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**Hyde Retirement Village Community Housing Fixed Tenancies
Report to Town of Bassendean Council – October 2023
By Connect Victoria Park**

On December 15th 2021, the Town of Bassendean Council authorised the CEO to enter into a Memorandum of Understanding with Connect Victoria Park for tenancy management of vacant units at Hyde Retirement Village (HRV), as a pilot project for an initial period of two years, with the possibility of extension, to provide community housing to older residents, with a particular focus on older women.

Connect Victoria Park is a provider of Community Housing to people over 60 on low to moderate incomes in the Town of Victoria Park. Connect operates 70 one-bedroom and studio style apartments on Mackie and Cargill Streets (Vic Park), and currently houses 72 people who live independently with the support of the Village Hub community.

Connect Housing + Hub works to build community around older people, especially tenants in Connect Community Housing, allowing them to live independently for longer in the place they love and feel connected to. In addition to Community Housing units, Connect runs the Village Hub on Mackie Street, attracting more than 300 local residents to a community invested in healthy ageing.

In March 2023, Connect achieved registration as a Tier 3 Provider under the WA Community Housing Regulatory Framework.

In managing HRV's units, Connect brings a supportive landlord approach to Bassendean: providing a safe roof for people on low incomes, as well as opportunities for social connection and a rekindling of community's ties that enable people to be independent for longer and age successfully.

Since the start of the pilot program, Connect leased 11 units at HRV to people over 60 on low to moderate incomes. The first lease was signed in September 2022 and the latest one in March 2023.

Assessment and allocation

After signing the pilot agreement with Town of Bassendean in July 2022, Connect advertised the new tenancies and, guided by its Allocation Framework, carefully selected new tenants for HRV.

As with its units in Vic Park, Connect provides tenancies at HRV to people living independently (or with support services in place) who are considered eligible according to the WA Community Housing Income and Asset Limits (CHIAL) Policy.

Currently, people with an annual income of \$26,188 or less are considered Band A. Their rent is set at 25% of their income, plus any Commonwealth Rent Assistance (CRA) they are entitled to. People with an annual income of up to \$58,905 are considered Band B. Their rent is set at 30% of their income plus CRA. Two out of 11 tenants at HRV are in the Band B category at the moment.

Connect worked closely with Town of Bassendean staff to ensure units were refurbished if needed and ready to receive the new tenants. The first tenants moved in in September 2022. Currently, 11 of HRV's 31 units are occupied by Community Housing tenants.

Integration to HRV

Prior to the pilot program, consultation with lease-for-life residents at HRV revealed a desire to have new neighbours coming into the complex as 9 units were empty at the time. Residents felt the place needed new vibrancy and were overwhelmingly in favour of new tenancies. The fact that the tenancies would be made affordable for people on low incomes was seen as a plus.

The new tenants have integrated well into the HRV community. Two of them are closely related to lease-for-life residents and several others have family living in the Town of Bassendean. Eight of eleven tenants are older women, part of the fastest growing cohort of people at risk or experiencing homelessness in Australia.

Two tenants became part of the Residents Committee and attend regular meetings. Tenants also attend the annual AGM and are actively involved in matters that affect common areas at HRV.

Support to tenants

Connect has ensured that new Community Housing tenants at HRV are able to live independently or have the appropriate support services in place.

Housing inspections – which were initially performed every 3 months and are currently annual – provide an important opportunity for Connect’s Housing Officer to check in with tenants about their wellbeing.

Connect organises a coffee catch-up every 3 months to check in with tenants regarding their wellbeing and offer support or referrals to services as needed. In the last catch up with tenants, Connect was able, for instance, to connect one tenant who needed help putting together a flat pack piece of furniture with another tenant who had tools and expertise to do so.

As much as possible, Connect seeks to build up community within and around HRV so people have others to rely on if they need a hand staying in their units for longer.

Connect provided each new tenant with a “welcome pack” with information on several services available to them in the Town of Bassendean. The pack includes information on the Bassendean 55 Plus, a not-for-profit that promotes social interaction and an active and healthy lifestyle for over 55’s.

Connect has met with Bassendean 55 Plus’ members to make them aware of a new influx of people at the HRV and promote connection with the tenants. A representative of Bassendean 55 Plus is scheduled to meet with tenants in the near future to inform them of the range of activities and social connection available next door to HRV.

As with Connect’s tenants in Vic Park, Bassendean tenants automatically receive a Village Hub membership. That means they are able to access our Member Help Centre for one-on-one help with keeping independent for longer. They can also ask other Village Hub members for help with small tasks.

Final comments

The decision by the Town of Bassendean Council to make empty units at the Hyde Retirement Village available to people over 60 as affordable housing is a practical and immediate solution to the housing crisis in Perth.

Eleven people and their families have benefitted from the decision. Lease-for-life residents now have a full and vibrant complex, with renewed opportunities for social connection and neighbourly support.

HRV Fixed Term Community Housing Tenancies are an opportunity to make older people an integral and important part of the social fabric in Bassendean. Connect’s supportive landlord approach means tenants now and in the future will be supported in living well and independently for longer in the community that has embraced them.

Hyde Retirement Village

Policy Objective

To encourage healthy ageing, continued independence and freedom of choice in the community by providing Bassendean seniors with access to affordable, strategically located retirement village style accommodation.

Policy Scope

This policy applies to the management of the Hyde Retirement Village in James Street, Bassendean.

Policy Statement

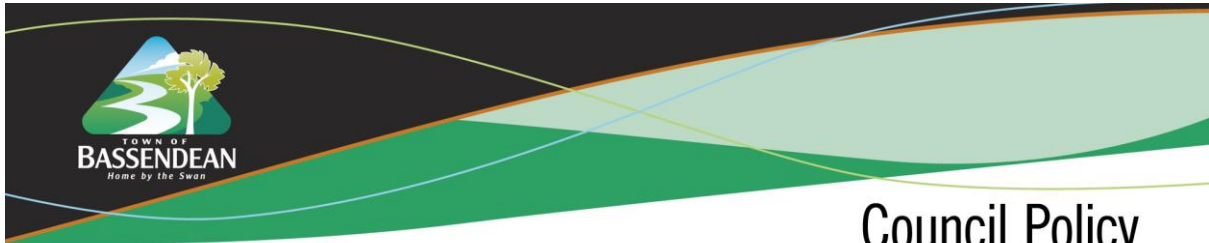
The Town of Bassendean values the elderly members of our community who have made, and continue to make, valuable contributions to the social, economic and cultural life of the Town. Council believes strongly that our aged residents are entitled to maintain their independence and continue to be active participants in family and community life. To support this principle, Council seeks to provide greater freedom of choice for residents requiring alternative accommodation by providing for two residential options at the Hyde Retirement Village:

1. 'Lease-for-life' residents; and
2. Fixed term tenancy residents.

Lease-for-life residents have occupancy rights as specified under the *Retirement Villages Act 1992* and shall be liable for an initial contribution fee and ongoing maintenance fees. Fixed term tenancy residents shall have occupancy rights as specified in the Tenancy Agreement and shall be liable for ongoing rental payments.

Council's provision for fixed term tenancy at the Hyde Retirement Village is made in furtherance of Council's desire for affordable community housing, recognising some prospective residents may be unable to fund an initial contribution fee. Lease-for-life residents should have attained the age of 65 years and fixed term tenancy residents should have attained the age of 60 years. The lower entry age for fixed term tenancy residents seeks to provide greater capacity to assist those in need of community housing, without altering the current village environment.

The provision of independent living accommodation at the Hyde Retirement Village in James Street is an important component of Council's strategy to support healthy ageing, foster continued independence and encourage freedom of choice in the community.



Council Policy

It is also an acknowledgement that many long-term residents of the Town of Bassendean have a strong desire to remain in the area when they can no longer live in the family home rather than having to move away from established friends and social networks.

Legislative Requirements

Council accepts its obligations under the *Retirement Villages Act 1992* and supporting Regulations and Codes and undertakes to operate the Hyde Retirement Village strictly in accordance with their requirements.

The Town will have operating procedures for the Hyde Retirement Village that includes consideration to:

- Residents' Rights;
- Allocation of Units;
- Resident Participation in Management and the Disputes Committee;
- Termination of Residential Contracts; and
- Independent Living.

The CEO may enter into a Memorandum of Understanding with a suitable community housing provider for tenancy management of units at the Hyde Retirement Village.

Financial Management

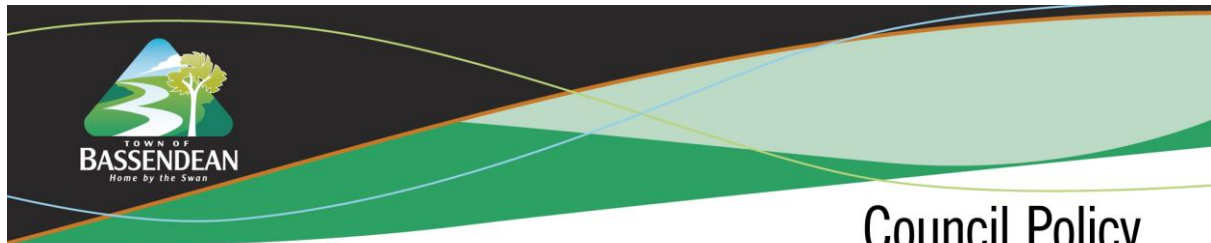
Council's financial management of the Hyde Retirement Village is aimed at creating self-sufficiency for the Village, with fair and equitable fee and rent structures that reflect the respective rights and obligations of both 'lease-for-life' residents and fixed term tenancy residents.

For 'lease-for-life' residents, income is to be generated by levying an incoming contribution fee, fortnightly maintenance fee and parking fee (where appropriate).

The contribution fee is to be set aside to provide for asset depreciation and to contribute to Village refurbishment. The fortnightly maintenance fee is levied to cover Village building and grounds maintenance, insurance of buildings, water and sewerage rates, removal of rubbish, bank charges, security lighting, administration and audit fees and incidental expenses as well as contributing to future refurbishment of the Village.

The contribution fee, maintenance fee and parking fee will be reviewed annually by Council when adopting the annual budget to ensure the stated financial management aims are achieved.

For fixed term residency residents, income is to be generated through charging rent, with the amount of rent determined with reference to market value, discounted to achieve the Town's community housing objectives.



Council Policy

Rental income is to be used to meet tenancy management costs, with the balance to be used for the same purpose as the fortnightly maintenance fee.

Interest earned on deposits is to be used for the same purpose as the fortnightly maintenance fee.

Any surplus generated from operation of the Hyde Retirement Village is to be allocated to the Aged Persons Reserve and any deficit is to be met with funds from that Reserve. Should there be insufficient funds held in the Aged Persons Reserve to meet any deficit, the shortfall will be met from Municipal funds.

Document Control box			
Document Responsibilities:			
Owner:	Chief Executive Officer	Owner Business Unit:	Office of the Chief Executive
Inception Date:	8 April 1999	Decision Maker:	Council
Review Date:	Reviewed: March 2014 Amended: December 2021 (OCM-25/12/21)	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995</i>		

HYDE RETIREMENT VILLAGE POLICY

Policy Objective

To formalise Council's position on the management and operation of the Hyde Retirement Village (HRV), the Town's retirement facility located at 2-10 James Street, Bassendean.

Policy Scope

This policy applies to the management and operation of the HRV.

Policy Statement

The Town values the elderly members of the community who have made, and continue to make, valuable contributions to the social, economic and cultural life within the district. Aged residents are entitled to maintain their independence and continue to be active participants in family and community life and the provision of independent living accommodation at the HRV is an important component of Council's strategy to support healthy ageing, foster continued independence and encourage freedom of choice in the community. It also acknowledges that many long-term residents of the district have a strong desire to remain in the area when they can no longer live in the family home rather than having to move away from established friends and social networks.

1. Operating Model

- 1.1. The Town will provide two residential options at the HRV, being (i) 'lease-for-life' residents under the *Retirement Villages Act 1992*; and (ii) fixed term tenancy residents.
- 1.2 Fixed term tenancy residents should be aged 60 years or older. The entry age for fixed term tenancy residents seeks to provide greater capacity to assist those in need of community housing, without altering the current village environment.
- 1.3 Fixed term tenancy residents shall have occupancy rights as specified in the Tenancy Agreement and shall be liable for ongoing rental payments.
- 1.4 Any dwelling unit that becomes available shall be thereafter used for the purposes of fixed term tenancy residents.

2. Financial Management

- 2.1 Council’s financial management of the HRV is aimed at creating self-sufficiency for the Village, with fair and equitable fee and rent structures that reflect the respective rights and obligations of both ‘lease-for-life’ residents and fixed term tenancy residents.
- 2.2 For ‘lease-for-life’ residents, income is to be generated by levying an incoming contribution fee, fortnightly maintenance fee and parking fee (where appropriate).
- 2.3 The contribution fee is to be set aside to provide for asset depreciation and to contribute to Village refurbishment. The fortnightly maintenance fee is levied to cover Village building and grounds maintenance, insurance of buildings, water and sewerage rates, removal of rubbish, bank charges, security lighting, administration and audit fees and incidental expenses as well as contributing to future refurbishment of the Village.
- 2.4 The contribution fee, maintenance fee and parking fee will be reviewed annually by Council when adopting the annual budget to ensure the stated financial management aims are achieved.
- 2.5 For fixed term tenancy residents, income is to be generated through charging rent, with the amount of rent determined with reference to market value, discounted to achieve the Town’s community housing objectives.
- 2.6 Rental income is to be used to meet tenancy management costs, with the balance to be used for the same purpose as the fortnightly maintenance fee.
- 2.7 Interest earned on deposits is to be used for the same purpose as the fortnightly maintenance fee.
- 2.8 Any surplus generated from operation of the HRV is to be allocated to the Aged Persons Reserve and any deficit is to be met with funds from that Reserve. Should there be insufficient funds held in the Aged Persons Reserve to meet any deficit, the shortfall will be met from Municipal funds.

Document Control box			
Document Responsibilities:			
Owner:	Community Planning	Owner Business Unit:	
Inception Date:	8 April 1999	Decision Maker:	Council
Review Date:	March 2014 21 December 2021 28 November 2023	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995</i>		

04 August 2023

Chief Executive Officer
Town of Bassendean
35 Old Perth Road
Bassendean WA 6934

Att: Planning Department: Alex Snadden, Manager Planning and Regulations

Dear Alex,

Development Application - Change of Use and Minor Works at Lot 50 (No 1.) Surrey Street Bassendean

The Perth History Association is pleased to submit this development application to the Town of Bassendean for a change of use and minor works at Lot 50 (No.1) Surrey Street, Bassendean (the subject site).

To assist the Town in your assessment, please find the following enclosed.

- Application form signed by the landowner
- A copy of the Certificate of Title (Appendix A)
- A copy of the Development Plans (Appendix B)
- A Heritage Impact Statement (HIS) (Appendix C)
- Development application fee of \$295.00

Background

The subject site contains one of the only remaining Pensioner Guard cottages within the Perth metropolitan area and one of only a few in the state, and therefore has a high degree of historical and social significance despite later modifications.

The site contains two main buildings, a brick rendered Cottage constructed in 1856 (not included in this application) and a Residence constructed in 1893 which is the subject of this application. The Residence was significantly altered in 1952. Alterations include:

- Construction of additional rooms to the south and west side of the Residence;
- Alteration of roof geometry;
- Demolition of concave profile verandah;

The proposed application primarily seeks to restore the site to its original state by restoring the roof to its original form and removing the 1952 additions. The application also seeks a change of use from 'Residential' to 'Community Purpose', to facilitate workshops and community outreach

programs for the Museum of Perth. It is understood that the Town has used the site for community purposes for many decades in the form of a child care facility, an Adult Education Training Centre known as the 'Bassendean Learning Centre', and as an exhibition and community event space.

The site is currently used by our restoration volunteers as a tea-prep and tool storage location, while the adjacent cottage is opened monthly by the Bassendean Historical Association via a Memorandum of Understanding.

Site Particulars

The proposed application is for Lot 50 (No.1) Surrey Street, Bassendean (subject site). The site is situated 11.1km north-west of Perth CBD and is within the municipal area of the Town of Bassendean.

The below table identifies the legal lot details for the subject site.

Table 1 Lot Particulars

Lot	Plan	Vol/Folio	Proprietors	Area (sq.m)
50	9441	1524/213	Perth History Association Inc	937

A copy of the Certificate of Title is provided at Appendix A.

Refer to Figure 1 for an aerial plan and Figure 2 for a cadastral plan.

Figure 1 - Site Aerial



Figure 2 – Cadastral Plan



Proposed Land Use and Development

This application seeks approval for a change of land use and minor works to be undertaken on the subject site. We intend to use the site as a support space, storage and office space for the adjacent Pensioner Guard Cottage Museum and as offices for our staff and history and garden training programs, which requires a change of use from 'Residential' to 'Community Purpose'.

The community outreach aspects of the use will be facilitated by our organisation with the aim of upskilling and educating local residents in research, writing, digitisation, archives, exhibitions, museum management and gardening programs. Activities undertaken at the site will be low impact and are unlikely to attract large crowds. The facility will operate during business hours (8am – 6pm) with an expected maximum daily attendance of 20 persons, being two staff members and 18 Training Participants spread between inside activities and those in the garden.

Training programs are free of charge, and funded by the Federal Government.

On the weekends, the Cottage Museum will be open to the public, with an expected maximum attendance of 10 people, being two volunteers from the Bassendean Historical Society and 8 Cottage Museum visitors at any one time. Opening Hours are usually 11am - 2pm and entry is free. It is envisaged that school groups of other community groups may wish to come through the Museum by prior arrangement during week-days. School groups are usually no more than 25 children and a few adults for an hour or so at a time. School Children from Bassendean Primary School would usually arrive on foot.

The physical works intend to restore the original heritage value of the site by restoring the original roof form, removing non-heritage additions, and making the internal areas within the building more universally accessible.

A summary of the proposed development is detailed in Table 2. Development Plans are provided at Appendix B.

