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## **LOCAL PLANNING SCHEME NO. 11**

### **DISCLAIMER**

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

Local Planning Scheme Gazettal Date **xx**

TOWN OF BASSENDEAN LOCAL PLANNING SCHEME NO. 11 AMENDMENTS

Amendment No.	Gazettal Date	Updated		Details
		When	By	

DRAFT



# SCHEME DETAILS

## TOWN OF BASSENDEAN

### LOCAL PLANNING SCHEME NO. 11

The Town of Bassendean under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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## Part 1 – Preliminary

### 1. Citation

This local planning scheme is the Town of Bassendean Scheme No. 11.

### 2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

### 3. Scheme Revoked

The following local planning scheme is revoked -

Local Planning Scheme No. 10      Gazettal date 24 June 2008 as amended.

### 4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

### 5. Responsibility for Scheme

The Town of Bassendean is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

### 6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

Note: The Scheme area (or part) is also subject to the Metropolitan Region Scheme (see clause 12) and other local planning schemes (see clause 11).

### 7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following -

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2);
- (b) the Scheme Map;
- (c) The supplementary provisions to the deemed provisions contained in Schedule A of the Scheme.

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

## **8. Purposes of Scheme**

The purposes of this Scheme are to -

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

## **9. Aims of Scheme**

The aims of this Scheme are to -

- (a) respect the community vision for the development of the district with appropriate land uses and development;
- (b) ensure new built form responds to, protects and enhances the local character and amenity;
- (c) provide greater housing choice to cater for a diverse and sustainable population;
- (d) optimise and facilitate appropriate development around railway stations;
- (e) promote greater use of alternative modes of transport and public transport;
- (f) protect, preserve and maintain the Town's cultural and heritage values;
- (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;
- (h) facilitate and protect the establishment of an attractive and efficient industrial area;
- (i) ensure an appropriate transitional interface between industrial and residential land uses;

- (j) encourage and provide for local economic development and employment opportunities to improve the vibrancy of the Town in particularly the Bassendean Town centre; and
- (k) ensure the health and safety of residents, businesses and visitors of the district.

#### **10. Relationship with local laws**

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

#### **11. Relationship with other local planning schemes**

The following local planning schemes of the Town of Bassendean also apply in the Scheme area -

Guided Scheme No. 4A      Gazettal date 20 January 1981

#### **12. Relationship with region planning scheme**

The Metropolitan Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Metropolitan Region Scheme is the Western Australian Planning Commission.

## Part 2 - Reserves

### 13. Regional reserves

- (1) Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The lands marked as regional reserves are lands reserved for a public purpose under the Metropolitan Region Scheme.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the *Land Administration Act 1997* section 41.

### 14. Local reserves

- (1) In this clause -

**Department of Main Roads** means the department principally assisting in the administration of the *Main Roads Act 1930*;

**Western Australian Road Hierarchy** means the document of that name available on the website maintained by the Department of Main Roads.

- (2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
- (3) The objectives of each local reserve are as follows -

**Table 1 - Reserve Objectives**

Reserve Name	Objectives
Public Open Space	<ul style="list-style-type: none"> <li>• To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152.</li> <li>• To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.</li> </ul>
Civic and Community	<ul style="list-style-type: none"> <li>• To provide for a range of community facilities which are compatible with surrounding development.</li> <li>• To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.</li> </ul>
Public Purposes	<ul style="list-style-type: none"> <li>• To provide for a range of essential physical and community infrastructure.</li> </ul>
Infrastructure Services	<ul style="list-style-type: none"> <li>• Public Purposes which specifically provide for a range of essential infrastructure services.</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Public Purposes which specifically provide for a range of essential education facilities.</li> </ul>
Drainage / Waterway	<ul style="list-style-type: none"> <li>• To set aside land required for significant waterways and drainage.</li> </ul>
Railways	<ul style="list-style-type: none"> <li>• To set aside land required for passenger rail and rail freight services.</li> </ul>
Local Road	<ul style="list-style-type: none"> <li>• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.</li> </ul>

**15. Additional Uses for local reserves**

There are no additional uses for land in local reserves that apply to this Scheme.

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## Part 3 - Zones and Use of Land

### 16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

**Table 2 - Zone Objectives**

Zone Name	Objectives
Residential	<ul style="list-style-type: none"> <li>• To provide for a range of housing and a choice of residential densities to meet the needs of the community.</li> <li>• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</li> <li>• To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</li> </ul>
Light Industry	<ul style="list-style-type: none"> <li>• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.</li> <li>• To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.</li> </ul>
General Industry	<ul style="list-style-type: none"> <li>• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.</li> <li>• To accommodate industry that would not otherwise comply with the performance standards of light industry.</li> <li>• Seek to manage impacts such as noise, dust and odour within the zone.</li> </ul>
District Centre	<ul style="list-style-type: none"> <li>• To designate land for future development as a town centre or activity centre.</li> <li>• To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.</li> </ul>
Local Centre	<ul style="list-style-type: none"> <li>• To provide for predominantly convenience retailing and community facilities which serve the local community, and provides a high level of accessibility for local residents.</li> <li>• To encourage high quality, pedestrian-friendly, street-orientated development that is compatible with surrounding uses.</li> <li>• To encourage mixed use development of a scale appropriate to a locality.</li> </ul>



## 17. Zoning Table

The zoning table for this Scheme is as follows –

**Table 3 - Zoning Table**

Use and Development Class	Zones				
	Residential	Light Industry	General Industry	District Centre	Local Centre
Amusement Parlour	X	X	X	P	P
Ancillary Dwelling	P	X	X	D	D
Animal Establishment	X	D	A	X	X
Betting Agency	X	X	X	D	D
Brewery	X	D	A	X	X
Bulky Goods Showroom	X	D	X	X	X
Caretaker's Dwelling	X	D	D	D	D
Carpark	X	D	D	D	D
Child Care Premises	A	X	X	D	D
Cinema/Theatre	X	X	X	D	D
Civic Use	D	D	A	P	P
Club Premises	X	A	A	D	D
Commercial Vehicle Parking	D	P	P	D	D
Community Purpose	A	D	X	A	A
Consulting Rooms	A	X	X	P	P
Convenience Store	X	X	X	P	P
Corner Shop	A	X	X	P	P
Dwelling	P	X	X	X	X
Educational Establishment	A	A	X	P	P
Exhibition Centre	D	D	X	D	D
Family Day Care	P	X	X	D	D
Fast Food Outlet	X	X	X	A	A
Funeral Parlour	X	P	D	A	A
Garden Centre	X	A	A	X	X
Grouped Dwelling	P	X	X	D	D
Holiday Apartment	A	X	X	D	D
Holiday House	A	X	X	D	D
Holiday Unit	A	X	X	D	D
Home Business	A	X	X	D	D
Home Occupation	P	X	X	D	D
Home Office	P	X	X	P	P
Home Store	A	X	X	A	A
Hospital	A	X	X	A	A
Hosted Accommodation	A	X	X	D	D
Hotel	X	X	X	A	A
Industry - General	X	A	P	X	X
Industry - Light	X	P	D	X	X
Industry - Service	X	P	P	D	D
Liquor Store – Large	X	X	X	X	X
Liquor Store – Small	X	X	X	P	P
Lunch Bar	X	D	A	X	X
Market	X	A	A	D	D
Medical Centre	X	D	X	P	P
Motel	X	X	X	A	A

Motor Vehicle, Boat or Caravan Sales	X	D	A	X	X
Motor Vehicle Repair	X	D	D	X	X
Motor Vehicle Wash	X	D	X	D	D
Multiple Dwelling	P	X	X	P	D
Night Club	X	X	X	A	A
Office	X	D	X	P	P
Place of Worship	A	D	X	A	A
Plant Nursery	X	D	D	X	X
Reception Centre	X	D	X	A	A
Recreation – Private	X	D	A	D	D
Residential Aged Care Facility	A	X	X	A	A
Residential Building	D	X	X	X	X
Resource Recovery Centre	X	A	A	X	X
Restaurant/Cafe	X	X	X	P	P
Restricted Premises	X	X	X	X	X
Serviced Apartments	X	X	X	P	P
Service Station	X	P	D	X	X
Shop	X	X	X	P	P
Small Bar	X	X	X	P	P
Storage	X	P	P	X	X
Tavern	X	X	X	D	A
Telecommunications Infrastructure	A	A	P	A	A
Trade Display	X	D	D	X	X
Trade Supplies	X	D	D	X	X
Transport Depot	X	D	P	X	X
Veterinary Centre	X	D	A	D	D
Warehouse	X	P	P	X	X
Waste disposal facility	X	A	A	X	X
Waste storage facilities	X	A	A	X	X

## 18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings –
  - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
  - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
  - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;
  - X means that the use is not permitted by this Scheme.

Note:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.
  2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.
  3. Under clause 61(2) of the deemed provisions, certain uses are exempt from the requirement for development approval.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
- (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
  - (b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
  - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land –
- (a) a structure plan;
  - (b) a local development plan.

**19. Additional uses**

- (1) Table 4 sets out –
- (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
  - (b) the conditions that apply to that additional use.

**Table 4 - Specified additional uses for zoned land in Scheme area**

No.	Description of Land	Additional Use(s)	Conditions
1	Lot 2 (No. 77) West Road, Bassendean	Shop Restaurant/Café	<ul style="list-style-type: none"> <li>1. All areas used for the storage of goods must be screened from view from any public street or surrounding development to the satisfaction of the Town of Bassendean.</li> <li>2. Loading or unloading times, related to the delivery of goods, is restricted to between 7:00am and 7:00pm Mondays to Saturdays and 9:00am to 7:00pm Sundays and Public Holidays.</li> </ul>

- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional classes of use set out in respect of that land subject to the conditions that apply to that use.

**20. Restricted uses**

There are currently no restricted uses which apply to this Scheme.

**21. Special use zones**

There are currently no special use zones which apply to this Scheme.

**22. Non-conforming uses**

- (1) Unless specifically provided, this Scheme does not prevent –
- (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
  - (b) the carrying out of development on land if –
    - (i) before the commencement of this Scheme, the development was lawfully approved; and
    - (ii) the approval has not expired or been cancelled.

- (2) Subclause (1) does not apply if –
  - (a) the non-conforming use of the land is discontinued; and
  - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government –
  - (a) purchases the land; or
  - (b) pays compensation to the owner of the land in relation to the non-conforming use.

### **23. Changes to non-conforming uses**

- (1) A person must not, without development approval –
  - (a) alter or extend a non-conforming use of land; or
  - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
  - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
  - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use –
  - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
  - (b) is closer to the intended purpose of the zone in which the land is situated.

### **24. Register of non-conforming uses**

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following –
  - (a) a description of each area of land that is being used for a non-conforming use;
  - (b) a description of any building on the land;

- (c) a description of the non-conforming use;
  - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government –
- (a) must ensure that the register is kept up-to-date; and
  - (b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.
- (3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

## Part 4 – General Development Requirements

### 25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.
- (2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if –
  - (a) the area has a coding number superimposed on it in accordance with subclause (3); or
  - (b) a provision of this Scheme provides that the R-Codes apply to the area.

### 26. Modification of R-Codes

- (1) The local government may permit the development, or support the subdivision of an R20 coded corner lot to a maximum density of R25 provided the lot has frontage to two constructed roads and any new lots created or new dwellings constructed shall have their own frontage to a constructed road.
- (2) Notwithstanding any other provision of the Scheme, where a site has been approved for or developed for residential purposes at a density greater than that permitted under the relevant R-Code applicable under the Scheme, the local government may permit the site to be re-developed at the same density, provided it is satisfied that the standard of development will be significantly improved as a result.
- (3) With the exception of site area, the local government may vary one or more of the requirements under the R-Codes where it involves the conservation of a place on the Heritage List or Local Heritage Survey.
- (4) With the exception of site area, the local government may vary one or more of the requirements under the R-Codes where it involves the conservation of a significant tree.
- (5) The deemed-to-comply requirements of the R-Codes are varied by Local Planning Policy No. 12 – Residential Development and Fences and Local Planning Policy No. 13 – Tree Retention and Provision (as amended).
- (6) Where a split density code is depicted on the Scheme maps, any development shall conform to the lower density code applicable to the lot,

unless the local government determines that development to the higher density code is acceptable, having regard to the following –

- (i) There is due regard for relevant Local Planning Policies;
  - (ii) The heritage and character of the existing streetscape and development is not compromised;
  - (iii) The character and amenity of the existing streetscape is preserved; and
  - (iv) The development demonstrates sustainable design elements.
- (7) Clause 26(2) and associated sub-clauses shall cease to have effect two years after publication in the Gazette of this scheme.

**27. State Planning Policy 3.6 to be read as part of Scheme**

- (1) State Planning Policy 3.6 - Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.
- (3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

**28. Modification of State Planning Policy 3.6**

There are no modifications to State Planning Policy 3.6.

**29. Other State planning policies to be read as part of Scheme**

There are no other State planning policies that are to be read as part of the Scheme.

**30. Modification of State planning policies**

There are no modifications to a State Planning Policy that, under clause 29 is to be read as part of the Scheme.

**31. Environmental conditions**

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.



### 32. Additional site and development requirements

- (1) Table 5 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.

**Table 5 - Additional requirements that apply to land in Scheme area**

No.	Description of Land	Requirement
1	All Residential zoned land	1. All new non-residential development within the residential zone shall comply with the provisions of the R-Codes with respect to setbacks, building height and open space unless otherwise specified in a precinct structure plan or Local Planning Policy.
2	Lots 1, 2, 3, 4, 5, and 6 Earlsferry Court, Bassendean	<p>1. All development of the land, including that which does not require the development approval of the local government under the Scheme shall comply with the Earlsferry House Design Guidelines as adopted by Council. The Design Guidelines shall include reference to such matters as fencing, building orientation, design, height and construction materials in addition to any other matters considered appropriate by the local government.</p> <p>2. All boundary fencing shall be ornamental picket or traditional red brick, and shall be no greater than 1.2 metres high, excepting that which is not visible from Nurstead Avenue or Guildford Road.</p> <p>3. Dwellings shall present to Nurstead Avenue and shall be setback a minimum of 6 metres and a maximum of 9 metres from Nurstead Avenue.</p> <p>4. Dwelling shall be single storey only with a maximum building height of 6m.</p> <p>5. Building materials must be:</p> <ul style="list-style-type: none"> <li>(i) walls: traditional red brick with light coloured (not grey) mortar or tuck-pointing;</li> <li>(ii) roof: terracotta roof tiles, custom orb, colourbond or painted, zincalume. Roof pitch shall be no less than 30 degrees;</li> <li>(iii) Roof plumbing: gutters to be ogee, ovolo or rounded – downpipes shall be round;</li> <li>(iv) eaves: to be a minimum of 400mm excluding gutters. Under eaves is to be exposed with rafters, bird boards or closed with adequate ventilation. Boxed eaves are prohibited;</li> <li>(v) windows: to be timber or coloured aluminium frames, to be an upright style on all facades visible from the street. Bay windows are acceptable. Window sill shall be projecting brick or timber;</li> <li>(vi) verandas, carports and garages: constructed from brick or timber posts. Roofs shall be constructed to match those on the main dwelling, where such structures are visible from Guildford Road or Nurstead Avenue;</li> <li>(vii) driveways: to be brick paves or patterned in a colour consistent with the dwelling;</li> <li>(viii) a schedule of colours and materials is required to be submitted with a development application; and</li> <li>(iv) satellite dishes, roof installations, all radio or television aerials, solar heaters, air-conditioning units, or similar external attachment shall be located such that they are not visible from either Nurstead Avenue or Guildford Road.</li> </ul>
3	Lot 74 (No. 68) & Lot 75 (No. 72) Walter Road East, Eden Hill	1. Vehicle access is not permitted from Walter Road East, Eden Hill. Vehicle Access must be provided from the secondary street (Ivanhoe Street or Marion Street).

No.	Description of Land	Requirement
4	Ida Street Local Centre (Lot 10 (No.71), Lot 50 (No.77) & 51 (No.85) Walter Road East, Bassendean)	<ol style="list-style-type: none"> <li>1. The local government may at its discretion, permit residential development within the Ida Street Local Centre to a maximum density of R60. Residential Development shall only be permitted where the local government is satisfied that the development is consistent with the provisions of an applicable precinct structure plan and/or Local Planning Policy.</li> <li>2. Residential uses are not permitted on the ground floor facing a primary and/or secondary street, except where the use faces a pedestrian access way, right of way or laneway.</li> <li>3. Minimum tenancy depth facing a street is 10 metres.</li> <li>4. All new non-residential development within the zone are to be provided with end-of-trip facilities to encourage alternative modes of transport as specified in the relevant Local Planning Policy.</li> </ol>
5	Eden Hill Local Centre (Lot 4 (No.248) & Lot 5 (No.246) Morley Drive , Eden Hill)	<ol style="list-style-type: none"> <li>1. Prior to providing recommendations on applications for the subdivision and development of land within the Eden Hill Local Centre, the local government shall require the applicant prepare and submit a local development plan or precinct structure plan demonstrating building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, car parking layouts and any access easements required, tree retention and fencing.</li> <li>2. The local government may at its discretion, permit residential development within the Eden Hill Local Centre to a maximum density of R60. Residential Development shall only be permitted where the local government is satisfied that the development is consistent with the provisions of an applicable local development plan, precinct structure plan and/or Local Planning Policy.</li> <li>3. Buildings are to have active frontages on the ground floor to the primary and secondary street.</li> <li>4. Minimum tenancy depth facing a street is 10 metres.</li> <li>5. All new non-residential development within the zone are to be provided with end-of-trip facilities to encourage alternative modes of transport as specified in the relevant Local Planning Policy.</li> </ol>
6	All District Centre zoned land	<ol style="list-style-type: none"> <li>1. The local government may at its discretion, permit residential development within the District Centre zone to a maximum density of R-AC3. Residential Development shall only be permitted where the local government is satisfied that the development is consistent with the provisions of an applicable precinct structure plan and/or Local Planning Policy.</li> <li>2. Notwithstanding 6(1) above, for Lot 9644 Park Lane, Bassendean, the local government may at its discretion, permit residential development to a maximum density of R-AC1.</li> <li>3. Buildings are to have active frontages on the ground floor to the primary and secondary street.</li> <li>4. All new non-residential development within the zone are to be provided with end-of-trip facilities to encourage alternative modes of transport as specified in the relevant Local Planning Policy.</li> </ol>
7	All zoned land	<p>Ceding of rights-of-way and laneway widening.</p> <ol style="list-style-type: none"> <li>1. The owner of land affected by a right-of-way or laneway identified by the Scheme, structure plan, local development plan or Local Planning Policy, at the time of developing or subdividing the land, may be required to cede to the local government free of cost that part of the land affected by the right-of-way or laneway.</li> </ol> <p>The intention expressed in subclause (1) may be reinforced by a condition of subdivision or development approval.</p>

No.	Description of Land	Requirement
		<p>Trees and Development</p> <ol style="list-style-type: none"> <li>1. The retention of 'significant trees' may be imposed as a condition of development approval.</li> <li>2. Where the local government approves development on a site which at the time does not contain a significant tree or involves the removal of a significant tree from the site, the local government may, as a condition of development approval, require the planting of trees approved by the local government to be planted in particular locations on the site at a maximum ratio of one advanced tree for every 350m<sup>2</sup> (or part thereof) of the sites area. Where this ratio is inconsistent with the maximum ratio specified by a Local Planning Policy, precinct structure plan or local development plan which applies to the particular site or the area in which the site is located, the local government may vary the maximum ratio specified above having due regard to the maximum ratio of that Local Planning Policy, precinct structure plan or local development plan.</li> <li>3. Where the local government approves development on a site with a condition of development approval requiring the retention of a significant tree or the planting of a new tree no less than 2 metres in height and 100L in pot size, the Council may, as a condition of development approval, require: <ol style="list-style-type: none"> <li>(i) a Tree Growth Zone that is free of development, structures and hardstand to the specifications of the local government and the installation appropriate root barriers or root directors to sustain the trees health and growth;</li> <li>(ii) the retention of the tree in perpetuity; and</li> <li>(iii) a notification to be registered on the Certificate of Title under Section 70A of the Transfer of Land Act 1893 advising prospective purchasers that the site contains a tree which is required to be retained and protected from development works.</li> </ol> </li> </ol>

- (2) To the extent that a requirement referred to in subclause (1) (2) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or Local Planning Policy, the requirement referred to in subclause (1) prevails.

**33. Additional site and development requirements for areas covered by structure plan or local development plan**

There are currently no areas covered by a structure plan or local development plans under this scheme.

**34. Variations to site and development requirements**

- (1) In this clause –
- additional site and development requirements means requirements set out in clauses 32 and 33.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must -
  - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
  - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that –
  - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
  - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

### **35. Restrictive covenants**

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant
  - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
  - (b) the local government must not grant development approval for the construction of the residential dwelling, where it perceives there may be an amenity impact to the locality unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

### **36. Development in unsewered areas**

Where connection to a comprehensive reticulated sewerage system is not available, no development with an on-site effluent disposal in excess of that of a single house on a single lot shall be approved unless the proposed development is in accordance with the provisions of the Government Sewerage Policy.

### **37. Design review**

- (1) The local government may share or appoint a Design Review Panel for the purposes of considering and providing advice on design elements of planning proposals.
- (2) The operation of and the matters considered by the Design Review Panel shall be in accordance with an adopted Local Planning Policy in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- (3) The local government shall have due regard to any advice or recommendations made by the Design Review Panel when considering planning proposals.

### **38. Development in Swan River flood way and flood plain**

In considering applications for development within the Swan River Flood Way and Floodplain, as identified by the Department of Water and Environmental Regulation, the local government shall have regard to the requirements of the Department of Water and Environmental Regulation.

### **39. Tree preservation**

- (1) Interpretation:
  - (a) In this section, unless the context otherwise requires:
    - (i) “cut” includes prune, lop, damage, injure or interfere with; and
    - (ii) “tree” includes a group of trees or other vegetation.
- (2) Tree Preservation Order:
  - (a) The local government may order the preservation and maintenance of a tree, having regard to a tree’s:
    - (i) historical association; or
    - (ii) aesthetic quality; or
    - (iii) rarity; or
    - (iv) habitat; or
    - (v) other significance.
  - (b) The local government may amend or repeal an order made under subclause 2(a).
- (3) Notice of a Tree Preservation Order:
  - (a) Subject to subclause (2) above, where the local government proposes to order, or to amend or repeal an order, that a tree is to be preserved, the local government is to:

- (i) advertise the proposed order, or the proposed amendment or repeal of the order, to the owner and occupier of the land on which the tree is located;
    - (ii) advertise the proposed order, or the proposed amendment or repeal of the order, to owners and occupiers of any adjoining land which may be affected by the tree; and
    - (iii) invite the owner and occupiers mentioned within the above subclauses to make written submissions to the local government about the proposed order, or the proposed amendment or repeal of the order, within 14 days or such further period as the local government may determine.
  - (b) Where, in the opinion of the local government, there is a risk of imminent damage to a tree, requiring an order to be made or amended as a matter of urgency, it may make or amend the order without notice to the owner or occupier of the land on which the tree is located.
  - (c) where the local government makes or amends an order under subclause (2) of this subclause, the local government, as soon as practicable, is to give notice of the order or amended order to the owner and occupier of the land on which the tree is located;
- (4) Destruction, etc., of trees
- Except with the prior written consent of the local government, given under subclause (6) below, a person shall not:
- (a) cut, remove or otherwise destroy; or
  - (b) cause or permit to cut, remove or otherwise destroy a tree which is the subject of an order, or an amended order, or where the owner has been given notice of a proposed order, under this section.
- (5) Maintenance of trees
- Except with the prior written consent of the local government, given under subclause (6) below, a person shall not cut, prune, treat or permit to cut, prune or treat a tree which is the subject of an order, or an amended order, or where the owner has been given notice of a proposed order, under this section.
- (6) Local government consent
- (a) An application for local government consent for the purposes of subclause (4) and (5) above is:
    - (i) to be in writing;
    - (ii) to be signed by the owner of the land upon which the tree is situated;

- (iii) where the local government considers it necessary and so requires, be accompanied by a report of an arboriculturist or suitably qualified person or person having experience acceptable to the local government as to the condition of the tree; and
      - (iv) to specify the work proposed to be done to the tree.
    - (b) The local government may refuse to consider an application which does not comply with subclause (6)
    - (c) The local government may determine an application under subclause (6) by:
      - (i) granting approval without conditions; or
      - (ii) granting approval with conditions; or
      - (iii) refusing to grant approval.
    - (d) The local government is not to grant its consent to work which, if carried out, may result in the destruction of or permanent harm to, a tree which is the subject of an order, or amended order, under this section unless:
      - (i) the local government is satisfied that the tree is dangerous;
      - (ii) it is necessary to remove the tree for the purpose of constructing or erecting a building, structure, fence or access way in respect of which planning approval or a building permit has been issued by the local government; or
      - (iii) the local government or public authority considers that it is necessary to cut, remove or destroy the tree to provide a public utility or service.
- (7) Registry of Tree Preservation Orders
  - (a) The local government is to record, in a Registry of Tree Preservation Orders, a list of the trees subject to orders under this Section.
  - (b) A copy of the Registry is to be published in accordance with clause 87 of the deemed provisions.



## Part 5 - Special Control Areas

### 40. Special control areas

- (1) Special Control Areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (1) The purpose, objectives and additional provisions that apply to each Special Control Area is set out in Table 6.
- (2) Development within a Special Control Area marked on the Scheme Map shall require development approval from the local government.

