondly, develop and adopt strategies as to how to apply a desired higher level/standard. This matter could be considered as part of a future review of LPP 2 (which is part of a proposed review of existing local planning policies slated towards the end of 2018 and into the first quarter of 2019).

In respect to 4, the revised (indicative) implementation plan is to be separately considered by Council (refer to preceding item of this agenda).

In respect to 5, information about various aspects of the Town's role and function in respect to town planning is already included on the Town's website but it is somewhat limited. Information about the Town's specific town planning projects is posted on the Town's community engagement platform 'Your Say Bassendean'. This platform is directly accessible to the public or is accessible via a link on the Town website.

Information about the current Local Planning Strategy review is available on the 'Your Say Bassendean' site but could be expounded.

The Director Strategic Planning will take on board the ideas and suggestions raised by the advisory group, progressively updating and expanding the Town Planning section on the website and updating information in respect to the Local Planning Strategy review on the 'Your Say Bassendean' site.

Whilst the aforementioned matters raised by the advisory group can be addressed administratively and do not necessarily require a specific Council resolution, the matter of appointing a Chairperson of the advisory group requires a resolution of Council (see clause 4.1 of the *Town of Bassendean Advisory Group Policy*).

As community member Coan Harvey was the only nomination to preside at the inaugural meeting, and is happy to continue (for the time being) in this role for future meetings, it was agreed that he be appointed by the Advisory Group as the Chairperson for the duration of the current term of the group.

### STATUTORY REQUIREMENTS

*Local Government Act 1995*

### FINANCIAL CONSIDERATIONS

Nil

### OFFICER RECOMMENDATION – ITEM 6.7

That Council:

1. Receives the report on the inaugural meeting of the Design Bassendean Advisory Group held on 6 June 2018; and
2. Notes Mr Coan Harvey has been elected as Chairperson of the Design Bassendean Advisory Group for the duration of the group's current term of operation (unless otherwise determined by Council).

**Voting requirement: Simple Majority**

**6.8 Implementation of the ‘Your Move’ Project within the Town of Bassendean (Ref: COMDEV/PROGM/9 - Graeme Haggart - Director Community Development)**

**APPLICATION**

The purpose of this report is for Council to resolve to partner the Department of Transport in the delivery of the ‘Your Move’ project within the Town of Bassendean.

**BACKGROUND**

The Town of Bassendean has been selected through a data-driven options analysis process by the Department of Transport (DoT) to be the recipient of the travel behaviour change program ‘Your Move’.

The DoT recognise the Town of Bassendean as having great potential to increase public transport patronage and active trips due to the community’s high potential for change, high accessibility to public and active transport and the planned construction of new Safe Active Streets infrastructure.

Your Move is DoT’s most adaptable and successful travel demand management program, producing significant travel behaviour change to achieve a variety of Government priority objectives including congestion management, active transport participation and increased physical activity in West Australian communities.

**STRATEGIC IMPLICATIONS**

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we’re going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
1.3 Plan for a healthy and safe community	1.3.2 Promote and advocate community health and well-being	Community/Stakeholder Satisfaction Survey (Safety, Health and Well-being)
3.2 Enhance connectivity between places and people	3.2.1 Connect the Town through a safe and inviting walking and cycling network 3.2.2 Advocate for improved and innovative transport access and solutions	Community/Stakeholder Satisfaction Survey (Access to public transport both access to Town and within)
5.2 Proactively partner with the community and our stakeholders	5.2.2 Engage and communicate with the community 5.2.3 Advocate and develop strong partnerships to benefit the community	Community/Stakeholder Satisfaction Survey (Community engagement and participation)

## COMMENT

The DoT proposes to design and deliver a \$600,000 targeted travel behaviour change program engaging local households, primary schools and workplaces in the Town of Bassendean in 2018/19. This would include the provision of a DoT funded 'Your Move' Officer to work on community activation projects throughout the program.

The 'Your Move' program aims to encourage and support participants to:

- increase rail and bus patronage at Bassendean station,
- improve rail patronage at neighbouring train stations where catchment may overlap (e.g. Success Hill Station, Ashfield Station),
- increase walking and cycling trips to help activate PSP infrastructure, Safe Active Streets and shared pathways in the Town; and;
- reduce car-driving trips amongst residents.