Table 2 Description of Proposal

Component	Information
Change of use	Change of use from 'Residential' to 'Community Purpose'.
Physical works	
Internal	Demolition of 2 partial walls to accommodate UAT and 1 shower wall to accommodate toilet.
Component	Information
External	Existing concrete tile roof to be removed and restored with a proposed new roof structure with original roof ridge and original roof tilt of 44 degrees. Ceilings to be retained and repaired. Asbestos enclosed veranda from 1952 to be demolished as well as the external concrete ramp to the living room and 1952 dining room extension. Concrete veranda to be demolished and replaced with timber veranda. Proposed new veranda roof with original concave profile.

Following restoration works to the building, the site will primarily be used for administrative and training purposes associated with the Museum of Perth. The building will also house natural and social heritage collections for public display. Operating hours will generally be 8am – 6pm weekdays, however it will also be open to the public periodically on weekends.

Planning Framework Assessment

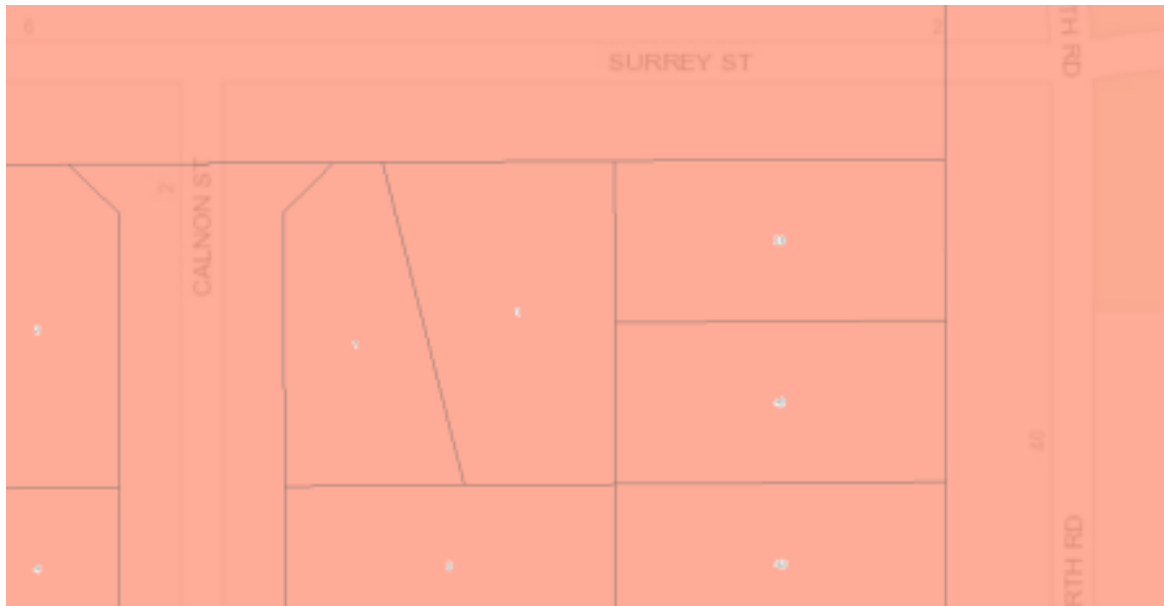
State Planning Framework

Metropolitan Region Scheme

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), the 'Urban' zone supports the proposed change of use and physical works to the subject site.

Figure 3 - MRS Map

Region Scheme Zones and Reserves
Urban



Development Application – 1 Surrey Street, Bassendean 4

State Planning Policy 2.10 – Swan-Canning River System Policy

The subject site has been identified as within the 'Middle Swan' precinct of State Planning Policy 2.10 – Swan-Canning River System Policy (SPP2.10). The intent of the Policy is to conserve the health, amenity, and landscape value of the Swan River. The proposal is considered minor and will not impact access to the river or the cultural and heritage value of the Swan River.

LOCAL PLANNING FRAMEWORK

This section describes and confirms the proposal's alignment with the local planning framework. The proposal has been assessed against key local planning documents as summarised below.

Town of Bassendean's Local Planning Scheme No.10

Under the Town's Local Planning Scheme No.10 (LPS10) the subject site is zoned 'Residential' – refer Figure 4. The broad aim of this zone is to support residential development and make provisions for a range of housing types. This proposal is aligned with the above objective as the proposed use will be of low impact and will not detract from the residential character of the area,

further compliance of the proposal against the objectives of the zone are demonstrated in Table 3.

The most appropriate land use for the proposal is considered 'Community Purpose', the definition for this use is listed below:

"community purpose" means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

LPS 10 identifies 'Community Purpose' as an 'A' land use in the Residential zone; an assessment of the proposal against the objectives of the 'Residential' is demonstrated in the table below.

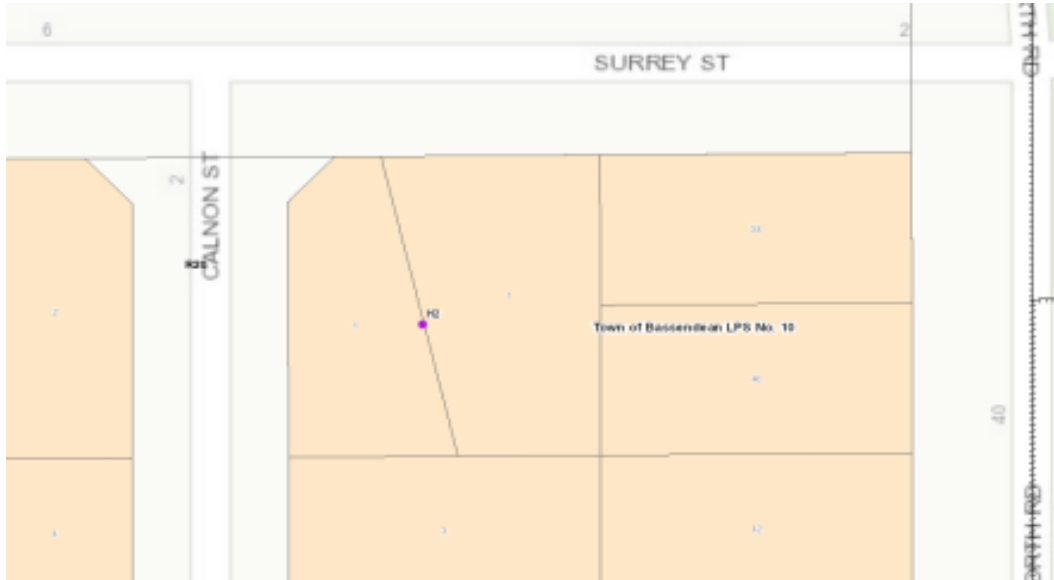
Table 3 Residential Zone Objectives

Residential Objective	Compliance of Proposal
to maintain lifelong or long-time residents as an integral component of the Bassendean community;	The proposal is for a community facility, which will add to the community of the Bassendean.
to continue and increase the attraction for young families to reside and raise their families in the Bassendean community;	The site will be an educational asset for the Town that will engage young families.
to recognise the role of Bassendean as a middle metropolitan area that is well placed to contribute meaningfully to sustainable urban development for the Perth Region, and therefore facilitate the planned gradual increase in	The proposal is based on the adaptive reuse of the Pensioner Guard cottage, which is a highly sustainable practice. The proposal does not increase the residential density of the area, however it will enhance the social and economic benefit to the Bassendean locality.
population growth in a manner that provides net environmental, social and economic benefit;	N/A residential uses are not proposed however the proposed works do not change the residential character of the property.
to make provision for housing types that respond to the demands of an ageing population and declining occupancy rates;	N/A residential uses are not proposed however the proposed works do not change the residential character of the property.
to limit non-residential activities to those of which the predominant function is to service the local residential neighbourhood and for self employment or creative activities, provided such activities have no detrimental effect on the residential amenity;	The proposal seeks to improve the employability of people in the Bassendean area by upskilling residents in heritage and conservation skills. The facility will be of low impact to neighbouring residential uses.
to ensure that the density of development takes cognisance of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other environmental factors; and	N/A no additional density is proposed.

to ensure that subdivision and development comply with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council.

The compliance of the proposal against the local planning framework has been demonstrated in this report.

Figure 4 - LPS10 Map



Car Parking Considerations

Local Planning Policy No.8 – Car Parking and End-of-trip Facilities (LPP8) notes the minimum car parking requirement for a ‘Community Purpose’ proposal is one bay for every four persons the facility is designed to accommodate. The proposal is anticipated to facilitate 20 people (includes staff, visitors and volunteers) which would generate a requirement of five car parking bays. The site has three existing car bays and this application does not propose any additional bays to the site, which will result in a shortfall of two car parking bays. It should be noted that all training participants are required to attend the location via public transport unless a physical disability prevents them from doing so.

The existing three car parking bays at the site is considered adequate given the abundance of on-street parking available along Surrey Street and proximity to the public car park at Point Reserve (approximately 230m from the site). Additionally, it would not be possible to add more bays to the site due to the mature tree located at the front of the site and the location of the heritage buildings on the site. As per Part 12 of the Deemed Provisions within the Planning and Development (Local Planning Schemes) Regulations 2015, the local government may vary a development provision applicable to the site to facilitate the conservation of a heritage place or area. It is requested that the Town exercises its discretion in relation to the car parking provisions applicable to the site to preserve the setting of the Pensioner Guard Cottage and Residence and landscape around the buildings.

HERITAGE CONSIDERATIONS

The subject site has significant heritage value and is listed on both local and State Heritage Registers. The proposed works are considered minor and will restore the heritage value of the site. A Heritage Impact Statement has been prepared and provides a thorough description of the site background, statement of significance, outline of the proposed works and an assessment of the proposal's impact. A copy of the Heritage Impact Assessment is provided at Appendix C.

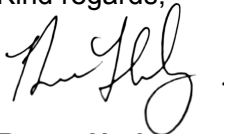
CONCLUSION

The proposed change of use and physical works are consistent with those promised by the Perth History Association at the time of our undertaking to acquire and restore the Site. We have made a commitment to the Council, and to the community, to undertake the works proposed in this application, and intend to stay true to those commitments.

The proposed change of use and physical works at the subject site are considered minor and will restore and enhance a significant heritage asset within the Town of Bassendean. The use will provide the community greater access to the heritage asset and facilitate a use which will enhance access and understanding of the heritage value that places can provide the community.

We trust that the enclosed information is sufficient to assess the application in a timely manner and respectfully request that the application be approved. Should the Town have any queries, please do not hesitate to contact me.

Kind regards,



Reece Harley
Executive Director
Perth History Association Inc.
8-10 The Esplanade
Perth WA 6000

APPENDIX A CERTIFICATE OF TITLE

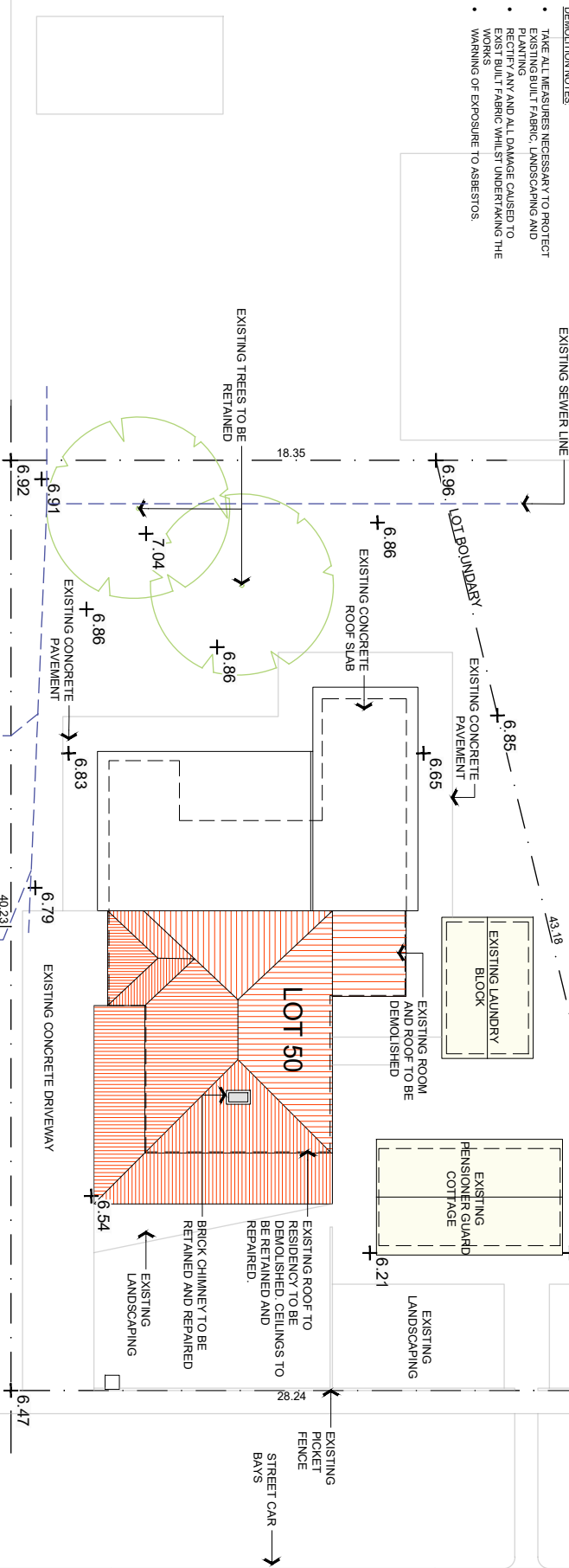
APPENDIX B DEVELOPMENT PLANS

APPENDIX C HERITAGE IMPACT STATEMENT

- GENERAL NOTES:**
- DRAWING IS NOT FOR CONSTRUCTION
 - DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS
 - CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS
 - ANY DIMENSIONS AND CRACK REPAIRS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS SPECIFICATIONS

- GENERAL CONSERVATION WORKS:**
- REPAIR AND REPAINT CEILINGS
 - CONSERVE AND PAINT ALL TIMBER JOINERY
 - REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
 - REMOVE ALL LOOSE PAINT AND REPAIR
 - CRACKS PLASTER AND REPAIR
 - RETAIN SERVICE, CONSERVE AND REUSE ALL EXISTING SERVICES
 - CLEAN OFF ALL WALL VENTS TO STANDARD
 - FLY SCREENS
 - RETAIN AND CONSERVE ALL FIRE PLACES
 - PENDING INVESTIGATION REMOVE RENDER
 - REPAIR MASONRY WALL AND REPOINT
 - REPAINT RENDER

- DEMOLITION NOTES:**
- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND RECEPTIVITY AND ALL DAMAGE CAUSED TO EXIST BUILT FABRIC WILL ST UNDER TAKING THE WORKS
 - WARNING OF EXPOSURE TO ASBESTOS



Attachment 9.3.2



1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
ROOF DEMOLITION PLAN

Level 14, The Quadrant, 1 William Street, Perth WA 6000 Australia | +61 8 9346 6500 | URBIS Pty Ltd | ABN 50 105 256 228

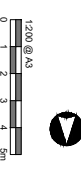
REVISIONS

REV	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	18/05/2023
B	FOR DEVELOPMENT APPLICATION	18/05/2023

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CLIENT
PERTH HISTORY ASSOCIATION



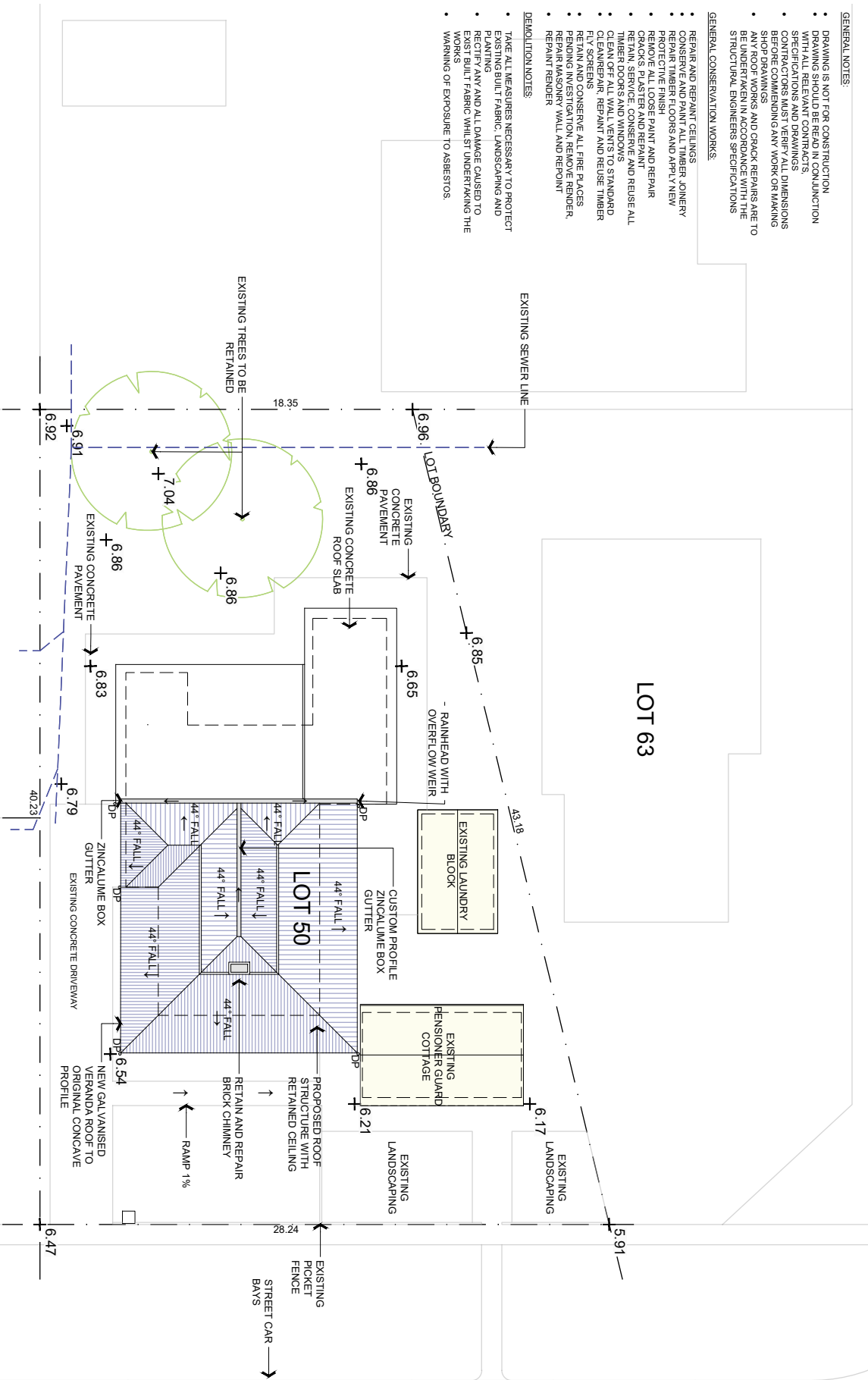
PROJECT NO. P0044725
DATE 18/05/2023
DRAWING NO. A01
REVISION B

DRAWING TO BE PRINTED IN COLOUR

- GENERAL NOTES:**
- DRAWING IS NOT FOR CONSTRUCTION
 - DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS
 - CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS
 - ANY DAMAGE TO EXISTING STRUCTURES AND CRACK REPAIRS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS SPECIFICATIONS