**Table 6 - Special control areas in scheme area**

Name of Area	Purpose	Objectives	Additional Provisions
SCA1 – Railway Parade Road Reserve – PTA Carpark	To facilitate medium density within a walkable catchment of the Bassendean Train station.	<ol style="list-style-type: none"> <li>1. To provide for medium to high density housing; and</li> <li>2. To ensure development is appropriate to the context in close proximity to the railway line.</li> </ol>	<ol style="list-style-type: none"> <li>1. The local government may at its discretion, permit residential development within SCA1 to a density of R160.</li> <li>2. With the exception of multiple dwellings, all other uses are 'X' (i.e. not permitted) uses.</li> <li>3. Development shall only be permitted where the local government is satisfied that the development:               <ol style="list-style-type: none"> <li>(i) is complementary to the scale and character of nearby residential development;</li> <li>(ii) it can be demonstrated that noise and vibration from the nearby train line can be appropriately mitigated;</li> <li>(iii) outdoor living areas and habitable rooms are located as far as practical from the railway line;</li> <li>(iv) Any noise wall required must be constructed of masonry material and an appropriate finish, for the entire length of the adjoining boundary as prescribed within an approved acoustic report prior to the subdivision or development of the land to the satisfaction of the local government; and</li> <li>(v) There is due regard for any relevant Local Planning Policies.</li> </ol> </li> </ol>



## Part 6 - Terms Referred to in Scheme

### 41. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:

**building envelope** means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.

**building height** in relation to a building –

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.

**commercial vehicle** means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including –

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).

**development** means the development or use of any land, including –

- (a) Any demolition, erection, construction, alteration or addition to any building or structure on the land;
- (b) The carrying out on the land of any excavation or other works, which includes the clearing and removal a significant tree;
- (c) In the case of a place to which a protection order made under the Heritage Act 2018 Part 4 Division 1 applies, any act or thing that –
  - (i) Is likely to change the character of that place or the external appearance of any building; or
  - (ii) Would constitute an irreversible alteration of the fabric of any building.

**floor area** has meaning given in the Building Code.

**plot ratio** means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.

**precinct** means a definable area where particular planning policies, guidelines or standards apply.

**predominant use** means the primary use of premises to which all other uses carried out on the premises are incidental.

**retail** means the sale or hire of goods or services to the public.

**Scheme commencement day** means the day on which this Scheme comes into effect under section 87(4) of the Act.

**short-term accommodation** means temporary accommodation provided on a commercial basis, either continuously or from time-to-time with no guest accommodated for periods totalling more than 3 months in any 12-month period.

- significant tree** means a woody plant at a height of at least four (4) metres above ground level and meets one of the following criteria:
- (a) for a single trunk species, a trunk circumference of at least 500mm at a height of one (1.0) metre above ground level; or
  - (b) for a multi-trunk species, a trunk circumference of at least 250mm at a height of one (1.0) metre above ground level.
- wholesale** means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme –
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
  - (b) if it is not defined in that Act - has the same meaning as it has in the R-Codes.

#### 42. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows –

**aged or dependant persons dwelling** means a dwelling for a person who is aged 55 years or over or a person with a recognised form of disability requiring special accommodation for independent living or special care.

**amusement parlour** means premises –

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines including computers; and
- (c) where there are 2 or more amusement machines.

**ancillary dwelling** has the same meaning as in the R-Codes.

**animal establishment** means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.

**betting agency** means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*.

**brewery** means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*.

**bulky goods showroom** means premises –

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes:
  - (i) automotive parts and accessories;
  - (ii) camping, outdoor and recreation goods;
  - (iii) electric light fittings;
  - (iv) animal supplies including equestrian and pet goods;
  - (v) floor and window coverings;

- (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
- (vii) household appliances, electrical goods and home entertainment goods;
- (viii) party supplies;
- (ix) office equipment and supplies;
- (x) babies' and childrens' goods, including play equipment and accessories;
- (xi) sporting, cycling, leisure, fitness goods and accessories;
- (xii) swimming pools; or
- (b) used to sell goods and accessories by retail if –
  - (i) a large area is required for the handling, display or storage of the goods; or
  - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

**caretaker's dwelling** means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.

**car park** means premises used primarily for parking vehicles whether open to the public or not but does not include:

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale.

**child care premises** means premises where –

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* Section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

**cinema/theatre** means premises where the public may view a motion picture or theatrical production.

**civic use** means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.

**club premises** means premises used by a legally constituted club or association or other body of persons united by a common interest.

**commercial vehicle parking** means premises used for parking of one or 2 commercial vehicles but does not include –

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land.

<b>community purpose</b>	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.
<b>consulting rooms</b>	means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
<b>convenience store</b>	means premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300m <sup>2</sup> net lettable area.
<b>dwelling</b>	has the same meaning as in the R-Codes.
<b>educational establishment</b>	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
<b>exhibition centre</b>	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
<b>family day care</b>	means premises where a family day care service as defined in the Education and Care Services National Law (Western Australia) is provided.
<b>fast food outlet / lunch bar</b>	means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten – (a) without further preparation; and (b) Primarily off the premises.
<b>funeral parlour</b>	means premises used (a) to prepare and store bodies for burial or cremation; (b) to conduct funeral services.
<b>garden centre</b>	means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.
<b>grouped dwelling</b>	has the same meaning as in the R-Codes.
<b>Holiday apartment</b>	means a multiple dwelling used to provide short-term accommodation.
<b>holiday house</b>	means a single dwelling used to provide short term accommodation.
<b>holiday unit</b>	means a grouped dwelling used to provide short-term accommodation.

**home business**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50m<sup>2</sup>; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

**home occupation**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that –

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20m<sup>2</sup>; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2m<sup>2</sup>; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not –
  - (i) require a greater number of parking spaces than normally required for a single dwelling; or
  - (ii) result in an increase in traffic volume in the neighbourhood; and
- (g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

<b>home office</b>	means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation – (a) is solely within the dwelling; and (b) does not entail clients or customers travelling to and from the dwelling; and (c) does not involve the display of a sign on the premises; and (d) does not require any change to the external appearance of the dwelling.
<b>home store</b>	means a shop attached to a dwelling that – (a) has a net lettable area not exceeding 100m <sup>2</sup> ; and (b) is operated by a person residing in the dwelling.
<b>hospital</b>	means premises used as a hospital as defined in the Private Hospitals and Health Services Act 1927 section 2(1).
<b>hosted accommodation</b>	means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.
<b>hotel</b>	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the <i>Liquor Control Act 1988</i> including any betting agency on the premises.
<b>Independent living complex</b>	means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.
<b>industry</b>	means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes – (a) the storage of goods; (b) the work of administration or accounting; (c) the selling of goods by wholesale or retail; (d) the provision of amenities for employees; (e) incidental purposes.
<b>Industry - general</b>	means an industry other than a cottage, extractive, light, mining, rural or service industry;
<b>industry - light</b>	means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

<b>Industry – service</b>	means: (a) an industry – light carried out from premises which may have a retail shop front and form which goods manufactured on the premises may be sold; or (b) premises having a retail shop front and used as a depot for receiving goods to be serviced;
<b>liquor store - large</b>	means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300m <sup>2</sup> .
<b>liquor store - small</b>	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300m <sup>2</sup> .
<b>market</b>	means premises used for the display and sale of goods from stalls by independent vendors.
<b>medical centre</b>	means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
<b>motel</b>	means premises, which may be licensed under the <i>Liquor Control Act 1988</i> - (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles.
<b>motor vehicle, boat or caravan sales</b>	means premises used to sell or hire motor vehicles, boats or caravans.
<b>motor vehicle repair</b>	means premises used for or in connection with - (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or (b) repairs to tyres other than recapping or re-treading of tyres.
<b>motor vehicle wash</b>	means premises primarily used to wash motor vehicles.
<b>multiple dwelling</b>	has the same meaning as in the R-Codes.
<b>nightclub</b>	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> .
<b>office</b>	means premises used for administration, clerical, technical, professional or similar business activities.
<b>place of worship</b>	means premises use for religious activities such as a chapel, church, mosque, synagogue or temple.
<b>plant nursery</b>	means land and buildings used for the display and sale of garden products, including garden ornaments, plants, seeds, domestic garden implements and motorised implements and the display but not manufacture of pre-fabricated garden structures.



- reception centre** means premises used for hosted functions on formal or ceremonial occasions.
- recreation private** means premises that are -
- (a) used for indoor or outdoor leisure, recreation or sport; and
  - (b) not usually open to the public without charge.
- residential aged care facility** means a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.
- residential building** has the same meaning as in the R-Codes.
- resource recovery centre** means premises other than a waste disposal facility used for the recovery of resources from waste.
- restaurant/café** means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.
- restricted premises** means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -
- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); and
  - (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
  - (c) smoking-related implements.
- serviced apartment** means a group of units or apartments providing -
- (a) self-contained short-term accommodation for guests; and
  - (b) any associated reception or recreational facilities.
- service station** means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for -
- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or
  - (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
- shop** means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.



<b>small bar</b>		means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .
<b>tavern</b>		means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
<b>telecommunications infrastructure</b>		means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.
<b>trade display</b>		means premises used for the display of trade goods and equipment for the purpose of advertisement.
<b>trade supplies</b>		means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises - (a) automotive repairs and servicing; (b) building including repair and maintenance; (c) industry; (d) landscape gardening; (e) provision of medical services; (f) primary production; (g) use by government departments or agencies, including local government.
<b>transport depot</b>		means premises used primarily for the parking or garaging of 3 or more commercial vehicles including - (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.
<b>veterinary centre</b>		means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
<b>warehouse/storage</b>		means premises including indoor or outdoor facilities used for (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods.
<b>waste facility</b>	<b>disposal</b>	means premises used - (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
<b>waste facility</b>	<b>storage</b>	means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.

**COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME**

Adopted by resolution of the Council of the Town of Bassendean at the Ordinary Meeting of Council held on the **xx xx xx**.

\_\_\_\_\_  
**CHIEF EXECUTIVE OFFICER**

\_\_\_\_\_  
**MAYOR**

DRAFT

**COUNCIL RESOLUTION TO SUPPORT / NOT SUPPORT\* SCHEME FOR APPROVAL**

Council resolved to support approval of the draft Scheme of the Town of Bassendean at the Ordinary Meeting of Council held on the [REDACTED].

The Common Seal of the Town of Bassendean was hereunto affixed by authority of a resolution of the Council in the presence of:

\_\_\_\_\_  
**CHIEF EXECUTIVE OFFICER**

\_\_\_\_\_  
**MAYOR**

WAPC Recommended for Approval

\_\_\_\_\_  
**Delegated under S.16 of the Planning and  
Development Act 2005**

\_\_\_\_\_  
**Date**

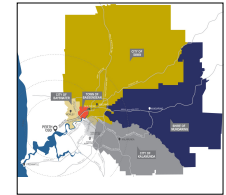
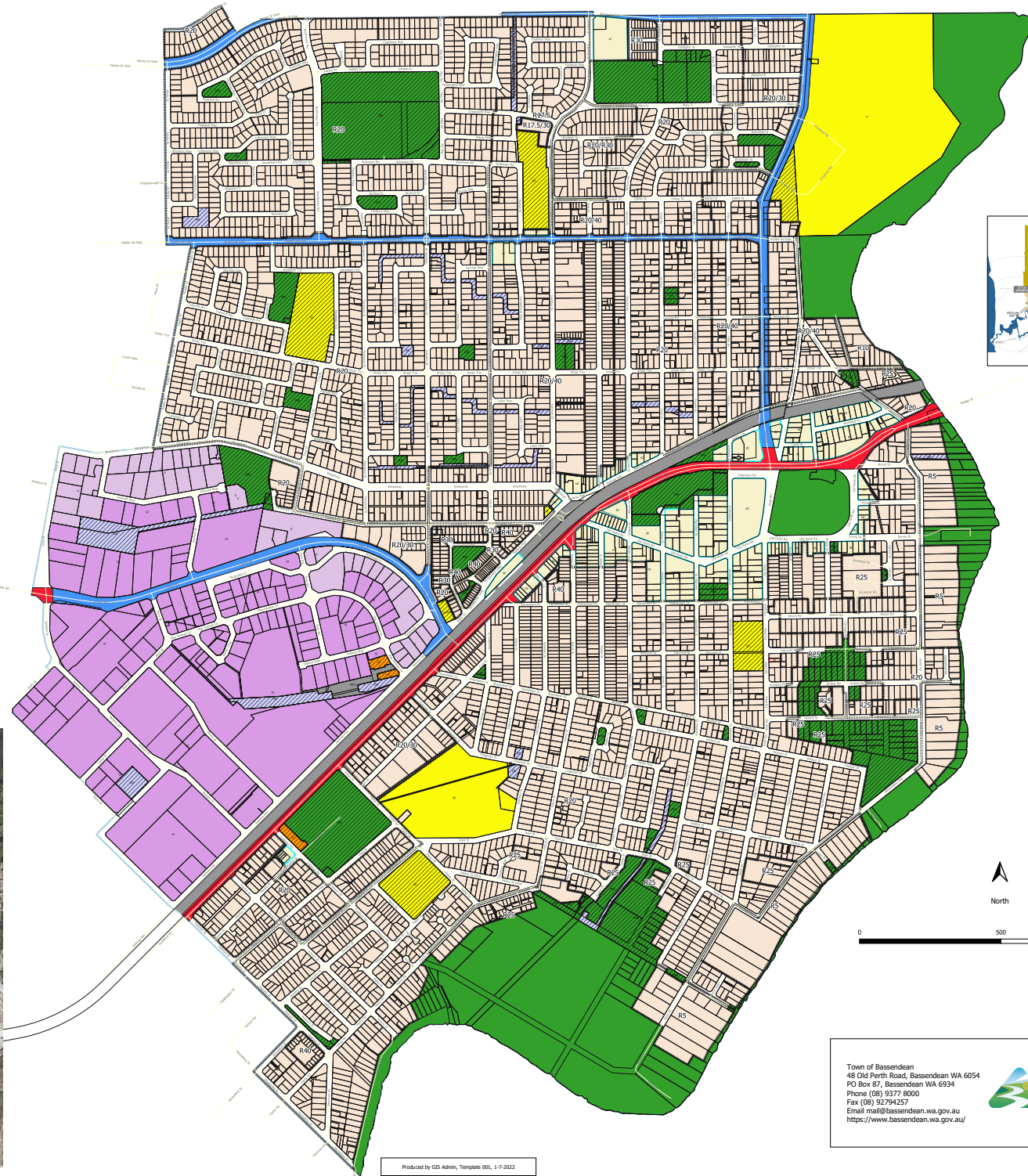
Approval granted

\_\_\_\_\_  
**MINISTER FOR PLANNING**

\_\_\_\_\_  
**Date**

Town of Bassendean  
DRAFT LPS 11  
Last updated July 1, 2022

- DRAFT LPS 11 Legend**
- Cadastre
  - Draft LPS Road Line and Labels
  - Draft LPS11 Zoning
  - DISTRICT CENTRE
  - GENERAL INDUSTRY
  - LIGHT INDUSTRY
  - LOCAL RESERVE - DRAINAGE/WATERWAYS
  - LOCAL RESERVE - RAILWAYS
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - CIVIC AND COMMUNITY
  - RESIDENTIAL
  - ADDITIONAL USE
  - MISC
  - Other regional roads
  - Parks and recreation
  - Primary regional roads
  - Public purposes
  - Railways
  - Waterways
  - Town of Bassendean Boundary



Attachment 9.1.2

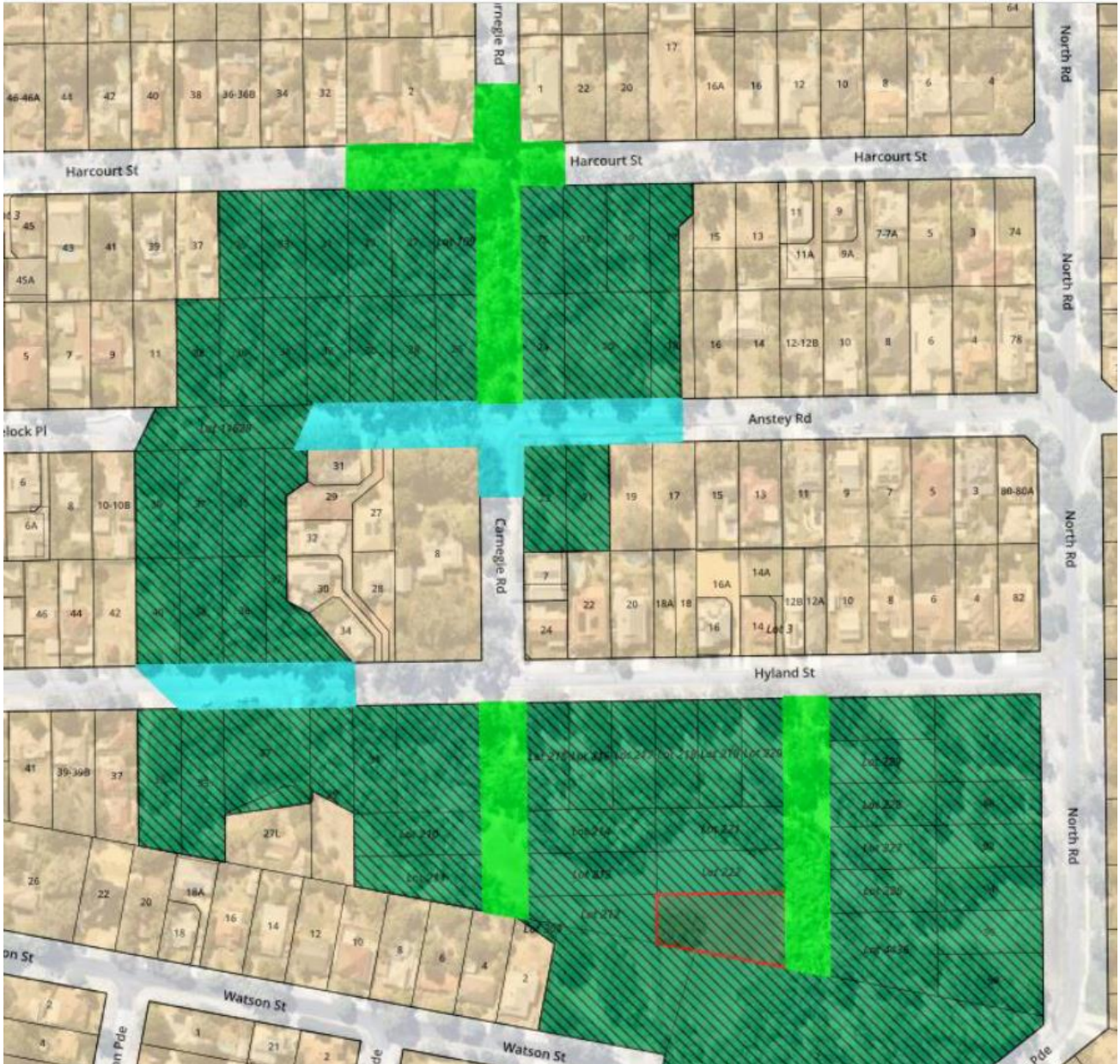


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<https://www.bassendean.wa.gov.au/>





**PROPOSED CLOSURE OF PUBLIC ROAD RESERVE, PORTIONS OF HARCOURT STREET, CARNEGIE ROAD AND BINDARING PARK**



Chief Executive Officer

Town of Bassendean

This submission is in response to the proposed changes to the classification of the roads in Bindaring Wetlands area.

My issue is with the reclassification of the constructed roads in the area to 'road reserves'.

As a member of the Friends of Bindaring I really feel this would be a backward step.

Our vision for the future of Bindaring Park is one of a functioning wetland reserve.

In order for the proper flow and drainage of the wetlands to be fully restored those constructed roads may need to be closed at some point in the future and this option should be kept available and clear for future planners by keeping them reserved as public open space.

Thank you for your consideration of this matter.

Kind regards

Linda Stewart

Bassendean



Greg Da Rui

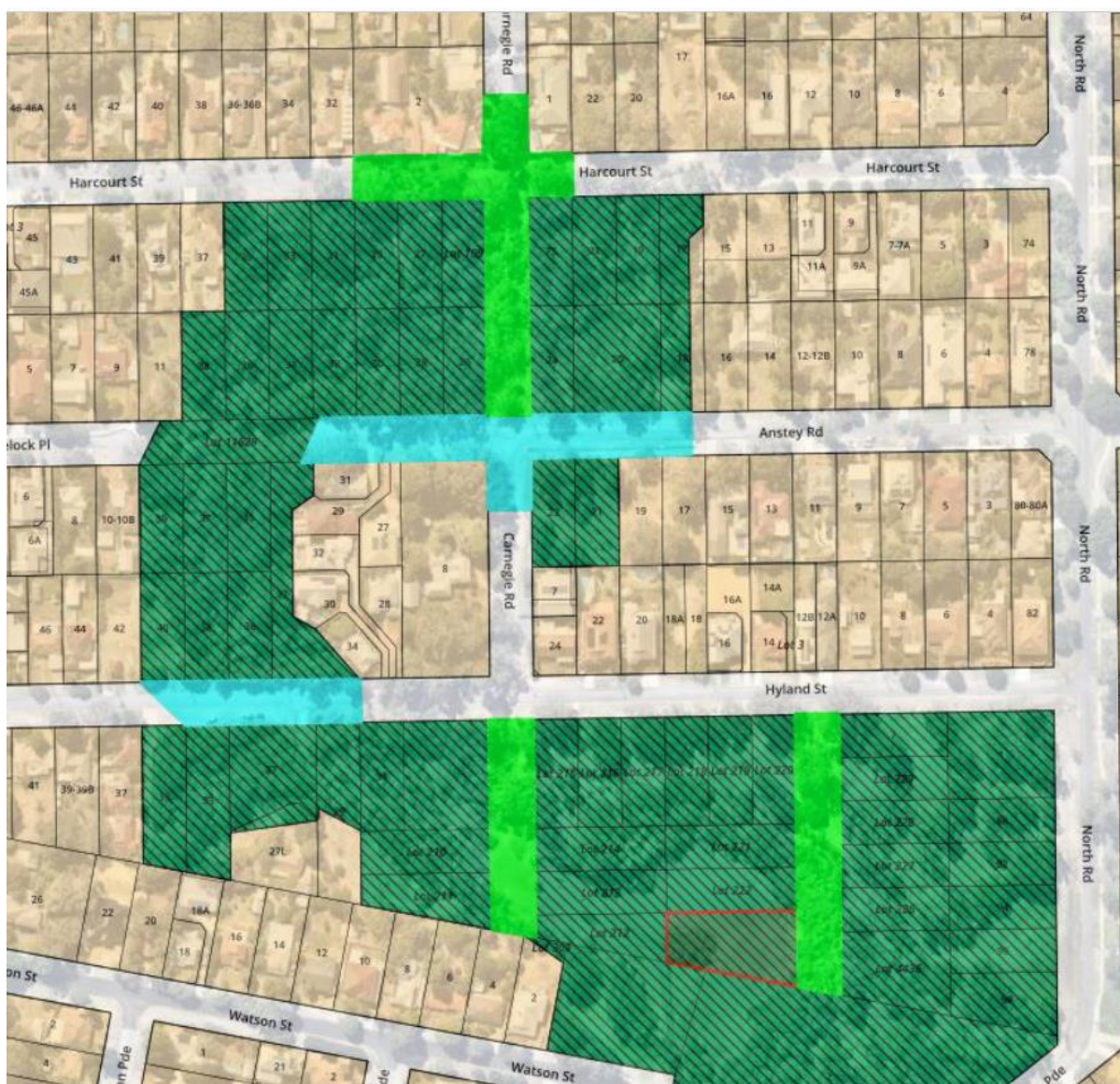
Bassendean WA 6054

For the attention of Peta Mabbs, CEO Town of Bassendean.

Submission on the following advertised on the Town of Bassendean Council's webpage : Current Consultations

**PROPOSED CLOSURE OF PUBLIC ROAD RESERVE, PORTIONS OF HARCOURT STREET, CARNEGIE ROAD AND BINDARING PARK**

Bindaring Park is partly comprised of a number of road reserves which are unconstructed but are also reserved 'Parks and Recreation' (Public Open Space) under Local Planning Scheme No. 10. To correct the inconsistency, the Town intends to request that portions of unconstructed road reserve not servicing existing lots (shown in lime green on the attached plan) be closed to enable the land to be amalgamated into the balance of parks. The constructed portions of road reserve (shown in blue on the attached plan) are not proposed to be closed, but rather, will be proposed to be reserved as 'Road Reserve' as part of the future Local Planning Scheme No. 11, to ensure the reservation is consistent with the use of the land.



I have been a resident of Hyland St/Carnegie Rd for over 20 years





## From the request for submissions

### Proposed Road Closures - Portions of Harcourt Street, Carnegie Road and Bindaring Park

*Bindaring Park is partly comprised of a number of road reserves which are unconstructed but are also reserved 'Parks and Recreation' (Public Open Space) under Local Planning Scheme No. 10.*

*To correct the inconsistency, the Town intends to request that portions of unconstructed road reserve not servicing existing lots (shown in lime green on the attached plan) be closed to enable the land to be amalgamated into the balance of parks.*

*The constructed portions of road reserve (shown in blue on the attached plan) are not proposed to be closed, but rather, will be proposed to be reserved as 'Road Reserve' as part of the future Local Planning Scheme No. 11, to ensure the reservation is consistent with the use of the land.*



Submission by G.K.Peterson, ~~████████████████████~~, Bassendean

This proposal is two very different proposals which should not have been put together. The first (shown in light green) is for lifting of Road Reserve status from portions of road reserves where roads have never been constructed and it is not intended to construct roads (as indicated by the P&R designation under LPS 10).