It is anticipated that this in turn would:

- normalise public and active travel, and active lifestyles,
- alleviate local congestion, reduce car emissions and improve local air quality, and;
- create healthier, safer, more connected and informed communities.

The 'Your Move' project methodology will include a series of programs that will be administered by DoT with a specialist service provider bespoke to the Town. Programs that have been conducted in other Local Governments that have proved successful and that may be considered for the Town include:

Households receive a personalised behaviour change service including:

- a six month community-wide behaviour change intervention that includes; one-on-one phone coaching for selected households, personalised information materials with tailored localised content, feedback letters, emails, online communication components and print and social media presence;



- a focus on technologies including a digital service via the 'Your Move' interactive website, SMS, how-to videos, links to Smartphone applications and improved information resources (including digital active travel maps);
- a variety of recruitment methodologies (phone, door knocking, community events and online opt-in options), providing recruitment opportunities for a wider variety of household types and demographics;
- a more sophisticated approach to telephone coaching through application of social psychology and motivational interviewing techniques;
- a focus on community capacity building through community development approaches and integration with existing community services including formation of a local partnership group (involving DoT officers, Town of Bassendean representatives, local service/project deliverers and other project stakeholders);
- a comprehensive, precinct-approach offering a bespoke service design of 'Your Move' to schools and selected workplaces targeting the project at other trip generators and attractors in the local area;
- linking the project to current DoT active transport infrastructure programs that seek to improve connection to and promotion of existing infrastructure;
- targeted small-scale infrastructure investments that provide an enabling environment for travel change, and a legacy for the community (items such as bus modules, bike racks, bike fix it stations and wayfinding signage); and
- a new 'Make Your Move' map as a resource for the current public and active transport services and path networks in the Town of Bassendean.

The 'Your Move' Program is broken down into three phases identified as:

- Phase One – Project Design (July 2018 to September 2018).
- Phase Two – Service Delivery and Community Engagement (August 2018 to July 2019).
- Phase Three – Evaluation, Reporting and Succession Planning (November 2018 to November 2019).

With Council support for 'Your Move' being delivered in the Town, these phases will be broken down into key milestones and represented in an operational project brief developed by DoT. A signed letter of agreement between DoT and the Town outlining program delivery commitments would be required in support of the program.

A 'Your Move' Officer of 0.4FTE funded by DoT and located in both the Town's and at DoT's offices, working over a period of up to 11 months, will be appointed to coordinate strategies for the 'Your Move' program. It should be noted that when in the Town, the Officer will be working in the community for much of the time.

'Your Move' Bassendean is estimated to benefit the State Government and community in many positive ways including:

- \$480,000 fare-box revenue per year
- 490 additional public transport trips per day
- 320 additional cycling trips per day
- 460 additional walking trips per day
- 2.2 year return on investment

The 'Your Move' program is based on a collaborative partnership between State Government, Local Government, private enterprise, not for profit and community groups, and the community.

Discussions have commenced with potential project partners and sponsors (including the Town, Transport Portfolio partners – Public Transport Authority and Main Roads Western Australia) with the aim of securing financial and in-kind contributions, as well as participation as secondary project stakeholders.

Considering the above, the Town has a strong role to ensure engagement with stakeholders is maintained throughout the project and to ensure opportunities are identified and pursued. Furthermore, the Town's role as the recipient local government of this State Government program, will be to facilitate the delivery of key strategies, communicate effectively to internal and external stakeholders and to capitalise on future opportunities beyond the 'Your Move' program.

#### *Recent 'Your Move' Case Study*

The biggest way-finding and bicycle signage project of its kind in Australia was rolled out across the City of Wanneroo during 2015/16. After months of detailed planning, residents and visitors alike were encouraged to find their way to their destinations with a new wayfinding system laid right at their feet.

The wayfinding signage was designed to highlight the walkability of local amenities.

Part of 'Your Move' Wanneroo encouraged residents to choose active modes of transport and take up local sport and recreation opportunities, the 800 unique way-finding and bicycle safety signs were installed at locations from Yanchep in the North, to Girrawheen in the South and right to the ocean's edge at Mindarie.