- GENERAL CONSERVATION WORKS:**
- REPAIR AND REPAINT CEILING
 - CONSERVE AND PAINT ALL TIMBER JOINERY
 - REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
 - REMOVE ALL LOOSE PAINT AND REPAIR
 - CRACKS PLASTER AND REPAINT
 - RETAIN SERVICE, CONSERVE AND REUSE ALL EXISTING SERVICES
 - CLEAN OFF ALL WALL VENTS TO STANDARD
 - CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY SCREENS
 - RETAIN AND CONSERVE ALL FIRE PLACES
 - PENDING INVESTIGATION REMOVE RENDER REPAIR MASONRY WALL AND REPOINT
 - REPAIR MASONRY WALL AND REPOINT

- DEMOLITION NOTES:**
- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND RECEPTIVITY AND ALL DAMAGE CAUSED TO EXIST BUILT FABRIC WHILE UNDERTAKING THE WORKS
 - WARNING OF EXPOSURE TO ASBESTOS



1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
PROPOSED ROOF PLAN

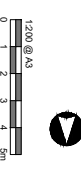
Level 14, The Quadrant, William Street, Perth WA 6000 Australia | +61 8 9346 6500 | URBIS Pty Ltd | ABN 50 105 256 228

REVISIONS

REV	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	18/05/2023
B	FOR DEVELOPMENT APPLICATION	18/05/2023

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CLIENT
PERTH HISTORY ASSOCIATION



PROJECT NO. P0044725
DRAWING NO. A03
DATE 18/05/2023
REVISION B

DRAWING TO BE PRINTED IN COLOUR

GENERAL NOTES:

- DRAWING IS NOT FOR CONSTRUCTION
- DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS
- CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS AND CRACK REPAIRS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS SPECIFICATIONS

GENERAL CONSERVATION WORKS:

- REPAIR AND REPAINT CEILINGS
- CONSERVE AND PAINT ALL TIMBER JOINERY
- REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
- REMOVE ALL LOOSE PAINT AND REPAIR
- CRACKS PLASTER AND REPAIR
- RETAIN SERVICES, CONSERVE AND REUSE ALL SERVICES
- CLEAN OFF ALL WALL VERGES TO STANDARD
- CLEANUP, REPAIR AND REUSE TIMBER
- FLY SCREENS
- RETAIN AND CONSERVE ALL FIRE PLACES
- PENDING INVESTIGATION REMOVE RENDER
- REPAIR MASONRY WALL, REPOINT
- REPAINT RENDER

DEMOLITION NOTES:

- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND PLANTING
- REMOVE ANY AND ALL DAMAGE CAUSED TO EXISTING FABRIC WHILE UNDERTAKING THE WORKS
- WARNING OF EXPOSURE TO ASBESTOS



**1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
PROPOSED FLOOR PLAN**

Level 14, The Quadrant, 1 William Street, Perth WA 6000 Australia | +61 8 9346 6000 | URBIS Pty Ltd | ABN 50 105 256 228

FOR DEVELOPMENT APPROVAL

NO.	DATE	DESCRIPTION
SA	28/06/2023	DISCLAIMER
SA	28/06/2023	FOR DEVELOPMENT APPROVAL
SA	18/05/2023	FOR CLIENT REVIEW
SA	10/05/2023	FOR CLIENT REVIEW

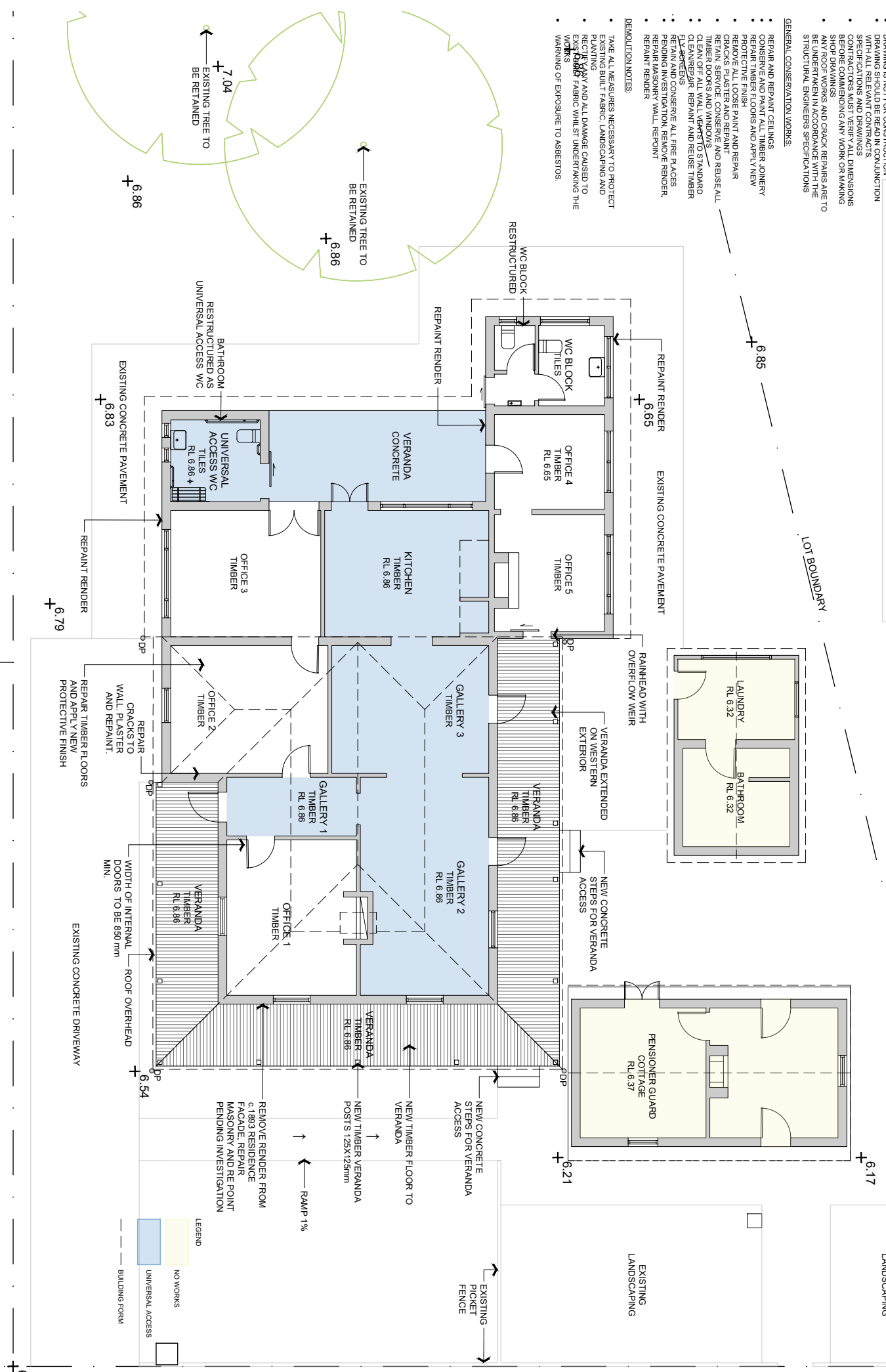
DATE: 28/06/2023

CLIENT: PERTH HISTORY ASSOCIATION

NO.	DATE	DESCRIPTION
SA	28/06/2023	DISCLAIMER
SA	28/06/2023	FOR DEVELOPMENT APPROVAL
SA	18/05/2023	FOR CLIENT REVIEW
SA	10/05/2023	FOR CLIENT REVIEW

DATE: 28/06/2023

PROJECT NO: P0044725
DRAWING NO: A04
DATE: 28/06/2023



Attachment 9.3.2

DRAWING TO BE PRINTED IN COLOUR

GENERAL NOTES

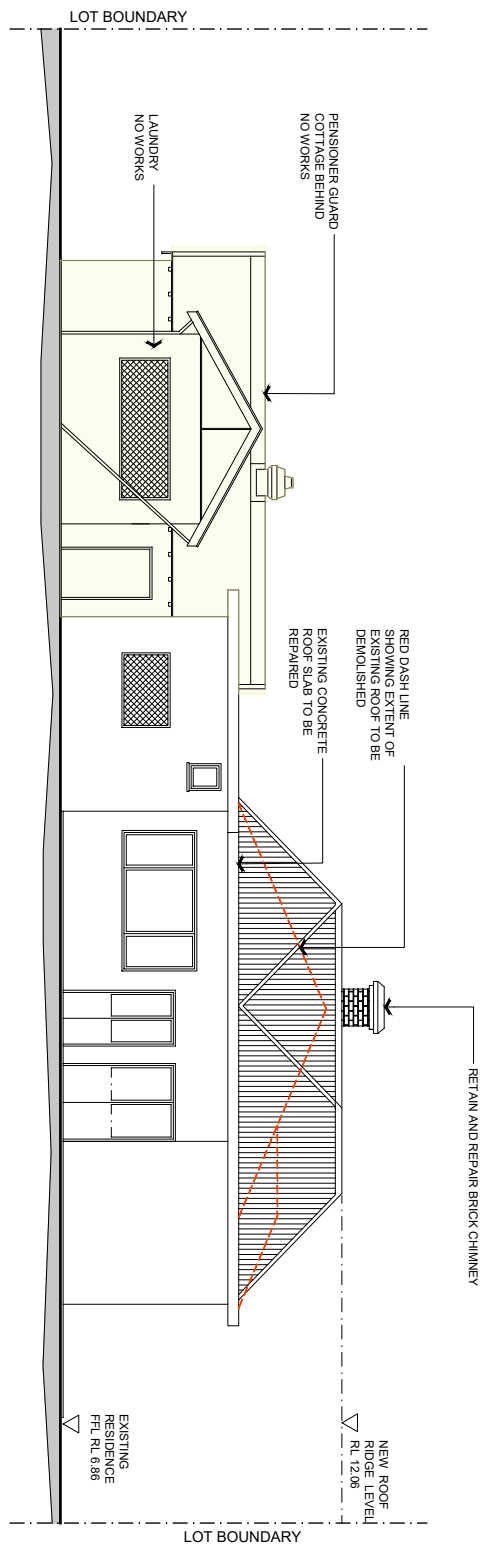
- DRAWING IS NOT FOR CONSTRUCTION
- DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS
- CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS AND CRACK REPAIRS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS SPECIFICATIONS

GENERAL CONSERVATION WORKS:

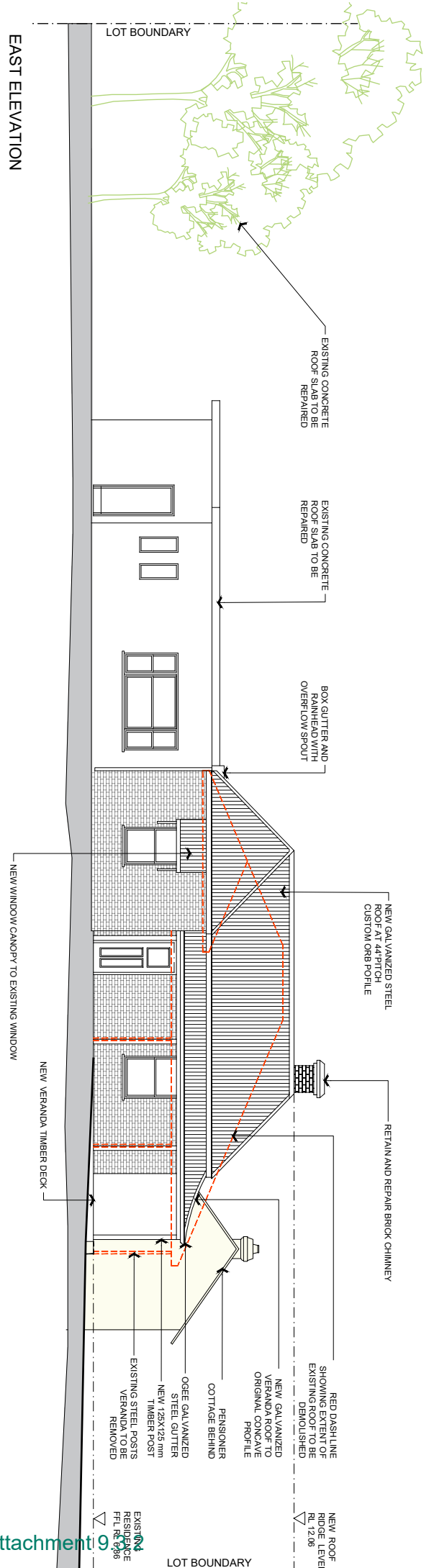
- REPAIR AND REPAINT CEILINGS
- CONSERVE AND PAINT ALL TIMBER JOINERY
- REPAIR TIMBER FLOORS AND APPLY NEW PROTECTIVE FINISH
- REMOVE ALL LOOSE PAINT AND REPAIR
- CRACK'S PLASTER AND REPAIR
- RETAIN SERVICES, CONSERVE AND REUSE ALL SERVICES
- CLEAN OFF ALL WALL VENTS TO STANDARD
- CLEAN/REPAIR, REPAINT AND REUSE TIMBER FLY SCREENS
- RETAIN AND CONSERVE ALL FIRE PLACES
- REPAIR INVESTIGATION, REMOVE RENDER
- REPAIR MASONRY WALL AND REPOINT
- REPAINT RENDER

DEMOLITION NOTES:

- TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING BUILT FABRIC, LANDSCAPING AND PLANTINGS
- REMOVE ALL MATERIALS CAUSED TO EXIST BUILT FABRIC WHILST UNDERTAKING THE WORKS
- WARNING OF EXPOSURE TO ASBESTOS.



SOUTH ELEVATION



EAST ELEVATION

Attachment 9



1 SURREY STREET, BASSENDEAN CONSERVATION AND ALTERATION WORKS
PROPOSED SOUTH AND EAST ELEVATIONS

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REVISIONS

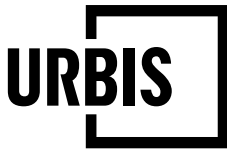
NO.	DESCRIPTION	DATE
A	FOR CLIENT REVIEW	18/05/2023
B	FOR DEVELOPMENT APPLICATION	18/05/2023

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CLIENT
 PERTH HISTORY ASSOCIATION

PROJECT INFORMATION

PROJECT NO.	P00044725	DATE	18/05/2023
DRAWING NO.	A06	REVISION	B



LEVEL 14
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

18 May 2023

Cameron Woods
Chief Executive Officer
Town of Bassendean
35 Old Perth Road
Bassendean WA 6934

Dear Cameron,

PENSIONER GUARD RESIDENCE HERITAGE IMPACT STATEMENT

This letter accompanies the Development Application, submitted by the Perth History Association in relation to the conservation works and adaptive reuse of the property located at 1 Surrey Street in Bassendean. The focus of the works are on the Residence Building not the Pensioner Guard Cottage. It aims to describe the proposed works and assess their impact against the cultural significance attributed to the place by the Heritage Council (HCWA) and the Town of Bassendean (Town).

The Perth History Association (PHA) took ownership of the subject site in 2021 for a nominal amount. Under the term of the contract, the PHA are subject to deliver urgent works as set by the Council to make the building functioning and usable.

The aim of the project is to preserve the building and adapt it for a community use as training centre, and to accommodate offices and facilities for the Pensioner Cottage Museum staff and volunteers. The works proposed with this Development Application comply with the contractual obligations and are mainly focused on the conservation of the Residence, as recommended by the Conservation Management Plan Guidelines. These works include walls, floors and ceiling repairs, the reinstatement of the original roof geometry over the original Residence, and the reconstruction of the concave profile veranda to restore the original streetscape.

BACKGROUND UNDERSTANDING

The Pensioner Guard Residence is located at 1 Surrey Street, between North Road and Calnon Street. The site comprises two main buildings, a brick rendered Cottage with shingle roof, built since 1856, and the adjacent Residence constructed in c.1893. The Residence is a brick rendered building with roof tiles. It has been extensively altered in 1952 with the construction of additional rooms on the south and east side, alteration of the roof geometry and the demolition of the concave profile veranda that originally connected the building to the Cottage. At that time a concrete flat roof was built over the extension, and a concrete floor with steel post replaced the timber veranda. The concave profile

PENSIONER GUARD RESIDENCE HERITAGE IMPACT STATEMENT Pensioner Guard
Cottage_HIS_D01

veranda and the corrugated iron hipped roof have been altered and replaced with a single hipped roof with cement tiles cladding.



Figure 1. Pensioner Guard Cottage showing the c.1893 Residence on the left. Alf Thomas, History of Bassendean, 1947, p.13. Conservation Management Plan 2007.

A photograph of the subject site taken in 1947, shows the Residence with the corrugated iron hipped roof, the chimney, and the concave profile of the timber veranda. It is evident for the photograph that the roof had a different design, with the ridge line running west to east and parallel to the front Surrey Street. The diagram below provides an interpretation of the original roof shape based on the development sequence of the fabric stated in the 2007 Conservation Management Plan by Laura Grey.

In 2019, Sasha Ivanovic Architects (SIA) prepared a concept that included the conservation and adaptive re-use of the property into a childcare facility. It included demolition of the 1950s extension and construction of a new extension. Many of the conservation works included in that approval are also reflected in this application.