The second (in light blue on the diagram) is to do with modification of the relevant Local Planning Schemes in such a way as to corrupt the intent of TPS 4A in this area. That intent was (and is) to "create a continuous linear park centred on the wetland from Harcourt Street to Pickering Park". Officers of the Town should consult correspondence on file from Feilman Planning Consultants to confirm this.

On the first proposal:

### **Lifting of Road Reserve status from unmade portions of Carnegie Road, Forfar Road and Harcourt Street.** (Note that the proposal was incorrectly described in the solicitation of submissions.)

1. The proposed road reserve closures of the identified unmade portions of Carnegie Road, Forfar Road and Harcourt Street have been recognised in the Town of Bassendean's Town and Local Planning Schemes for many years and they should occur. These portions of road reserves are designated Parks and Recreation under the Town's Town and Local Planning Schemes.

2. There will be no on-the-ground effect, from the lifting of the road reserves from these portions of land identified by lime green in the accompanying diagram.

### **Changing designation of portions of Carnegie Road, Anstey Road and Hyland Street from Parks and Recreation to Road Reserve under a future Local Planning Scheme.**

1. The portion of Anstey Road between Carnegie Road and the cul-de-sac immediately to the west of Carnegie Road and providing access to the residences adjacent to that portion of Anstey Road should be classified for use as a road under a future LPS and in the same way, the portion of Carnegie Road shaded in blue on the accompanying diagram should be classified as Road Reserve under a future LPS. Both of these are appropriate but in fact, both could remain as Parks and Recreation without causing any difficulties. These two pieces of constructed road are jointly required for access to houses (current and possibly future on a sub-division of Lot 7 Carnegie Road).

The fact that the P&R designation over these portions of road reserve causes no difficulty is amply illustrated by the current situation which has existed for over 40 years and also by other similar situations in the Town.

2. The portion of Anstey Road immediately to the east of the intersection with Carnegie Road and shown in blue on the accompanying diagram should remain as Parks and Recreation in future Local Planning Schemes for reasons set out below.
3. The portion of Hyland Street between Carnegie Road and West Road shown in blue on the accompanying diagram should remain as Parks and Recreation in future Local Planning Schemes for reasons set out below.
4. The fact that at the moment there are constructed roads at the Anstey Road and Hyland Street locations is irrelevant to the designation of these areas as Parks and Recreation under a Town or Local Planning Scheme. Local Planning Scheme are for PLANNING. They show and communicate what will be or could be in place in the future. A LPS is not a description of what is on the ground at the current time. It shows what the staff of the local authority should be trying to achieve by their work for the Town.

If a LPS always required that it agreed with what was currently built, how could any changes ever be made? Construction or deconstruction should follow the plan, not the other way around!

5. The portion of Anstey Road marked in blue on the diagram and to the east of Carnegie Road is unnecessary for access to any residences (current or intended under the LPSs) and its closure envisaged by the LPS would be consistent with the Council's aims of promoting greater pedestrian and cycle friendly travel within the town.

The closure of the portion of Anstey Road to vehicular traffic will not require the removal of the constructed roadway. A constructed roadway has existed there for probably over 100 years. The current roadway has been constructed with the Water Sensitive Urban Design feature of flush curbing so that rain run-off is allowed to percolate into the ground close to where it falls. Moreover, closure to vehicular traffic of the referenced part of Anstey Road would allow the creation of a people-friendly meeting place within Bindaring Park.

6. Leaving the Parks and Recreation designation (and rejecting the proposal to remove those designations) on the Hyland Street and Anstey Road portions would be a demonstration that the Town Council and the officers of the Town have listened to the community's views about parkland and natural areas expressed in consultations such as Bassendream and as proclaimed values exhibited on the Town's website, particularly:

## **Sense of Place**

We recognise that maintaining our natural environment is crucial to our future. We acknowledge that our community requires Council to preserve and enhance our streetscapes, built and natural environment, and to protect the Swan River as our greatest natural asset.

The proposal to remove the P&R designation on the identified portions of Anstey Road and Hyland Street has been put forward with erroneous justification and totally contrary to the proclaimed values of the Town and should be rejected.

## Proposed Road Closures - Portions of Harcourt Street, Hyland Street, Carnegie Road and Bindaring Park

I welcome work towards progressing the securing the future of the reserve, but am alarmed that there has come with it a suggestion to diminish its status as a continuous wetland and floodplain asset and do not support that proposal.

- **Road Reserves highlighted in green**

The intention to request that portions of unconstructed road reserve not servicing existing lots be closed to enable the land to be amalgamated into the balance of parks is admirable and welcomed, as will be the amalgamation of all the lots within the reserve into POS. If it is necessary to do this as a 2-step process then it makes sense to put it out for consultation.

- **POS highlighted in blue**

Sections shown in blue are portions of POS that are in use as constructed roads. The intent of the Planning Scheme has been clear for over 40 years. I object to this proposal to fragment it.

In rejecting your idea I ask Council to consider

1. Leaving the reserve status over the roads sends a clear message over future decades to the succession of staff and landowners to respect the continuity of the wetland and the floodplain and understand its purpose. That is why we have planning schemes – to communicate intention to the future and provide some legal standing to that intention.
2. The extended process that the Town has been through to develop our Vision and Values resulted in clearly stated intentions to protect our natural areas and their environmental values. This inspired great optimism, confidence even. Fragmentation of a continuous floodplain reserve undermines that.
3. It also works against the aspiration of the state government's '*Localities along the Swan Canning Development Control Area Policy*' to encourage environmental links along drainage reserves connecting to the river and adjacent POS. This proposal to lock the built roads into the TPS is a step backwards from respecting nature.
4. The Town is just now beginning to manage Bindaring Park as a coherent natural asset – a piece of floodplain that supports a sustainable habitat for resident wildlife.
5. The intent of the POS is evident in engineering works undertaken in the early 1990s when flat kerbs were installed on constructed roads through the reserve to allow the easy dispersal of water and Anstey Road was closed.  
(Sadly, the wisdom of that drainage plan did not extend along the eastern residential portion of Harcourt Street when in more recent years barrier kerbs and street drains were installed creating a maintenance burden that could have been avoided).

There is currently no pressure to close the roads. In the future there may be an opportunity, a vision and a will to close the road or to construct a more appropriate crossing that does not impede the natural flow. Lifting the reserve status would stifle that possibility for no good reason – gift to the future lost.

Val Humphrey

██████████ St., Bassendean 6054

24 June 2022



Bindaring Park is partly comprised of a number of road reserves which are unconstructed but are also reserved 'Parks and Recreation' (Public Open Space) under Local Planning Scheme No. 10.

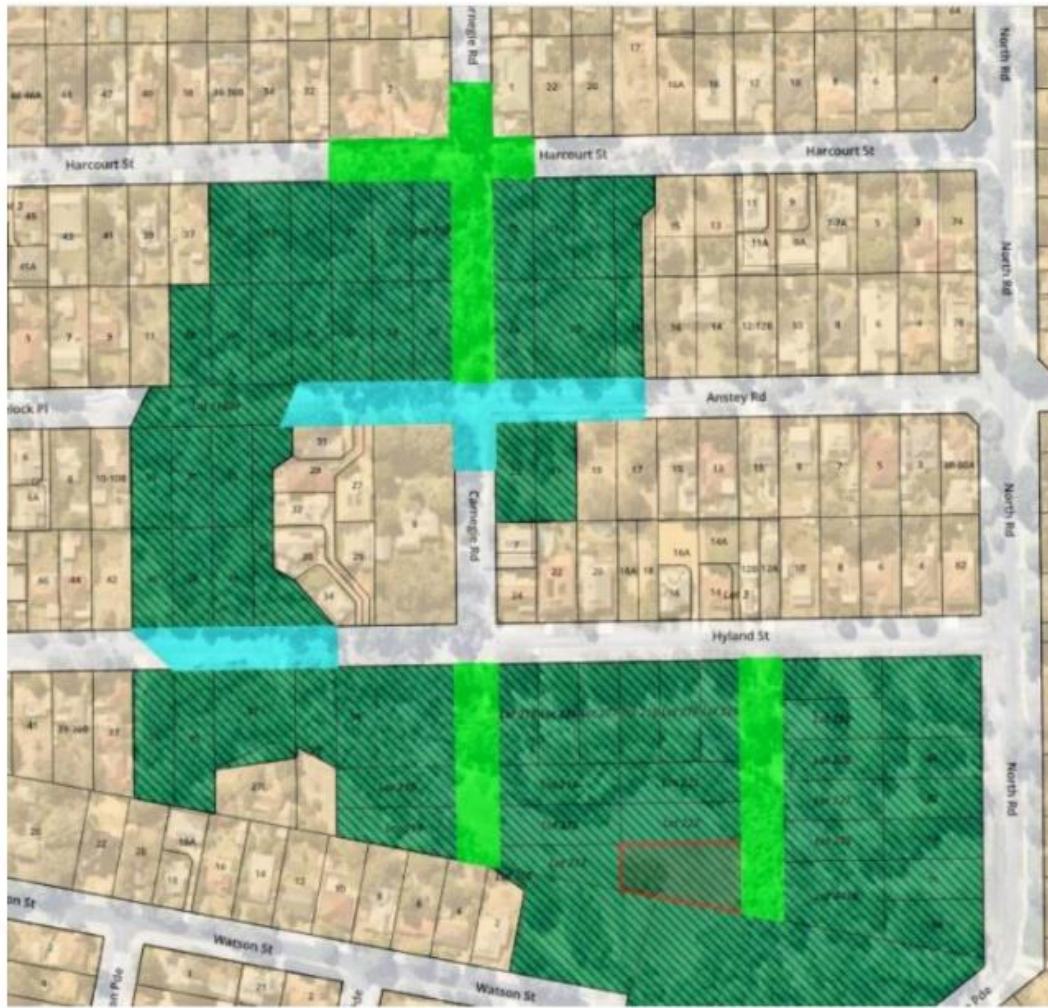
To correct the inconsistency, the Town intends to request that portions of unconstructed road reserve not servicing existing lots (shown in lime green on the attached plan) be closed to enable the land to be amalgamated into the balance of parks.

The constructed portions of road reserve (shown in blue on the attached plan) are not proposed to be closed, but rather, will be proposed to be reserved as 'Road Reserve' as part of the future Local Planning Scheme No. 11, to ensure the reservation is consistent with the use of the land.

Submissions should be lodged via [mail@bassendean.wa.gov.au](mailto:mail@bassendean.wa.gov.au). Written submissions should be addressed to the Chief Executive Officer, Town of Bassendean, PO Box 87, Bassendean WA 6934. Submissions close 5:00pm Friday 24 June 2022.



**Submission on the proposed road closures and reserve redesignations within the Bindaring Park portion of TPS 4a**



I will use the acronym POS to refer to Public Open Space/Parks and Recreation reserved land within LPS 10.

**Proposals marked lime green**

Firstly there is no inconsistency with the POS reservations on road reserves and the scheme intent within the Bindaring Park area. I am therefore fully supportive of the decommissioning of the road reserves marked in lime green on the above plan. This is entirely consistent with the scheme objective and facilitates the future amalgamation of the numerous land titles into a single title.

**Proposals marked light blue**

I will address the Anstey/Carnegie and Hyland St proposals separately.

**Anstey/Carnegie**

The seven lot subdivision between Anstey and Hyland was a partial loss to the park in that some POS was rezoned as R25 and that the three northern lots therefore required access via the road reserve designated POS under the scheme. Originally access to development on this parcel of higher ground was to be via Hyland St. The

flood prone POS section of the Anstey Rd surface was to be removed and the land added to the park area. The subdivision shouldn't have happened in this form and it was a political battle lost and I therefore accept now it is logical that the portion of Carnegie and that to the west on Anstey be redesignated as road reserve. This is a net loss of POS and should be compensated with the rezoning of the flood prone Council owned lots at 17 & 19 Anstey Rd from residential to POS.

The portion of Anstey east of Carnegie should remain POS and the road surface removed. The four lots it 'services' are vacant, contain mature native trees and are flood prone. The suburb of Bassendean has only 8.04% POS when the current planning requisite is 10%. To quote from the Town's Draft Local Planning Strategy 'That being the case, this Strategy recommends securing additional areas of open space, to ensure that it achieves the State Government's open space target.'

### **Hyland St**

Renowned town planner Margaret Feilman was employed in the late 1970s to produce a scheme to guide responsible development of the many and various underdeveloped parcels of land south of the rail line in Bassendean. Her recommendations were formally adopted in 1981 as TPS 4a and were visionary for its time. The scheme appropriately rezoned much land to grouped housing (equal to R25) and required a unit contribution on all new dwellings within the scheme area to fund its implementation. Around 200 dwellings have been constructed and paid this levy as well as ongoing rates making a valuable contribution to the Town and its coffers.

In addressing the 1899 largely failed grid pattern subdivision of the highly flood prone portion of the 100 acres that encompasses Bindaring Park Margaret Feilman transferred the development potential to the higher ground and defined the scheme objective for the flood prone land to be 'the creation of a continuous linear park centred on the wetland from Harcourt Street to Pickering Park'. This is clearly stated in a letter from Feilman Planning Consultants Pty Ltd to the Town dated 12 October 1984. This letter also states that allowing direct access from Hyland Street (the portion designated POS) could seriously downgrade the scheme objective for the area.

**In over 40 years none of the planning amendments, staff recommendations or calls from the public to finalise the scheme have ever challenged this scheme objective or requested the lifting of the POS designated section of Hyland Street.**

In accordance with the scheme a section of Anstey Rd has been closed and cul de sacked but Hyland St was kept open to service the bus route. A recent transport study confirmed (what was already anecdotally known) that no one catches the bus on Hyland St. No one has called for the reopening of the cul de sacked portions of Anstey Rd least of all for flooding, which does occur, or hazardous fire risk, which hasn't occurred to date. In recent conversations these were the main objections to the closure of the portion of Hyland St advanced by Luke Gibson. Thinning and the application of Aboriginal fire stick farming (trickle burns) are the appropriate management tools to apply to reduce the BAL concerns. The area is in the flood fringe, not the flood way, so is a threat to property not life and limb. Environment staff also advanced concerns that the removal of contaminants in the road fill may adversely affect the park. Leaving them in place is not a solution.

Council briefing agendas refer to the need for -  
Providing Visionary Leadership and Making Great Decisions and to Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community.

This planning recommendation by staff to abandon the scheme intent and vision by leaving Hyland St intact in the long term does neither of the above.

I accept that the removal of the portion of Hyland St, at some later date, will incur a cost to the community but consider this. The Australian public have just overwhelmingly voted for action to address climate change. It is only a matter of time before federal funding will be made available as grants to mitigate the environmental impacts of climate change. In our case the impact will be measurable in rises in sea and river levels. Already river water is flowing back over the small weir installed to protect the fresh water values in the upper reaches of Bindaring Park and leaving a salt deposition that has killed many paperbarks. Council now has the opportunity to assess and determine a costed solution to preserving these fresh water values and be in the box seat for these future funding rounds. Friends of Bindaring Wetland have already identified the future problem and proposed a solution. This requires a relocated weir and the removal of the designated section of Hyland St which would be eligible for such funding.

Leaving the POS designation on the portion of Hyland St is the status quo. Removing it jeopardises the chance to obtain grant funding to implement the schemes 40 year vision.

Now is the time to act and provide visionary leadership, make great decisions and to reinforce a culture of collaboration, trust and demarcation between Council, administration and the community.

**Please leave that portion of Hyland St designated as POS. To do otherwise is to destroy an environmental vision and a stated community expectation.**

Kind regards  
Paul Bridges



Dear Peta

please accept my submission regarding planning proposals for Bindaring Park.

The proposal to close the road reserves for Forfar Road and the unbuild parts of Carnegie Road and Harcourt St are OK. I don't have any proposals with that.

The other part of the screed is not OK. You can remove the Parks and Recreation reserve under the LPS from the bits of Carnegie Road and Anstye Road that are needed to give access to houses near the cul-de-sac in Anstey Road, but it is very important that the P&R over the other part of Antey Road to the east of the intersection with Carnegie Road and the P&R on the part of Hyland Street over

the creek both stay in place because those bits of road should be removed and/or closed to vehicular traffic – as per the plan of the original town planning scheme and the current LPS 10.

Along with other people in the community I have done quite a lot of work to improve Bindairng Park – weeding, planting, getting signs in place, visually recording activities within the park as you can see from some images below ,

We don't want to see any changes to the town planning scheme that lessens the intent to get as much natural area as possible in the park. These proposals to remove the P&R over the roads and therefore not

remove the roads would interfere with best water flow, best possible tree cover, best use of the park by wildlife and best use of the park by people. The people of Bassendean have made it clear that they want natural

areas and want to do everything possible to improve the Swan River which our Bindaing Park is closely connected to by water and proximity.

Bindaring Park is a very important natural wet lands space that is enjoyed by all age groups who use that park , it needs to be preserved and not have any more being chipping away at the edges that will impact the fauna and flora within the park , we have some thing special here in Bassendean, we need to keep it.

Please do everything you can to make Bindaring Park something that the people of Bassendean can be proud of. These proposals work against that.

Carol Seidel

Nonie Jekabsons & Moss Johnson  
June 2022



**In reference to the above map**

**Lime green areas:**

These represent areas of road which were drawn on a map in the 1800s, obviously without understanding of or familiarity with the topography and ecology of the area at the time. It has always been the intent of the 4A Scheme that these be zoned Public Open Space (POS) or Park/ Reserve and we support this. Likewise the cadastral "lots" shown should be amalgamated into one Park.

**Light blue areas:**

Anstey Rd / Carnegie - obviously the original intent was to remove this road entirely, but poorly designed developments now prevent this. We support removal of as much road surface as practicable to facilitate linkage of the Park's natural areas. Compensating for that which as already been lost from the Park here could be achieved by zoning all 4 vacant blocks on Anstey Rd to POS. These lots contain mature Flooded Gum trees with many nesting hollows - indicating their age to be at least 150 years old.

Hyland St - it has always been the intention for this portion of road to be removed, and the wetland reconnected. Previous objection to this has centred around the 55 Bus route, however it has been noted in recent transport studies that this road is used rarely, if at all, by

bus passengers. Indeed there are options for a far more practical bus route to service the footy oval, Point Reserve, Pensioner Guard Cottage project, Devon Rd, Bassendean Primary School (and Last Crumb cafe), higher density housing generally and possibly even the new Sandy Beach regional 'nature' playground. The future removal of the portion of Hyland St will obviously incur a cost but this could be covered by cash in lieu (or similar), where developers of Town Centre zoned property, for example, might make a contribution to the enhancement of POS instead of being required to provide a portion of "soil volume" within high density projects to facilitate planting of trees (as per Design WA guideline proposals). We all know that trees are healthier, safer and easier to maintain if they are in groups and have a contiguous & deep soil volume to exploit, compared to solitary trees surrounded by infrastructure. As our new, more enlightened Federal Government responds to the public's clear desire to see action on climate change, funding will become available for projects which help to alleviate UHIE, flooding and sea level rise (which is already affecting parts of Bassendean, as evidenced by the loss of mature trees to salt incursion). Recent and repeated flooding in the Eastern States of Australia remind us of the expensive and potentially devastating folly of developing within flood prone areas. Leaving the POS designation on the portion of Hyland St is the clearly intended in the 4A scheme - please retain the portion of Hyland St currently designated as POS in that form. To do otherwise is to undermine the intent, and renege on the contributions made by ratepayers and residents in good faith, over the 4 decades that the 4A Scheme has been in place, and would prevent the opportunistic application of grant funding if and when it becomes available.

Healthy wetlands outperform all other types of urban environment when it comes to ecosystem services, carbon sequestration, biodiversity and habitat for equivalent land area. We should be focusing attention on these unique and irreplaceable places and their important role in the catchment, for their benefit to our environment and amenity into the future.

Thank you for your consideration

Nonie Jekabsons and Moss Johnson

~~1 Barron Rd, Bassendean WA 6154~~  
~~100 201 4604, Goodwood Way, Dal Dally, Dally, 6104~~  
~~100 201 4604, Goodwood Way, Dal Dally, Dally, 6104~~



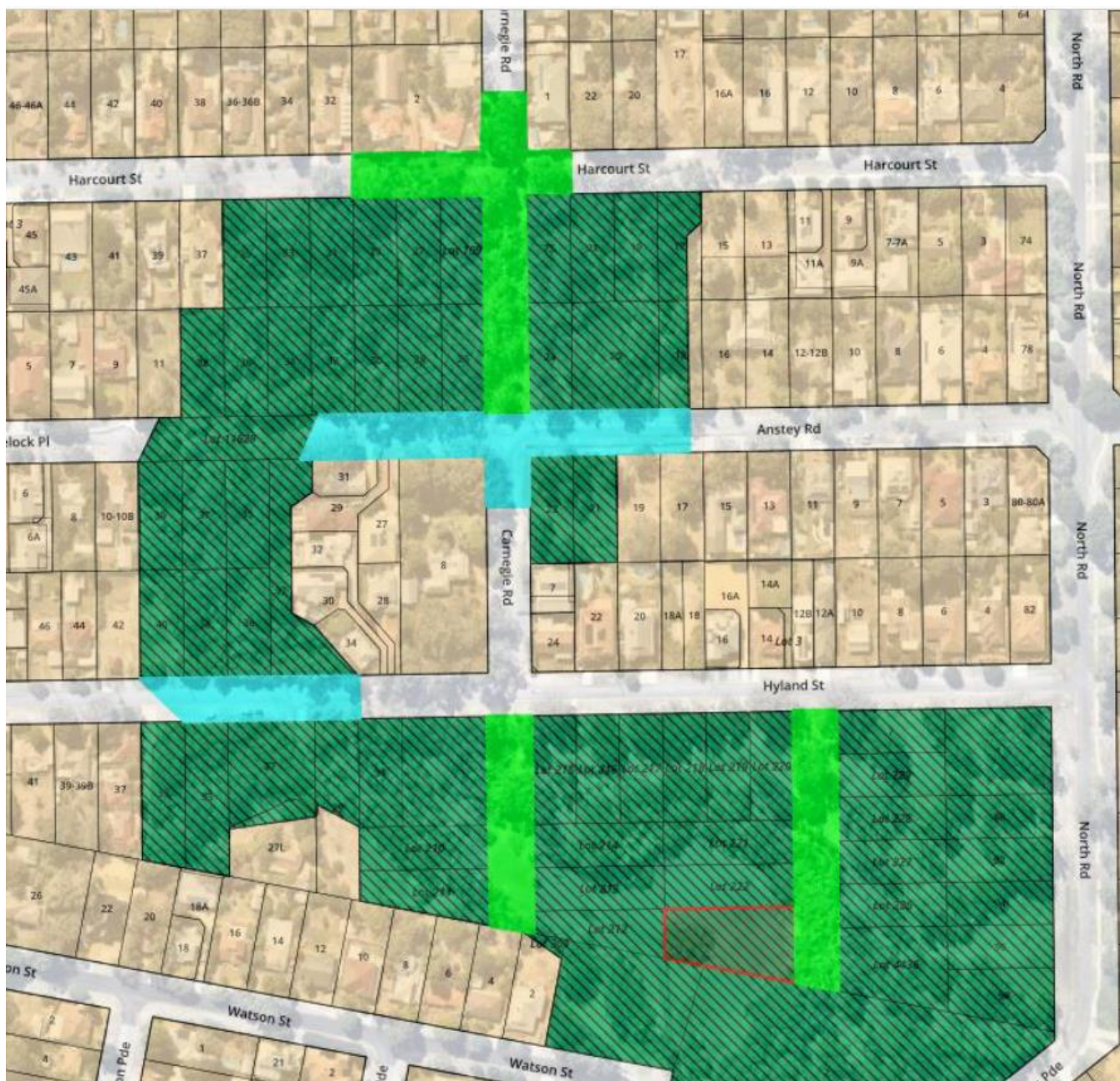
## Request for Submissions

### PROPOSED CLOSURE OF PUBLIC ROAD RESERVE, PORTIONS OF HARCOURT STREET, CARNEGIE ROAD AND BINDARING PARK

Bindaring Park is partly comprised of a number of road reserves which are unconstructed but are also reserved 'Parks and Recreation' (Public Open Space) under Local Planning Scheme No. 10.

To correct the inconsistency, the Town intends to request that portions of unconstructed road reserve not servicing existing lots (shown in lime green on the attached plan) be closed to enable the land to be amalgamated into the balance of parks.

The constructed portions of road reserve (shown in blue on the attached plan) are not proposed to be closed, but rather, will be proposed to be reserved as 'Road Reserve' as part of the future Local Planning Scheme No. 11, to ensure the reservation is consistent with the use of the land.



**Submission from:**

Paul Allenby & Jamayne Burke Allenby

Our family are long term residents of Bassendean, growing up here as children and now living in the local community as parents to three daughters. Just over a year ago we were fortunate to move into our new family home at 22 Hyland Street from our long-term home of 16 years on Anzac Terrace, and prior to that Jamayne residing in her family home on North Road.