'Your Move' Wanneroo was a joint program between the Department of Transport and the Department of Sport and Recreation. Installation of the 800 signs was the culmination of months of work, plotting and crosschecking the locations, distances and walking times between each location, making sure every sign was on the correct corner and facing the correct direction.

From 673 different City of Wanneroo locations, the way-finding signs point the way to nearby destinations; a local school, parks and playgrounds, the library, a supermarket, a skate park, the civic centre, as well as indicating the time it would take to walk there. Almost 130 remaining signs carried bike safety and bike parking messages.

City of Wanneroo Wayfinding Project facts:

- 800 unique way-finding and bicycle safety signs installed
- More than 14,000 data points were meticulously plotted and cross-checked
- Each sign was unique and gave directions to four different locations. They were printed using sophisticated graphics software and a mail-merge-like process which modifies each sign in a computerised print run
- The signs were made of a fully recyclable aluminium based material called 'Enviro Non Slip' and were applied with rollers and rubber mallets, to bond with the ground surface.
- The specially made signs cost a fraction of stand-alone signage, around \$75 each. The total cost of the project was just over \$60,000.

*Provision of Ratepayers Database as part of 'Your Move'*

During a 'Your Move' Project delivered during 2017 with the Town of Victoria Park, DoT's consultant compiled a database comprising the local government electoral roll from the WA Electoral Commission (without phone numbers), and the Town of Victoria Park's ratepayer database. These two sources were then sent to Sensis to obtain and match phone numbers.

When partnering with the City of Cockburn and the City of Wanneroo on previous 'Your Move' projects, provision of the local government authorities' database was also provided.

Please note that silent electors are redacted from the electoral roll database in the first instance, and that DoT would also remove the residents who have elected to join the do not call register (DNC).

For this project DoT seek to:

1. Appoint a Consultant to design and deliver the 'Your Move' Bassendean Program.
2. Have both Department of Transport and the appointed Consultant sign identical statutory declarations to access the ratepayer database under the Local Government Act.
3. Complete an application to obtain the electoral roll database for the Town of Bassendean electorate, from the Western Australian Electoral Commission.
4. Obtain the DNC register for Town of Bassendean area.
5. Engage Sensis 'Macromatch' who will match these databases to the White Pages phone number information for Town of Bassendean area.
6. Provide this information to the Consultant, who will prepare for outbound recruitment and coaching calls.

#### STATUTORY REQUIREMENTS

Nil.

#### FINANCIAL CONSIDERATIONS

The Town's contribution can largely be an in-kind. The Department of Transport does, however, request the Town consider a financial contribution to help maximise the impact that 'Your Move' will have on the local community.

No provision has been made in the draft 2018/19 Budget for a Town contribution to the 'Your Move' initiative.

DoT and the Town's Officers have discussed 'Your Move' programs that have been successfully implemented elsewhere and their likely associated costs.

It is proposed a workshop be conducted on 14 August with Councillors during phase 1 of the project to facilitate the establishment of the range of activities to be the 'Your Move' Bassendean Program and of the contributions to be provided by the Town.

OFFICER RECOMMENDATION — ITEM 6.8

That Council:

1. Enters into an agreement to partner the Department of Transport in the delivery of the 'Your Move' project within the Town of Bassendean;
2. Conducts a workshop on Tuesday 14 August 2018 at 5.30pm to explore the projects to be the basis of the 'Your Move' Bassendean Program; and
3. Authorises officers to negotiate an agreement with the Department of Transport for the delivery of the 'Your Move' project in the Town of Bassendean.

**Voting requirements: Simple Majority**

**6.9 Determinations Made by the Principal Building Surveyor  
 Ref: LUAP/PROCED/1 – Kallan Short, Principal Building  
 Surveyor)**

The Principal Building Surveyor made the following building decisions under Delegated Authority:

<b>Building Applications Determined in the Month of May 2018</b>		
<b>Application No</b>	<b>Property Address</b>	<b>Description</b>
201800082	46 REID STREET, BASSENDEAN	FENCE
201800068	31 BASSENDEAN PARADE, BASSENDEAN	ATTIC - RETROSPECTIVE APPROVAL
201800094	20 HAMILTON STREET, BASSENDEAN	BELL TOWER
201800098	93 IOLANTHE STREET, EDEN HILL	RETROSPECTIVE PATIO
201800096	67 HARDY ROAD, ASHFIELD	DEMOLITION
201800092	68 ANZAC TERRACE, BASSENDEAN	PATIO
201800099	4 CLARKE WAY, BASSENDEAN	SINGLE RESIDENTIAL DWELLING
201800091	50 CHAPMAN STREET, BASSENDEAN	PATIO & DECK
201800093	44 REID STREET, BASSENDEAN	FENCE
201800097	15 WATKINS STREET, EDEN HILL	FULL DEMOLITION
201800105	40 KENNY STREET, BASSENDEAN	PATIO
201800101	43 NORTH ROAD, BASSENDEAN	SWIMMING POOL
201800100	50 HAMILTON STREET, BASSENDEAN	DWELLING
201800104	244 MORLEY DRIVE, EDEN HILL	PATIO
201800102	42 CYRIL STREET, BASSENDEAN	FRONT FENCE APPLICATION
201800106	3A HARDY ROAD, BASSENDEAN	PATIO

**OFFICER RECOMMENDATION – ITEM 6.9**

That Council notes the decisions made under delegated authority by the Principal Building Surveyor.

**Voting requirement: Simple majority**

**6.10 Determinations Made by Development Services (Ref: LUAP/PROCED/1 – Christian Buttle, Development Services)**

The Manager Development Services made the following planning decisions under Delegated Authority since those reported to the last Council meeting:

<b>Planning and Subdivision Applications Determined to 8 June 2018</b>			
<b>Applic No.</b>	<b>Property Address</b>	<b>Description</b>	<b>Determination</b>
2016-089	25 CUMBERLAND WAY BASSENDEAN 6054	7 MULTIPLE DWELLINGS	REFUSED
2018-025	7 KENMURE AVENUE ASHFIELD 6054	BEE KEEPING	DELEGATE APPROVED
2018-027	7 KENMURE AVENUE ASHFIELD 6054	RETROSPECTIVE APPLICATION FOR ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2018-043	Unit 5 140 WEST ROAD BASSENDEAN 6054	CHANGE OF USE TO RESIDENTIAL BUILDING (SHORT STAY ACCOMMODATION)	DELEGATE APPROVED
2018-044	7 DAYLESFORD ROAD BASSENDEAN 6054	REVISED APPLICATION FOR ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2018-050	50 HAMILTON STREET BASSENDEAN 6054	AMENDED APPLICATION FOR SINGLE HOUSE (PROPOSAL TO ADJUST FINISHED FLOOR LEVELS)	DELEGATE APPROVED
2018-060	48 FREELAND SQUARE EDEN HILL 6054	PATIO	DELEGATE APPROVED
2018-065	24 CHESTERTON ROAD BASSENDEAN 6054	PATIO	DELEGATE APPROVED
<b>Subdivision Applications</b>			
Strata Plan 78484	21 THIRD AVENUE BASSENDEAN 6054	FORM 24 - CERTIFICATE OF APPROVAL - STRATA PLAN FOR 8 MULTIPLE DWELLINGS	DELEGATE APPROVED
468-18	19 SCHOFIELD STREET EDEN HILL 6054	THREE LOT SURVEY STRATA	STATUTORY ADVICE
486-18	46 ANZAC TERRACE BASSENDEAN 6054	THREE LOT PLUS COMMON PROPERTY SURVEY STRATA	Statutory Advice

**OFFICER RECOMMENDATION – ITEM 6.10**

That Council notes the decisions made under delegated authority by the Manager Development Services.

**Voting requirement: Simple majority**

**7.0** **MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**8.0** **CONFIDENTIAL BUSINESS**

*It should be noted that that the audio and live streaming will be turned off whilst confidential items are being discussed.*

**8.1** **Bus Stop/Shelter – Contract Renewal (Ref: TRAF/MAINT/3)**  
**– Ken Cardy (Manager Asset Services)**

*This matter must be considered with members of the public excluded from the Chamber under Clause 5.23 (2) (c) and (e) of the Local Government Act 1995, as the Officer report discusses details of contract.*

**9.0** **CLOSURE**

The next Briefing Session will be held on Tuesday 17 July 2018 commencing at 7.00pm.