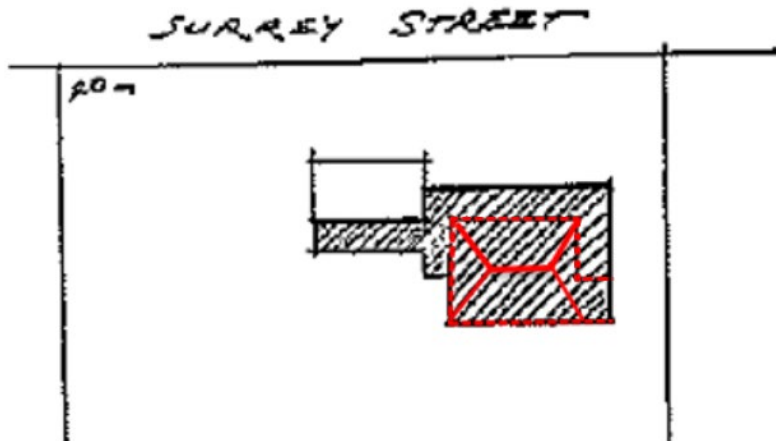


Figure 2. c.1893 Adjacent Residence. Diagram showing the original design of the roof and the veranda connected to the Pensioner Guard Cottage (mod. from: Conservation Management Plan, Laura Grey, 2007, p. 50).

STATEMENT OF SIGNIFICANCE

The Heritage Council of Western Australia attributes significance only to the Pensioner Guard Cottage and it states:

Pensioner Guard Cottage has cultural heritage significance for the following reasons:

- As the only known extant Pensioner Guard cottage in the metropolitan area the Pensioner Guard cottage in Bassendean has a high degree of historical and social significance, despite later modifications.

The Town of Bassendean have adopted a more detailed statement of significance from the 1 Surrey Street Conservation Plan which includes the assessment of the Residence:

Surrey Street, Bassendean, comprising a brick rendered and shingle Pensioner Guard Cottage (1856-1857, 1991-1993) and brick rendered and tile residence (c.1893, c.1952), has cultural heritage significance for the following reasons:

- *the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;*
- *the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;*
- *it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way of life for a Pensioner Guard and his family from the 1850s;*

- *the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;*
- *the Pensioner Guard Cottage evidences the use of local materials with convict labour;*
- *it demonstrates the evolution of residential development on the site, from a two-room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and*
- *it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.*

PROPOSED WORKS

This proposal aims to get the approval for the following works:

Reconstruction of the veranda and roof over the original c.1893 section of the building to reinstate the original appearance of the Residence Building in the streetscape.

The design reinstates the original appearance of the Residence and enhanced an appreciation of its cultural value. Based on photographic evidence, the new roof ridge aligns with the front façade to replicate its original design. The hipped roof has an increased pitch, to meet the brick chimney at a level where the pre-existing roof flashing mark is still visible. The proposed roof cladding will be galvanized sheeting and completed with ogee gutters and downpipes.

In the absence of photographic evidence showing how the roof extended over the back of the Residence, the design suggested by SIA in 2019 is adopted.

In SIA application, approved by the Town of Bassendean, the ridge of the roof continues over the Residence in a "C" shape with a central box gutter. This geometry is considered to be geometrically the most suitable to restore the elevation on Surrey Street as appeared before the alteration of the building in 1951-1953.

The reconstruction of the timber post veranda with concave profile roof implies the removal of the existing concrete floor and steel post. A new timber floor on stumps will be built to facilitate subfloor cross ventilation and assist to the conservation of the masonry walls.

The veranda will surround the c.1893 Residence on three sides, connecting the building with the Pensioner Cottage and extending to the west side.

Demolition of a room on the west side of the residence to allow the reconstruction of the U shape timber veranda as per original design.

The demolition aims to remove the stud frame and asbestos room built on the west side of the Residence. This later addition is considered intrusive, and its demolition will allow the reinstatement of the veranda around three side of the building as per its original design. The concrete ramp that allows the entrance on the west elevation will be demolished and replaced with concrete steps to the veranda floor.

Roof Concrete Slab repairs

A concrete testing of the roof slab was carried out in 2015 by McDowall Affleck. It was noted that the cover to reinforcing is low in areas and recommended that epoxy and structural grout to be applied to improve overall capacity of the slab. The slab reinforcing was found less than the current Australian Standard and required additional steel reinforcing. It is proposed that, an additional structural steel mesh be fixed to the underside of the slab and grouted with structural grout. This may be done in conjunction with the remediation of the slab cover with epoxy and structural grout. Remedial works are also required to treat concrete cancer visible on the perimeter of the concrete slab.

Soil Excavation

To restore the historic garden setting of the Pensioner Guard Cottage and Residence it is required that approximately 200mm of yellow builder's sand needs to be removed from the site. This was added in the 1990s at the time of the pavers being laid and is not conducive to planting vegetables or other species that were historically planted in the garden.

General Conservation works.

General conservation works to the Residence will include:

- Repair cracks in masonry walls internally and externally
- Repair door and window lintels
- Repair ceiling
- Repair and maintain timber floor
- Repair service and re-paint windows and door frames
- Increase internal door openings for universal access
- Removal of the render from exterior facades, repair the masonry after investigations.

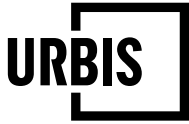
ASSESSMENT OF IMPACT

Table 1 addresses the potential heritage impacts to the Pensioner Guard Residence against the proposed works. We have used the Heritage Council's recommended grading system for assessing heritage impact.

Table 1.

Significance	Potential impact	Mitigation
<p><u>Heritage Council of Western Australia:</u></p> <p><i>As the only known extant Pensioner Guard cottage in the metropolitan area the Pensioner Guard cottage in Bassendean has a high degree of historical and social significance, despite later modifications.</i></p>	<p>Positive</p> <p>There will be minimal impact on the historic and social value of the Cottage.</p> <p>The conservation works proposed for the Residence will facilitate the use of the building by the local community, enhancing its social value. The works will help to ensure the Residence is conserved and protected for the future through its ongoing use.</p>	<p>N/A</p>
<p><u>City of Bassendean:</u></p> <p><i>the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;</i></p>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	<p>N/A</p>
<p><i>the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;</i></p>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	<p>N/A</p>
<p><i>it has significant associations with the Pensioner Guards who were an identifiable social group within the Western Australian Colonial community, during Colonial times when it was necessary to have forces of law and order visible in society, and the Pensioner Guard Cottage informs of the unique way</i></p>	<p>Minor Impact</p> <p>The Residence will have minimal alteration internally to be adapted for community use as a training centre for Perth History association.</p>	<p>This impact will be mitigated by the increased use of the Residence, that will ensure ongoing protection and maintenance. This will also contribute to enhance its social value.</p>

<i>of life for a Pensioner Guard and his family from the 1850s;</i>		
<i>the Pensioner Guard Cottage is significant for the identifiable form, scale and materials that inform of the earliest history of the Bassendean, during the Convict period, and is integral within the it's townscape and character;</i>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	N/A
<i>the Pensioner Guard Cottage evidences the use of local materials with convict labour;</i>	<p>No Impact</p> <p>There will not be works to the Pensioner Cottage.</p>	N/A
<i>it demonstrates the evolution of residential development on the site, from a two-room cottage in 1856-1857 that housed a family of 10 by 1870, to the construction of the adjacent residence in c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and</i>	<p>Minor Impact</p> <p>The Residence will have minimal alteration internally to be adapted for community use as a training centre for Perth History association.</p> <p>The changes to the Residence seek to restore the original appearance of the building and remove the external 1950's aesthetic of the building.</p>	<p>This impact will be mitigated by the increased use of the Residence, that will ensure ongoing protection and maintenance. This will also contribute to enhance its social value.</p>
<i>it is a focal point for the Bassendean district's historical sense of place and community pride associated with the role in the state's history.</i>	<p>Positive</p> <p>The works aim to preserve the Residence for the benefit of the local and broader community and reinstate the original appearance of the façade on Surrey Street enhancing its cultural value.</p>	



CONCLUSION

The works proposed for the Pensioner Guard Residence focus on the conservation of the fabric and its adaptive reuse as community space. The Residence use will warrant ongoing care and maintenance and encourage conservation of the site for the future. The alterations works are limited internally to the design of a universal use toilet to the later addition, and the construction of a new roof and veranda. These works aim to reinstate the original appearance of the front elevation on Surrey Street. The proposed works are consistent with the Australian ICOMOS Burra Charter principles and are aimed at sensitively developing the site while conserving the historic structure. The negative impacts are minimal and outweighed by the benefit of the improved and conserved amenity for the use of the Perth History Association and the broader local community. We recommend the works to be carried out by trained heritage contractors for the benefit of the fabric. The works will be supervised by heritage professionals to oversee compliance and ensure that a caution approach is applied when undertaking the works.

We recommend that the works are supported.

Kind regards,

A handwritten signature in blue ink that reads "Marc Beattie". The signature is written in a cursive, flowing style.

Marc Beattie
Director
+61 0410679827
mbeattie@urbis.com.au

Schedule of Submissions

**Lot 50 (No. 1) Surrey Street, Bassendean – Minor Works and Change of Use to
Community Purpose & Exhibition Centre**

1	Affected Property: 4 Surrey Street Bassendean	
Objection		
Summary of Submission	Comment	
<p>Lack of connection with Bassendean community</p> <p>The Museum of Perth is not a local community group. It has no attachment to the Town of Bassendean or local residents in the immediate vicinity... I found the letter from the Museum confusing. On the one hand it refers to the community outreach aspects of their program upskilling and educating local residents in digitisation and so on. I have never been asked by the Museum if I have such an interest and it is the height of impertinency to present what it has to offer is of any interest especially to myself.</p>	<p>The Museum intends to with the Bassendean Historical Society and facilitate ongoing public access to the Pensioner Guard Cottage.</p>	
<p>Suspected intentions to use the site for general office purposes.</p> <p>The Museum’s only interest in Bassendean seems to be one of using 1 Surrey Street as an office.</p> <p>Surrey Street, as a residential area, has provided a tranquil place for families of all ages to live, uninterrupted by the hustle and bustle that tis associated with busy office accommodation.</p>	<p>It is acknowledged administration and technical activities typical of an ‘Office’ are intended to be carried out within the Residence Building. These activities are considered low-impact and unlikely to have a detrimental impact on the residential amenity of the locality.</p>	

<p>Precedence that approval would set for the establishment of more commercial development in Bassendean.</p> <p>It opens the way for commercial businesses not dissimilar to what the Museum proposes being permitted to establish themselves in Bassendean.</p>	<p>Each application for planning approval is required to be considered on its individual merit.</p>
---	---

2	Affected Property: 2 Surrey Street, Bassendean	
Objection		
Summary of Submission	Comment	
<p>The programs to be offered are not just for local residents.</p> <p>The application does not mention whether there is any local community interest in participating in such programs or whether it has tested local interest. The application does not say the training programs are only for the local community or indeed the Bassendean community. The application, if approved in its current form allows all comers from across the metropolitan area to participate.</p> <p>The training programs proposed are not predominantly for local residents and therefore, inconsistent with the objectives of the zone.</p>	<p>The Museum intends to with the Bassendean Historical Society and facilitate ongoing public access to the Pensioner Guard Cottage.</p>	
<p>Question legitimacy of 'educational establishment' land use – rather than 'office'</p> <p>Programs are not of the nature of a formal training program. The application does not satisfy the program provided constitutes 'training' rather than general technical/ office duties and therefore accuracy of land-use classification is questionable.</p>	<p>Upon consideration of additional information provided by the applicant in response to submissions received, Town staff consider 'Community Purpose' the appropriate land use classification for activities proposed within the Residence Building.</p>	

<p>Precedence that approval would set for the establishment of more commercial development in Bassendean.</p> <p>If this application is approved, I fail to see how the Council could stop a gradual change to the area falling to commercial interests.</p>	<p>Each application for planning approval is required to be considered on its individual merit.</p>
<p>No comment with respect to physical works.</p>	<p>Noted.</p>

3	Affected Property: 36 North Road, Bassendean	
Comment		
	Summary of Submission	Comment
Traffic	<p>The prospect of heightened vehicular traffic in our tranquil residential enclave is deeply disconcerting, particularly given that we have two young children. The paramount concern here is their safety, especially during school holidays when the streets are more frequently filled with playing children. Our neighbourhood was chosen by many families with children due to its peaceful nature, and the influx of additional vehicles poses a significant threat to this.</p>	<p>The local road network is considered capable of accommodating additional traffic associated with the proposed use without compromising safety or functionality.</p>
Use and Regulation	<p>The proposal references the establishment's intended use for training purposes. However, we remain unclear about the mechanisms in place to monitor and regulate this activity to ensure that it does not evolve into a de facto office space, with employees routinely trained during their standard workday. Such a situation would inevitably lead to daily disruptions in</p>	<p>The activities proposed are considered low-impact and unlikely to have a detrimental effect on the residential amenity of the locality. Conditions of approval are proposed to limit capacity, operating hours and activities to be carried out on the site to ensure the impact of the use remains appropriate in this residential context.</p>

<p>our otherwise serene neighbourhood.</p> <p>There is mention of an "expected maximum number of attendees." We would like to emphasise that the term "expected" implies a degree of anticipation but does not guarantee compliance. We expected the character of our street to remain residential but now I find ourselves drafting this letter.</p>	
<p>Public Transport Considerations</p> <p>The proposal suggests that public transportation alternatives may mitigate traffic concerns. However, it remains uncertain how many visitors will genuinely opt for these alternatives. Moreover, enforcing and determining the purpose of vehicles parking on the street becomes an added complexity under this arrangement</p>	<p>It is not practical to expect staff, volunteers and/or visitors to travel the site via public transport as detailed in the applicant's submission. Ample on-street parking facilities exist in close proximity to the site to accommodate the parking demands of the use.</p>

4	Affected Property: 40 North Road, Bassendean	
Comment		
Summary of Submission	Comment	
<p>Nuisance during construction works.</p> <p>Concerns relating to noise, dust and management of asbestos during demolition and construction.</p>	<p>The impact of construction work is not a relevant planning consideration.</p>	

**LIST OF PAYMENTS
FOR PERIOD
ENDED 31 October 2023**

*Any questions relating to the List of Payments, please raise with Paul White,
Director Corporate Services, prior to Briefing Session.*

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT, Direct Debits Cr Card and Payroll 01-31 October 2023	50714 - 50941	-\$2,080,811.75
TRUST FUND		
Cheques Commonwealth 6100-1015-9136		-\$0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	N/A	-\$0.00
		-\$2,080,811.75
		-\$2,080,811.75

This list of payments, covering vouchers as above has been checked and is fully supported by vouchers and invoices, which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings, and the amounts shown have been paid.

TOWN OF BASSENDEAN				
OCTOBER 2023 PAYMENTS (01/10/2023 - 31/10/2023)				
Chq/EFT	Date	Name	Description	Amount
EFT50714	3/10/2023	ALLSPORTS LINEMARKING	Line Marking Bassendean Oval	-\$220.00
EFT50715	3/10/2023	ASSET INFRASTRUCTURE MANAGEMENT	Asset management consulting fee - Aug 23	-\$495.00
EFT50716	3/10/2023	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD (AAS)	Inspection of aircon on roof at 35 Old Perth Rd - CSC	-\$267.30
EFT50717	3/10/2023	BASSENDEAN SES	ESL Operating Grant 2023/24 - 2nd Qtr	-\$11,682.00
EFT50718	3/10/2023	BING TECHNOLOGIES PTY LTD	Electronic postal charges	-\$1,394.11
EFT50719	3/10/2023	BUNNINGS GROUP LIMITED	Hardware items	-\$1,029.94
EFT50720	3/10/2023	BURDENS AUSTRALIA PTY LTD	Provision of street TOB bin enclosure	-\$5,780.16
EFT50721	3/10/2023	CDM AUSTRALIA PTY LTD	Provision of Dell networking cable	-\$182.60
EFT50722	3/10/2023	CENTRAL SIGNS	Provision of ANZAC Day banner printing	-\$374.00
EFT50723	3/10/2023	CLEAN NRG PTY LTD	Investigation of Solar Inverter fault - HRV	-\$165.00
EFT50724	3/10/2023	CLEAR HEALTH PARTNERS PTY LTD	Employee Assistance Provider	-\$160.00
EFT50725	3/10/2023	COCKBURN CEMENT LIMITED	Supply of cement - Depot	-\$502.26
EFT50726	3/10/2023	COLES SUPERMARKETS AUSTRALIA (ONLINE ORDERING ONLY)	Groceries supplies - WIW	-\$2,326.14
EFT50727	3/10/2023	COMPLETE CORPORATE HEALTH - ASCOT	Pre Employment Medical check	-\$569.36
EFT50728	3/10/2023	COMPLETE OFFICE SUPPLIES PTY LTD - COS	Office stationery supplies	-\$368.12
EFT50729	3/10/2023	CONNECT VICTORIA PARK INCORPORATED	Management Fees for HRV	-\$3,089.63
EFT50730	3/10/2023	CORSIGN WA PTY LTD	Provision of 700mm reflective cones - Depot	-\$1,163.80
EFT50731	3/10/2023	CTI RISK MANAGEMENT	Customer Service Banking Collections	-\$272.25
EFT50732	3/10/2023	DI CANDILO & SONS	Supply of lengths of square hollow tubing - Depot	-\$148.50
EFT50733	3/10/2023	DONEGAN ENTERPRISES PTY LTD	Supply and install rubber to cover chain on the swing - Ashfield Playground	-\$102.30
EFT50734	3/10/2023	DS WORKWEAR & SAFETY	Provision of Safety clothing	-\$159.95
EFT50735	3/10/2023	E FIRE & SAFETY (WA)	Supply of Dry Chemical Extinguisher and Wet Chem Fire Blanket	-\$465.30
EFT50736	3/10/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-\$45,679.74
EFT50737	3/10/2023	ENVIROPATH PTY LTD	Town and Reserve Car Park street sweeping	-\$4,804.80
EFT50738	3/10/2023	ERGOLINK	E-Lift sit standing desk converter	-\$712.50
EFT50739	3/10/2023	GRONBEK SECURITY	Supply of MK3 Keys - Depot	-\$145.97
EFT50740	3/10/2023	HATCHET PTY LTD	Website development for RYDE program	-\$2,310.00
EFT50741	3/10/2023	IT VISION	Provision of Rates notices template in Synergy	-\$3,603.60
EFT50742	3/10/2023	JASON SIGNMAKERS	Provision of Skip bin sign - "Please notify office when skip bin is full"	-\$122.45
EFT50743	3/10/2023	JSM CONSTRUCTION WA	Supply and install addition timber to bring balustrade up to compliance height - RA McDonald Stand	-\$5,483.00
EFT50744	3/10/2023	KLEENIT PTY LTD	Provision of Line Marking	-\$1,853.50
EFT50745	3/10/2023	LGC TRAFFIC MANAGEMENT	Traffic Management - Central median island garden bed maintenance - Old Perth Road	-\$654.50
EFT50746	3/10/2023	LGIS	Provision of Insurance 2023-24	-\$330.00
EFT50747	3/10/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - Depot	-\$3,930.82
EFT50748	3/10/2023	MAJOR MOTORS	Air conditioner repair - Depot	-\$3,236.14
EFT50749	3/10/2023	MIDLAND MINICRETE	Supply of premix concrete for footpath repair - North Road	-\$1,037.30
EFT50750	3/10/2023	MIRRABOOKA AUTO ELECTRICS	Supply and install 2 x LED miro beacon - Depot	-\$3,806.00
EFT50751	3/10/2023	MORLEY MOWER CENTRE	Lawn mowers maintenance - Depot	-\$786.62
EFT50752	3/10/2023	MULTILEC ENGINEERING PTY LTD	Battery replacement - Library Lift	-\$245.08
EFT50753	3/10/2023	NAPA	Provision of disc pads - Depot	-\$375.39
EFT50754	3/10/2023	NATURAL AREA HOLDINGS PTY LTD	Bindaring Park - week control	-\$17,088.30
EFT50755	3/10/2023	NUTRIEN AG SOLUTIONS LIMITED (LANDMARK)	Provision of Silvan 100 LT 12 Volt Spray Tank - Depot	-\$467.10
EFT50756	3/10/2023	NUTRIEN WATER	Reticulation spare parts - Depot	-\$1,845.82
EFT50757	3/10/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical Services - repairs to 3 light towers at Jubilee Reserve	-\$6,599.05
EFT50758	3/10/2023	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste - bricks, sand, concrete rubble	-\$283.80
EFT50759	3/10/2023	RUBY 9 PTY LTD	Relax Extension Program - Yoga	-\$1,050.00
EFT50760	3/10/2023	SEEK LIMITED	Job advertisement for 2023-2024	-\$1,441.00
EFT50761	3/10/2023	SIFTING SANDS	Provision of sand pit cleaning - WIW	-\$965.00
EFT50762	3/10/2023	STATEWIDE CLEANING SUPPLIES PTY LTD	Office cleaning supplies	-\$384.62