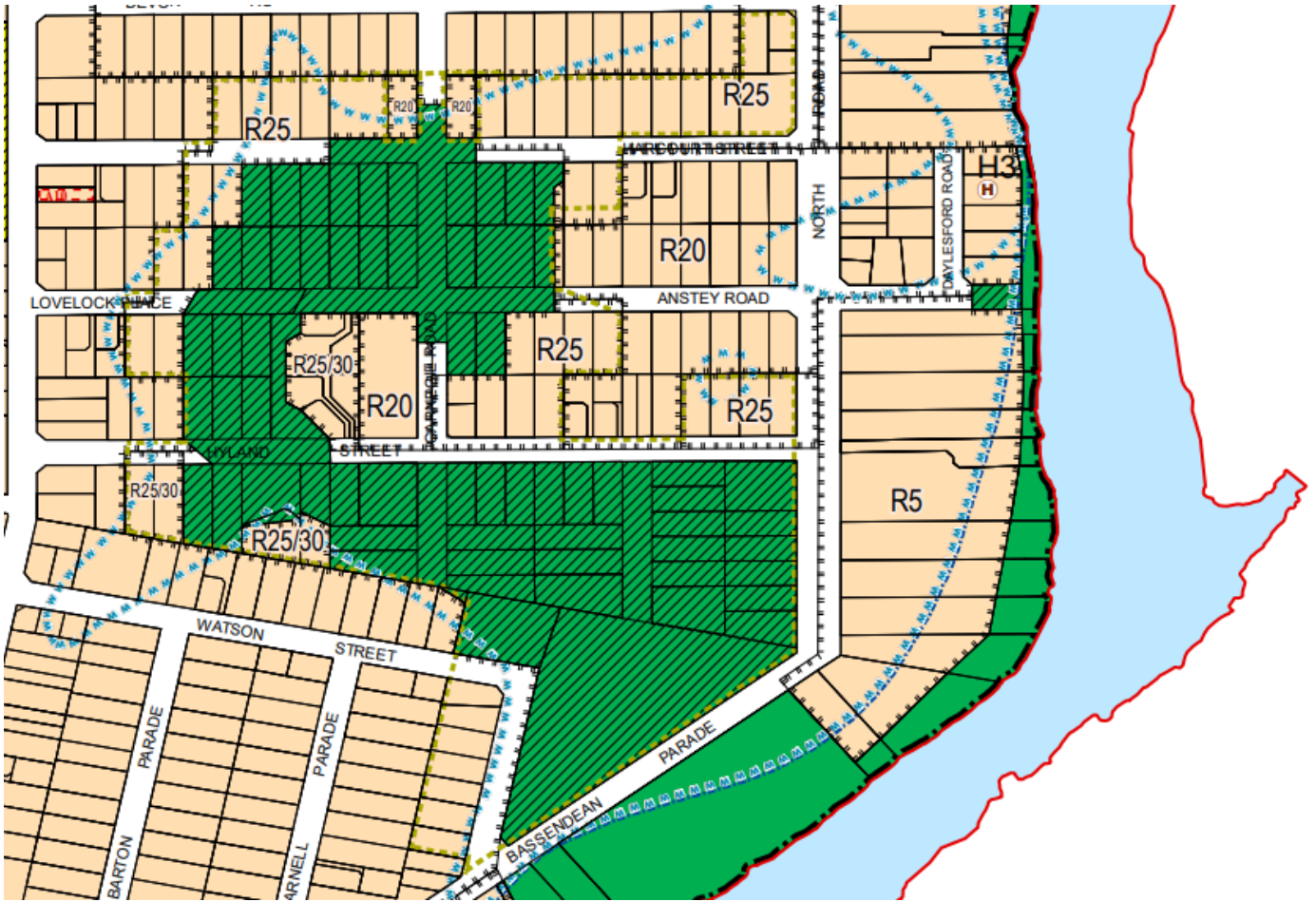
Our decision to remain and grow a family in Bassendean is the positive community, natural spaces, and wildlife. We regularly observe the abundant natural flora and fauna, the wide-open public space and bushland is enjoyed by so many people in the community every day. We believe that any planning scheme adopted needs to ensure that the public open space is retained and given priority over any other considerations as this not only aligned to our Town's strategic plan of being;

"A beautiful natural environment with an abundance of vegetation, trees, green open space and connection to the Swan River are highly valued by our community. We are already making positive enhancements to our natural environment and are leaders in this area."

We agree that the portions of unconstructed road reserve not servicing existing lots (shown in lime green on the attached plan) be closed to enable the land to be amalgamated into the balance of parks. This will have no change on the current use of the land and is supportive of our Town's strategy.

What we don't agree with is the proposal to change the constructed portions of road reserve to be reserved as "Road Reserve".

Our primary reason for not agreeing with this proposal is that the current planning scheme could enable Bindaring Park to be joined by closing parts of Hyland and Anstey Road if this was the wish of the community. Specifically on Anstey Road, there is potential to close some of the road to the east of the Carnegie/Anstey intersection so that the two lots currently cut off from Bindaring Park can be joined to the remainder of the park (per the below diagram of the current planning scheme). Despite these two lots only making up a small portion of the overall Bindaring Park, they are an important habitat for the local birds, frogs, possums and other wildlife, with it being a favourite place for the local ducks to hide while nesting with their eggs and to then nurse the ducklings before they make their way to the water in other parts of the park. It is also a wonderful opportunity to encourage cycle and walk paths. We see a number of children, including ours use the cycle tracks in Bindaring Park, encouraging children to get out and enjoy nature. Something a lot of other communities have diluted over time.



Good morning to All Councillors

The proposed changes to zoning so around Bindaring Park are concerning as there should be more importance on protection of the natural environment, the bush land, the wildlife and the corridor, the tree growth, and the River and water levels. I believe the flood prone nature of the land is one of the major reasons for Bindaring Park being zoned as a park.

Conservation of our natural areas should be the priority as we will not get back what we lose.

I have seen Carol Seidel's submission and fully agree with the points she has raised.

Sincerely

Susan Johnston

(a volunteer weeder/planter at Bindaring)



# PROPOSED CLOSURE OF PUBLIC ROAD RESERVES – PORTIONS OF HAMILTON STREET RESERVE







## Town of Bassendean Heritage List

**This Heritage list is established under Schedule 2, Clause 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015***

**Adopted by Council: xx month 2022**

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
1	Holmehouse	Lot 129 (No. 16) Anstey Road, Bassendean	<p>Holmehouse, Bassendean, a single storey tuck-pointed brick and corrugated iron house in the Federation Bungalow style, with a substantial set of reception rooms in a Federation Queen Anne style, located in extensive landscaped gardens, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• the place is a rare example of an intact Federation bungalow residence in its original extensive garden setting and illustrates the type of home built in the early 1900s for the more affluent members of the wider Perth community;</li> <li>• the place is a good example of the aesthetic characteristics of the Federation home specifically its elevated grassed open site, its banded tuck-pointed walls and graceful front verandah and internally the quality of detailed finishes;</li> </ul>	<p>Holmehouse, Bassendean is an impressive single storey tuck-pointed brick and corrugated-iron bungalow with the appearance of a homestead in a Federation Bungalow style. It stands prominently on a rise overlooking extensive lawns on its acre-and-a-half site, flanked by stands of trees. With the breadth of its front elevation, its deceptively simple massing, large reception rooms and graceful verandah on its elevated open site beside a reserve to the west, Holmehouse, Bassendean exhibits the aesthetic characteristics of a Federation home with the plan form redolent of a homestead.</p> <p>The front elevation is carefully contrived to provide an apparently simple roofline with tall chimneys behind the elevated linear verandah, its roof pierced by a square bay with a battlemented parapet, overlooking the extensive front lawns. The verandah roof is supported on 6" round timber columns with square capitals across the breadth of the</p>	Exceptional Category 1

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			<ul style="list-style-type: none"> <li>• the place contributes to an understanding of the development of West Guildford (Bassendean) and specifically how this part of the suburb was settled by members of the professions and more wealthy middle classes and is a surviving example of the original concept of the subdivision of a 'country estate';</li> <li>• the place was built by Charles Rickwood Wicks, a builder who achieved prominence in his profession and was an active member of the West Guildford (Bassendean) community; and</li> <li>• the place is associated with the Clarkson family who were a prominent farming family in Toodyay. Barnard Drummond Clarkson named the place 'Holmehouse' after the family's Yorkshire property.</li> </ul>	<p>building. The roof is clad with reflective corrugated galvanised steel. The front elevation is tuck pointed with two bands of render. The verandah which runs right across the frontage and wraps partway back at each side, through a tripartite entry door with flanking leadlight casements into a wide entry hallway. The door and windows are leadlight as a set, and retain all their original hardware. The rear elevation demonstrates a more complex construction, with a substantial internal box-gutter over the internal cross-passage, appearing to mark the junction of two constructional phases. Internally the house consists of two main sections. The front section of the house comprises two large reception rooms, a bedroom, kitchen and the entry hall in an L-shape, wrapping around the possibly earlier section, and all edged by the dominant verandah. The rear part of the house, two steps higher and separated by a cross passage under a box gutter, has its own roof and a typical 'Federation house' plan, with a central spine passage accessing rooms each side. This part consists of four bedrooms, drawing room, bathroom, storeroom (former servant's</p>	

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				room) and the back verandah which is partially enclosed to create another store. A site visit in 2006 demonstrated that internally, the original internal mouldings joinery and fire-surrounds were intact, and demonstrated a high level of detail and craftsmanship.	
2.	Daylesford (Cyril Jackson's House; Yadgawine)	Lot 40 (No. 7) Daylesford Road, Bassendean	<p>Daylesford, Bassendean, a two-storey red brick, weatherboard and Marseille tile residence in the Federation Arts and Crafts style in a prominent location overlooking the Swan River, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place is an excellent and finely detailed example of the Federation Arts and Crafts style, both in its external and internal presentation, and is a rare example of a two-storey Federation Arts and Crafts residence;</li> <li>•the place was built for Cyril Jackson, the first Inspector General of Schools in Western Australia. Jackson played a significant role in the history of education in Western Australia during his appointment (1896 to 1903), and was instrumental in the transformation and reorganisation of State's education</li> </ul>	<p>The majority of this dwelling is obscured by dense vegetation; very little is visible. Information on physical aspects of the building has been drawn from the State Heritage Office documentation prepared in 2012.</p> <p>Daylesford, is a two storey red brick, weatherboard and Marseille tile residence in the Federation Arts and Crafts style overlooking the Swan River set amongst established garden grounds. The front elevation has a single storey section to the south, attached to the main body of the house, which is two storeyed. There is a central, decorative porch. Ground floor walls are red brick over rendered foundations; the single storey section is in running bond while the remainder of the original brickwork is Flemish bond. The first floor walls are cream painted weatherboard. In the north-west corner of the front elevation the first floor weatherboards sweep down</p>	Exceptional Category 1

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			<p>system into a modern public education system;</p> <ul style="list-style-type: none"> <li>•Jackson was influential in the formation of the West Guildford Road Board and became its first chairman holding the inaugural and subsequent meetings of the Board at this place until he left the state;</li> <li>•the place has an in-built, unusual and innovative ventilation system that was especially designed for Cyril Jackson; and</li> <li>•the place is representative of a small number of large and stately residences that were built by senior Western Australian public servants of the State in landmark locations, such as along the Swan Rive</li> </ul>	<p>to form eaves over the ground floor windows. Ground floor windows have painted rendered sills, while first floor windows have timber sills with decorative timber scrolls below. At the front of the house the roofs of both the single and double storey sections are shallow hipped, while at the rear, the roofscape is a combination of hips and gables. At the rear, the east section of the first story is a projecting gable filled in with vertical panelling. The weatherboards on the east and north walls of this section also sweep down to form eaves over the ground floor, with the eaves supported on curved timber corbels. On the south wall of the east gable section, the base of the weatherboard cladding meets the hipped verandah roof of the ground floor. The concave hip of the verandah roof that adjoins the south wall is infilled with timber louvers. This verandah roof wraps around the building in the south to meet the single storey section of the building. The verandah posts are square with stop-chamfered corners set into brick pedestals. The floor is red painted concrete. A second verandah with a skillion roof clad with Wunderlich tiles has been added to the north elevation. It has</p>	

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				<p>circular hollow section posts and a brick paved floor. The front porch is approached by two brick pathways: one from the garage and the other from the front of the block on an axis to the front steps. The porch is a decorative structure set out from the front of the house. Three central steps lead directly up to the front door, with very narrow raised concrete platforms either side. The width of the porch is filled with the front door and side lights. The four panel front door has glass panes above timber, a large central brass handle and brass knocker. The side lights consist of a row of timber panels at ground level, with three rows of four small fixed panes above. There are two matching fanlights above the front door. Running above the fanlights and side lights is another row of smaller square fixed panes. The house contains an unusual ventilation system - a series of primitive ducts channel cool air from ground level to outlets located 4' above floor level of each room.</p>	
3.	Earlsferry (Briarsleigh)	Lot 6 (No. 1) Earlsferry Court, Bassendean	<i>The following statement is taken from the Register Entry for the place compiled in 1994</i>	Two storey brick, iron and timber house in the Federation Queen Anne style. The brickwork is laid in Flemish bond with a tuck pointed finish. The house has decorative timber verandahs and a	Exceptional Category 1



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			<p>Earlsferry has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the building is a prominent landmark in the Guildford/Bassendean area;</li> <li>•the building is a fine example of the grand homes built close to the river in West Guildford during the gold boom years;</li> <li>•the building is important for its close association with John Short, Sir Edward Wittenoom, and Karl Drake-Brockman, three important persons who contributed significantly to the development of the State of Western Australia;</li> <li>•the building demonstrates the form and ambience of the lifestyle of wealthy Western Australians at the turn of the century; and,</li> <li>•the building is one of the few remaining grand turn-of-the-century properties situated along the Swan River on the outskirts of Perth.</li> </ul>	<p>turreted corner facing the river frontage. The roof originally had roughcast gables with decorative iron finials which have since been replaced. The tall brick chimneys with terracotta flues remain extant. Wide verandahs surround three sides of the house with timber balustrading and friezes. Windows are a combination of 1-over-1 sashes and casement openings.</p> <p>In 1989 the house was badly damaged by fire: the roof and upper storey of the building was gutter, five bedrooms and an office were destroyed. The ground floor was damaged by smoke and water but the main reception rooms remained substantially intact. The damage was repaired by no restoration works were undertaken. The original roofing to the billiard room remained but the roofing in other areas was replaced in a form similar to the original but the original cast iron finials and half-timbered and roughcast gables were replaced with a simplified form.</p>	

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4.	Guildford Road Bridge'	(MRWA 910)	<p><i>The following statement has been drawn from the Register Entry for Place 14558 Guildford Road Bridge prepared in 2005.</i></p> <p>Guildford Road Bridge, a working timber and concrete structure, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place is a landmark western entrance statement to the heritage precinct of Guildford that harmonises with the remnant vegetation of the Swan River precinct and the Federation style architecture of nearby buildings;</li> <li>•the place was constructed in 1937, at a river crossing point used since 1831, to service increased transport loads to the Perth hinterland as population increased, and to maintain access between Guildford and West Guildford (now Bassendean); and,</li> <li>•the place was designed and supervised by E.W. Godfrey, Transport Engineer for the Main Roads Department from 1928 to 1957 and is a good example of his work.</li> </ul>	<p>Guildford Road Bridge is constructed of timber piles and decking with a concrete overlay. The bridge is 140.2 metres in length between earth abutments consisting of 21 bays 6.096 metres in length and a navigation span of 12.192 metres. The principle components of the original bridge still remain, namely the timber piles, stringers and timber decking and the steel beams supporting the decking over the navigation channel.</p> <p>The bridge carries a two lane roadway 7.77 metres wide consisting of asphalt surfacing over a reinforced concrete decking laid on the original timber decking. The original 12 x 9 inch half caps were replaced with 380 PFC steel channels when the upstream dual use path was added to the bridge in 1994.</p> <p>Under the reinforced concrete vertical walls between the supporting piles, the earth abutments consist of horizontal timbers held by timber piles driven into the ground. The wing walls of the abutment supporting the earthen embankment consist of horizontal timber planks supported by driven timber piles. The original timber abutments have been</p>	Exceptional Category 1



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				<p>provided with further support with the installation of reinforced concrete panels attached to the piles.</p> <p>Each of the pier supports, with the exception of the navigation span, is constructed with five driven 18 inch rounded timber piles. The piles at either side of the navigation channel (Piers 8 and 9) are each constructed from eight driven piles. The piles generally terminate on stiff sand.</p> <p>The 4' x 6' wide pedestrian walkway on the southern side of the bridge is constructed with 5" x 2" timber decking spiked to 6" x 4" timber stringers bearing on 9" x 5" timbers at 6' 8" spacing bearing on the main bridge stringers. For the navigation span, the timber walkway decking is spiked to timber stringers supported by RSJs bolted between steel beam flanges.</p> <p>The original timber hand-railing has been replaced with steel vehicle safety barriers supported from the deck structure on the roadway side. Timber handrails remain on the outside of the dual use path. Bracing to support the half caps under the walkway was installed when the bridge</p>	

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				<p>was widened in 1959 (and the walkway was moved further downstream). The steel beam under the navigation channel was also installed at this time to support the walkway.</p> <p>The 2.5 metre dual use path on the upstream side also has timber decking, a steel vehicle safety barrier on the roadway side and timber hand railing on the outside.</p>	
5	Padbury Buildings	Lot 187 (No. 1) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good and largely intact example of Inter War Free Classical style.</li> <li>•The place has value as a landmark and entry statement in the town centre.</li> <li>•The place has historic value for its association with the development of the town of Bassendean</li> <li>•The place has social value for its provision of services to the community since 1918.</li> </ul>	<p>A double storey corner building with distinctive elaborate parapet wall feature. The place is of brick and iron construction, with painted brick to the upper level and rendered walls to the lower section of the façade. The upper level, including the parapet detail, retains a high degree of authenticity whilst the ground level has been compromised by way of alterations to accommodate changing uses.</p> <p>The distinctive parapet is designed using classical motifs resulting in an undulating wall of semi-circular dips and rises. A dentil cornice is positioned above the frieze and the name of the building is on the frieze panel. The sash windows to the main elevation, arranged in a bank of four</p>	Exceptional Category 1

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				<p>openings, all of which have a flat drip stone (hood moulding) above the opening connected to the window frame by a prominent keystone. Three of the four windows are 1-over-2 style openings with the lower pane divided with a vertical glazing bar whilst the remaining window has a horizontal glazing bar divided the lower sash into two panes.</p> <p>The opening to the secondary section of the façade incorporates an arched hood mould with keystone of similar design to the other windows with a 1-over-1 sash.</p> <p>A single storey section has been constructed to the east of the main building and incorporates a parapet wall of similar design to the main façade.</p> <p>An awning extends across the entire façade of the building supported on cantilevers and awning rods. Advertising fascia create a boxed aesthetic to the awning.</p>	

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6	Bassendean Oval'	Reserve 7401140 Old Perth Road, Bassendean	<p><i>The following Statement of Significance has been based on the documentation prepared in 2003 for the State Heritage Office.</i></p> <p>Bassendean Oval, a grassed playing field, with two timber and masonry construction grandstands, three entry gates with the earliest built in 1929 in the Inter-War Stripped Classical Style, a mature eucalypt, and a white timber picket fence around the oval playing surface, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the Bill Walker and R.A. McDonald grandstands are rare as extant examples of timber construction grandstands. The McDonald Stand has a well-known reputation for the foot-stomping of Swan Districts Football Club fans, achievable due to its timber floors;</li> <li>•the Bill Walker and R.A. McDonald timber construction grandstands, are elegant and graceful examples of the Inter War Utilitarian style. The exterior of the masonry construction entry gates is an attractive example of the Inter War Stripped Classical style;</li> </ul>	A very well maintained grass oval enclosed by a low white picket fence and surrounded by several covered grandstands as well as uncovered rows of seating. At either end of the oval is a set of football goalposts.	Exceptional Category 1

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			<ul style="list-style-type: none"> <li>•the place demonstrates the importance sport has played in local communities in Australia, and contributes to the local communities sense of place as a traditional venue for local and inter-school sports events, and as the home-ground of Western Australian Football League (WAFL) team the Swan Districts Football Club;</li>   <li>•situated on a corner and on the main road, the place is a landmark within the town of Bassendean, particularly McDonald and Walker timber grandstands and the 1929 entrance gates, and the view into the place through the gates from Old Perth Road is a significant vista. Its trees and grass banks provide visual amenity to the town; and,</li>   <li>•the place is associated with prominent football identities, Richard A McDonald, the founder and inaugural President of the Swan Districts Football Club, and four-time Sandover Medallist Bill Walker, who won the medal in 1965, 1966 and 1967.</li> </ul>		

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6	Bassendean Oval Entrance Gate	Reserve 7401140 Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The entrance gates have aesthetic value as a simple and intact example of the Inter War Stripped Classical style as applied to a public building and for their contribution to the streetscape.</li> <li>•The entrance gates have historic value for their association with the development of the Bassendean community in the Inter War period and the provision of sporting facilities for the community.</li> <li>•The entrance gates have social value for the Bassendean community as they are associated with the many events held at the ground and they contribute to the community sense of place.</li> </ul>	<p>A rendered concrete structure whose main feature is four arched openings. The outer two archways are bigger than the central two archways. Connected to the rear of the western archway is a small single storey, flat roofed building. The façade of this building has two rectangular openings which people can access by going under the western archway to buy tickets etc. The central two archways act as the entrance to the oval. Behind these archways is a covered enclosure where tickets are checked. Above the central archways is a curved feature which displays the name of the oval (Bassendean Recreation Reserve) and holds three flag posts placed at regular intervals. The eastern archway acts as the exit from the oval and is uncovered. All four archways are closed off with metal gates.</p> <p>There is a centenary plaque attached to the pillar between the central archways and a commemorative plaque in the grassed area in front of the gates.</p>	Exceptional Category 1



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6	Bassendean Oval Bill Walker Grandstand	Reserve 7401140 Old Perth Road, Bassendean.	<ul style="list-style-type: none"> <li>•Bill Walker Grandstand has historic value for its association with the establishment of the Bassendean Oval sports facility in the Inter-War period.</li> <li>•The place has aesthetic value as an elegant and graceful example of the Inter-War Utilitarian style and is a rare example of a timber grandstand in the metropolitan area.</li> <li>•The place has historic value for its association with local footballer and four time winner of the Sandover Medal, Bill Walker</li> </ul>	<p>The grandstand is a 2-3 storey structure constructed from timber with structural columns and a steel framed roof structure, with a seating capacity of approximately 800 people. The roof is a hipped gambrel form with a central gable to the south, clad in corrugated zincalume in single length sheets with colonial profile guttering.</p> <p>The walls are timber framed and clad with large format smooth rusticated weatherboards. The north elevation is fully enclosed with timber framed panelling, awning windows and solid timber doors. High level vents are located underneath the eaves across the elevation. A steel and timber flight of stairs central to the elevation leads up into the grandstand. The east and west elevations are partially enclosed as the line of the top of the wall follows the grandstand seating. A steel and timber stair is located on each elevation. A timber door is located to the west elevation under the stair.</p> <p>The southern elevation is completely open with timber grandstand seating facing the oval. Protected seating is</p>	Exceptional Category 1

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				provided for the teams and umpires at the base of the grandstand with a low fence to the oval side and a flat pitch skillion roof sheet with corrugated zincalume. The entrance to the change rooms under the grandstand is located within the centre of the elevation. The roof structure is mainly timber with a large steel beam and curved angle brackets to the full extent of the southern elevation	
6	Bassendean Oval McDonald Grandstand	Reserve 7401140 Old Perth Road, Bassendean.	<ul style="list-style-type: none"> <li>•R. A. McDonald Grandstand has historic value for its association with the establishment of the Bassendean Oval sports facility in the Inter-War period.</li> <li>•The place has aesthetic value as an elegant and graceful example of the Inter-War Utilitarian style and is a rare example of a timber grandstand in the metropolitan area.</li> <li>•The place has historic value for its association with local identity and inaugural President of the Swan Districts Football Club, Richard A. McDonald.</li> </ul>	The RA McDonald Stand is similar to the Bill Walker Grandstand but can seat up to 1000 people. The stand is 3 storeys constructed from timber and steel. The roof is hipped and asymmetrical with corrugated zincalume single length sheets and colonial profile gutters. The walls are clad with large format smooth rusticated weatherboards. The eaves to the northern elevation are lined on the rake with a board material likely to contain asbestos. Windows are timber framed with two highlight fixed panels over and 3panels under, which are 2 centre pivot panels and 1 fixed panel. Later additions include a bull nosed corrugated colorbond skillion roof to the western half of the northern elevation and a lean to, of corrugated colorbond, skillion roof to the east elevation. The southern	Exceptional Category 1

