

# TOWN OF BASSENDEAN

## MINUTES

### GENERAL MEETING OF ELECTORS

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON WEDNESDAY 9 FEBRUARY 2022 AT 6.02PM

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#### 1.0 OPENING AND WELCOME

The Mayor 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.

#### 2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

##### Present

##### Councillors

Cr Kathryn Hamilton, Mayor  
Cr Renee McLennan, Deputy Mayor  
Cr Hilary MacWilliam  
Cr Emily Wilding  
Cr Jennie Carter  
Cr Paul Poliwka  
Cr Tallan Ames

##### Officers

Ms Peta Mabbs, Chief Executive Officer  
Mr Luke Gibson, Director Community Planning  
Mr Paul White, Director Corporate Services  
Mr Phil Adams, Exec Manager Infrastructure  
Ms Nicole Davey, Exec Manager Sustainability & Environment  
Ms Elizabeth Kania, Manager Governance & Strategy  
Mrs Amy Holmes, Minute Secretary

##### Public

Approximately nine members of the public were in attendance.

## **Apologies**

Mr and Mrs Dreyer

### **3.0 MAYOR'S ADDRESS/REPORT**

Cr Kathryn Hamilton, presented the Mayor's report for the year ended 30 June 2021 and spoke on the Town's challenges and achievements during the 2020/2021 financial year:

The impacts of the pandemic throughout the year caused Council to promptly implement a range of financial measures to support ratepayers and offer certainty in difficult times by developing a financial hardship policy, a commitment to no increase in rates revenue and deferring underground power charges.

The commitment to be environmentally sustainable saw the Town roll-out FOGO, as the first Council north of the river to achieve this. Bassendean is now the envy of other local governments for their knowledge and expertise in this area and we are pleased to advise that since implementing FOGO, the community has reduced the amount of waste going to landfill from 20.6% to 62.6%.

A new Strategic Waste Plan was created and progress made towards implementation.

The creation of a new Draft Local Planning Strategy and Scheme, as well as a new town centre master planning project reflect careful consideration of future growth balanced against retention of green spaces and heritage.

The Town of Bassendean continues to remain focused on achieving the best possible outcomes for the community. We look forward to working with the new Council, and continuing the strong relationship with the community and key partners to achieve a prosperous future.

### **4.0 CEO'S ADDRESS**

The Chief Executive Officer, Ms Peta Mabbs, provided an overview of the Administration's achievements:

The Town of Bassendean continued to demonstrate strong community leadership throughout the 2020/21 financial year. This marked our first year of operating under our newly developed Strategic Community Plan which provides a ten year outlook to guide planning, activity, resource allocation and decision-making in line with the aspirations and priorities of our community.

The year demonstrated increasing effort and outcomes of cross-functional collaboration organisationally, in order to deliver on Council decisions and priorities.

Our response to the pandemic was testament to this - the Administration responded quickly to support the community and each other throughout this period. For some staff this meant working remotely at times, whilst continuing the provision of services to our community. The extraordinary circumstances brought about by the pandemic enabled us to rethink the way we work, with flexible work practices now becoming normalised for most of the Administration. This new way of working was reinforced by an investment in information technology upgrades. Despite the challenges brought about by the pandemic, we continued our internal reform efforts in a range of areas including asset management, financial management, ICT (as mentioned), procurement, corporate planning and reporting.

The year saw the Town engage in significant planning for the long-term future of our community. This included developing a draft Local Planning Strategy and Scheme, in addition to a draft Town Centre Masterplan.