EFT50763	3/10/2023	STIHL SHOP MALAGA	Provision of pro ear muffs - Depot	-\$224.00
EFT50764	3/10/2023	STYLUS DESIGN	Provision of Brand Asset artwork	-\$550.00
EFT50765	3/10/2023	SUPERCHARGE BATTERIES	Supply of battery MF 66 - Depot	-\$309.85
EFT50766	3/10/2023	VAUGHN MCGUIRE	Provision of 'Welcome to Country' presentation	-\$715.00
EFT50767	3/10/2023	WATER2WATER PTY LTD	Water filters and bubblers - Bi-Annual maintenance	-\$3,979.00
EFT50768	3/10/2023	STAFF MEMBER	Provision of repairs - Backhoe skid steer - steering cylinder - Depot	-\$10,217.80
EFT50769	5/10/2023	STAFF MEMBER	Refund - Australian Citizenship Day Ceremony Reimbursement costs	-\$81.20
EFT50770	5/10/2023	AYDEN MACKENZIE	Refund - Reimbursement for Dropbox subscription	-\$190.21
EFT50771	5/10/2023	CATERINA KNUBLEY	Refund - Rates	-\$19.55
EFT50772	5/10/2023	ERIN MONTAGU	Refund - Dog registration/sterilisation	-\$150.00
EFT50773	5/10/2023	STAFF MEMBER	Refund - St John First Aid course	-\$170.00
EFT50774	5/10/2023	PERTH PATIOS & HOME IMPROVEMENTS	Refund - Building application	-\$61.65
EFT50775	5/10/2023	SHARE SHED BASSENDEAN	Donation for Repair Café's Volunteer Appreciation Event	-\$250.00
EFT50776	5/10/2023	SHAUN RUSSELL SMITH	Refund - CCTV rebate scheme	-\$200.00
EFT50777	5/10/2023	SOLAR SUITE PTY LTD	Refund - Building permit	-\$158.47
EFT50778	5/10/2023	STEPHEN PATRICK MURRAY	Refund - CCTV rebate scheme	-\$200.00
EFT50779	5/10/2023	WANDA KEENAN	Refund - Key and hall bonds	-\$1,550.00
EFT50780	5/10/2023	WAYNE PATRICK BOLTON	Refund - Dudley Robinson Youth Grant	-\$250.00
EFT50781	5/10/2023	ZULFIQAR DHOLKAWALA	Refund - Community Hall Hire bond	-\$550.00
EFT50782	11/10/2023	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$185.50
EFT50783	11/10/2023	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$92,486.00
EFT50784	11/10/2023	LGRCEU	Payroll deductions	-\$66.00
EFT50785	11/10/2023	PAY@BILITY PTY LTD	Payroll deductions	-\$1,590.49
EFT50786	11/10/2023	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$355.00
EFT50787	12/10/2023	(EBG) EFFECTIVE BUILDING GROUP PTY LTD	Removal of awning - 48 Old Perth Road	-\$971.30
EFT50788	12/10/2023	ALSCO LINEN SERVICES PTY LTD	Weekly Linen Services - Administration	-\$4,902.87
EFT50789	12/10/2023	ASPHALTECH PTY LTD	Supply of asphalt	-\$162.80
EFT50790	12/10/2023	AUSTRALIA POST	Postal charges	-\$126.12
EFT50791	12/10/2023	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD (AAS)	Quarterly air-conditioning inspection - Various locations	-\$2,664.75
EFT50792	12/10/2023	BASSENDEAN NEWSAGENCY	Supply of magazines and newspapers to the Library	-\$208.83
EFT50793	12/10/2023	BING TECHNOLOGIES PTY LTD	Electronic postal charges	-\$35.07
EFT50794	12/10/2023	BOC LIMITED	Provision of monthly container service - oxygen, acetylene and Argoshield	-\$34.60
EFT50795	12/10/2023	BOLINDA DIGITAL PTY LTD	Library stock purchases - eBooks	-\$4,000.00
EFT50796	12/10/2023	BRIGHT BYTES - MICHAEL STEVENSON	Cleaning services	-\$165.00
EFT50797	12/10/2023	BUNNINGS GROUP LIMITED	Hardware items	-\$1,295.14
EFT50798	12/10/2023	BUNZL LTD	Office cleaning supplies	-\$390.71
EFT50799	12/10/2023	CAI FENCES	Supply and install security fencing with swing gate - Library	-\$2,398.00
EFT50800	12/10/2023	CAMPION EDUCATION (AUST) PTY LTD	Library stock purchases	-\$837.05
EFT50801	12/10/2023	CASCADA GROUP	Provision of cover wave grate - Bassendean Parade	-\$9,805.40
EFT50802	12/10/2023	CDM AUSTRALIA PTY LTD	Provision of ICT Licensing	-\$440.00
EFT50803	12/10/2023	CHARGESTAR PTY LTD	Chargestar service agreement 2023/2024	-\$548.90
EFT50804	12/10/2023	CITY OF SOUTH PERTH	Impound Fees	-\$1,441.46
EFT50805	12/10/2023	CLEAR HEALTH PARTNERS PTY LTD	Employee Assistance Provider	-\$380.00
EFT50806	12/10/2023	COLES SUPERMARKETS AUSTRALIA (ONLINE ORDERING ONLY)	Groceries supplies - WIW	-\$2,298.71
EFT50807	12/10/2023	COMMERCIAL TYRES (MARGWAY PTY LTD T/AS)	Supply of road tyres - Depot	-\$960.00
EFT50808	12/10/2023	COMPLETE CORPORATE HEALTH - ASCOT	Pre Employment Medical check	-\$284.68
EFT50809	12/10/2023	CORSIGN WA PTY LTD	Provision of T1-5 workman swinging sign and quad stand	-\$3,630.00
EFT50810	12/10/2023	DAIMLER TRUCKS PERTH	Vehicle diagnosis - Depot	-\$5,374.84
EFT50811	12/10/2023	DRAINFLOW SERVICES PTY LTD	CCTV drain inspections, survey and report of various drainage systems	-\$2,838.00
EFT50812	12/10/2023	DS WORKWEAR & SAFETY	Provision of Safety clothing	-\$194.85
EFT50813	12/10/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-\$45,745.82
EFT50814	12/10/2023	ELLIOTTS FILTRATION	Iron Filter Service - Jul, Aug and Sept 23	-\$282.70

EFT50815	12/10/2023	ENVIRONMENTAL INDUSTRIES PTY LTD	Distributor road treatment - August 23	-\$2,640.00
EFT50816	12/10/2023	ENVIROPATH PTY LTD	Town and Reserve Car Park street sweeping	-\$4,673.90
EFT50817	12/10/2023	ERGOLINK	Ergonomic office chairs	-\$1,258.50
EFT50818	12/10/2023	ES2 PTY LTD	Information security governance consult	-\$3,850.00
EFT50819	12/10/2023	FARMARAMA PTY LTD	Supply of liquid fertiliser - Depot	-\$209.00
EFT50820	12/10/2023	FICTION ED	September school holidays - Extension activity - WIW	-\$284.95
EFT50821	12/10/2023	FOCUS CONSULTING WA PTY LTD	Provision of design documentation - 48 Old Perth Road main switchboard	-\$4,400.00
EFT50822	12/10/2023	GREENACRES TURF GROUP	Supply of jumbo kikuyu - Jubilee Reserve	-\$2,564.76
EFT50823	12/10/2023	H DAPS FOODS P/L (THE OLD TROUT)	Provision of Volunteer food vouchers	-\$250.00
EFT50824	12/10/2023	HEATLEY SALES PTY LTD	Provision of Safety clothing	-\$78.52
EFT50825	12/10/2023	INTELIFE GROUP LIMITED	Cleaning of various locations	-\$17,330.10
EFT50826	12/10/2023	JTAGZ PTY LTD	Provision of dog and cat registration tags - CSC	-\$431.20
EFT50827	12/10/2023	KLEENIT PTY LTD	Provision of Line Marking	-\$3,612.13
EFT50828	12/10/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - installation of bird watering station	-\$5,138.85
EFT50829	12/10/2023	MANDALA HOLISTIC THERAPIES	Extension Activity - Mindfulness Talk - Oct 23	-\$220.00
EFT50830	12/10/2023	MARKET CREATIONS	Synergy Online Integration - Dog and cat registrations and infringement queries and payments	-\$2,882.00
EFT50831	12/10/2023	MARKETFORCE PTY LTD	West Australian Newspaper - Adverts for Tenders and RFQ's 2023-24	-\$380.48
EFT50832	12/10/2023	MATRIX TRAFIC AND TRANSPORT DATA PTY LTD	Lord Street - traffic study	-\$2,145.00
EFT50833	12/10/2023	MM ELECTRICAL MERCHANDISING	Provision of Solar Bollards head only	-\$875.60
EFT50834	12/10/2023	MURDOCK RECRUITMENT PTY LTD	Temporary Educator - WIW	-\$328.76
EFT50835	12/10/2023	NAMEPLATE ENGRAVERS	Provision of name badges - current staff	-\$1,400.30
EFT50836	12/10/2023	NIKKI DENNERLEY (HAPPY FEET FITNESS)	Provision of Happy Feet Fitness Class - WIW	-\$125.00
EFT50837	12/10/2023	OFFICEWORKS SUPERSTORES PTY LTD	Stationary office supplies	-\$198.00
EFT50838	12/10/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical Services - Inspect power supplies and determine total draw and capacity - Jubilee Reserve	-\$1,625.95
EFT50839	12/10/2023	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste - bricks, sand, concrete rubble	-\$143.00
EFT50840	12/10/2023	SKILLED SERVICES WA	Supply and install new boundary fencing - Whitfield Street including removal and disposal of existing fence	-\$5,485.70
EFT50841	12/10/2023	STYLUS DESIGN	Provision of design and file preparation of Relax Program flyer	-\$871.00
EFT50842	12/10/2023	SUPERCHARGE BATTERIES	Supply of battery MF 95 - Depot	-\$434.65
EFT50843	12/10/2023	SUPERLOOP (OPERATIONS) PTY LTD	Internet services	-\$1,067.00
EFT50844	12/10/2023	SUPREME SHADES	Replacement of storm damaged shade sail - WIW	-\$8,118.00
EFT50845	12/10/2023	T-QUIP	Provision of Top 127- 9528 assy caster wheel - Depot	-\$1,368.15
EFT50846	12/10/2023	TENDERLINK	Provision of RFT & RFQ uploads to Tenderlinks electronic tender portal	-\$60.50
EFT50847	12/10/2023	THE SCIENCE MUM (CARMEN PIGGOTT)	Extension Activity - Squishy Science with the Science Mum	-\$299.00
EFT50848	12/10/2023	TPG NETWORK PTY LTD	Telephone charges	-\$1,851.55
EFT50849	12/10/2023	UMESH THAPA	Provision of cleaning services	-\$1,965.00
EFT50850	12/10/2023	VEOLIA ENVIRONMENTAL SERVICES (AUST) PTY LTD	Green waste Processing	-\$132,249.92
EFT50851	12/10/2023	WATTS WESTERN RUBBER	Provision of tyre and repairs - Depot	-\$203.00
EFT50852	12/10/2023	WESTBOOKS	Supply of books - Library	-\$708.14
EFT50853	12/10/2023	XPRESSO LANE CAFE	Provision of 25 x \$10 Meal Vouchers for volunteers	-\$250.00
EFT50854	12/10/2023	ZIRCODATA PTY LTD	Document storage expenses	-\$67.45
EFT50855	13/10/2023	CR EMILY WILDING	Elected members 1st Qtr payment	-\$5,132.50
EFT50856	13/10/2023	CR HILARY MACWILLIAM	Elected members 1st Qtr payment	-\$5,132.50
EFT50857	13/10/2023	CR JENNIFER MARGARET CARTER	Elected members 1st Qtr payment	-\$5,132.50
EFT50858	13/10/2023	CR KATHRYN HAMILTON	Elected members 1st Qtr payment	-\$17,080.00
EFT50859	13/10/2023	CR PAUL NICHOLI POLIWKA	Elected members 1st Qtr payment	-\$5,132.50
EFT50860	13/10/2023	CR RENEE MCLENNAN	Elected members 1st Qtr payment	-\$7,535.50
EFT50861	13/10/2023	CR TALLAN JOHN MICHAEL AMES	Elected members 1st Qtr payment	-\$5,132.50
EFT50862	16/10/2023	BUNNINGS GROUP LIMITED	Hardware items	-\$87.41
EFT50863	16/10/2023	CAI FENCES	Modifications to players race - Ashfield Soccer Club	-\$3,427.60
EFT50864	16/10/2023	CONNECT VICTORIA PARK INCORPORATED	Management Fees for HRV	-\$2,776.13
EFT50865	16/10/2023	DEPARTMENT OF FIRE & EMERGENCY SERVICES	Emergency Services Levy - 2023/24	-\$24,616.20
EFT50866	16/10/2023	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy - Sep 23	-\$2,363.06