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				elevation (Oval side) is grandstand seating with a central entrance between a flight of stairs within a recessed section of the grandstand. The weatherboarding to the bottom of the southern elevation has been replaced with corrugated colorbond sheeting. The roof structure is steel framed with timber purlins, the steel framing may not be the original fabric.	
7	Bassendean Fire Station	Lot 103 (No. 10) Parker Street, Bassendean	<p><i>The following statement has been drawn from the State Register entry for Place 129.</i></p> <p>Bassendean Fire Station (fmr), a single storey brick and tile fire station displaying characteristics of Inter-War Stripped Classical styling (1934 and 1969/71), with associated outbuildings and ladder training tower in the rear yard, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place is representative of two major periods in the history of the Western Australian Fire Service: the intense post-Depression building program of 1934-38, when the station was first built; and the restructuring of Metropolitan fire services in the 1950s, when the building was altered to accommodate permanent staff;</li> </ul>	Single storey red brick, tile and render structure displaying characteristics of inter-war striped classical styling. The fire station comprises buildings from at least two development phases: the original 1934 station building (northern section) and the 1969/1971 extension (southern section). The building, which displays some characteristics of the inter-war stripped classical style in the original section of the building in the appliance bay façade detailing, it is domestic in scale and detailing with brick walls, concrete render bands and a complex hipped roof. The single appliance bay to the original section separates the two wings whilst the appliance bay constructed in the later section is located at the end of the buildings. All entrances lead directly onto the footpath/roadway.	Exceptional Category 1

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			<ul style="list-style-type: none"> <li>•the place is representative of the development of fire station facilities in Western Australia during the twentieth century, through its initial establishment in a local government building in 1911, to the relocation of the brigade to a purpose-built station in 1934 and expansion of that station in 1969-71 to accommodate permanent staff for the first time;</li> <li>•the place has high social value to the community of Bassendean for its firefighting services, its award winning brigade, and as the venue for many social events, dances, fundraising events; and,</li> <li>•the place was designed by architect K.C. Duncan, who, in 1932, developed a standardised plan for fire station building in Western Australia, and was responsible for the majority of fire stations built in the State from 1930 to 1960.</li> </ul>	<p>The original appliance bay façade is a projecting rendered bay with stepped parapet and central gable pediment and pilasters to either side. The façade has a large door opening currently enclosed with a large roller shutter door. The main section of the 1934 building has a face brick façade to window head height with a band of rendered masonry above. A timber framed half-glazed door is set marginally off-centre, flanked by timber framed eight pane windows and a single pane fanlight above. A slender concrete sunshade with moulded edges supported on concrete brackets shades the door and window. A single concrete step leads to this entry. Openings are generally timber framed with timber framed doors and windows, except for one metal framed opening to the rear of the northern elevation. Side and front windows are generally double hung with concrete sills. The external doors are timber framed with rendered and painted concrete lintels and timber thresholds.</p> <p>The later 1969/1971 addition has a face brick façade and is dominated by the double appliance bay wing. The hipped tiled roof projects over the appliance bay</p>	

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				forming an entrance area, with a rendered band with 'FIRE STATION' extending across it. The original red lettering has been removed, leaving residue to form the words. The appliance bays have metal roller doors. There are two metal framed windows in the façade of the office section and a timber framed and lined entrance door set in the return formed by the junction of the appliance bay and the office. Window openings are generally metal framed with sliding windows. The door openings are timber-framed with doors generally flush panel or timber lined	
8	Success Hill Lodge'	Lot 223 (No. 1) River Street, Bassendean	<p><i>The following statement is drawn from the entry prepared for its inclusion in the State Register of Heritage Places in 2001.</i></p> <p>Success Hill Lodge, comprising a double-storey brick and iron building constructed in 1896 (c.1970s, 1980s) in the Federation Queen Anne style, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place is a fine, largely intact example of the Federation Queen Anne style and is the focus of a precinct of predominantly</li> </ul>	<p>Success Hill Lodge is located on River Street with the main street fronts facing Anzac Terrace to the south and River Street to the east, with rear access and side view on Eighth Avenue to the west. The place comprises the original two storey building with attached single storey kitchen and verandah (1896), two periods of single storey extensions (c.1970s, 1980s).</p> <p>The rendered, two storey building is located on prominent corner site. The render is a later addition to the original face brick construction. The building was</p>	Exceptional Category 1

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			<p>single storey residential and commercial premises;</p> <ul style="list-style-type: none"> <li>•the place contributes to the local community's sense of place by its landmark quality in a residential area, and for its early history as a hotel with a colourful reputation;</li> <li>•the place was constructed in 1896 as the Lockeridge Hotel in a suburb that was developing as a result of the rapid population growth caused by the gold boom. The site was chosen in an effort to take advantage of the holiday traffic on the Swan River and the Fremantle-Guildford railway line;</li> <li>•the place has been associated with various branches of health care for much of its existence, having been a hospital in 1903, 1912-1914 and 1965-1973, aged men's home 1918-1947, and a psychiatric hostel since the early 1980s;</li> <li>•the place was associated with the Salvation Army as part of their social welfare program, specifically the care of aged men and, to a lesser extent women, from 1918 to 1947;</li> </ul>	<p>designed to take account of its corner position with a wing to each street elevation and angled central corner section incorporating the verandah and balcony.</p> <p>The complex roof system consisting of hipped and gabled elements is clad in short sheet CGI with a small timbered gablet above the chamfered corner elevation. The balcony canopy is part of the main roof, supported on timber columns to both levels. Timber framed sash windows. A well planted garden is enclosed by timber picket fence.</p> <p>The single storey painted brick additions constructed in the 1970s and 1980s adjoins the western elevation of the original building. The addition have contrasting roof forms, the 1970s addition is low pitched at about 5 degrees and clad with metal deck sheeting. The 1980s addition behind is a hipped roof pitched at approximately 45 degrees also clad in long sheets of Colorbond metal deck sheeting</p>	



No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•the place is valued by the local and wider community for its ongoing associations with health care, and its earlier associations with aged care and education; and,</li> <li>•the original hotel building was designed by Clarence Wilkinson and E H Dean-Smith, who were in an architectural partnership from 1895 to 1900 and designed a number of residential and commercial premises in Perth and Fremantle during this time</li> </ul>		
9	Pensioner Guard Cottage'	Lot 50 (No. 1) Surrey Street, Bassendean.	<p><i>From the 1 Surrey Street Conservation Plan, 2007.</i></p> <p>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:</p> <ul style="list-style-type: none"> <li>•the Pensioner Guard Cottage is a rare surviving example in metropolitan Perth, and one of the few remaining throughout the state;</li> </ul>	<p>The place comprises Pensioner Guard Cottage (1856-1857, 1991-1993) and residence (c.1893, c.1952) and is situated central between North Road and Calnon Street, in Surrey Street, on the south side of the road. Pensioner Guard Cottage is located on the west side of the site, adjacent to the residence, both facing the road.</p> <p>Pensioner Guard Cottage is a modest vernacular building that responded to the living requirements of the pensioner guards, and the availability of materials. It evidences some influences of the Victorian Georgian style of architecture in</p>	Exceptional Category 1

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•the Pensioner Guard Cottage is arguably the finest extant example of a Pensioner Guard Cottage in Western Australia;</li> <li>•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;</li> <li>• 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;</li> <li>• the Pensioner Guard Cottage evidences the use of local materials with convict labour;</li> <li>•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</li> </ul>	<p>the gentleness of scale, simple rectangular form and symmetrical facades, and traditional bearing walls.</p> <p>The two roomed building forms a rectangle. The rooms are connected, with the front and rear doors aligned north-south in the west room of the cottage. French doors, a later intervention, provide access to the rear (south) from the second room (east).</p> <p>The gable roof is clad with 1991-1993 (Rose Oak from NSW) timber shingles. The gables are detailed with overlapped reverse scalloped barge boards. The eaves are unlined. The timber roof structure on the interior evidences some of the original lime-washed timbers that were in existence in 1991-1993. The single chimney is almost central, and on the ridge line. It is a square face brick chimney that has been rendered and painted. It has a simple corbelled detail.</p> <p>The external walls are rendered. Documentary evidence reveals that the original brick walls are laid in Flemish bond and were mostly still face brick work prior to be rendered in 1991-1993</p>	

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			<p>c.1893, and the subsequent additions to that residence in c.1952, with the eventual demise as a residential function in the 1980s; and</p> <ul style="list-style-type: none"> <li>•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.</li> </ul>		
10	Town Pillar Box'	Cnr Surrey Street & North Road, Bassendean	<ul style="list-style-type: none"> <li>•The pillar box has historic value as a rare remaining element from the 19th century in the Bassendean community which demonstrates the establishment of the small settlement at this time.</li> <li>•The pillar box has aesthetic value as an example of 19th century design and manufacture which is in good condition.</li> <li>•The pillar box has social value as on at least two occasions the proposed removal of the pillar box has seen a strong community response to retain the box at this location.</li> </ul>	<p>This pillar box is a relatively simple and unadorned example of a 19th century traditional post box. This style is known as the 'Penfold' design.</p> <p>The hexagonal post box is approximately 120cm (4ft) in height with a horizontal posting slot beneath a domed and cantilevered, projecting cap. The horizontal opening below the cap has the word 'LETTERS' cast into the weather flap.</p> <p>Above the posting slot, the royal cipher - VR, for Victoria Regina (Latin for Queen Victoria) - and the date of manufacture (1876) is cast. Below the posting slot, a single moulded band is located and a key opening door allows access to the interior of the box. The door is hinged with two metal hinges.</p>	Exceptional Category 1

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				The entire box is painted red although some fading is evident and remnant paper from former signage is present. Branding for Australia Post is located on the front face of the box. The box appears to be in good condition [2017].	
11	Bassendean Masonic Lodge'	Lot 205 (No. 25) Wilson Street, Bassendean	<p>Bassendean Masonic Lodge (fmr), a single storey brick, tile and corrugated iron building in Inter-War Free Classical style in a sparse suburban setting, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place is representative of the social input Freemasons have made in local communities across Australia, having housed Freemasons of both the Bassendean Lodge and the Bassendean Chapter who were part of and contributed to their local community</li> <li>;</li> <li>•the place is a fine representative example of a Masonic Lodge rendered in the Inter-War Free Classical style;</li> <li>•the place represents a time when the Masonic movement in Western Australia had strong membership;•by virtue of its</li> </ul>	<p>A majestic looking building of brick and tile construction incorporating a prominent gable with pediment with many decorative elements. The façade is face brick, divided into three sections by rendered pilasters, each section containing a 3-sectioned timber framed opening. Each opening arrangement consists of a casement opening with obscured glazing, two high lights above and a further small top hung opening above. Angled rendered sills and rendered lintels are positioned directly under the frieze.</p> <p>The gable is the main decorative feature of the façade, rendered and painted bright white, incorporating dentils to the corbelling and around the pediment. Simple geometric moulding within the gable and a vented element to the apex.</p>	Exceptional Category 1

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>scale, imposing proportions and siting, it is an imposing local landmark; and,</p> <ul style="list-style-type: none"> <li>•the place is highly valued by the local community, which was made evident by their reaction to the development proposals of the Town of Bassendean.</li> </ul>	<p>No entrance to the façade, with entry provided along the side elevation. The side elevations are divided into bays by stepped buttresses with rendered raked cappings. Each bay containing a high level timber framed window with angled brick sill and rendered lintels. Access is via double timber doors with double height fan light above.</p>	
12	Success Store (fmr)	Lot 1 (No. 34) Anzac Terrace, Bassendean	<ul style="list-style-type: none"> <li>•This place has historic value for its association with the establishment and development of Bassendean in the Inter War period.</li> <li>•The place has historic value for its association with small scale retail stores in the metropolitan area which provided a valuable community service.</li> <li>•The place has historic value for its association with local identities, the Rowles family.</li> <li>•The place has aesthetic value as a demonstration of a small corner store and premises in a residential area in good condition.</li> </ul>	<p>A single storey timber framed dwelling with weatherboard cladding and hipped and gabled roof. The CGI roof has been re-clad and has one tall roughcast rendered, tapering chimney. Dwelling has a separate skillion verandah canopy across elevation which faces the side street. The main elevation facing Anzac Terrace incorporates the gable feature, with timber and roughcast render detail. The main elevation also contains three section timber framed windows with 3x l-over-l sash windows. A skillion verandah canopy extends across this section and to the west return elevation providing shelter to the entrance, which is set behind the projecting section. This section of the house is clad with rough cast render.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				<p>At the corner of Anzac and Seventh Ave is a timber framed weatherboard and CGI building, the former corner shop with an entrance on the chamfered elevation. Elevation along Anzac Terrace contains large windows.</p>	
13	House	Lot 100 (No. 2) Barton Parade, Bassendean	<ul style="list-style-type: none"> <li>• This place has aesthetic value as a rare example of a stone residence. Its good condition and intact original detailing contribute to value.</li> <li>• This place has historic value for its association with the the post-World War Two period.</li> <li>• The place has social value as a demonstration of the scale of a typical family home of the 1950s.</li> </ul>	<p>A single storey stone and tiled property of asymmetric plan form. The façade is of distinctive stone construction comprising contrasting iron stone and limestone arranged in a random pattern with beaded mortar joints. The verandah canopy extends over the recessed section of the façade supported on masonry doric styled columns with stone wall to match the house. The canopy is part of the main roof albeit at a slight broken pitch. The roof is hipped with a separate hip to the projecting bay.</p> <p>The windows are timber framed side hung casements, some with a fixed central pane. The panes incorporate leaded glazing.</p>	Considerable Category 2



No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
14	House	Lot 2 (No. 6) Barton Parade, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a late example of the Federation style set in a mature garden.</li> <li>•The place has historic value for its association with the development of Bassendean in the early 20thcentury.</li> <li>•The place has research value as its evolution from 1898 demonstrates different building styles and techniques.</li> <li>•The place has historic value for its association with prominent local community member, John Pickering and his family.</li> <li>•This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 20thcentury.</li> </ul>	<p>Single storey dwelling of timber framed construction clad in weatherboard. Most detail of the façade is obscured due to dense and mature vegetation. The façade has two projecting sections; one on the east and west corners with a central recessed section. The front entrance is centrally located on the east projecting section façade</p> <p>The roof appears hipped and clad in corrugated metal. There is a gabled dormer window situated in the south plane of hipped roof within the recessed section of façade. A separate corrugated metal bullnose canopy extends across the east projecting and recessed sections of façade and is supported by timber posts with decorative timber brackets</p>	Considerable Category 2
15	House	Lot 3 (No. 9) Brook Street, Bassendean	<ul style="list-style-type: none"> <li>•This place has some aesthetic value for its demonstration of the Inter War Californian Bungalow style.</li> <li>•The place has historic value for its association with the development in the Inter War period.</li> <li>•This place has social value as a demonstration of the form and scale of</li> </ul>	<p>Single storey brick and tile house of asymmetric plan form. The roof is hipped sweeping down at the same angle to form the verandah canopy which extends across the recessed section of the elevation. The projecting section of the façade has a gable roof with timber and roughcast detailing.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			housing in the inter war period for professional families.	<p>The windows to the façade are timber framed sash windows arranged in pairs with a unified painted concrete window sill. The window to the gabled section has a tiled skillion canopy above supported on timber brackets. The entrance door is located within the recessed section of the elevation and has side panels, side lights and fanlight.</p> <p>The verandah canopy is supported on square timber posts with timber brackets. The deck is concrete with stone steps. A rendered brick addition has been constructed to the side elevation of the house partially under the original verandah canopy. The house is located behind dense planting.</p>	
16	House	Lot 7 (No. 8) Carnegie Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as the original portion of the residence built c1899 in the Federation Bungalow style demonstrates the style and is located within an expansive garden setting.</li> <li>•The place has historic value for its association with the early development of the district for residential occupation.</li> <li>•The place has historic value for its association with prominent early resident</li> </ul>	<p>A single storey brick and iron house of symmetrical plan form to the façade. The house has a slightly elevated position to take account of the changing land levels across the site. The façade contains a centrally placed front entrance with sidelights and fanlight, flanked by full height timber framed 1-over-1 sash windows.</p> <p>The brick façade is enlivened with two rendered bands, the lower one at ground</p>	Considerable Category 2

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			<p>and builder Charles Rickwood Wicks and leading public servant John Morton Craig.</p> <ul style="list-style-type: none"> <li>•The place has social value as the remaining portion of the original residence within its garden setting demonstrate the type of accommodation built for affluent members of the Bassendean community at the turn of the 19th century</li> </ul>	<p>level and incorporates the sills to the windows. The higher band is level with the top of the door.</p> <p>Towards the rear of the original section of the house, a shallow projecting wing with a gabled roof sits behind the main façade. This section incorporates a 3-section opening with casement windows and smaller top hung windows in an arched arrangement. A decorative rendered swag is positioned below the sill.</p> <p>A sweeping driveway extends across the front elevation with dual entry and exit points. Large gardens are situated around the property with many mature trees. Later buildings constructed with similar materials and design elements are located on the site.</p>	
17	House	Lot 38 (No. 60) Eileen Street, Bassendean	<ul style="list-style-type: none"> <li>•The place is indicative of the standard plan and type of housing in the mid twentieth-century.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the period following World War II.</li> </ul>	A single storey brick and tile property, presenting in the restrained post WWII style. The asymmetric façade has a projecting bay and hipped roof with a separate hip to the bay section and a tall brick chimney. The bay incorporates three section windows with fixed central pane and flanking casements, each divided into 4 horizontal panes.	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•This place has social value as the house demonstrates the form and scale of housing in the post war period occupied by working families.</li> </ul>	<p>The recessed section incorporates a further window of the same design with brick lintels and sills. Entry takes the form of a recessed porch with three concrete steps and a stepped rendered entry feature. The dwelling is located in an open area of lawn with no boundary treatment.</p>	
18	House	Lot 1 (No. 173) Guildford Road, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a well-executed and predominantly intact example of the late Federation style.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>•The place has historic value for its association with prominent local citizen Alex Drysdale and his family.</li> <li>•This place has social value as the house demonstrates the form and scale of housing for a professional family in the Inter war period</li> </ul>	<p>Single storey brick and iron house set in an elevated position close to the roadside. The house is of symmetrical plan form to the façade with a centrally placed entrance flanked by windows. The entrance is the traditional form of timber and glass panelled door with side lights and panels and fanlights above the entire arrangement. The glazing to the door and lights is leaded and stained. The flanking windows are timber framed casements arranged in groups of three. Each casement has a fanlight window above and painted concrete sills.</p> <p>The roof is hipped with a vented gablet facing the street and sweeps down at the same pitch to form the verandah canopy. At the point of the entrance, a gabled entry feature has been incorporated into the verandah creating a statement entrance to the house. A wide set of</p>	Considerable Category 2

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				<p>painted concrete steps lead up from the pavement to the verandah. The verandah canopy and the gable feature are supported on paired timber posts to the front and single timber posts to the side sections. The verandah wraps around three sides of the house and has been enclosed with fibrous cement sheeting on the south west elevation</p>	
19	House	Lot 99 (No. 85) Ida Street, Eden Hill	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a well-executed and intact example of the late Federation style.</li> <li>•The place has historic and rarity value for its association with the early 20th century development of Eden Hill.</li> <li>•This place has social value for its demonstration of the form and scale of housing in the early 1900s.</li> </ul>	<p>Single storey brick and iron house of symmetrical plan form. The brick has been painted leaving only tuckpointed face brick quoining around the openings and at the edge of the elevations. The centrally placed front entrance consists of timber and glazed door, side panels and side lights, and fanlights across the entire. 1-over-1 style timber framed sash windows flank the entrance.</p> <p>The hipped roof has two brick corbelled chimneys projecting from the north and south planes of the structure. The roof continues down at a break of pitch to form the verandah canopy which is supported on turned timber posts with a very simple timber balustrade, the deck is timber.</p>	Considerable Category 2

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20	Eden Hill Primary School'	Lot 12762(No. 83a) Ivanhoe Street ,Eden hill	<ul style="list-style-type: none"> <li>•The place has aesthetic value as significant elements of the building stock are good and well maintained examples of the Post War International style.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the period following World War Two.</li> <li>•The place has social value for the many members of the community who have attended the school or had other associations with the school</li> </ul>	<p>Vernacular brick and iron single storey educational complex constructed in stages.</p> <p>The earliest brick section features an entry with a gabled projecting element incorporating three tall windows with the remainder of the elevation featuring a regular rhythm of sash and hopper window positioned directly under the eaves. There is a regular placement of tall brick chimneys with rendered caps. Further brick and rendered range with large sash windows appears to have been constructed at a similar period. The later buildings feature a brick dado and rendered upper section of walling; with a hipped roof including regular placement of tall brick chimneys.</p> <p>The original window placement creates a regular rhythm to the elevation, but with non-original sashes (1-over- 1 with separate lower window).</p>	Considerable Category 2
21	St Michael's School'	Lot 48 - 49 (No. 4) James Street, Bassendean	<ul style="list-style-type: none"> <li>•The former convent has aesthetic value as a good, intact and well maintained example of the Inter War style executed in brick.</li> </ul>	<p>St Michaels School has street frontage to both James Street and Old Perth Road. It is a series of one and two storey brick buildings with gabled roofs built over time as the School expanded. The older building facing Old Perth Road has an</p>	Considerable Category 2



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			<ul style="list-style-type: none"> <li>•St Michael’s School is a landmark in the Bassendean townsite and has been a dominant feature of the streetscape since that time.</li>   <li>•The site has historic value for its association with the establishment of the Catholic Church and Catholic education in the district in1914.</li>   <li>•The place has social value for the many generations of students and their families who attended to school since 1913</li> </ul>	<p>arcade on the ground floor with a succession of seven arches supported with columns, three of which have been enclosed. Each of the windows to the ground floor have fanlights above. On the first floor are seven evenly spaced aluminium framed sliding windows, one over each of the arches below. The recess below the first floor windows and the change in roof pitch above the arcade section suggests the first floor may have had a balcony area originally which has now been filled in to extend the classroom space.</p> <p>Connected to this Old Perth Road building and facing James Street is a newer addition, built to compliment the older building it is also brick and two storeys. The addition of rendered elements to the west façade creates regular “columns” with evenly spaced windows to match the columns of the older building. There is also a rendered arch over a porch which appears to be the main entrance as an attempt to tie in with the arches of the arcade.</p> <p>Connected to the north of the James Street addition is an “L” shaped single</p>	

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				storey building surrounding the basketball/netball court. It is brick construction and has a gabled roof but is otherwise stylistically different to the other buildings. It is predominantly rendered in a creamy colour with a small portion of exposed brick. The windows are evenly spaced however they are covered with louveres matching the render.	
22	House & Shop	Lot 160 (No. 13) James Street, Bassendean	<ul style="list-style-type: none"> <li>•This house has aesthetic value as a well-executed and predominantly intact example of the late Federation style in timber and the store is a good and intact example of a corner store from the Inter War period.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the early 20th century and the Inter War period.</li> <li>•This place has social value as the house and shop demonstrate the typical arrangement of the local corner store and premises</li> </ul>	<p>A corner shop of brick construction with rendered façade. A prominent parapet wall to façade with domed detail, remnants of 'Grocer' still visible. The side elevations are in face brickwork.</p> <p>The traditional awning has been removed leaving the visible brick in a vulnerable condition. The rendered traditional shop front with angled return shop window forming part of the covered entrance into the building. Double timber panelled and glass doors. The windows are boarded up with frosted glass fan lights above.</p>	Considerable Category 2
23	House	17-18 (No. 1) Kathleen Street, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a good example of a Federation Bungalow style residence.</li> </ul>	A single storey red brick constructed dwelling with a steeply pitched, CGI clad hipped roof. The dwelling has been built off the ground using approximately three	Considerable Category 2

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			<ul style="list-style-type: none"> <li>•The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>•The place has historic value for its association with Edward James Clay and his family who made a significant contribution to the Bassendean community as a member of the Road Board and the Progress Association.</li> <li>•This place has social value as the house demonstrates the form and scale of housing for professional men and their families in the early 1900s</li> </ul>	<p>courses of limestone blocks and a series of ten steps, which have been rendered, lead up to the verandah of the dwelling. The south elevation consists of a centrally placed front entrance. Not much detail of the front door is visible, but it does consist of sidelights and a fanlight. Flanking the front entrance are two sets of centrally placed, evenly spaced timber framed sash windows. Beneath each window is a decorative rendered window sill. On the bottom third of the south elevation, in line with and the same depth as the window sills, is a rendered strip which extends along the entire south elevation. The roof pitch breaks slightly and extends over the south, east and west elevations to form the verandah. The verandah is supported by ornately turned timber pillars with an ornate timber frieze and the floor is constructed from timber floorboards.</p>	
24	House	Lot 197-198 (No. 20) Kenny Street, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a well-executed and predominantly intact example of the Federation bungalow style.</li> <li>•The place has historic value for its association with the development of this area of Bassendean early 20th century.</li> </ul>	<p>Single storey brick and iron house positioned in a slightly elevated position behind a high brick wall. The roof is a hipped form extending down at the same pitch to form the verandah canopy that wraps around three elevations and is supported on paired timber posts. The verandah deck is raised with limestone</p>	Considerable Category 2

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			<ul style="list-style-type: none"> <li>•The place has historic value for its association with Richard (Dick) McDonald the longest serving Chairman of the Bassendean Road Board and later Shire of Bassendean who made a significant impact in shaping the development of Bassendean.</li> <li>•This place has social value as the house demonstrates the form and scale of housing for professional families in the 1910s.</li> </ul>	retaining wall and timber deck. Symmetrical façade with centrally placed entrance flanked by full height windows.	
25	House Cleikum Inn (site)	Lot 1 (No. 1) North Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a well-executed intact example of the Federation Bungalow style, with much of the original detail of the exterior in evidence</li> <li>•The place has historic value for its association with the former Cleikum Inn which was located at this site which provided a valuable service to the West Guildford community in the mid-19th century.</li> <li>•The place has historic value for its association with Charles Rickwood Wicks who was a successful builder and prominent citizen in the community.</li> </ul>	<p>Single storey brick and render dwelling with a hipped corrugated metal roof and three diverse facades on a corner lot. It was re-roofed early 2009 seeing a change from tiles to the current corrugated metal. It appears to be two buildings on one site, the smaller building closest to North Road faces due west whereas the main building to the rear of the site is slightly angled aligning with Guildford Road and the Swan River.</p> <p>The west facing North Road façade to the smaller building is painted brick with aluminium framed windows. It is very plain in appearance compared to the ornate features of the larger building. To</p>	Considerable Category 2