Collectively, these efforts have strengthened our corporate governance and positioned us well for the future of our organisation and community. In addition to the usual services, supports and facilities that the Town provides for our community, projects undertaken in the 2020/21 year included:

- Substantial progress towards a community-led Town Centre Masterplan to attract investment and fulfil the community's vision for a vibrant town centre. I am pleased to advise this is now complete and discussions are underway with the State Government in terms of how this can be translated into action.
- Creation of a Draft Local Planning Strategy and Scheme which we hope to share with our community for feedback shortly.
- A Strategic River Assessment to plan for the health and preservation of our river and foreshore.
- The introduction of a Food Organics and Garden Organics bin system and a raft of other initiatives to reduce the amount of waste going to landfill.
- Planning for Underground Power in parts of Eden Hill and Bassendean in conjunction with Western Power.
- Planting out another 1,000 new shade trees across our neighbourhoods to combat the effects of climate change, provide our community with cooler, more walkable streets and provide important habitat for birdlife.
- Building two new playgrounds at Palmerston Reserve, Bassendean and at Padbury Way Reserve, Eden Hill.

- Substantial planning towards a new playground at Sandy Beach with a tender for construction awarded early in 2021/22. The playground is now well underway and due to be opened in the middle of 2022.
- Creation of a masterplan for Jubilee Reserve which Council has since endorsed and approved up to \$2M of funding towards. More recently the Town has advocated to other tiers of government to also contribute.
- Construction of the Whitfield Safe Active Street to provide a safe alternative to transport other than car.
- Fit-out of the newly constructed Men's Shed
- Regeneration of Mary Crescent Reserve to convert a sump into important wetlands to provide valuable habitat and improved amenity.
- A new Green Trail, blending path infrastructure with re-vegetation along our railway.
- Restoration of Bindaring Wetlands.

Importantly, none of this could happen without the support of our community.

We delivered one of the biggest works programs and internal reform agendas in many years. This was in addition to our operational services which include the statutory services we are required to deliver as a local government and a range of other services our community has come to enjoy.

## **5.0 DIRECTOR CORPORATE SERVICES ADDRESS**

The Director Corporate Services, Mr Paul White, provided a financial overview:

Following on from 2019-20 which was affected by the COVID-19 pandemic, the Town showed an improved financial result in 2020-21. That is despite Council "freezing" rates revenue for the year.

This improved result arose from:

- Higher than expected revenue from fees and charges, resulting from higher than expected utilisation of the Town's facilities and strong growth in planning and building approvals
- Continued focus on tightening expenditure across all areas in particular, materials and contracts, which reduced from \$6.9m to \$6.3m.
- Keeping employee costs to the same as 2019-20 levels, meaning a reduction in employee costs in real terms.

### Statement of Comprehensive Income

- Operating revenue for the year was up \$637,000, or 2.8% from budget, and similar in total to the previous year.
- Operating expenses were below budget by \$1.3 million, or 4.9%, and \$433,000 (or 1.6%) less than the previous year.
- There were 7,308 rateable properties in the Town (an increase of 48), generating \$13.5 million in rates revenue.
- The Town increased efforts at reducing outstanding rates debt from those who could afford to pay, with rates and charges debt falling 13% during the year.
- At the same time, the Town continued to assist those experiencing genuine financial hardship, entering into payment agreements with 30 ratepayers.

### Statement of Financial Position (Balance Sheet)

- Net assets fell by \$740,000, due to recognition of impairment losses for 1 Surrey Street and Success Hill Jetty.

### Auditor General

The Town received an unqualified Audit Report for 2021-22. The Independent Auditor's Opinion from the Auditor General can be found at the end of the Financial Statements.

The Auditor General did note that the Asset Sustainability Ratio and the Operating Surplus ratio have been below the Department of Local Government, Sport and Cultural Industries standard for the last three years.

The Town is aware that these ratios continue to fall short of the standards set by the Department. A whole-of-Town approach is required to improve performance as measured by these ratios. This process has commenced, with a full review of the Town's Asset Management Plans and significant progress on a range of other informing strategies and plans. The Town's Long-Term Financial Plan will be redeveloped from the ground up, to achieve improved integration with these informing strategies.

Throughout this process, the Town will continue to identify opportunities for capital renewal and replacement, explore further sources of own source revenue and closely manage operating expenditure.