EFT50867	16/10/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-\$20,606.37
EFT50868	16/10/2023	ENVIROPATH PTY LTD	Town and Reserve Car Park street sweeping	-\$418.00
EFT50869	16/10/2023	INLOGIK PTY LIMITED	Promaster - Custom Export to Finance System	-\$2,750.00
EFT50870	16/10/2023	KELYN TRAINING SERVICES	Basic Worksite Traffic Management Course	-\$450.00
EFT50871	16/10/2023	LG BEST PRACTICES	Payroll consultancy - Sep 23	-\$825.00
EFT50872	16/10/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - Library	-\$108.75
EFT50873	16/10/2023	MIDLAND MINICRETE	Supply of premix concrete for footpath repair - Watkins Street	-\$586.30
EFT50874	16/10/2023	MORLEY MOWER CENTRE	Lawn mower parts	-\$453.05
EFT50875	16/10/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical Services - Hot water system - HRV	-\$431.50
EFT50876	16/10/2023	SLATER GARTRELL SPORTS	Provision of chain basket ball net - Depot	-\$41.80
EFT50877	16/10/2023	STATEWIDE CLEANING SUPPLIES PTY LTD	Office cleaning supplies	-\$453.95
EFT50878	16/10/2023	SYNERGY	Power charges for various sites	-\$18,340.15
EFT50879	16/10/2023	T-QUIP	Provision of Blade-atomic 60 deck - Depot	-\$1,839.90
EFT50880	16/10/2023	VEOLIA ENVIRONMENTAL SERVICES (AUST) PTY LTD	Green waste processing	-\$24,073.17
EFT50881	16/10/2023	WATER CORPORATION	Water rates & usage charges for various sites	-\$15,574.51
EFT50882	16/10/2023	WESTBOOKS	Supply of books - Library	-\$135.05
EFT50883	16/10/2023	ZIPFORM PTY LTD	Provision of printing - Annual Rates, Instalments and Final Notices	-\$3,850.33
EFT50884	19/10/2023	ALL ROUND CONSTRUCTION SERVICES	Refund - BSL Levy	-\$342.50
EFT50885	19/10/2023	ARTHUR MCBAIN	Refund - Rates	-\$364.81
EFT50886	19/10/2023	CASA MIA MONTESSORI COMMUNITY SCHOOL INC	Refund - Valuations cost	-\$1,980.00
EFT50887	19/10/2023	STAFF MEMBER	Refund - Reimbursement of course cost	-\$1,380.00
EFT50888	19/10/2023	KIM GLOVER	Refund - CCTV rebate scheme	-\$200.00
EFT50889	19/10/2023	SARAH ELIZABETH CHINGOVO	Refund - Building application	-\$147.00
EFT50890	19/10/2023	TARYN NICOLE JOHNSTON	Refund - Sustainable product rebate	-\$49.75
EFT50891	19/10/2023	THE RED HOT PLUMBERS	Refund - Building application	-\$3,962.00
EFT50892	19/10/2023	WESTERN POWER	Provision of contracted works - West Road Bassendean	-\$75,441.03
EFT50893	25/10/2023	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$185.50
EFT50894	25/10/2023	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$97,864.00
EFT50895	25/10/2023	LGRCEU	Payroll deductions	-\$66.00
EFT50896	25/10/2023	PAY@BILITY PTY LTD	Payroll deductions	-\$1,590.49
EFT50897	25/10/2023	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$355.00
EFT50898	26/10/2023	ALLSPORTS LINEMARKING	Line Marking Bassendean Oval	-\$220.00
EFT50899	26/10/2023	BASSENDEAN PRESERVATION GROUP INC	Propagation and installation of native plants	-\$2,500.00
EFT50900	26/10/2023	BASSENDEAN SES	ESL Operating Grant 2023/24 - 1st Qtr	-\$6,459.20
EFT50901	26/10/2023	BASSENDEAN TENNIS CLUB	Grass court maintenance 2023-24	-\$4,582.60
EFT50902	26/10/2023	BING TECHNOLOGIES PTY LTD	Electronic postal charges	-\$1,068.12
EFT50903	26/10/2023	BOWDEN TREE CONSULTANCY	Tree assessment - Deakin Street	-\$495.00
EFT50904	26/10/2023	BUNNINGS GROUP LIMITED	Hardware items	-\$396.94
EFT50905	26/10/2023	CASCADA GROUP	Supply of 1 x spun liner - Depot	-\$916.30
EFT50906	26/10/2023	CITY OF BELMONT	East Swan River CLAG contribution 23/24 - Mosquito Management Program	-\$6,160.71
EFT50907	26/10/2023	COLES SUPERMARKETS AUSTRALIA (ONLINE ORDERING ONLY)	Groceries supplies - WIW	-\$1,598.70
EFT50908	26/10/2023	COMPLETE CORPORATE HEALTH - ASCOT	Pre Employment Medical check	-\$462.88
EFT50909	26/10/2023	COMPLETE OFFICE SUPPLIES PTY LTD - COS	Office stationery supplies	-\$218.41
EFT50910	26/10/2023	DATA DOCUMENTS	Provision of Basso Cyclopeadia brochure	-\$302.50
EFT50911	26/10/2023	DI CANDILO & SONS	Supply of plastic end caps - Depot	-\$44.00
EFT50912	26/10/2023	E FIRE & SAFETY (WA)	Fire Indicator Detection System Maintenance - 2023-24	-\$192.50
EFT50913	26/10/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-\$73,652.87
EFT50914	26/10/2023	ENVIRONMENT HOUSE INCORPORATED	2024 plants to residents program	-\$16,500.00
EFT50915	26/10/2023	FOI (WA) SERVICES, ADVICE AND SOLUTIONS - CONSULTANTS	Contractor for Freedom of Information Services	-\$1,200.00
EFT50916	26/10/2023	FREESTYLE NOW	Skate and scooter skills workshop - Oct 23 - BYS	-\$550.00
EFT50917	26/10/2023	HATCHET PTY LTD	Website development for RYDE program	-\$528.00
EFT50918	26/10/2023	HEATLEY SALES PTY LTD	Provision of Safety clothing	-\$60.65

EFT50919	26/10/2023	JOHN PAPAS TRAILERS (AUSTRALIA) PTY LTD	Provision of 2 jockey wheel swivel 10 Ark - Depot	-\$310.00
EFT50920	26/10/2023	LANDGATE	Gross Rental Evaluation - Rates	-\$74.15
EFT50921	26/10/2023	LGC TRAFFIC MANAGEMENT	Traffic Management - Bassendean Parade - drainage lid replacement	-\$2,590.50
EFT50922	26/10/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - Jubilee - ladies toilets	-\$2,152.26
EFT50923	26/10/2023	MT LAWLEY MILK SUPPLY	Milk Order	-\$330.89
EFT50924	26/10/2023	N & N J HAEUSLER	Provision of newspapers - Library	-\$104.20
EFT50925	26/10/2023	NATURAL AREA HOLDINGS PTY LTD	Bindaring Park - week control	-\$5,669.68
EFT50926	26/10/2023	SEEK LIMITED	Job advertisement	-\$1,358.50
EFT50927	26/10/2023	SIGNING HANDS	Provision of Signing Hands class - WIW	-\$1,089.00
EFT50928	26/10/2023	STYLUS DESIGN	Provision of design of TOB Community Awards 2024 materials	-\$907.50
EFT50929	26/10/2023	SYNERGY	Power charges for various sites	-\$6,856.50
EFT50930	26/10/2023	TERESA TAI CHI (TERESA'S ACADEMY OF DRESSMAKING AND TUITION T/AS)	Relax extension program - Tai Chi	-\$1,600.00
EFT50931	26/10/2023	TERRY WINDUS	Extension Activity - Tai Chi - Library	-\$480.00
EFT50932	26/10/2023	TOTALLY WORKWEAR MIDLAND	Provision of Safety clothing	-\$674.57
EFT50933	26/10/2023	WATER CORPORATION	Water rates & usage charges for various sites	-\$1,755.15
EFT50934	26/10/2023	WEST TIP WASTE CONTROL PTY LTD	Depot - Empty and replace general waste skin bin	-\$478.50
EFT50935	26/10/2023	WESTBOOKS	Supply of books - Library	-\$63.68
EFT50936	26/10/2023	ZIPFORM PTY LTD	Provision of printing - Annual Rates, Instalments and Final Notices	-\$2,284.57
EFT50937	31/10/2023	LGIS WA	2nd Instalment Payment - 2023-24	-\$259,075.52
EFT50939	31/10/2023	CR HILARY MACWILLIAM	Refund - Councillor nomination deposit	-\$100.00
EFT50940	31/10/2023	CR TALLAN JOHN MICHAEL AMES	Refund - Councillor nomination deposit	-\$100.00
EFT50941	31/10/2023	JAMAYNE BURKE	Refund - Councillor nomination deposit	-\$100.00
DD21910.1	28/10/2023	SG FLEET AUSTRALIA PTY LTD	SG Fleet - lease rental - Sept 23	-\$8,666.42
DD21913.1	10/10/2023	AWARE SUPERANNUATION	Payroll deductions	-\$37,646.10
DD21913.10	10/10/2023	SPACESHIP	Superannuation contributions	-\$277.80
DD21913.11	10/10/2023	HOST PLUS	Payroll deductions	-\$3,942.61
DD21913.12	10/10/2023	HESTA SUPER FUND	Superannuation contributions	-\$1,357.90
DD21913.13	10/10/2023	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$961.12
DD21913.14	10/10/2023	AUSTRALIAN/WESTSCHEME SUPER	Payroll deductions	-\$11,568.70
DD21913.15	10/10/2023	ANZ SMART CHOICE SUPER	Superannuation contributions	-\$650.28
DD21913.16	10/10/2023	REST SUPERANNUATION	Superannuation contributions	-\$1,541.19
DD21913.17	10/10/2023	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-\$640.03
DD21913.18	10/10/2023	MARITIME SUPER	Payroll deductions	-\$59.80
DD21913.19	10/10/2023	NGS SUPER	Superannuation contributions	-\$386.97
DD21913.2	10/10/2023	MLC SUPER FUND	Superannuation contributions	-\$111.09
DD21913.3	10/10/2023	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$114.26
DD21913.4	10/10/2023	AUSTRALIAN RETIREMENT TRUST	Superannuation contributions	-\$338.87
DD21913.5	10/10/2023	COLONIAL FIRST STATE	Payroll deductions	-\$942.39
DD21913.6	10/10/2023	MLC MASTERKEY SUPER FUNDAMENTALS	Superannuation contributions	-\$282.86
DD21913.7	10/10/2023	SLATE SUPER	Superannuation contributions	-\$343.86
DD21913.8	10/10/2023	CARE SUPER	Payroll deductions	-\$856.10
DD21913.9	10/10/2023	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-\$282.86
DD21926.1	17/10/2023	RICOH FINANCE AUSTRALIA PTY LTD	Lease photocopier/printer	-\$206.80
DD21940.1	23/10/2023	RICOH AUSTRALIA PTY LTD	Lease photocopier/printer	-\$1,004.59
DD21946.1	24/10/2023	AWARE SUPERANNUATION	Payroll deductions	-\$37,724.51
DD21946.10	24/10/2023	UNISUPER	Superannuation contributions	-\$283.45
DD21946.11	24/10/2023	SPACESHIP	Superannuation contributions	-\$277.80
DD21946.12	24/10/2023	HOST PLUS	Payroll deductions	-\$4,082.67
DD21946.13	24/10/2023	HESTA SUPER FUND	Superannuation contributions	-\$1,272.73
DD21946.14	24/10/2023	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$961.12
DD21946.15	24/10/2023	AUSTRALIAN/WESTSCHEME SUPER	Payroll deductions	-\$11,898.38
DD21946.16	24/10/2023	ANZ SMART CHOICE SUPER	Superannuation contributions	-\$611.22

DD21946.17	24/10/2023	REST SUPERANNUATION	Superannuation contributions	-\$1,541.19
DD21946.18	24/10/2023	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-\$550.67
DD21946.19	24/10/2023	MARITIME SUPER	Payroll deductions	-\$55.24
DD21946.2	24/10/2023	MLC SUPER FUND	Superannuation contributions	-\$111.09
DD21946.20	24/10/2023	NGS SUPER	Superannuation contributions	-\$386.97
DD21946.3	24/10/2023	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$114.26
DD21946.4	24/10/2023	AUSTRALIAN RETIREMENT TRUST	Superannuation contributions	-\$488.18
DD21946.5	24/10/2023	COLONIAL FIRST STATE	Payroll deductions	-\$834.21
DD21946.6	24/10/2023	MLC MASTERKEY SUPER FUNDAMENTALS	Superannuation contributions	-\$286.80
DD21946.7	24/10/2023	SLATE SUPER	Superannuation contributions	-\$343.86
DD21946.8	24/10/2023	CARE SUPER	Payroll deductions	-\$856.10
DD21946.9	24/10/2023	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-\$294.91
DD21952.1	26/10/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$1,733.60
DD21952.3	23/10/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$546.70
DD21952.4	25/10/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$793.10
DD21952.5	6/10/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$793.10
DD21952.8	11/10/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$177.10
DD21956.1	26/10/2023	RICOH AUSTRALIA PTY LTD	Lease photocopier/printer	-\$1,105.87
DD21960.1	16/10/2023	RICOH FINANCE AUSTRALIA PTY LTD	Lease photocopier/printer	-\$206.80
F310108749116	11/10/2023	FORTNIGHTLY PAYROLL - SALARIES AND WAGES	Staff Salaries and Wages	-\$293,924.67
F310249569698	25/10/2023	FORTNIGHTLY PAYROLL - SALARIES AND WAGES	Staff Salaries and Wages	-\$308,699.65
			TOTAL MUNICIPAL & TRUST EFT PAYMENTS	-\$2,066,949.61

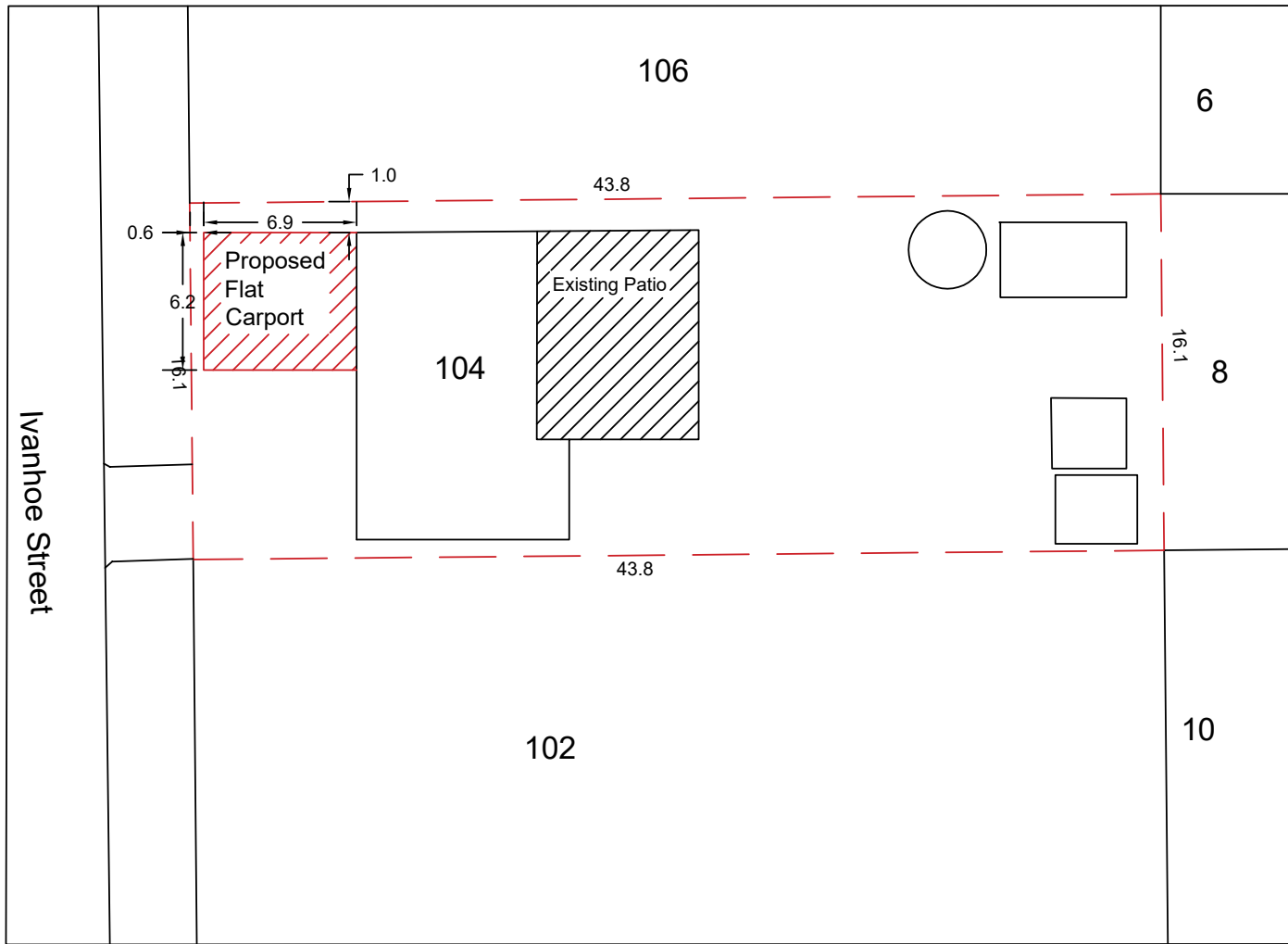
September Credit Card Expenditure 2023
Statement Period: 05/09/2023 to 03/10/2023

Statement Date	Transaction Description	Line Description	Amount
5/09/2023	COLES ONLINE HAWTHORN EAST UNK AUS	Council Supper Pantry	\$ 28.16
5/09/2023	COLES ONLINE HAWTHORN EAST UNK AUS	Council Supper Pantry	\$ 56.29
6/09/2023	CV CHECK OSBORNE PARK WA AUS	National Police Clearance	\$ 54.90
6/09/2023	TRYBOOKING*WALGA SOUTH YARRA AUS AUS	Local Government Planning Showcase 2 tickets	\$ 171.00
6/09/2023	SENSORYCONNECT.COM.AU RINGWOOD EAST VIC AUS	Materials for Library Children Services	\$ 121.40
6/09/2023	SP MY SENSORY STORE TARNIET ACT AUS	Materials for Library Children Services	\$ 52.75
6/09/2023	IKEA PTY LTD TEmpe NSW AUS	Replacement Cups and Bowls for Wind in the Willows	\$ 67.20
7/09/2023	COLES 0330 MUNDARING AUS AUS	Groceries for Wind in the Willows	\$ 56.89
7/09/2023	DATKO PTY LTD MALAGA AUS AUS	DashCam installation for RYDE VEHICLES	\$ 300.00
7/09/2023	PLANNING INSTITUTE OF BARTON ACT AUS	Planning Institute of Australia Conference	\$ 730.00
7/09/2023	SQ *THE 5 FOUR STORE Bassendean WA AUS	Catering for Council Meeting	\$ 250.00
7/09/2023	SQ *UNICORN FIBRES Churchlands WA AUS	Materials for Library Extension Activities	\$ 67.80
7/09/2023	GROWING KIND LOGANLEA QLD AUS	Materials for Library Children Services	\$ 59.98
7/09/2023	OFFICEWORKS BENTLEIGH EAS UNK AUS	Keyboards - HR team	\$ 70.00
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	Trailer Registration (SES)	\$ 14.96
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	Trailer Registration (SES)	\$ 10.34
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	ISUZU D-Max Registration	\$ 259.16
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	ISUZU D-Max Registration	\$ 10.24
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	Trailer Registration 1QTB 100	\$ 14.96
7/09/2023	DEPARTMENT OF TRANSPOR PERTH UNK AUS	Trailer Registration 1QTB 100	\$ 10.34
8/09/2023	COLES 0395 BASSENDEAN AUS AUS	Equipment for Ice Packs	\$ 31.85
8/09/2023	SWEETLY BAKED PERTH HEATHRIDGE WA AUS	R U Ok Cookies - All Staff	\$ 504.00
8/09/2023	SQ *BAMBINOS EATERIES Bassendean WA AUS	CEO coffee LGIS meeting	\$ 5.80
8/09/2023	EVENT AND CONFERENCE C WENBLEY WA AUS	Waste Conference registration 2023	\$ 747.04
11/09/2023	AMAZON MARKETPLACE AU SYDNEY SOUTH NSW AUS	Bluetooth Adapters for Youth Centre Computers	\$ 84.00
11/09/2023	ASHFIELD CHEMIST ASHFIELD WA AUS	First Aid Supplies	\$ 54.80
11/09/2023	WOOLWORTHS 4384 BEECHBORO AUS AUS	Groceries for Wind in the Willows	\$ 26.00
12/09/2023	WA LOCAL GOVERNMENT WEST LEEDERVI UNK AUS	WALGA Tree Retention Legal Advice	\$ 500.00
12/09/2023	BUNNINGS GROUP LTD HAWTHORN EAST UNK AUS	Rugs for Volunteer Centre and Seniors Hall	\$ 158.74