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			<ul style="list-style-type: none"> <li>The place has social value as a landmark in the community since the early 20th century.</li> </ul>	<p>the south of the building is an enclosed alfresco area adjoining the driveway and the smaller building.</p> <p>The main building at the rear overlooks the Swan River to the east, making the main facade of the building at the rear of the site. This building is rendered brick construction with textured elements at the gable and above the stained glass bay windows. It has a brick chimney penetrating the corrugated roofing and a verandah extending to the north east with a separate corrugated roof. The verndah is adorned with a simple timber frieze and decorative timber brackets and posts. The verandah to the north is less ornate than the verandah adjoining the main façade, however it also has a separate corrugated roof and simple timber columns and frieze. A gable over stained glass bay windows to the north seems to match the front façade with its textured render, vertical elements and shell like feature.</p>	
26	House	Lot 103 (No. 27) North Road, Bassendean	<ul style="list-style-type: none"> <li>This place has aesthetic value as a predominantly intact example of the Victorian Georgian style.</li> </ul>	<p>A single storey brick and iron house that has been finished with rough cast render. An asymmetric plan form with large faceted corner bay. Timber framed double hung sashes to alternate</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place is a landmark in the streetscape for its continuity in the community since 1888.</li> <li>•The place has historic value for its association with settlement in the late 19th century.</li> <li>•This place has social value as a demonstration of the form and scale of housing for leading members of the community in the late 19th century.</li> </ul>	<p>openings. The front entrance consists of a traditional arrangement of timber panelled and glazed door with side lights to both sides and a 3-sectioned fanlight.</p> <p>A verandah wraps around the front elevation and bay, positioned below the eaves line with a faceted skillion canopy to the bay which continues around the side and front elevations supported on simple timber posts with a timber fascia/frieze extending between each post.</p> <p>The roof is an extensive complex hipped form of corrugated iron with a tall chimney to the side planes of the roof and shallow eaves.</p> <p>The flooring in the original house is made from amabilis fir, a timber similar to douglas fir that was imported to Western Australia to craft ebonised pine furniture. The timber remaining from this project was used to make the floor boards for this residence</p>	
27	House	Lot 28 (No. 32) North Road, Bassendean	•This place has aesthetic value as a well-executed and predominantly intact late example of the Federation style.	Single storey brick and iron house of traditional asymmetric plan form. The house is positioned on a large lot with	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with the development of this area of Bassendean in the early twentieth century.</li> <li>•This place has social value as a demonstration of the form and scale of housing for leading members of the community.</li> </ul>	<p>gardens laid to lawn to the front. The main roof is a raised hip with vented gables (similar to a Dutch gable) with gables to the projecting sections on the east (façade) and north elevations. Tall rendered and brick chimneys with corbelling are located on the north and south planes of the roof. A separate bullnose verandah canopy is positioned below the eaves and wraps around the east and north elevations between the two gabled wings. All sections of the roof have been reclad in long sheet corrugated iron.</p> <p>The house is of face brick construction with a tuck-point finish. Two rendered bands extend across the two principal façades the lower one at sill level and the upper one in line with the transom of the main entrance. The gabled wings have timbered and roughcast render gable elements and timber framed 1-over-1 sash windows below. The street facing gable contains two gables, the north facing gable wall cannot be seen from the road. The recessed section of the elevation contains two further 1-over-1 sash windows and the main entrance. The entrance is a traditional form of</p>	



No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				timber and glass panelled door, side panels and side lights and fanlights across the entire. The verandah canopy is supported on slender steel posts.	
28	House	Lot 3 (No. 40) North Road, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a well-executed and intact example of the Inter War style within its original garden setting.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the Inter War period.</li> <li>•This place has social value as a demonstration of the form and scale of housing in the 1930s for a professional family.</li> </ul>	<p>A single storey brick constructed dwelling with a terracotta tile roof. Most of the dwelling is obscured by very dense mature vegetation. What is visible of dwelling is a projecting portion of the western corner of façade, of which the bottom third is constructed from red brick and the upper two thirds is constructed of rendered brick with red brick decorative details on the edge of the projecting portion. Centrally located within the projecting section is a bow window which has three timber framed stained glass windows with a limestone base beneath. Projecting over the bow window is a hipped awning clad in terracotta tiles.</p> <p>The roof of dwelling is a complex hipped structure and is clad in terracotta tiles. On the east plane of roof is a rendered brick constructed chimney with a decorative red brick chimney top.</p>	Considerable Category 2
29	House	Lot 123 (No. 41) North Road, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a mostly intact example of the Federation Bungalow style within a garden setting.</li> </ul>	A substantial brick and iron house positioned in a large lot that backs on to Point Reserve and the Swan River. The house has been extended along the	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with the development of this area of Bassendean in the late 19th and early 20th century.</li> <li>•The place has historic value for its association with early settlers the Pringle and Langan families.</li> <li>•This place has social value as a demonstration of the form and scale of housing in the 1900s for a professional family.</li> </ul>	<p>southern boundary and a separate garage has been constructed closer to the street frontage. The original section of the house is set back from the street behind gardens and driveway.</p> <p>The original section of the house presents with a symmetrical façade incorporating a centrally positioned gabled entrance flanked by tall 1-over-1 sash windows. The brick is paler red brick laid in stretcher bond. The gabled entry porch is not an original feature and was added when the house was reroofed in c.2012. The entry into the porch is of traditional arrangement with timber panelled door, side panels, side lights and fanlights above the entire.</p> <p>The roof is hipped with tall rendered brick and corbelled chimneys at north and south ends of the roof. A separate skillion verandah extends across the façade.</p>	
30	House	Lot 302 (No. 93) North Road, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as an example of the Federation Bungalow style.</li> <li>•The place has historic value for its association with the development of this</li> </ul>	<p>This site has two houses, one a brick and tile Federation Bungalow and the second a highly distinctive ashlar limestone house.</p> <p>The original residence, closest to the river, is pointed brick and tile gable and</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>area of Bassendean in the early 20th century.</p> <ul style="list-style-type: none"> <li>•This place has social value as a demonstration of the form and scale of housing in the 1910s for professional men and their families.</li> <li>•This place has landmark value as its ongoing construction over many decades has been a source of interest for the local community.</li> </ul>	<p>half gabled cottage with ridge ornaments. Stucco arches, architraves and sills to windows. Stucco banding to walls. Pointed brick and stucco chimneys with clay pots. Exposed rafter ends to eaves. Roof features glazed belvedere style skylight.(information from 2005 Municipal Inventory as the place was not accessible in 2016)</p> <p>The second building closest to North Road is a sprawling rusticated gothic building in random coursed ashlar limestone with steep pitched roof. Roof forms feature flying gable ends, roof lights and a belvedere. Faceted chimney with faceted clay pot. Flat arches over windows and pointed arch doorways</p>	
31	Bassendean Hotel'	Lot 1 (No. 25) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good, intact example of the Inter War Free Classical style.</li> <li>•The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean.</li> <li>•The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the</li> </ul>	<p>Two storey brick and iron building on corner site with truncated chamfered wall with the main entrance. The principal street facing elevations have a distinctive parapet and a two storey timber and iron balcony/verandah.</p> <p>The regular placement of openings on the upper level are reflective of the former hotel usage and the lower level incorporates arched windows and double</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>strength of the temperance movement at the time.</p> <ul style="list-style-type: none"> <li>•The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930</li> </ul>	<p>entrance doors. The elevations are of rendered brick</p>	
32	Bassendean Post Office (fmr)	Lot 3 (No. 31) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a restrained example of the Inter War Stripped Classical style.</li> <li>•The place has historic value for its association with a period of rapid development in the district.</li> <li>•The place has social value as it was a service which was accessed by all members of the community for many decades.</li> </ul>	<p>A single storey red brick and terracotta tiled building of asymmetric plan form to the façade with a covered centrally positioned entry point. A shallow pitched hipped roof extends over the main part of the building with a further hipped form to the front projecting section.</p> <p>The windows are 8-over-8 timber framed sashes to both sections of the façade with a larger non-original shop window adjacent to the entrance in the recessed section of the façade.</p> <p>The projecting section of the façade is divided into three bays, each with a sash window and separated by a brick pilaster. Each window is recessed in its own brick panel. A roughcast rendered strip extends across the façade below the eaves to the top of the windows. The main section of the façade also</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				<p>incorporates a narrow 4-paned casement at each corner.</p> <p>A secondary entrance is located in a covered porch at the western end of the façade with tiled concrete steps and ramped access. The west elevation is predominately roughcast render with brick dado below the three sash windows.</p>	
33	Commercial Premises	Lot 175 (No. 43) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as an intact and simple expression of the Inter War Spanish Mission style.</li> <li>•The place has aesthetic value as a landmark in the Bassendean townscape.</li> <li>•The place has historic value for its association with the development of the townscape in the 1930s</li> <li>•The place has social value for its association with the provision of medical services from 1936 for several decades.</li> </ul>	<p>A double storey brick and tile house, located on a corner lot with a secondary frontage along James Street. The façade with the main entrance faces James Street rather than Old Perth Road.</p> <p>The dwelling has an asymmetric plan form to the façade with a single storey section to the south of the main façade and another single storey porch to the north elevation; this is set behind the main James Street building line. The façade contains timber framed sash openings in a variety of arrangements: the ground level sash windows are arranged in banks of 2's and 3's, with a single arched sash above the main entrance; the second storey contains single sash windows. Each sash window is divided by horizontal glazing bars.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				<p>The single storey section to the south of the façade incorporates a large window with a large central pane surrounded by smaller panes. The dwelling has a tiled, hipped terracotta roof with a weatherboard gable over the arched sash window and a raised section of roof over the second storey window on the north elevation. A small open sided portico over the main entrance is supported on rendered columns; the flat roof of the portico is surrounded by a balustrade. The garden is enclosed by two brick boundary walls with metal palisade panels.</p>	
34	Hyde Buildings	Lot 2 (Nos. 45-51) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good and intact example of the post war international style as practised in the suburbs of Perth.</li> <li>•The place has historic value for its association with the development of Bassendean in the post-World War Two period when the population of the area grew and created retail demands.</li> <li>•The place has social value for the many members of the community who have used and visited these premises since the 1950s.</li> </ul>	<p>Single storey commercial building of brick construction with a tiled hipped roof and parapet wall to the street facing façade. There is a combination of exposed, rendered and painted brick across the six shopfronts. Four of the shops entirely face Old Perth Road, one is on the corner gaining dual frontage and the last entirely faces James Street. The Old Perth Road shops, while varying in decorative elements and colours, all maintain a consistent rendered parapet with exposed brick fringe detail and a consistent awning with the height adjusting to match the slope of the road.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with successful local builder, Harry Stanford Hyde.</li> </ul>	<p>They all display large aluminium framed glass frontages with the sizes and shapes varying from shop to shop.</p> <p>The James Street frontage displays exposed and painted red brick to the corner shop with a visible tiled roof and awning over the small window. The shop facing entirely onto James Street is a cream brick construction on a red brick plinth with a green metal edge detail concealing the roof line. It has large aluminium framed door and windows facing the street</p>	
35	Shops	Lot 144 (Nos. 77-83) Old Perth Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good and intact example of the post war international style as practised in the suburbs of Perth.</li> <li>•The place has historic value for its association with the development of Bassendean in the post-World War Two period when the population of the area grew and created retail demands.</li> <li>•The place has social value for the many members of the community who have used and visited these premises since the 1950s.</li> </ul>	<p>Single storey commercial building of brick construction with four separate roofs and parapet wall to the street facing façade. Only the front or north façade can be seen, the building is bounded by other structures on the east and west. There is a combination of exposed, rendered and clad brick across the four shopfronts. While varying in decorative elements and colours, all maintain a consistent exposed brick parapet and a consistent awning. The two shops to the east have corrugated metal roofs while the two shops to the west have hipped tiled roofs, none of these are seen from the main façade.</p>	Considerable Category 2



No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with successful local builder, Harry Stanford Hyde.</li> </ul>	<p>The shop fronts all display large aluminium or timber framed glass frontages with the sizes and shapes varying from shop to shop. Some shops have included fanlights to maximise natural light. Cladding varies across the shops from assorted colour, size and shape tiles to painted weather board.</p>	
36	House	Lot 25 (No. 1) Prowse Street, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a good example of the Federation Bungalow style in timber</li> <li>•The place has historic value as one of the earliest homes in Bassendean.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the early 20th century.</li> <li>•This place has social value as a demonstration of the form and scale of housing in the early 20th century.</li> </ul>	<p>A single storey timber framed and weatherboard cottage with corrugated iron hipped roof. The place presents with a traditional plan form incorporating symmetrical façade with the high hipped roof continuing down with a break of pitch for form the surrounding verandah canopy. The canopy is supported on turned timber columns and is open to the sides without balustrading to the timber deck.</p> <p>The centrally placed entrance consists of timber panelled and glazed door with glazed side lights and fan lights. The entrance is flanked by 1-over-1 timber frame double hung sash windows.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				<p>The roof comprises a high hipped form with a raised and vented ridgeline and tall brick chimneys with corbelling.</p> <p>A planted and lawned front garden with a mature tree in the corner and enclosed by a timber picket fence and hedging. The picket fence is interspersed with limestone piers.</p>	
37	Station Newsagency	Lot 364 (No. 66) Railway Parade, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as an intact example of inter war style combined shop and residence.</li> <li>•The place has historic value for its association with the development of this area of Bassendean in the inter war period.</li> <li>•The place has historic value as a demonstration of a small local business that would have operated in most suburbs.</li> <li>•This place has social value as a demonstration of the form and scale of combined shops and houses in the inter war period for a working family.</li> <li>•The place is rare as an example of a still operating shop and residence</li> </ul>	<p>Increased height single storey shed of timber framed, weatherboard and corrugated iron construction. The shop is of simple presentation with a weatherboard gable to the street facing elevation, centrally positioned double door entry flanked by boarded up windows, used as advertising hoardings. A fabric awning extends across the width of the elevation. The side elevations are clad in colorbond. The gable roof has been reclad in zincalume.</p> <p>The shop is a projecting element of the house behind which is reflective of an earlier way of life where the shopkeeper lived on site. The house has been reclad with colorbond replacing the original weatherboard cladding. The roof is hipped with a break of pitch to form the verandah canopy.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				The original door/sidelight/fanlight ensemble has been retained though the entrance door itself has been changed. French windows have been inserted into the façade to the west of the entrance.	
38	House	Lot 30 (No. 21) Rosetta Street, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a simple example of a timber cottage built in the early 20th century.</li> <li>•The place has historic value as one of the first homes built in the townsite.</li> <li>•This place has social value as the house demonstrates the form and scale of housing for working families in the early 20th century.</li> </ul>	<p>Single storey timber framed and weatherboard clad dwelling with an asymmetrical façade. There is a projecting section on the east side of façade which has a centrally located six-pane, double opening, timber framed casement window. The front entrance is situated in the recessed section of façade and is timber framed with a timber glazed side light to the east of the door. To the west of front entrance is another six - pane, timber framed, double opening casement window.</p> <p>The roof is gabled with the central ridge running east-west and is clad in corrugated iron. The pitch of the roof breaks to extend over the façade which creates a verandah over the recessed section and is supported by timber posts. Projecting from the west edge of roof is a small roof tower which has a gable and corrugated iron roof.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				The dwelling does not present in its original form with changes to the roof, façade and cladding	
39	Success Hill Reserve'	R 16456, Seventh Avenue, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a well maintained landscape of mature trees, shrubs and grasses in an undulating setting adjacent to the Swan River.</li> <li>•The place has historic and social value for the members of the Indigenous groups who have a strong association with the place.</li> <li>•The place has historic value for the many purposes which the place has used for since 1831; from water source, market garden, mine site, recreational reserve and meeting place.</li> <li>•Success Hill has social value for the many members of the community who have used the place in the past and present for a variety of purposes.</li> <li>•The place contributes to the Bassendean community's sense of place for its continuity as a public place since 1831</li> </ul>	<p>A large reserve that had been an important Aboriginal meeting place. It was also an important water source from Success Spring and a supplier of local sand.</p> <p>The Swan River runs through the park and the planted environment is a mixture of native bushland and cultivated parkland with accessible pathways, play and sports equipment, picnic facilities and lookouts along the river with bridges and jetties enabling the visitors to experience the river.</p> <p>The hill is a grassed mound populated with mature trees.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
40	House & Moreton Bay Fig Tree	Lot 15 (No. 8) Thompson Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as an excellent intact example of a residence built in the late 19th century in the Victorian Georgian style within a garden setting including an impressive Morton Bay Fig Tree.</li> <li>•The place has historic value for its association with the development of the district in the 19th century.</li> <li>•The place has social value as a demonstration of the type of accommodation built in the late 19th century for affluent members of the community.</li> <li>•The place has historic value for its association with early settlers, the Dodd, Thompson and Lukin families.</li> </ul>	<p>A magnificent Moreton Bay Fig is positioned in the corner of the garden and branches out over to the far side of the road. The garden also contains a myriad of mature planting to create a luxurious setting of dense planting to the house. The Moreton Bay Fig is marked by a National Trust plaque commemorating the planting in the late 19th century on land originally cultivated by the Dodd family, who were early settlers of Western Australia.</p> <p>The property is situated behind a high brick wall which obscured much of the place from clear view from the street. The place is of single storey painted brick and tile construction with a shallow pitched hipped roof with a tall brick corbelled chimney to the front plane of the roof. The roof sweeps down to form the verandah canopy with a subtle break of pitch and is supported on square timber posts with a paved deck</p>	Considerable Category 2
41	Bassendean Primary School	R 24731 (No. 70) West Road, Bassendean	<ul style="list-style-type: none"> <li>•The earliest buildings in the school grounds have aesthetic value for their demonstration of the Federation style in an educational institution and are representative of the government designs of the period.</li> </ul>	<p>A single storey building constructed of red brick with a corrugate metal roof. The front entrance is located towards the west corner of façade. The timber and glass front door is a modern addition. Above the front door is a timber framed window</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with periods of growth in the Bassendean district. From the initial construction in 1906, the school facilities have had to respond to the demands of a changing population.</li> <li>•The place has social value to the many members of the community past and present who have been associated with the school since 1906.</li> <li>•The school contributes to the community sense of place for its continuity of purpose since 1906 and as a demonstration of the community commitment to the district through the periods of activism by the wider community on behalf of the school community.</li> </ul>	<p>(detail obstructed by awning) and fanlight. Projecting over the front entrance is a corrugated metal clad awning. To the west of front entrance are two windows, each of which are timber framed two-over-two pane sash windows with timber framed fanlights and a rendered sill. To the immediate east side of front entrance is a group of three windows, evenly spaced, which are all timber framed two-over-two paned sash windows with a timber framed fanlight and rendered sill. The remaining eight windows, spaced at varying intervals along the façade, are all timber framed six-over-six sash windows with a timber framed six pane window above and a rendered sill beneath. Running between windows four-seven on the east side of front entrance is a rendered band at sill height.</p> <p>The gable roof of the building runs east – west and is clad in corrugated metal. Four chimneys are set at regular intervals along the roof line and are constructed from red brick with decorative brick corbelling and a metal chimney pot.</p>	

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
				There is a modern lean-to addition on the west elevation which extends the façade of the original structure. On the façade of addition are two pairs of windows, evenly spaced, which are timber framed six-over-six sash windows with a rendered sill.	
42	The Bakehouse	Lot 254 (No. 122) West Road, Bassendean	<ul style="list-style-type: none"> <li>•This place has aesthetic value as a modified example of an inter-war residence.</li> <li>•This place has historic value for its association with the development of Bassendean in the early 20th century.</li> <li>•The place has historic value for its association with small family businesses that operated from the home, in this instance a bakery.</li> <li>•The place has social value as a demonstration of the scale of a typical family home of the early 20th century.</li> </ul>	Weatherboard and iron Federation Bungalow cottage with hipped roof. Roof and bullnosed verandah extended to form carport. Verandah features cast valance and brackets to timber posts. Front room under feature timber gable. New double garage on the south. Oiled weatherboard bakery shed with skillion roof form.	Considerable Category 2
43	Riverside Vineyard (fmr)	Lot 336 (No. 147) West Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as an intact collection of buildings, structures and machinery used in wine production since the 1940s.</li> </ul>	A single storey fibro sheeting clad dwelling with a corrugate metal roof. The dwelling has a complex hipped and gable roof; the east side having a gable roof and the west having a hipped roof, all of which is clad in corrugated metal.	Considerable Category 2



No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value as a rare example of a small family winery in the metropolitan area.</li> <li>•The place has social value as a landmark in the district.</li> <li>•The place has historic value for its association with the Nicoletto family who settled in the district in the 1930s.</li> </ul>	<p>The façade comprises of three sections each at varying depths. The east section of façade is set back the most and contains the front entrance. To the east of front entrance is a group of windows; no detail of which is visible due to vegetation in front garden. The roof of this section breaks pitch slightly to extend over the façade which creates an awning. The central section of facade consists of a projecting gable element which is separate from the main roof line. This projecting central section contains a centrally located three paned timber framed window; the central pane being fixed and the two outer panes being casement windows. A section of hipped roof has extended along this section of façade to create a small awning which is clad in corrugated metal and is supported by timber brackets. The east section of façade extends to the roof edge. Centrally located in this section is another three paned timber framed window. Due to dense vegetation in front garden no more detail of window is visible.</p>	
44	House & Gardens	Lot 329 (No. 168) West Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a fine, intact example of the Federation Bungalow style executed in brick in its original garden setting.</li> </ul>	<p>A single storey dwelling with a hipped roof. As the dwelling is set back from the road and has a densely planted formal rose garden with other mature trees.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<ul style="list-style-type: none"> <li>•The place has historic value for its association with the development of this more remote portion of Bassendean in the early 20th century.</li> <li>•The place has social value as a landmark in the district.</li> </ul>	<p>The dwelling has a hipped roof with a vented gablet element along the central ridge. There are two evenly spaced gable elements with timber detailing which protrude from the roof plane at the façade edge. The roof pitch breaks at the façade and projects out to create a verandah which extends along the east and west elevations and is supported by timber posts and brackets. Additional awnings have been attached to the edge of the verandah. The entire roof has been clad in Colorbond corrugated metal. A brick chimney projects, slightly off centre, from the southern roof plane and has two terracotta chimney pots. Another brick chimney with a pair of terracotta chimney pots projects from the west roof plane.</p>	
45	Bassendean Croquet Club (fmr)	Lot 500 (No. 10) Whitfield Street, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as an example of post war style with elements that are consistent with domestic scale and form rather than a public building.</li> <li>•The place has historic value for its association with the ongoing commitment to the provision of public amenities at the BIC reserve by the Bassendean Road</li> </ul>	<p>A single storey weatherboard clad building with terracotta roof tiles. Situated slightly off centre on the façade is the front entrance. On the west side of front entrance is a timber framed window. On the east side of front entrance is a timber framed double pane window, a set of double doors and then another set of timber framed double paned windows. All openings on the façade are covered by</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>Board, subsequently the Town of Bassendean.</p> <ul style="list-style-type: none"> <li>•The place has social value for many members of the Bassendean and wider community who have used the facility on the reserve since 1958</li> </ul>	<p>security grilles. Underneath each of the timber sills of the windows on the east side of front entrance are timber slat benches.</p> <p>The roof of the building is hipped with the central ridge running east to west and is clad in terracotta tiles. Connected to the south roof plane is a separate hipped roof which forms the verandah across the façade and is supported by timber posts</p>	
46	Bassendean Improvement Committee Reserve incorporating Bassendean War Memorial	Lot 500 (No. 10) Whitfield Street, Bassendean	<p><i>The following Statement of Significance has been based on the documentation prepared in 2003 for the State Heritage Office.</i></p> <p>Bassendean Improvement Committee Reserve comprising tennis courts and clubrooms (c1958), bowling clubrooms and greens (c.1960), the relocated Bassendean War Memorial (1920; 1971; 2015), and extensive landscaped public recreation space, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>•the place demonstrates the commitment of the Bassendean Improvement Committee and the greater Bassendean community which achieved the goal of creating a substantial sporting venue in</li> </ul>	<p>The reserve is largely a grassed open space linking various elements within the landscaped space. The Bassendean War Memorial is featured within the former oval and is accessed by concrete pathways and bordered with garden beds. Within the reserve are tennis courts, the bowling club and playground equipment.</p> <p>The Town of Bassendean council offices and library border the reserve on the south.</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>1935, created by sustenance workers during the period of economic depression;</p> <ul style="list-style-type: none"> <li>•the place is important as a substantial recreational area containing a range of sporting and recreational facilities within a parkland setting;</li> <li>•since the relocation of the Bassendean War Memorial to the reserve in 2015, the place is associated with the servicemen and women from Bassendean who served with the AIF since 1920 and the annual memorials at the structure;</li> <li>•the place is valued by the community of Bassendean as a venue for a wide range of sporting and community activities continuously since its construction in 1934; and,</li> <li>•the place contributes to the community's sense of place because of its prominent location adjacent to the town centre and continued use as a community recreation facility.</li> </ul>		
47	St Mark the Evangelist Church'	Lots 8-9 (No 2) Wilson Street, Bassendean	•The place has aesthetic value as a good example of a church constructed in phases reflected elements of the	This ecclesiastical building is constructed in exposed red brickwork with stucco detailing. There is a portico entrance to one side in brickwork with a gable roof.	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			<p>Federation Gothic and Inter War Gothic styles.</p> <ul style="list-style-type: none"> <li>•The place has historic value for its association with periods of development of the district in the early 20th century, the Inter War and Post-World War Two periods.</li> <li>•The place has social value for its provision of religious and social services to the Bassendean community at this site since 1915, and in the district since 1909.</li> </ul>	<p>Catholic cross is located on top of parapet gable and a small circular window over larger pointed arch window. Concrete tracery to windows with stained leadlight glazing.</p>	
48	Anglican Rectory (fmr)	Lots 10-11 (No. 4) Wilson Street, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good, intact example of the Inter War Californian Bungalow Style executed in brick.</li> <li>•The place has historic value for its association with the development of the district in the Inter War period.</li> <li>•The place has historic value for its association with the establishment and development of the Anglican Church in the district.</li> <li>•The place has social value for the members of the community who would have known the place as the Anglican</li> </ul>	<p>A single storey brick and zincalume residence with a verandah enclosing three sides of the front of the residence. The simple pitched roof has a separate roof over the verandah.</p> <p>The timber doors and windows on the main elevations appear to date from the original construction. The residence is set within a large property of mature trees and well-established gardens. A carport with a pitched roof of a more recent construction is located on a lower level</p>	Considerable Category 2