While both ratios are likely to remain below the Department's standard in the short-to-medium-term, we are confident they will both trend upwards in the long-term.

Like all small Local Governments, the Town will continue to face some financial challenges, with a need to balance continued delivery of high-quality services to the community with adequate provision for future generations. With continued attention to expenditure control and improved revenue from projected growth in the rates revenue base and the introduction of differential rating in 2021/22, the Town is well-positioned to gradually strengthen its financial position.

## **6.0 RECEIVING OF THE 2020/21 ANNUAL REPORT, FINANCIAL STATEMENTS AND AUDITOR'S REPORT**

The purpose of the meeting was to receive the 2020/21 Annual Report. The Annual Report can be found on the Town's website at:  
<https://www.bassendean.wa.gov.au/documents/annual-report>

### **OFFICER RECOMMENDATION – ITEM 6.0**

That the 2020/21 Annual Report for the Town of Bassendean be accepted.

**LAPSED FOR WANT OF A MOVER**

## **7.0 GENERAL BUSINESS**

### **7.1 Public Question Time**

Mrs Anne Brinkworth, 19 Ida Street Bassendean

*Why are there no signs up advertising this meeting.*

The Mayor responded that the Town used other avenues to advertise the meeting. The signs have not been used for the last two years.

The CEO commented that the Town met its statutory requirements in terms of advertising. There was an advertisement in The West Australian newspaper, the Town's website, public noticeboards at the Customer Service Centre, in the Library, plus a couple of posts on Facebook. We can look at the sandwich board signage for the next meeting.

*What progress has been made with replacing John Gangell's plaque.*

The CEO advised that she has spoken to John about the wording. It will be followed up by staff.

Mr Bill Busby, Haig Street, Ashfield

*Will the picture of the Queen and the flags be returned to the Council Chamber.*

The Mayor advised that the picture of the Queen has been relocated to the entrance of the building. The flags are out the front where everyone can see them.

*Do we pick up the broken glass at Ashfield.*

The Mayor commented that the vandalism is disappointing, it is a widespread problem.

The CEO advised that Phil Kelly the President of the Ashfield Sports Club has been identified as the contact person for maintenance and other issues related to the facility utilised by the Club and he will liaise directly with the Town.

Mr Bruce Keay, 11 Earlsferry Court, Bassendean

*Of the 1,000 street trees that have been planted in the Town over the last year, how many of those have not naturally survived and how many have been cut down by ratepayers.*

The Executive Manager Infrastructure advised that the Town is unaware of any being cut down by ratepayers. A small percentage have not taken. Last year about 5%. The average across Perth is 20%.

The Mayor commented that there has been significant improvements in the viability of the trees in the stock that is purchased. The Town has not heard of any trees being cut down in recent times.

*With regard to Town Planning Scheme, TPS11 is it Council's intention to introduce developer contributions.*

The Director Community Planning advised that developer contribution plans are a component that Council could seek to access. The Town would have to be clear about what the contribution is being used for. One location worth considering is the Bassendean Town Centre precinct.

The Mayor commented that the Town has not moved forward with anything formal yet.

## RESOLUTION

MOVED Michael Grogan, Seconded Bill Busby, that public question time be extended, the time being 6.50pm.

CARRIED

Mr Don Yates, 10 Thompson Road, Bassendean

*What is the timeframe for finalisation of the Local Planning Scheme.*

The Director Community Planning responded that it will come back to Council before public consultation. We cannot give a timeframe. Staff continue to advance this as a priority.

Mr Bill Busby, Haig Street, Ashfield

*What is being done about the mountain of soil that is on the land in Tonkin Industrial Park.*

The Mayor advised that it is privately owned land. A remediation action plan was approved by the Environmental Protection Authority (EPA) in 2017. Council has agitated for action over the years and continues to liaise with the state government.