13/09/2023	Subway Bassendean Bassendean WA AUS	Council Workshop Meal 11 Sept 2023	\$ 129.50
13/09/2023	ST JOHN AMBULANCE AUST BELMONT AUS AUS	CPR Refresher Course	\$ 89.00
13/09/2023	SAFE T CARD AUS MACHANS BEACH QLD AUS	Monitoring fees for Safe T Card device	\$ 161.70
14/09/2023	ST JOHN AMBULANCE AUST BELMONT AUS AUS	First Aid training - Workplace Responder	\$ 170.00
14/09/2023	ST JOHN AMBULANCE AUST BELMONT AUS AUS	First Aid training - Workplace Responder	\$ 170.00
14/09/2023	COLES 0395 BASSENDEAN AUS AUS	Groceries for Wind in the Willows	\$ 41.99
14/09/2023	BUNNINGS 458000 BAYSWATER UNK AUS	Bamboo stakes - Mosquito Management Program	\$ 89.90
14/09/2023	LOVATTS PUBLICATNS GOSFORD NSW AUS	Subscriptions	\$ 74.00
14/09/2023	Booktopia Pty Ltd RHODES AUS AUS	Library Stock Purchase - Assorted Books	\$ 383.33
14/09/2023	SP JB HI-FI ONLINE SOUTHBANK VIC AUS	Library Stock Purchase - Assorted DVDs	\$ 208.81
15/09/2023	DOLCE AND SALATO MOR MORLEY WA AUS	R U Ok? cookies - Gluten Free	\$ 8.00
15/09/2023	Spotify Sydney AUS AUS	Youth Centre Spotify	\$ 20.99
15/09/2023	COLES 0395 BASSENDEAN AUS AUS	Groceries for Youth Services	\$ 45.00
15/09/2023	SQ *BAMBINOS EATERIES Bassendean WA AUS	Catering for CEO Meeting	\$ 45.00
15/09/2023	TEMU.COM PARRAMATTA NSW AUS	Materials for Library Childrens Event	\$ 203.88
18/09/2023	SHORTPROMORUNS.COM.AU BAYSWATER WA AUS	ShortPromoRuns - 1x Corflute + 2x UV Stickers	\$ 71.50
18/09/2023	SHORTPROMORUNS.COM.AU BAYSWATER WA AUS	ShortPromoRuns - 1x Corflute + 2x UV Stickers	\$ 1.43
18/09/2023	BITWARDEN SANTA BARBARA CA USA	Password Manager - Monthly - 2 Added Users	\$ 132.41
18/09/2023	INTNL TRANSACTION FEE	International Transaction Fee	\$ 3.31
18/09/2023	SoundCloud Yearly Next Berlin DEU DEU	Subscription for SoundCloud	\$ 145.00
19/09/2023	SQ *FRIDGAIR INDUSTRIE Wangara WA AUS	Fridge Admin	\$ 228.58
19/09/2023	OFFICEWORKS BENTLEIGH EAS UNK AUS	Stationery - Library	\$ 102.48
20/09/2023	IDA STREET SUPERMARK BASSENDEAN UNK AUS	Thankyou present - HSR	\$ 5.99
20/09/2023	8 NAPKINS PTY LTD BASSENDEAN UNK AUS	Council dinner	\$ 232.40
20/09/2023	SQUARESPACE INC. NEW YORK NY USA	Subscription for Squarespace	\$ 300.00
20/09/2023	iStock.com INTERNET UNK AUS	Istock Subscription	\$ 31.90
20/09/2023	COLES 0395 BASSENDEAN AUS AUS	Council Dinner and Kitchen Supplies	\$ 17.93
20/09/2023	COLES 0395 BASSENDEAN AUS AUS	Council Dinner and Kitchen Supplies	\$ 36.71
20/09/2023	AUST. GLUTEN-FREE LIFE ERSKINEVILLE NSW AUS	Subscription	\$ 69.99
20/09/2023	DANISH PATISSERIE BASSENDEAN UNK AUS	Food Products for Chemical Food Sampling	\$ 49.00
21/09/2023	COLES 0383 INGLEWOOD AUS AUS	Catering for Council Meeting	\$ 19.50
21/09/2023	Lil Treasures 0419277062 NSW AUS	Materials for Library Sensory Program	\$ 136.00
22/09/2023	Subway Bassendean Bassendean WA AUS	Catering for Team Meeting Dinner - Wind in the Willows	\$ 162.00

22/09/2023	COLES 0395 BASSENDEAN AUS AUS	Groceries for Youth Service Cooking Program	\$ 129.40
22/09/2023	WEX AUSTRALIA PTY LTD CAMBERWELL VIC AUS	Fuel card expenses for RYDE vehicles	\$ 109.53
22/09/2023	ST JOHN AMBULANCE AUST BELMONT AUS AUS	First Aid Responder Training	\$ 170.00
22/09/2023	ALDI STORES - MUNDARIN MUNDARING UNK AUS	Groceries for Wind in the Willows	\$ 52.94
22/09/2023	WOOLWORTHS 4312 MUNDARING AUS AUS	Groceries for Wind in the Willows	\$ 16.05
22/09/2023	ZOHO-MANAGEENGINE SER SYDNEY NSW AUS	IT Helpdesk subscription	\$ 178.84
22/09/2023	COLES 0395 BASSENDEAN AUS AUS	Groceries for Library	\$ 34.30
25/09/2023	IINET BATCH PERTH GPO WA AUS	Internet Provision for Youth Service	\$ 79.99
25/09/2023	OFFICEWORKS 0621 MALAGA AUS AUS	Magnetic paper for Fridge Sign	\$ 14.96
25/09/2023	PLE Computers Wangara AUS AUS	Wireless Access Point for Council Chambers	\$ 326.24
25/09/2023	PLE Computers Wangara AUS AUS	Wireless Access Point for Library	\$ 299.00
25/09/2023	Jaycar Electronics Midland WA AUS	XLR Cable Sound Level Meter	\$ 32.95
25/09/2023	COLES 0395 BASSENDEAN AUS AUS	Sun Screen for Town Events - PHP	\$ 46.40
25/09/2023	CHEMIST WAREHOUSE MIDLAND WA AUS	Public Health Plan - Sunscreen for Town Events	\$ 32.84
25/09/2023	COLES 0395 BASSENDEAN AUS AUS	Catering - Depot Team Building	\$ 89.76
25/09/2023	COLES 0395 BASSENDEAN AUS AUS	Catering - Depot Team Building	\$ 160.39
25/09/2023	BASSENDEAN GOURMET BASSENDEAN WA AUS	Catering - Depot Team building	\$ 205.80
25/09/2023	ADOBE ACROPRO SUBS 800615316 AUS AUS	Adobe Subscriptions	\$ 611.86
26/09/2023	EZI*EZIKindy Manager Parkwood AUS AUS	Wind in the Willows Kiosk Support	\$ 213.74
26/09/2023	MAXO.COM.AU HARRISTOWN UNK AUS	BYS Telephones	\$ 39.95
27/09/2023	WWW.BINBATH.COM.AU MADDINGTON WA AUS	Cleaning of Old 240L Bins at Depot for Re-Purposing	\$ 236.48
27/09/2023	BWS LIQUOR 4122 BASSENDEAN AUS AUS	Council Dinner Beverages	\$ 38.00
28/09/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB Ads - Sust. Behaviours @ Home Workshop	\$ 3.00
28/09/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB Ads - Sust. Behaviours @ Home Workshop	\$ 3.00
28/09/2023	FACEBK Q6JSMAY3Y2 fb.me/ads IRL IRL	Paid FB Ads - Sust. Behaviours @ Home Workshop	\$ 0.52
28/09/2023	OFFICEWORKS BENTLEIGH EAS UNK AUS	Returned Item - Laminator	-\$ 226.00
28/09/2023	OFFICEWORKS 0608 MIDLAND AUS AUS	New laminator	\$ 226.00
28/09/2023	MIDLAND & KALAMUNDA MIDLAND UNK AUS	Stylus Graphic Designers - Communications	\$ 550.00
29/09/2023	PAYPAL *HYBRIDAUTHO 0410833238 AUS AUS	Library Stock Purchase - Assorted Books	\$ 48.00
29/09/2023	NAT GEO MAG AU WASHINGTON WA USA	Magazine Subscription	\$ 64.00
29/09/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB Ad for Workshop- Embed. Sust. Behaviours	\$ 3.00
29/09/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB Ad for Workshop- Embed. Sust. Behaviours	\$ 3.00
29/09/2023	FACEBK E7ZJNAY3Y2 fb.me/ads IRL IRL	FB paid ad for Workshop - Sust. Behaviour at Home	\$ 0.04

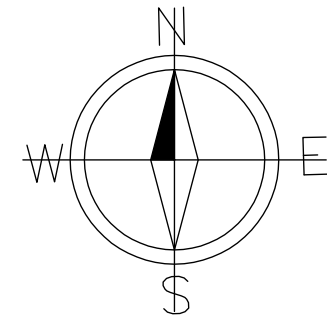
29/09/2023	FACEBK 9GHC2UT3Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 2.47
29/09/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 3.00
29/09/2023	FACEBK WXSMTU74Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 0.08
29/09/2023	TEMU.COM PARRAMATTA NSW AUS	Refund of Halloween Items	-\$ 14.36
29/09/2023	BOLINDA PUBLISHING TULLAMARINE VIC AUS	Library Stock Purchase - Assorted Books	\$ 60.78
2/10/2023	EZI*The Fruit Box Gro Kensington AUS AUS	Milk Supply for Town Offices	\$ 43.64
2/10/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 4.00
2/10/2023	FACEBK YW9RPAY3Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 1.95
2/10/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 3.00
2/10/2023	FACEBK T4TDPAY3Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 1.11
2/10/2023	OFFICEWORKS BENTLEIGH EAS UNK AUS	Stationery - Library	\$ 89.22
2/10/2023	FACEBK L8KQGTF3Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 6.22
2/10/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 6.00
2/10/2023	FACEBK *PT3MGUT3P2 fb.me/ads IRL IRL	Advertising for Skate/Scooter Workshops & Halloween	\$ 277.47
2/10/2023	ZOHO-MANAGEENGINE SER SYDNEY NSW AUS	IT Helpdesk subscription	\$ 1,031.80
2/10/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 9.00
2/10/2023	FACEBK QHPBVUB4Y2 fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 8.53
3/10/2023	WESTNET PERTH WA AUS	WIWCCC NBN	\$ 69.99
3/10/2023	FACEBK ADS fb.me/ads IRL IRL	Paid FB ad for Workshop- Sust. Behaviours at Home	\$ 12.00
3/10/2023	PREMIUMAPPLIANCEREPAIR HORNSBY NSW AUS	Dishwasher Service - Wind in the Willows	\$ 156.56
3/10/2023	SQ *PREMIUM APPLIANCE Hornsby NS AUS	Dryer Service - Wind in the Willows	\$ 189.87
	TOTAL:		\$ 13,862.14



Drawing Schedule	
A/01	Site Plan
A/02	Engineering Note
A/03	Flat Carport Plan

Note:

- Existing NGL not distrub for proposed flat carport patio work.



DRAWING TITLE: Site Plan	
DRAWN: Leon Lim	JOB NO: JB00285
SCALE: 1:200	DATE: 14/02/23

PROJECT:
Proposed Flat Carport at 104 Ivanhoe Street, Eden Hill, WA 6054.

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Chong S. Liew, Steve
M.Sc(stuc)MIEAust CPEng NER RPEQ
Signature: *Chong S. Liew* Date: 17-2-23
Registered on NER in the area(s) of Civil and Structural Engineering
Membership No: 4512871

 ENGINEERING On Demand	AMENDMENTS:	
	<table border="1"> <tr> <td>DWG. 47 of 58</td> <td>TOTAL DWG. 03</td> </tr> </table>	DWG. 47 of 58
DWG. 47 of 58	TOTAL DWG. 03	

SITE PREPARATION

- DO NOT USE COMPACTION METHODS THAT WILL CAUSE DAMAGE TO ADJACENT STRUCTURES. SELECTION OF METHODS SHALL BE BUILDER'S RESPONSIBILITY
- ENSURE THAT THE SOIL STRATA BELOW PAD FOOTING FOR A DEPTH OF AT LEAST 750mm IS COMPACTED SAND WITHOUT ROOT, ROCK, ETC.
- SAND PAD SHALL BE CLEAN, WELL GRADED FILL SAND, COMPACTED IN LAYERS NOT THICKER THAN 300mm.
- FOOTING SHALL BE LOCATED CENTRALLY BENEATH WALLS AND COLUMNS UNLESS BATED OTHERWISE.
- THE BOTTOM OF ALL FOOTING EXCAVATION SHALL BE CLEANED OUT, COMPACTED AND TESTED PRIOR TO PLACING REINFORCEMENT.
- IF APPLICABLE, ADEQUATELY DEWATER CUT BASE OR FOUNDATIONS TO ACHIEVE AND MAINTAIN COMPACTION.
- COHESIONLESS SOIL UNDER FOOTINGS AND SLABS ON GROUND SHALL BE COMPACTED TO A MINIMUM DEPTH 300mm IN UNDISTURBED IN SITU SOIL AND FOR THE FULL DEPTH OF ALL FILLING SAND TO GIVE A PENETRATION RESISTANCE OF 8 BLOWS MIN PER 300mm USING A STANDARD FALLING WEIGHT PENETROMETER OR ACHIEVE 95% MODIFIED MAXIMUM DRY DENSITY AS MEASURED BY FIELD TEST 5.3.1 AND LABORATORY TEST 5.5.1 OF AS 1289 FOR SANDS AND LABORATORY TEST 5.2.1 OF AS 1289.
- COHESIVE SOIL UNDER FOOTING AND SLABS ON GROUND SHALL BE COMPACTED TO A MINIMUM DEPTH OF 300mm IN UNDISTURBED IN SITU SOIL TO ACHIEVE 95% MODIFIED MAXIMUM DENSITY AS MEASURED BY FIELD TEST 5.3.1 AND LABORATORY TEST 5.5.1 OF AS 1289.

CONCRETE / REINFORCEMENT

- FOOTING CONCRETE TO BE OF 20MPa GRADE; REINFO. COVER OF 65(BOTTOM).
- CONCRETE TO CONFORM WITH AS3600.
- LAP ALL MESH AT LEAST ONE TRANSVERSE WIRE PLUS 25mm OR TO MANUFACTURE'S SPECIFICATION UNLESS OTHERWISE NOTED.
- 0.2mm THICK WATERPROOF MEMBRANE TO BE PLACED UNDER ALL REINFORCED SLABS AND FOUNDATIONS, THE MEMBRANE TO BE LAPPED AND SEALED TO ENSURE MOISTURE BARRIER.
- CONCRETE IS TO BE COMPLETED USING MECHANICAL VIBRATORS.
- CONCRETE SHALL BE CONTINUOUSLY WATER CURED FOR 3 DAY AFTER POURING AND KEPT DAMP FOR NOT LESS THAN A FURTHER 4 DAYS A THEREAFTER.
- FORMWORK AND ITS REMOVAL TO BE IN ACCORDANCE WITH AS. 3610.
- DO NOT USE ADMIXTURES TO CONCRETE UNLESS SPECIFIED OR PRIOR APPROVER BY THE ENGINEER.
- CONSTRUCTION TOLERANCES TO BE IN ACCORDANCE WITH AS3600 CL. 17.5.
- SURFACE FINISHES TO BE IN ACCORDANCE WITH AS 3610.
- CURING OF CONCRETE SHALL BE COMMENCED AS SOON AS POSSIBLE AFTER PLACING OR STRIPPING. REFER TO CLAUSE 19.1.5 AS3600.