No	Place Name	Address/location	Statement of significance	Physical Description	Management Category
			Rectory since 1923 and it would have been the venue for community events since then.		
49	House, 150 West Road	Lot 61 (No. 150) West Road, Bassendean	<ul style="list-style-type: none"> <li>•The place has aesthetic value as a good example of a simple timber cottage built in federation style.</li> <li>•The place has historic value for its association with the development of Bassendean in the early 20<sup>th</sup> century.</li> <li>•The place has social value as a demonstration of the scale of a typical family home in the early 20<sup>th</sup> century.</li> </ul>	<p>A single storey timber frame and weatherboard house with hipped roof. The façade is symmetrical in plan form with a centrally placed entrance flanked by windows. The entrance is a traditional arrangement of timber and glass panelled door with glass and timber panel side sections and fanlights above.</p> <p>A gabled canopy feature projects out over the entrance. The windows are 1-over-1 timber framed sashes arranged in pairs. The roof is hipped with gablets to the ridge and extends down with a slight break of pitch to form the verandah canopy that wraps around the three principal elevations.</p> <p>The canopy wraps around the tree principal elevations and is supported on square timber posts. The verandah includes a timber deck, and there is no balustrade. The gabled section above the front entrance forms part of the verandah.</p> <p>In 2019, additions, enclosing the existing verandah and a new carport were developed at the rear, and an open carport was erected on the northern side of the dwelling.</p>	Considerable Category 2

<b>Place name</b>	Sandy Beach Reserve
<b>Place number</b>	288
<b>Other reference numbers</b>	A45989, A5441
<b>Address</b>	Lot 51, 52 West Road and Lot 15529 (Crown)
<b>Location Description</b>	Reserve: 9099, 9100 and 45223 Lots: 197, 198 and 239 (Reserve 18092)
<b>Other names</b>	
<b>Place type</b>	Urban Park
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	Volume 668, 708, LR3081 Folio 1, 185, 547 on DP 408483
<b>GIS coordinates/latitude, longitude</b>	-31°55'17" , 115°57'1"
<b>Use (original/present)</b>	Original: Recreation Reserve Present: Recreation Reserve
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Social and Civic Activities: Sport, recreation and entertainment
<b>Values</b>	Aesthetic Social Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has historic value due to its association with the development of the district in the early 20<sup>th</sup> century and its facilitation of the growing community.</li> <li>• The place has aesthetic value due to its picturesque environment of large open parkland with views of the Swan River.</li> <li>• The place has social value due to its extensive historical community use.</li> </ul>
<b>History</b>	<p>Located at the end of West Road, Bassendean, Perth, Western Australia, Sandy Beach Reserve was previously part of the McDonald farm and dairy. It is a popular recreational reserve.</p> <p>In August 2021, Council appointed a tenderer for the construction of a nature based playground at the reserve.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	Open parkland containing tree planting and native species. Located on the edge of the Swan River, the park incorporates benches, play equipment, parking, and ablution facilities.
<b>Condition</b>	Good
<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	

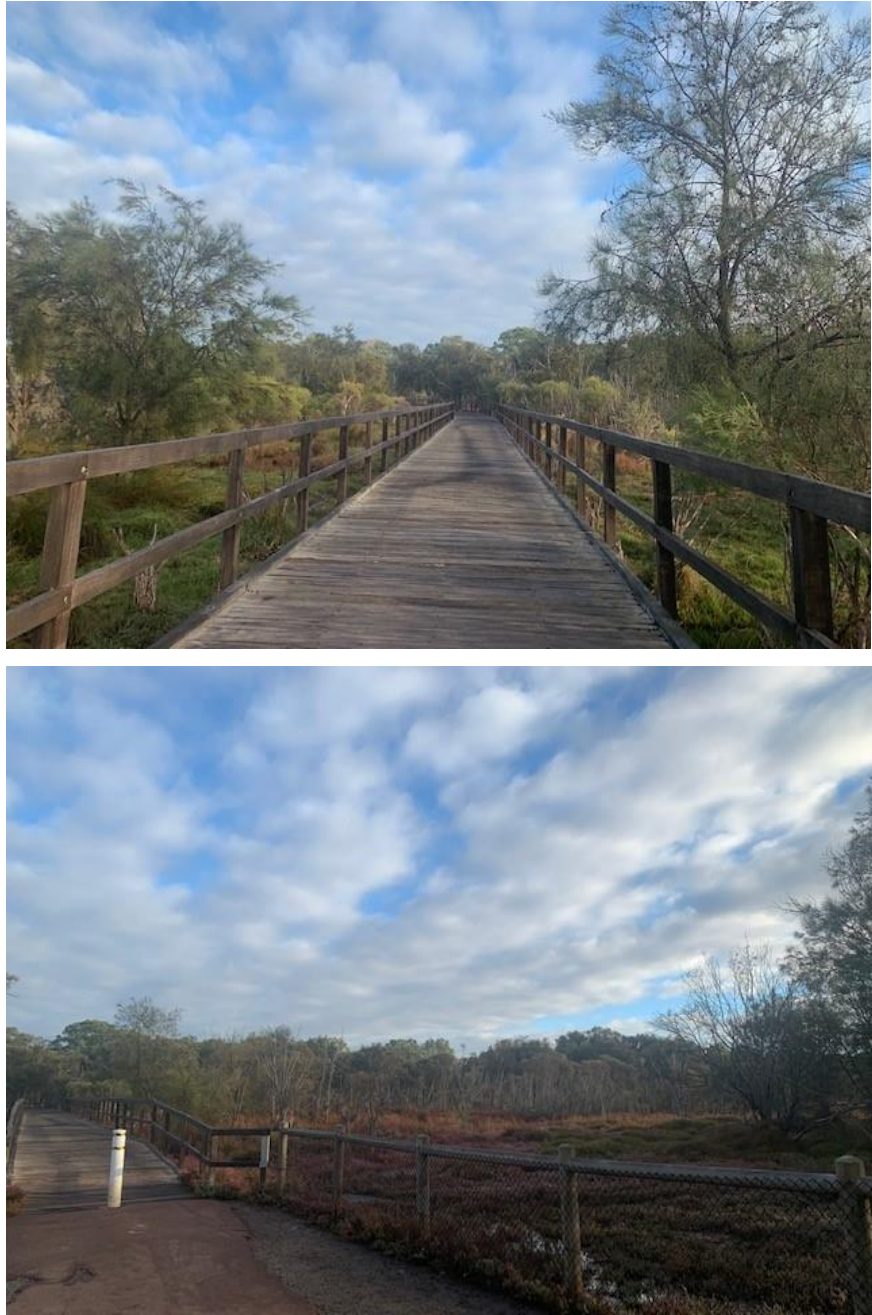




	
<b>Construction dates / periods</b>	Nature based playground - 2022

<b>Place name</b>	Ashfield Flats
<b>Place number</b>	289
<b>Other reference numbers</b>	A2254, A2247, A3160, A45105, A45999
<b>Address</b>	Lot 301 Hamilton Street/Hardy Road, Ashfield (Crown)
<b>Location Description</b>	
<b>Other names</b>	Bush Forever Site 214
<b>Place type</b>	Urban Park
<b>Primary local government</b>	Town of Bassendean
<b>Titles</b>	
<b>GIS coordinates/latitude , longitude</b>	-31°55'11", 115°56'46"
<b>Use (original/present)</b>	Original: Recreation Reserve Present: Recreation Reserve
<b>Construction materials</b>	N/A
<b>Architectural style</b>	N/A
<b>Historic theme(s)</b>	Social and Civic Activities: Sport, recreation and entertainment
<b>Values</b>	Aesthetic Social Historic
<b>Statement of significance</b>	<ul style="list-style-type: none"> <li>• The place has historic value due to its association with the development of the district in the early 20<sup>th</sup> century and its facilitation of the growing community.</li> <li>• The place has aesthetic value due to its picturesque environment of large open parkland with views of the Swan River.</li> <li>• The place has social value due to its extensive historical community use.</li> </ul>
<b>History</b>	<p>Located at the end of West Road, Bassendean and adjoining Sandy Beach, the Ashfield Flats host a walk trail and overlook Garvey Park, Belmont and Ron Courtney Island. This area was proposed to be developed in 1983 by Bruce Keay with canals which was reported in the Daily News on 11 March 1985. A Bush Forever Site number 214 it has bushland on the Swan Estuary with naturally vegetated areas which provide habitat for flora and fauna.</p> <p>The Bassendean Preservation Group has undertaken significant voluntary efforts in reforesting the area by propagating the native plant species and replanting them within the flats. Their revegetation efforts have been ongoing since 1986.</p>
<b>Integrity / Authenticity</b>	Moderate
<b>Physical description</b>	Environmentally sensitive area contained threatened ecological communities, dense marshlands and vegetation, open areas and native species. Located on the edge of the Swan River.
<b>Condition</b>	Good



<b>Parent / child places</b>	
<b>Listing type and status</b>	Category 3
<b>Images</b>	
<b>Construction dates / periods</b>	N/A

**Policy Number:           Local Planning Policy No xx**  
**Policy Title:               Short Stay Accommodation**

**1.       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. xx – Short Stay Accommodation.

**2.       Policy Statement**

Short stay accommodation is the common name given to holiday homes, units or apartments (usually built for residential purposes in the areas zoned for residential use) offered for short-term letting, usually through an online booking platform.

The Town of Bassendean recognises the need to ensure a balance between the provision of alternative forms of tourism accommodation and the need to ensure the appropriate siting and management of short stay accommodation to protect the amenity of the surrounding locality.

**3.       Policy Objectives**

- (a) To provide guidance for the establishment of short stay accommodation land uses within the Town's District.
- (b) To ensure that short-stay accommodation located within the Residential zone will not compromise the character and amenity of the surrounding residential area or nearby residents.
- (c) To establish criteria for the operation of short stay accommodation within the Residential, Town Centre and Local Shopping Centre zones, where impacts are likely to be capable of being suitably managed on an ongoing basis.

**4.       Application**

This Policy applies to all applications for short stay accommodation, but does not apply to the following:

- House swapping and house sitting;
- Lodging and/or boarding houses;
- Personal use of a holiday home or the sharing of a holiday home with the owner's family and friends;
- Student exchange accommodation;
- Workforce accommodation;
- Residential parks, park home parks, lifestyle villages.

## 5. Definitions

- Anti-Social Behaviour: *means actions and behaviours that threaten the amenity of the locality, and includes but is not limited to swearing, shouting, abusive, threatening behaviour, raised voices, parties and loud music.*
- Holiday Apartment: *means a multiple dwelling used to provide short-term accommodation.*
- Holiday House: *means a single dwelling used to provide short term accommodation.*
- Holiday Unit: *means a grouped dwelling used to provide short-term accommodation.*
- Hosted Accommodation: *means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.*
- Short Stay Accommodation: *means temporary accommodation provided on a commercial (for profit) basis, either continuously or from time-to-time with no guest accommodation for periods totalling more than 3 months in any 12 month period.*

## 6. Policy Requirements

### 6.1 Information Requirements

Pursuant to clause 63(1)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, an application for development approval for any Short Stay Accommodation use in the Residential Zone is to include the submission of a detailed Management Plan and Code of Conduct that addresses the following matters:

#### (a) Management Plan

- The control of noise and anti-social behaviour, so as to comply with the *Environmental Protection (Noise) Regulations 1997* and avoid conflict between temporary residents and permanent residents of the area.
- A complaints management procedure which is to include:
  - An after-hours complaints procedure including expected response times (noting that the Town will not provide a response to complaints outside of its ordinary business hours);
  - The provision of the telephone number of the accommodation owner and operator to neighbouring property owners/occupiers, for during and after hours complaints;
  - That guests are provided with the code of conduct prior to and on arrival; and
  - That guests are made aware that anti-social behaviour and breaches of the code of conduct will not be tolerated;

- The control of vehicle access and car parking.
- The dissemination of information to guests, prior to and during their stay.
- Information on the preparation and provision of food that is to occur at the premises (applicable only to hosted accommodation).

*Note: Where the preparation and provision of food is to occur at the premises, the accommodation shall be registered with the Town's Health Services in accordance with the Food Act 2008 and meet any relevant requirements of the Food Standards Code Food Safety Standards 3.2.3.*

(b) Code of Conduct

- The expected behaviour of guests/residents to minimise any impact on adjoining residents (house rules).
- Details of any relevant car parking restrictions applicable to the area in relation to parking vehicles on surrounding properties and within the street and instructions that parking of vehicles on the verge or other properties is not permitted;
- Details regarding guest check-in and checkout procedures;
- Details regarding waste management which must include specifying the expectations on guests about general rubbish and bin collection (if applicable);
- Information on any relevant strata by-laws (if applicable);
- Rules relating to the use of a swimming pool and/or spa (if applicable).

*Note: Where a swimming pool/spa is located on the property and is available for use by guests, the swimming pool/spa shall meet the requirements of the Code of Practice for the Design, Construction, Operation, Management and Maintenance of Aquatic Facilities, this shall include confirmation that the relevant approvals for the swimming pool/spa have been obtained from the Chief Health Officer of the Department of Health.*

## 6.2 Land Use Classification

The Town's Local Planning Scheme No. 10 does not define the various 'Short Stay Accommodation' land uses and as such, the use of land for such a purpose will be treated as a 'Use Not Listed', and advertised accordingly.

## 6.3 Assessment Criteria

Short stay accommodation will generally only be supported where the accommodation meets the following criteria:

- (a) The site is located within an 800m walk from a centre or railway station and/or a 200m walk from a recognised high frequency bus route.
- (b) The site has direct access to a constructed road that has two exit routes (ie. excluding situations where the sole access to the premises is provided from a cul-de-sac, right of way or battle-axe access leg);



- (c) Short stay accommodation in strata and community title developments will only be supported where:
  - (i) the strata company or community corporation has consented to the application; and
  - (ii) the short stay accommodation can operate without reliance on shared facilities.
- (d) The site is not identified as being at risk of natural hazards or alternatively, the relevant risk has been identified and appropriate mitigation measures proposed.
- (e) The operation of the proposed use shall minimise adverse issues, particularly amenity impacts on surrounding residential and other land use.
- (f) All car parking associated must be wholly contained on the same site as the short stay accommodation. Strata and community title developments must not rely on the use of visitor car parking bays.
- (g) The site shall be provided with adequate standard of services and infrastructure necessary to support the use.

#### 6.4 Conditions

In approving an application for development approval, the Town may impose the following conditions.

- (a) No more than six persons who do not comprise a single family are permitted to be on the property between the hours of 10:00pm and 7:00am.
- (b) The Town may issue a time-limited approval for up to 12 months.

In that instance, the applicant may lodge a subsequent application to extend to the term of the approval and in determining such an application, the Town would have regard to the performance of the accommodation over the period. If the Town is not satisfied of the previous performance, the application may not be supported.

- (c) The contact details of the owner/manager must be prominently displayed at the front of the property.
- (d) A register of all persons occupying the short stay accommodation is required to be kept and shall be open to inspection on demand by the Town.

#### Document Control

<b>Directorate</b>	Community Planning
<b>Business Unit</b>	Development and Place
<b>Inception Date</b>	[Insert OCM RESOLUTION NO & DATE]
<b>Version</b>	
<b>Next Review Date</b>	[Insert date – maximum 2 years generally is considered good practice]

VERSION 2 AMENDMENT AUDIT REQUIREMENTS AUTHORIZED BY SSPL DATE 2/5/2012	<p style="text-align: center;"><b>LOT 500 (ACQUISITION) BEING CROWN LAND FOR AMALGAMATION FORMERLY PRIVATE ROW (PT LOT 51) ON P 3262(3) CT 2727/846</b></p> <p style="text-align: center;">INSET NOT TO SCALE</p> <p style="color: red; text-align: center;">Proposal: Lot 503 of Plan 73906 to be fully amalgamated into No. 3 Ida Street</p>	TYPE ..... FREEHOLD PURPOSE CROWN LAND AMALGAMATION PLAN OF <b>LOTS 501 TO 503 INCL.</b>	<p style="text-align: center;"><b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b></p> DISTRICT SWAN FILE 00471-2009 SSA NO TOWNSITE TOWN OF BASSENDEAN LOCAL AUTHORITY BASSENDEAN LOCALITY BASSENDEAN FORMER TENURE ON FIELD BOOK SEE TABLE INDEX BG34(2)18.30 COMPILED SCALE: 1:750 @ A3 0m 7.5m 15m 30m 45m ALL DISTANCES ARE IN METRES SURVEYOR'S CERTIFICATE - Reg 54 I hereby certify that this plan is accurate and is a true and correct representation of the survey and/or calculations from measurements; I delete if inapplicable any of the measurements of this plan and that if completed the relevant written tasks in relation to which it is lodged. Licensed Surveyor Date W M Scanlan 27/03/2012
BEING CROWN LAND FOR AMALGAMATION FORMERLY PRIVATE ROW (PT LOT 51) ON P 3262(3) CT 2727/846 INSET NOT TO SCALE <p style="text-align: center;">CALCULATED DIMENSIONS IN ACCORDANCE WITH EXECUTIVE MINUTE 10/92</p>		SURVEYOR'S CERTIFICATE - Reg 54 I hereby certify that this plan is accurate and is a true and correct representation of the survey and/or calculations from measurements; I delete if inapplicable any of the measurements of this plan and that if completed the relevant written tasks in relation to which it is lodged. Licensed Surveyor Date W M Scanlan 27/03/2012	
INTERESTS AND NOTIFICATIONS COMPILED FROM P 3262(3), D 97646 & SP 41963		DEPOSITED PLAN <b>73906</b> SHEET 1 OF 1 VERSION 1.2	

## 1.13 Tree Vandalism Policy

This Policy is to be read in conjunction with Street Tree Protection Policy and the Amenity Tree Evaluation Policy and has been developed in response to the increase in tree vandalism occurring on Town of Bassendean owned or managed land.

The Town of Bassendean recognises the importance of trees in our streetscape and a need to protect these from vandalism, needless removal and to ensure that trees removed are replaced in accordance to the Street Tree Master Plan / Urban Forrest Management Plan.

When a trees are removed or die because of a selfish act of vandalism, it affects the community in many ways including the loss of street or park amenity and as a result, reduces the habitat for wildlife, prevents air cooling through evapotranspiration, prevents the mitigation of wind and surrounding neighbourhood noise, increases Ultra Violet (UV) light exposure and often discourages outdoor activity for residents and reduces property values.

### Objectives

The objective of this policy is to promote a consistent approach to deterring and responding to the loss of trees arising from deliberate vandalism on Council-managed land.

This policy outlines the recommended steps to be followed in order to provide:

- A way to promote the value of and need for protection of trees on Council owned or managed land;
- A reduction in the incidence of tree vandalism;
- A consistent approach to deterring and responding to instances of tree vandalism on Council-managed land;
- A consistent approach to engaging and involving the community in the long-term protection and management of trees and in reporting tree vandalism;
- A transparent investigation and decision-making framework when responding to tree vandalism events;
- An appropriate action is taken to mitigate future instances of tree vandalism; and
- To educate and increase public awareness of the importance of trees.

## Strategy

The vandalism of trees on Council managed land is considered a serious offence and the Town of Bassendean will achieve the above objectives through:

- Reporting each instance of suspected tree vandalism to the police;
- The identification and prosecution of perpetrators vandalising trees will be consistent;
- Community education to promote the protection of trees and to encourage the reporting of vandalism or suspicious activities;
- Erecting awareness signage on public land (near vandalised tree) to advise the community that a tree has been vandalised and the signage is to remain in place until the tree has fully recovered or until newly planted street trees that are planted during the winter planting season are sufficiently established in approximately 36 months
- Replacement of severely damaged trees with advanced trees during the winter planting season and where necessary, erecting tree guards until established;
- Undertake the planting of trees on Council owned or managed land in line with the Town's Street Tree Master Plan / Urban Forrest Management Plan.
- Offenders should not be advantaged by tree vandalism and where possible offenders should be prosecuted. Enforcement, erection of vandalism awareness signage, leaving dead trees in place (where safe to do so) and replanting at higher density will be key strategies to ensure no advantage is gained.

## Detail

### Application of this Policy

This policy applies to both the street trees located on the verge abutting privately owned land, or trees located in the Town's parks and reserves (or other publically owned land) that abut privately owned land.

### Definition

Tree vandalism is the unlawful destruction, damage or injury to trees through methods including, but not limited to poisoning, pruning cutting, ringbarking or removal.

## Community Education

Unless the community understands the benefits and value of trees, and understands the adverse impacts of vandalism, it is difficult to sustain the level of community support necessary to deter and respond to such activities. Community education is recognised as a key component of deterring tree and vegetation vandalism.

The community education program is aimed at highlighting the following major benefits of trees in urban areas, being:

- Reduction of air pollution
- Reduction in volume of stormwater
- Mitigation of wind and noise
- Provision of habitat and support for biodiversity
- Reduction in UV exposure
- Air cooling through evapotranspiration
- Enhanced sense of place and identity
- Improved mental wellbeing
- Encouragement of outdoor activity
- Reduced demand for energy (lower GHG emissions)
- Increased property values

The community education program shall also aimed to explain the following:

- The various environmental functions of trees and vegetation in natural and urban environments;
- The cumulative impacts of tree and vegetation loss, so that the impact of a single act can be judged in the context of impacts over time;
- Highlight the legal significance of offences and the potential fines and punishments;
- Calculate and publicise the direct economic cost to residents of acts of vandalism, in terms of investigation, replacement, maintenance and monitoring costs, as well as loss of ecosystem services;
- Publicise successful rehabilitation and other positive outcomes, as well as successful prosecutions and enforcement actions.

## Monitoring and Prevention

The risk of tree damage and vandalism can be reduced by:

- Targeting community education material;
- Monitoring tree and vegetation condition by photographs or aerial photography;
- Involving the community in maintenance of natural areas.

## Investigation, Regulation and Enforcement

Although successful investigations and prosecutions may be difficult, unless people come forward with evidence, their impact is significant in making the community aware of the seriousness of illegally damaging vegetation.

The Town shall conduct an investigation based on Appendix 1 attached to this policy and provide a report to Council for consideration which will include the Amenity Tree Value of the vandalised tree(s). A report will be made to police, in each instance of vandalism.

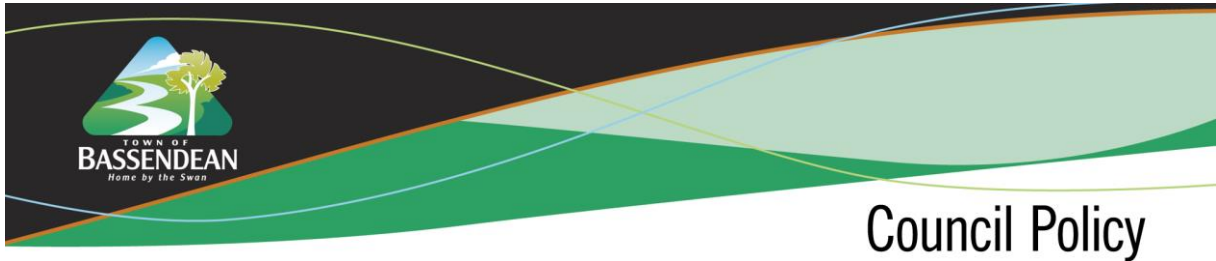
Subject to CEO endorsement, surveillance cameras and private investigations may be used to gather evidence in certain situations, such as where repeated offences have occurred at isolated sites.

The financial penalty applicable to any person found to have caused vandalism to trees on public property should cover the costs associated with: arborist report, remedial treatment, tree vandalism reward, staff time for the investigation, vandalism shaming signs, tree loppers, traffic management, new tree planting, etc.