REFERENCES

- AS 2870 - RESIDENTIAL SLABS AND FOOTINGS AND SITE CLASSIFICATION.
- AS 3972 - GENERAL PURPOSE AND BLENDED CEMENTS.
- AS 1170 - LOADING CODE.
- AS 4055 - WIND LOAD FOR HOUSING.
- AS/NZS 4671 - REINFORCEMENT.
- AS4100 - STEEL STRUCTURES
- AS4600 - COLD FORMED STEEL STRUCTURES
- AS3600 - CONCRETE STRUCTURES


FABRICATION AND ERECTION

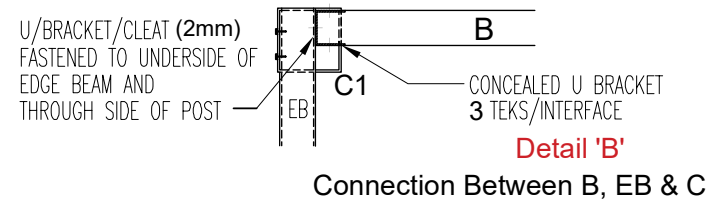
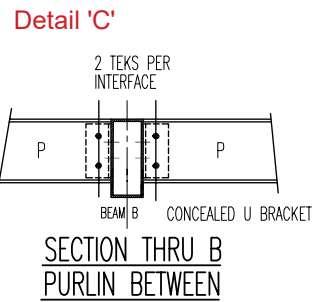
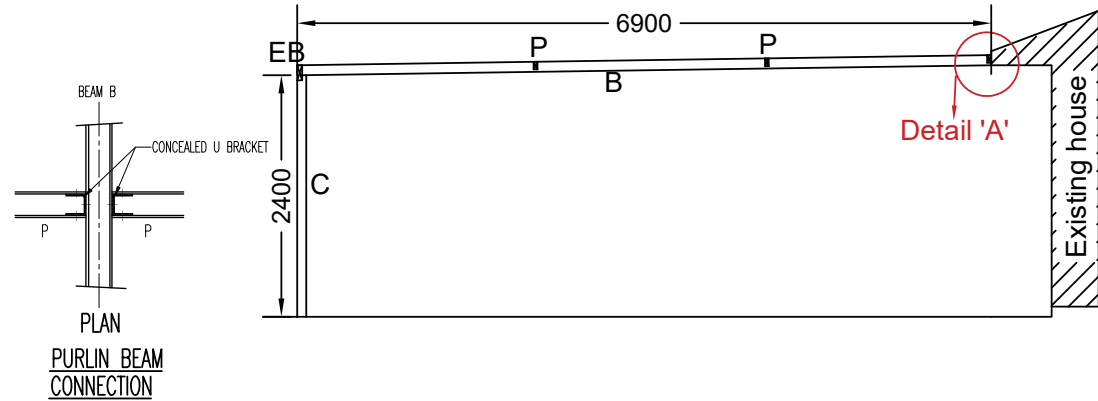
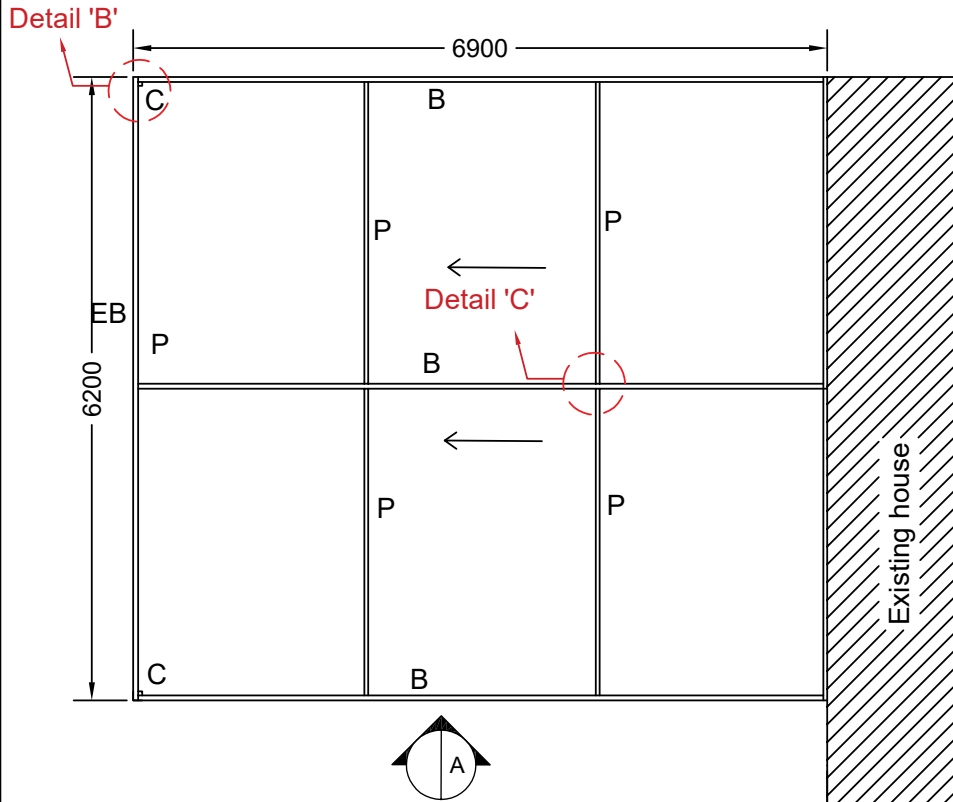
- ALL STEELWORK TO AS4100
- REPAIR ALL WELDS WITH COLD GALVANISED PAINT
- SEAL ALL ENDS OF RHS AND SHS.
- ROOF CLADDING TO BE FIXED TO PURLINS WITH #12-10x39 TEKS @ EVERY CREST.

DESIGN CRITERIA	
WIND CLASSIFICATION	N2
REGION	A1
COMMON NOTATION	W33
TERRAIN CATEGORY	2
SITE CLASSIFICATION DESIGN BASIS(AS2870)	A / S

Local Authority: Town of Bassedean

CONCRETE DETAIL				
ELEMENT	CONCRETE STRENGTH f _c (Mpa)	CEMENT TYPE	REINFORCEMENT	CURING TIME DAYS
FOOTING	20	GB OR GP	NIL	3

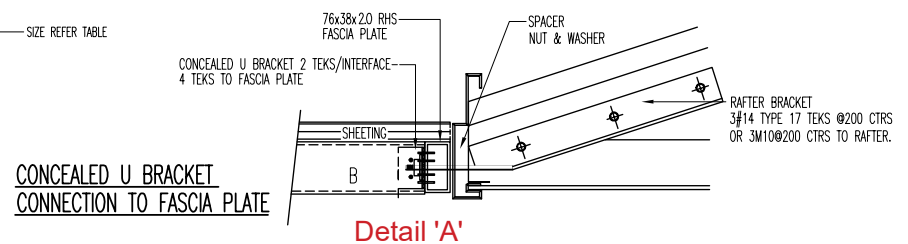
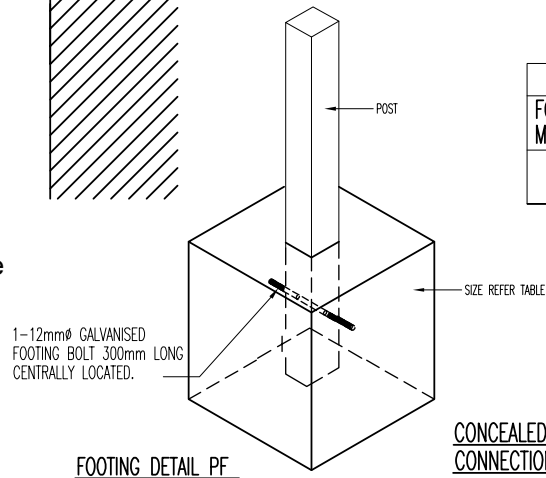
DRAWING TITLE: Engineering Note		PROJECT: Proposed Flat Carport at 104 Ivanhoe Street, Eden Hill, WA 6054.		© COPYRIGHT BY ENGINEERING ON DEMAND THIS DRAWING INCLUDING TEXT IS COPYRIGHT. NO PART OF THIS DRAWING MAY BE REPRODUCED BY ANY PROCESS WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE COPYRIGHT OWNER. THIS DRAWING IS PROVIDED SOLELY FOR THE PURPOSE OF THE TRANSACTION TO WHICH IT PERTAINS AND MUST NOT BE USED FOR ANY OTHER PURPOSE WHATSOEVER. IT MUST BE RETURNED TO THE COPYRIGHT OWNER IMMEDIATELY ON REQUEST.		Chong S. Liew, Steve M.Sc(stuc)MIEAust CPEng NER RPEQ Signature: <i>Chong S. Liew</i> Date: 17-2-23 Registered on NER in the area(s) of Civil and Structural Engineering Membership No: 4512871		National Engineering Register  ENGINEERING On Demand 48 of 58		AMENDMENTS: <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> DWG. 03 TOTAL DWG. 03									
DRAWN: Leon Lim	JOB NO: JB00285	Attachment 9.8.1		SCALE: -		DATE: 14/02/23													



Flat Carport Specification

- Column (C): SHS 90x90x3.0mm
- Beam (B): RHS 100x50x3.0mm (camber upward +10mm at mid span)
- Edge Beam (EB): RHS150x50x2.0mm
- Purlin (P): RHS 76x38x1.6mm
- Post Footing (PF): 550 x 550 x 600H mass concrete
- Roof Sheeting: CGI Corrugated Colorbond

FOOTING SCHEDULE		
FOOTING MARK	FOOTING SIZE	REMARK
PF	550 X 550 X 600H	a) BITUMEN PAINT FOR POST BELOW GROUND b) 1 x 12Ø ANCHOR ROD



DRAWING TITLE: Flat Carport Plan	
DRAWN: Leon Lim	JOB NO: JB00285
SCALE: 1:200	DATE: 15/02/23

PROJECT:
Proposed Flat Carport at 104 Ivanhoe Street, Eden Hill, WA 6054.

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Chong S. Liew, Steve
M.Sc(Struct) MIE Aust CPEng NER RPEQ
Signature: *Chong S. Liew* Date: 17-2-23
Registered on NER in the area(s) of Civil and Structural Engineering
Membership No: 4512871

ENGINEERING On Demand

AMENDMENTS:

DWG. 49 of 58	TOTAL DWG. 03
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LOCAL PLANNING POLICY NO. 2 – SUSTAINABLE DEVELOPMENT

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 2 – Sustainable Development.

Policy Statement

The Town recognises the increasing importance of sustainable development and its benefits including reduced greenhouse gas emissions, reduced utility bills and an increased natural comfort level for occupants.

Simple yet effective measures can be implemented to minimise energy and water use, enabling the Town to create a more sustainable future.

Policy Objectives

- (a) To enact Clause 4.3.1.2 of Local Planning Scheme No. 10 (LPS 10), which relates to development of land designated with a split residential density code on the scheme map.
- (b) To clearly outline the criteria and design standards for the sustainable design of residential development; providing a framework for assessing whether residential developments have adopted sustainable design principles.
- (c) To encourage and facilitate sustainable built form development throughout the district.

Application

Section 1 of the Policy applies to those applications for development approval for land that is designated with a split residential density code under LPS 10 and seeks approval at the middle or higher residential coding.

Section 2 of the Policy applies to all applications for development approval involving new dwellings requiring assessment against *State Planning Policy 7.3 – Residential Design Codes – Volume 1 (Part B) – Low Density* and *(Part C) – Medium Density*, including alterations/additions that may or will impact the energy efficient performance of an existing dwelling.

Note: The requirements do not extend to applications requiring assessment against *State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments*.

Definitions

NatHERS: the Nationwide House Energy Rating Scheme which measures a home's energy efficiency to generate a star rating. It is one option to demonstrate compliance with the minimum energy efficiency standards for new buildings outlined in the Building Code of Australia. For further information, see www.nathers.gov.au

Rain Garden: a garden comprising native shrubs, perennials and flowers planted in a small depression to filter and treat stormwater runoff.

Policy Requirements

1. Split Density Coded Sites

1.1 New Dwellings

Each new dwelling shall demonstrate an individual NatHERS star rating (or other comparable star rating measurement tool which is accredited by the National Construction Code / Building Code of Australia) which is one star in excess of the current energy efficiency requirement of the Building Code of Australia specified for a class 1A building.

The NatHERS (or other accredited equivalent) star rating for the dwelling shall be certified by a NatHERS (or other accredited equivalent) energy assessor using the NatHERS (or other accredited equivalent) software and shall be provided as part of the application for development approval.

1.2 Retained Dwellings

Where an existing dwelling is proposed to be retained as part of a development, the retained dwelling must be upgraded to incorporate all of the following:

- (a) A minimum 3kw photovoltaic solar panel system.
- (b) A minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.

- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. *See note below.*
- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².

2. All New Dwellings (Single and Split Density Coded Sites)

Each new dwelling shall comply with all of the following requirements:

- (a) Each dwelling shall be provided with a minimum 3kw photovoltaic solar panel system.
- (b) Each dwelling shall be provided with a minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.
- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. *See note below.*
- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².
- (e) Roof structures are to have the following maximum solar absorptance ratings:
 - (i) Flat roof structures that are not visible from the street or adjacent properties – 0.4.
 - (ii) Pitched roof structures or roof structures that are visible from the street or adjacent properties – 0.5, unless otherwise required by Local Planning Policy – Heritage and Character, a Conservation Management Plan and/or a Heritage Assessment.

Note: the installation of charging equipment (charging cable and/or unit) should be undertaken by a qualified electrician in accordance with AS/NZS 3000 Electrical Installations (known as the Australian/New Zealand Wiring Rules), particularly Appendix P (Guidance for Installation and Location of Electrical Vehicle Socket-Outlets and Charging Stations). It is recommended that a smoke alarm or a heat alarm is installed in garages where an Electric Vehicle is regularly parked or charged.

Document Control box			
Document Responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
Inception Date:	24 May 2022	Decision Maker:	Council
Review Date:	27 June 2023	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations 2015</i>		

LOCAL PLANNING POLICY NO. 2 – SUSTAINABLE DEVELOPMENT

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 2 – Sustainable Development.

Policy Statement

The Town recognises the increasing importance of sustainable development and its benefits including reduced greenhouse gas emissions, reduced utility bills and an increased natural comfort level for occupants.

Simple yet effective measures can be implemented to minimise energy and water use, enabling the Town to create a more sustainable future.

Policy Objectives

- (a) To clearly outline the criteria and design standards for the sustainable design of residential development; providing a framework for assessing whether residential developments have adopted sustainable design principles.
- (b) To encourage and facilitate sustainable built form development throughout the district.

Application

Section 1 of the Policy applies to those applications for development approval for land that is designated with a split residential density code under the operative Local Planning Scheme and seeks approval at the middle or higher residential coding.

Section 2 of the Policy applies to all applications for development approval involving new dwellings requiring assessment against *State Planning Policy 7.3 – Residential Design Codes – Volume 1* and may include applications for one or more new dwellings that involve the retention of one or more existing dwellings. It applies to applications involving alterations/additions that may or will impact the energy efficient performance of an existing dwelling.

Note: The requirements do not extend to applications requiring assessment against *State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments*.

Definitions

NatHERS: the Nationwide House Energy Rating Scheme which measures a home's energy efficiency to generate a star rating. It is one option to demonstrate compliance with the minimum energy efficiency standards for new buildings outlined in the Building Code of Australia. For further information, see www.nathers.gov.au

Rain Garden: a garden comprising native shrubs, perennials and flowers planted in a small depression to filter and treat stormwater runoff.

Policy Requirements

1. Split Density Coded Sites

1.1 New Dwellings

Each new dwelling shall comply with one of the following:

- (a) achieve a minimum 70 efficiency points as assessed against the checklist contained as Attachment A; or
- (b) demonstrate an individual NatHERS star rating (or other comparable star rating measurement tool which is accredited by the National Construction Code / Building Code of Australia) which is one star in excess of the current energy efficiency requirement of the Building Code of Australia specified for a class 1A building.

The NatHERS (or other accredited equivalent) star rating for the dwelling shall be certified by a NatHERS (or other accredited equivalent) energy assessor using the NatHERS (or other accredited equivalent) software and shall be provided as part of the application for development approval.

1.2 Retained Dwellings

Where an existing dwelling is proposed to be retained as part of a development, the retained dwelling must be upgraded to incorporate all of the following:

- (a) A minimum 3kw photovoltaic solar panel system.
- (b) A minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.

- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. *See note below.*
- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².

2. All New Dwellings (Single and Split Density Coded Sites)

Each new dwelling shall comply with all of the following requirements:

- (a) Each dwelling shall be provided with a minimum 3kw photovoltaic solar panel system.
- (b) Each dwelling shall be provided with a minimum 3,000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.
- (c) Installation of electric vehicle charging points (3-phase power) or the capacity for electric vehicle charging points to be installed at a later time. *See note below.*
- (d) A rain garden with an area no less than 2% of the roof cover. For example, a dwelling with 100m² of roof cover will require a rain garden of at least 2m².
- (e) Roof structures are to have the following maximum solar absorptance ratings:
 - (i) Flat roof structures that are not visible from the street or adjacent properties – 0.4.
 - (ii) Pitched roof structures or roof structures that are visible from the street or adjacent properties – 0.5, unless otherwise required by *Local Planning Policy 4 – Heritage and Character*, a Conservation Management Plan and/or a Heritage Assessment.

Note: the installation of charging equipment (charging cable and/or unit) should be undertaken by a qualified electrician in accordance with AS/NZS 3000 Electrical Installations (known as the Australian/New Zealand Wiring Rules), particularly Appendix P (Guidance for Installation and Location of Electrical Vehicle Socket-Outlets and Charging Stations). It is recommended that a smoke alarm or a heat alarm is installed in garages where an Electric Vehicle is regularly parked or charged.

Attachment A: Sustainable Development Policy Credit Point Checklist

Proposed Development: _____

Address: _____

	Design Element	Credit Point Available	Credit Points Claimed	Comments
Section 1: Planning and Orientation				
1.	Orientation - longest axis east west.	10		
	<i>Orientation of dwelling excluding garage and any associated storage area.</i>			
2.	North facing courtyard (or balcony for upper floor apartments), and main living areas. Windows to living areas occupying a min 50% of the north facing wall.	12.5 12.5		
	<i>A roof overhang is to be provided beyond the main living area windows which is of a sufficient depth to provide shading to these openings during summer but which does not project to an extent so as to unreasonably block direct solar access during the winter months (e.g. for full height sliding doors, solid roofing is not to extend more than 2.4m beyond the sliding doors).</i>			
3.	Windows to bedrooms minimised in area and south facing. One bedroom window is permitted to face north.	15		
	<i>A standard bedroom window (i.e. 1.2m²) is permitted and will not be penalised. The available points are apportioned between the number of bedrooms that are contained within each respective dwelling. For example, a 3 bedroom dwelling which incorporates two bedrooms each with south facing windows (minimised in area – 1.2m² or below) and a third bedroom with a window facing east or west would achieve a score of 10 points.</i>			
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms.	10 (east) 10 (west)		
	<i>It is acknowledged that windows may need to be located on eastern or western facing walls for the purpose of cross ventilation. Where a secondary window to a habitable room is located on an eastern or western wall and is kept beneath 1 square metre in area, points will not be deducted for such windows. Where the only window to a habitable room is located on an eastern or western facing wall, 5 points will be deducted for each opening, irrespective of size. Where a patio or verandah roof projects a minimum of 3m beyond an east or west facing opening to a habitable room, points will not be deducted in relation to that opening.</i>			

5.	60% of all habitable rooms shall be cross ventilated through the provision of windows on walls that have opposing orientations. (i.e. a bedroom with a south facing window and a secondary window of under 1 square metre on a western or eastern facing wall)	10		
<p><i>Part credit points are not allocated for this criterion.</i></p> <p><i>An open plan living / dining / kitchen area is treated as one room.</i></p>				
Section 2: Sustainability Features				
6.	The provision of either a solar pergola or solar hot water heating system or photovoltaic solar panel system.	15		
<p><i>Where a solar pergola is to be provided, it is to be positioned to the northern side of the main windows of the main living area of the dwelling and the louvres are to be fixed and positioned at 34 degrees to north.</i></p>				
Section 3: Landscaping and Water Use				
7.	Landscaping design and plant selection to demonstrate compliance with low water use gardening principals.	5		
<p><i>A landscape plan is to be prepared by a relevant industry professional and is to be submitted in conjunction with the application for development approval.</i></p>				
TOTAL		100		Score ≥ 70 Yes / No

Document Control box			
Document Responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
Inception Date:	24 May 2022	Decision Maker:	Council
Review Date:	27 June 2023 28 November 2023	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>		