## Tree Vandalism Reward

A reward may be considered by Council in a case where information is provided to the Town of Bassendean that may lead to the prosecuting the offender under the Local Government Act 1995, relating to any premeditated unlawful action (pruning, poisoning, removal, soil modifications, root damage, etc.) which results in major damage of any tree or death of any tree, on Council owned or managed land. The amount of the reward will be at the sole discretion of Council.





In order for a person/s to be eligible for consideration of a reward for information concerning the vandalism of a tree on Council owned or managed land:

- The alleged offender must be found guilty of the alleged offence by a Court of competent jurisdiction and the 28-day appeal period had passed;
- The applicant/s must be willing to give sworn evidence in Court when and if required;
- In the opinion of the Investigating Officers of the Town of Bassendean, the applicant/s did not knowingly allow the alleged offender to commit the act in order to obtain a reward.

Once a successful prosecution outcome has been decided the applicant/s will be informed, in writing, of the prosecution outcome and the reward at the sole discretion of Council.

## **Replacement of Vandalised Trees**

If the removal of vandalised tree/s becomes necessary a replacement tree/s will be planted during the winter planting season, for every tree damaged, in a position/s that is as close to the vandalised tree as possible. The replacement trees will be in accordance with the Council's Street Tree Masterplan/ Urban Forrest Management Plan. The replacement tree/s are to be planted as early as possible and will be a minimum of a 90 litre pot size.

## **Promotion of Policy**

Council will inform the community of any action taken regarding tree vandalism and rewards.

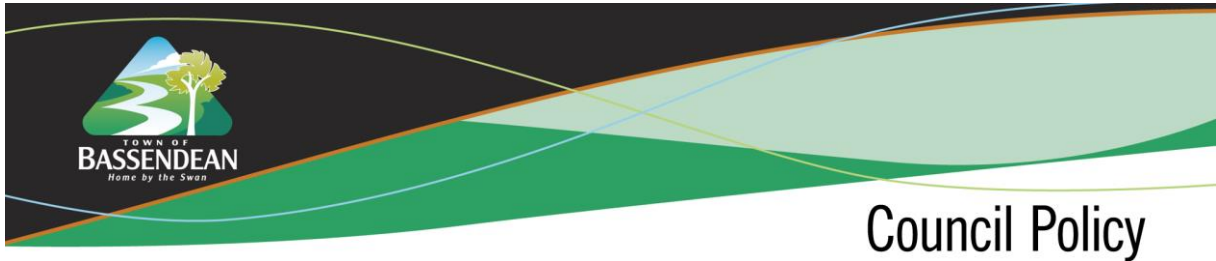
Awareness signage shall be installed adjacent to the vandalised tree(s) for premeditated unlawful action (pruning, poisoning, removal, soil modifications, root damage, etc.), which results in major damage of any tree or death of any tree, on Council owned or managed land.

The awareness signs will display a "reward leading to conviction" notice on Tree Vandalism Signs.

Signs will be erected as close to the location of the removed/damaged tree until the Town's independent consulting arborist confirms the tree has fully recovered or until newly planted street trees that are planted during the winter planting season are sufficiently established in approximately 36 months.

The awareness signage is to be maintained throughout this period.





**Application**

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Director Operational Services.

The policy is to be reviewed every three years.

<p><b>Policy Type:</b> Strategic, investigation, regulation and enforcement</p>	<p><b>Policy Owner:</b> Director Operational Services</p>
<p><b>Link to Strategic Community Plan:</b> Town Planning &amp; Built Environment</p>	<p><b>First Adopted:</b> OCM – 15/08/18</p>
	<p><b>Last Reviewed:</b> August 2018</p>
	<p><b>Version 0</b></p>
	<p><b>Next Review due by:</b> 2022</p>

## APPENDIX 1

### INVESTIGATED BREACH OF A LOCAL LAW FORM

#### STREET TREE DAMAGE / REMOVAL (OFFICER USE ONLY)

Tree Property Address: .....

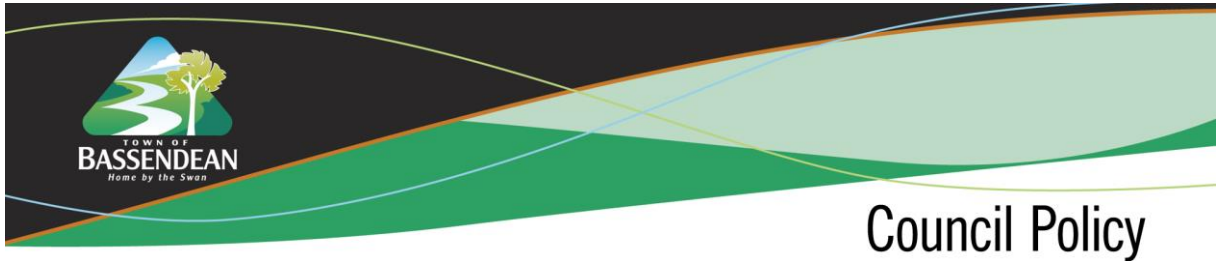
Aerial Map and/or Historic Photo attached showing tree in question  Yes  No

In accordance with Council’s Street Tree, Pruning, Removal and Replacement Policy, the removal of street trees shall not be permitted for any of the following reasons:

- The tree obscures, or has the potential to obscure, views other than traffic/pedestrians line of sight.
- The tree species is disliked.
- The tree species causes nuisance by way of leaf, fruit, and/or bark shedding or the like.
- The tree causes allergy and or health problems.
- The tree is in the way of a non-essential crossover or verge paving option.
- The tree shades a private garden, solar hot water systems, or the like.

Any reasonable inspections, consultations and reports, are to be carried out by Parks Supervisor or qualified consulting arborists, in accordance with Council (OCM-22/04/14) adopted Amenity Tree Evaluation Policy and the assessment and historical records, GIS aerial photographs, Streetscape photographs shall be used as the basis for determining economic values of Council’s tree assets using the Revised Burnley Method.

<b>Tree Species:</b>			
<b>Tree Height:</b>		<b>Crown Spread:</b>	
<b>Approximate age:</b>		<b>Tree Value (Burnley method)</b>	
<b>Cost of removal (a):</b>		<b>Cost to Stump Grind (b):</b>	
<b>Streetscape Contribution (c):</b>			
<b>Estimated damages and reconstitution costs – consider: tree value + (a) + (b) + (c) + (d). To be determined on case-by-case basis.</b>			
<b>Cost to water newly planted tree(s) until established (d)</b>			
<b>GST:</b>			
<b>TOTAL COST:</b>			



Arborist evaluation:    Repair Method                     Yes     No  
                                 Replacement Method                     Yes     No  
                                 Arborist Report Attached                     Yes     No

Comments:

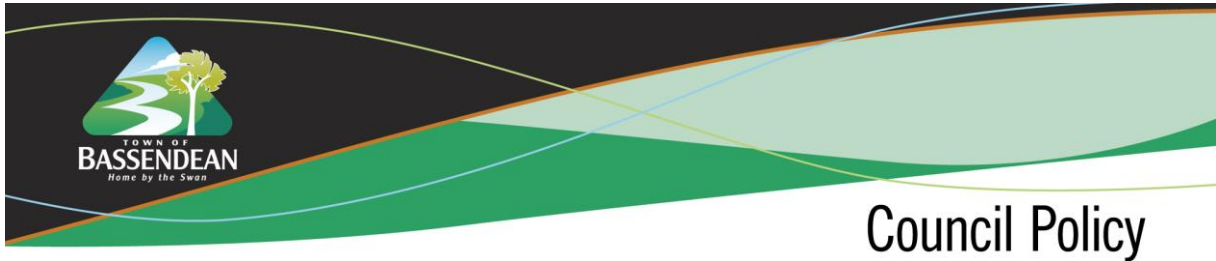
**Aerial Photograph – Illustrating historic location of tree on verge**

**Attached**    Yes     No

**Streetscape Photograph - Illustrating historic location of tree on verge**

**Attached**    Yes     No

Other attachments:



# Council Policy

## TOWN OF BASSENDEAN OFFICER INVESTIGATION - USE ONLY

Name of Investigating Officer: .....

Date of Investigation: .....

Tree - Property Address: .....

Name of alleged offender: .....

Property Address: .....

Email: .....

Telephone (Land line): .....(Mob): .....

Tick reason for tree investigation:

**Alleged:**  removal  damage  pruning  poisoning  other:

### Police Referral

Reported to Police: Yes / No      Police Report Number: \_\_\_\_\_

Investigation information provided to Police: Yes / No      Date: \_\_\_\_\_

Police Comments:.....  
 .....  
 .....

Were the actions taken by a person in breach of the Council's Local Laws/ or policies?  Yes  No

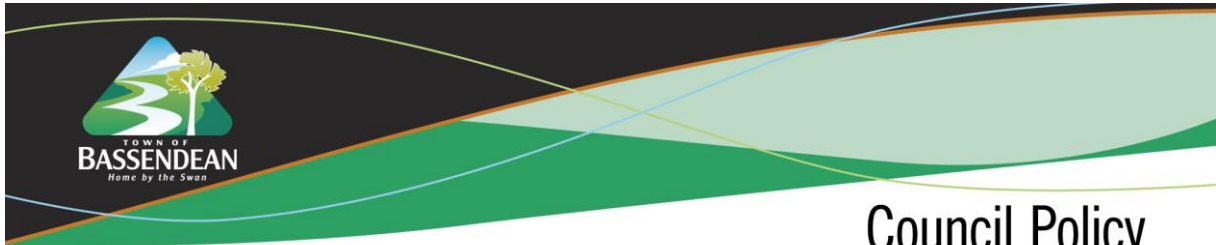
Was the person authorised to undertake certain types of work?  Yes  No

Has a person previously requested a tree be removed / pruned?  Yes  No

Is there a likelihood of a repeat offence?  Yes  No

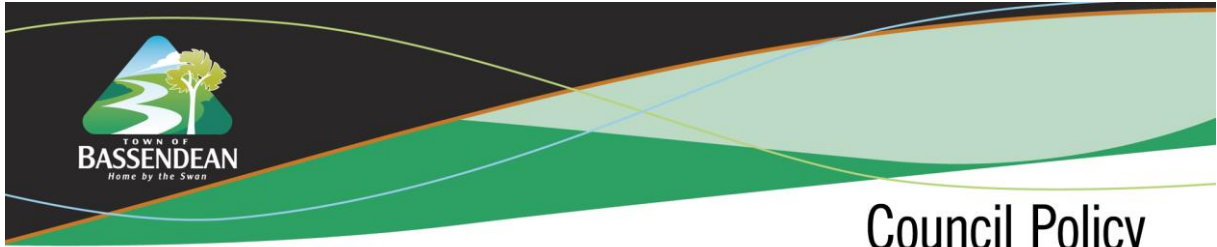
Has the tree removal / pruning adversely effected the amenity and appearance of the streetscape?  Yes  No

Has the alleged person acknowledged culpability or acknowledged that they undertook or engaged a contractor to perform a task, knowing that they did not have the authority?  Yes  No



- Are there any mitigating or aggravating circumstances?  Yes  No
- Can the actions taken by the alleged person who damaged the tree, be satisfactorily rectified in accordance to the arborist report?  Yes  No
- Consulted with surrounding neighbours regarding vandalism/damage?  Yes  No
- Has any development applications been received for this property?  Yes  No

The investigating officer is to attach a record of neighbour conversation neighbour statement, or additional information that has determined the outcome of the investigation.



Supporting information/evidence attached?

Yes  No

Additional Comments and Neighbour Feedback:

## MANAGER ASSET SERVICES - USE ONLY

In the event the investigation has identified that a person has illegally removed damaged, pruned or poisoned a Town of Bassendean management tree, Council may prosecute the offender under the Local Government Act 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it and the Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, local government land or other relevant provisions under the Act. In addition to the value of the tree a penalty of \$5,000 may be imposed.

Based on the Arborist report and the Officer Investigation the following is recommended:

Tree canopy remedial pruning undertaken in accordance with Australian Standards 4373 (1996) ~ Pruning of Amenity Trees, and/or Street Tree Technical Guidelines section 5.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Removal of tree and replacement in accordance with Council policy.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Report to Council pursuant to Local Government Act 1995 Schedule 9.1 clause 2 and the Uniform Local Provisions Regulations 1996, Regulation 5 Clause outlining alleged breaching of Local Law/ Council policy.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed educational actions - letter to alleged offender.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed educational actions - vandalism awareness signage.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Recommend action for illegal removal, damage, pruning or poisoning of Town of Bassendean management tree.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Additional Comments:

## ADMINISTRATION - USE ONLY

Council resolution:

Alleged Offender advised in writing  Yes      Date:

Works Order Number:

Receipt Number :



## Tree Vandalism Policy

### Policy Objective

This policy aims to provide a consistent approach to addressing vandalism of trees on Town-managed land.

### Policy Scope

This Policy applies to trees located on land vested with or managed by the Town.

### Policy Statement

The Town recognises the significant contribution made by trees to the aesthetic, social and environmental aspects of existing streetscapes and reserves within the Town. To deter vandalism the Town adopts a consistent approach to investigation, regulation, enforcement and replacement of vandalised trees.

### Definitions

Amenity Value: *monetary value of a tree/s calculated by a suitably qualified Arborist following the Burnley Method (Moore, 1991)*

Tree: *means a woody plant inclusive of its roots, canopy, stems and trunk(s) that is capable of growing taller than 3m in height at maturity.*

Vandalism: *Unauthorised destruction, damage or injury to trees (through methods including, but not limited to poisoning, pruning, cutting, ringbarking or removal)*

### Investigation, Regulation and Enforcement

Where a tree is vandalised on Town managed land, the Town will undertake an investigation, and at its discretion may:

- i. take action under Regulation 5(1) of the *Local Government (Uniform Local Provisions) Regulations 1996, Town of Bassendean Activities on Throughfares and Trading in Public Places Local Law 2010* or other applicable legislation;
- ii. recover costs associated with the removal (if applicable) and replacement tree/s as per the Town's Schedule of Fees and Charges;
- iii. recover costs equivalent to the Amenity Value of the tree, including percentage of value lost as a result of the vandalism.

## Replacement of Vandalised Trees

If the removal of vandalised tree/s becomes necessary, replacement tree/s will be planted during the winter planting season, for every tree damaged, in a position/s that is as close to the vandalised tree as possible. The replacement trees will be in accordance with the Street and Reserve Tree Planting List. The replacement tree/s are to be planted as early as possible and will be a minimum of a 90 litre pot size.

### Application

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Executive Manager Infrastructure.

The Policy is to be reviewed every two years.

<b>Document Control box</b>			
<b>Document Responsibilities:</b>			
<b>Owner:</b>	Chief Executive Officer	<b>Owner Business Unit:</b>	Executive Manager Infrastructure
<b>Inception Date:</b>	July 2022	<b>Decision Maker:</b>	Council
<b>Review Date:</b>	July 2024	<b>Repeal and Replace:</b>	N/A
<b>Compliance Requirements:</b>			
<b>Legislation:</b>	<i>Local Government Act 1995</i>		

# TOWN OF BASSENDEAN

## MINUTES

### BASSENDEAN LOCAL EMERGENCY MANAGEMENT COMMITTEE

HELD BY ELECTRONIC MEANS IN ACCORDANCE WITH REGULATION 12(2) AND 14(D)  
OF THE LOCAL GOVERNMENT (ADMINISTRATION) REGULATIONS 1996

ON WEDNESDAY 8 JUNE 2022, AT 3.30PM

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#### **1 Declaration Of Opening; Acknowledgment of Country; Acknowledgment of Visitors; Disclaimer**

The Presiding Member declared the meeting open, welcomed all those in attendance and acknowledged the past and present traditional owners and custodians of the land on which the meeting was held.

#### **2 Announcements by the Presiding Member without Discussion**

Nil

#### **3 Attendances, Apologies and Leave of Absence**

##### Members

Cr Paul Poliwka, Presiding Member  
Cr Tallan Ames  
Luke Collins, OIC, Kiara Police  
Chris Kin-Maung, DFES, Metropolitan North East Operations  
Quinta La Rosa, District Emergency Management Advisor  
Mark Melvin, Bassendean SES  
Sharon Ellis, Department of Communities  
Donna Shaw, A/Director Community Planning, ToB

##### Officers

John Lane, Emergency Management Officer  
Sharna Merritt, Senior Ranger  
Jeff Somes, Environmental Health Officer  
Amy Holmes - Minute Secretary

##### Apologies

Luke Gibson, Director Community Planning  
Steve Blackford, SES

#### 4 Declarations of Interest

Nil

#### 5 Presentations or Deputations

Nil

#### 6 Confirmation of Minutes

<b>6.1 Confirmation of Minutes</b>	
<b>Attachments</b>	Nil

**Minutes of the Bassendean Local Emergency Management Committee meeting held on 2 March 2022**

##### **Committee/Officer Recommendation – Item 6.1**

MOVED Cr Ames, Seconded Chris Kin-Maung, that the minutes of the BLEMC meeting held on 2 March 2022, be confirmed as a true record.

CARRIED UNANIMOUSLY 8/0

#### 7 Business Deferred from Previous Meeting

Nil

#### 8 Reports

<b>8.1 Exercise Program 2022</b>	
<b>Attachments</b>	Nil

Local Government are required to conduct emergency management exercises aimed at exercising elements of their LEMA. In-line with this requirement the Town of Bassendean in partnership with the City of Bayswater conducted a joint recovery exercise in December 2021.

It is proposed that the BLEMC conduct a series of short duration discussion exercises as part of each LEMC meeting.

*John Lane advised that the committee would conduct a short exercise (30 mins) following each meeting, commencing Wednesday 14 September. It is important to*

*ensure that all committee members are aware and attend the meetings, to make it worthwhile.*

### **Committee/Officer Recommendation – Item 8.1**

MOVED Cr Ames, Seconded Donna Shaw, that the wishes expressed by the BLEMC in relation to future exercises, be adopted.

**CARRIED UNANIMOUSLY** 8/0

<b>8.2 Metropolitan North and East Recovery Group</b>	
<b>Attachments</b>	1. DRAFT Partnering Agreement North East Recovery Group 17 May 2022 [8.2.1 - 4 pages] 2. Partnering Agreement North East Recovery Group [8.2.2 - 8 pages]

The Metropolitan North & East Recovery Group met on 11 May to discuss the current agreement. The agreement is currently under review by all signatory local governments.

### **Committee/Officer Recommendation – 8.2**

MOVED Donna Shaw, Seconded Cr Ames, that the report of the Metropolitan North & East Recovery Group be received.

**CARRIED UNANIMOUSLY** 8/0

<b>8.3 Emergency Management Agenda Reports</b>	
<b>Attachments</b>	Nil

#### **SEMC and District Emergency Management Committee**

*See attached District Emergency Management Advisor Report.*

#### **WALGA LGEMAG**

*Nothing to report.*

#### **Local Welfare Committee**

*Nothing to report.*

### **Committee/Officer Recommendation – Item 8.3**

MOVED Donna Shaw, Seconded Sharon Ellis, that the Emergency Management Agency Reports be received.

CARRIED UNANIMOUSLY 8/0**8.4 Post Incident Reports and Post Exercise Reports****Attachments**

Nil

*Nothing to report.***Committee/Officer Recommendation – Item 8.4**

MOVED Donna Shaw, Seconded Cr Ames, that post incident and post exercise reports be received.

CARRIED UNANIMOUSLY 8/0**8.5 Contact Details and Key Holders****Attachments**

Nil

*Contacts and key holder details have been updated.***Committee/Officer Recommendation – Item 8.5**

MOVED Cr Poliwka, Seconded Chris Kin-Maung, that the Committee members' contact details be confirmed, as amended.

CARRIED UNANIMOUSLY 8/0**8.6 Preparedness, Prevention, Response and Recovery Issues****Attachments**

Nil

*John Lane advised that the Town has received a letter of compliance from the State Emergency Management Committee (SEMC) for receipt of the Town of Bassendean's State Risk Project as part of its emergency risk management requirements. This document was reviewed by the Department of Fire and Emergency Services (DFES) State Risk Project Team. It meets the requirements and is compliant.*

*Quinta La Rosa advised that the 2022/23 AWARE (All West Australians Reducing Emergencies) grant program round is now open and closes 10 June 2022. The AWARE program aims to enhance WA's Emergency Management arrangements by investing in capacity building and preparedness activities at a local level. The current round of AWARE funding will distribute \$200,000 to WA local governments.*

*Chris Kin-Maung reported a shed fire. It was not major and did not require any recovery action. DFES and SES now gearing up for winter season emergency response and recovery.*

### **Committee/Officer Recommendation – Item 8.6**

MOVED Donna Shaw, Seconded Cr Ames, that Preparedness, Prevention, Response and Recovery Issues raised, be received.

CARRIED UNANIMOUSLY 8/0

### **9 Motions of Which Previous Notice Has Been Given**

Nil

### **10 Closure**

There being no further business, the Presiding Member declared the meeting closed, the time being 4.20pm.

The next meeting will be held on Wednesday 14 September 2022 at 3.30pm.



**TOWN OF BASSENDEAN  
DISTRICT EMERGENCY MANAGEMENT ADVISOR REPORT  
8 JUNE 2022**

**STATE NEWS**

**STATE CONSULTATION REQUESTS**

There are a number of plans that are scheduled for consultation in the second half of this year:

- State Hazard Plan – Severe Weather
- State Emergency Management Roles and Responsibilities Review
- Funding in Emergencies Arrangements

To give feedback on the above plans, visit the [State Emergency Management Consultation page](#), find the relevant consultation tile and select 'Get Involved'.

**SEMC EMERGENCY MANAGEMENT CAPABILITY FRAMEWORK REVIEW**

A comprehensive review of the SEMC EM capability framework, based on EM best practice and contemporary domestic and international frameworks, was completed by the DFES State Capability Team in late March 2022. The revised framework is currently out for review with subject matter experts, with comments due 3 June 2022.

**SEMC COMMUNITY DISASTER RESILIENCE STRATEGY**

Consultation on the WA Community Disaster Resilience Strategy Discussion Paper closed on 31 March 2022. Extensive engagement across the sector took place, including meetings, conferences, and forums, as well as targeted workshops with more than 50 local governments and 20 community service providers. A number of formal submissions have also been received.

Work is now underway to incorporate feedback into the WA Community Disaster Resilience Strategy and Implementation Plan. There may be further opportunity to provide feedback on the draft documents.

**ALL WEST AUSTRALIANS REDUCING EMERGENCIES (AWARE) 2022-23 APPLICATIONS OPEN**

The 2022-23 AWARE grant program round is now open and closes **10 June 2022**.

The AWARE program aims to enhance WA's Emergency Management arrangements by investing in capacity building and preparedness activities at a local level.

The current round of AWARE funding will distribute \$200,000 to WA local governments for projects addressing at least one of the following categories:

- Furthering the emergency risk management process
- Facilitating capability-based exercises
- Assistance in reviewing Local Emergency Management Arrangements (LEMA)
- Delivering emergency management training
- Hosting or facilitating emergency management events or forums



## 2022 ANNUAL AND PREPAREDNESS REPORT CAPABILITY SURVEY

The Annual and Preparedness Report Capability Survey (the survey) is conducted each year by the DFES State Capability Team, on behalf of the State Emergency Management Committee (SEMC). The results from the survey are used to inform the content of the SEMC annual report and the State's yearly Emergency Preparedness Report to the Minister for Emergency Services.

The 2022 survey has been launched via email containing explanatory material and a link to the online survey. The survey must be completed by **Wednesday 15 June 2022**. Given the time required to analyse and compile the data collected through the survey, we must receive your response by this deadline for it to be included in the 2022 reporting cycle. Please note also that completion and submission of the survey on time will form part of the evaluation criteria for grant funding through AWARE and National Disaster Risk Reduction (NDRR).

Given the breadth of questions that will be asked, we recommend that the survey be completed in a collaborative manner within your organisation. You will be able to complete the survey in stages and share your survey link with others. You will also be able to save a PDF copy of your responses at any point. Instructions on these and other tips will be provided within the survey.

We look forward to your valuable contribution. If you have any questions or require further information, please do not hesitate to contact the capability team on [semc.capability@dfes.wa.gov.au](mailto:semc.capability@dfes.wa.gov.au) or (08) 9395 9516.

## DISTRICT NEWS

### 2022 METROPOLITAN DISTRICT EMERGENCY MANAGEMENT COMMITTEES (DEMC)

The State Emergency Management Committee recently noted the:

- 2021 trials and outcome of the combined metropolitan DEMC meetings
- continued joint arrangements of NORTH (Central and North) and SOUTH (East and South) for meeting purposes.

Planning is underway on the joint emergency management meeting/ activity/exercise/forum (to be determined) later in the year around October/November. The Executive Officers will provide members with confirmed dates in the coming weeks.

## LOCAL NEWS

### LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS (LEMA) REVIEW

In late 2019 SEMC approved a sector-led review of Local Emergency Management Arrangements (LEMA) requirements and responsibilities.

Following the signing of an MOU in December 2021, SEMC and the WA Local Government Association (WALGA) have engaged Project Leads who will work together with key stakeholders to identify issues with LEMA, and investigate and develop options for streamlining the process.



A discussion paper has been prepared that will guide consultation, which is expected to start in June 2022. At the completion of the review in June 2023, a LEMA Improvement Plan – including an implementation plan – will be developed

## 2022 SEMC MEETING SCHEDULE

- 4 August 2022
- 13 October 2022
- 1 December 2022

**Complied by:**  
**District Emergency Management Advisor**  
**Metropolitan Operations**  
**Department of Fire and Emergency Services**