*Who is going to pay for it.*

The CEO advised that the State Government is responsible for regulation and oversight of the contaminated site. It is a private lot and the Town cannot interfere. It is a matter between the State Government and the private owner. Concerned residents may like to contact their local member Mr Dave Kelly.

Mrs Anne Brinkworth, 19 Ida Street Bassendean

*When was the agreement for 1 Surrey Street signed and by which Mayor.*

The Director Community Planning responded that the former Mayor Cr McLennan signed the agreement (following a Council decision). The exact date is not known as settlement was delayed, but it was before the Council elections in October 2021.

*What is the progress with the site and the new owners.*



The CEO advised that settlement wasn't long ago. The keys have been handed over and there have been some informal discussions on plans for the residence and garden.

*Since the introduction of FOGO, public bins in parks are being used for household rubbish as the wheelie bins are not big enough.*

The Mayor requested that the community contact the Town should there be an issue with bins in parks and reserves. There has been close monitoring of contamination with the FOGO bins and it is very minor. The rate of contamination is reducing considerably compared to when we first started. This programme will be rolled out across all Councils by 2025.

### RESOLUTION

MOVED Don Yates, Seconded Mike Reindl, that public question time be extended, the time being 7.10pm.

CARRIED

### Mr Don Yates, 10 Thompson Road, Bassendean

*Why are the seniors services about to be stopped.*

The CEO advised that there are many reasons why the Town has decided to divest from aged care services.

The Director Corporate Services commented that an external consultant looked at the business model and made some recommendations that the Town divest these services at the end of its current agreement of 30 June 2022. A workforce plan, transition plan and business continuity plan were presented to Council and endorsed. The Town has communicated with affected staff and clients and explained the reasons which include - financial, the role of local government in 2022, increasing regulations and obligations of governance requirements, competing with large resourced, not-for-profit organisations. Aged care services will continue through a specialised provider, not a local government. We are developing a seniors strategy to ensure we continue to properly serve our seniors.

*What is the annual net cost to the Town.*

The Director Corporate Services advised that the Town's expenditure should meet the revenue received from the government and clients.

Staff were briefed fully and informed about the way forward. They have been informed of their rights and our commitment to them. We will work

with the incoming provider to ensure that as many staff as possible are re-employed.

*What was the asset sustainability ratio for the last two years.*

The Director Corporate Services advised that he would take the question on notice.

### RESOLUTION

MOVED Don Yates, Seconded Bill Busby, that public question time be extended, the time being 7.22pm.

CARRIED

Mrs Fran Phelan, River Street, Bassendean

*What is happening with Hyde Retirement Village.*

The Mayor advised that Hyde Retirement Village is not part of the divestment of aged care services.

Mr Don Yates, 10 Thompson Road, Bassendean

*When will C class trains be seen at Ashfield and Success train stations.  
What length do the platforms need to be?*

The Mayor responded it is an issue for the State Government.

The Director Community Planning commented that the information would need to be obtained from the appropriate State Government department.

## **7.2 Questions Submitted in Writing**

Mr Don Yates, 10 Thompson Road, Bassendean

*How much has been spent on planning since October 2018.*

The Town has expended \$410,587 in costs relating to planning expenses and outputs since October 2018. This includes BassenDream Our Future; the Integrated Transport Plan, the Town Centre Masterplan and other planning outputs.

These costs do not include the salary expenses of the 3 dedicated planners.

*What have been the planning outcomes over the last 39 months.*

Since October 2018, the Town has progressed a number of important planning initiatives including (but not limited to):

- BassenDream Our Future – an extensive engagement exercise to ensure the aspirations of the community were reflective in future planning.
- The preparation and endorsement of a Report of Review in relation to the Town's existing local planning framework.
- The preparation of a draft Local Planning Strategy and Scheme which was considered by Council in November 2020. Since that time, the Town has prepared various draft amended versions seeking the DPLH's consent to advertise.
- The development of a community led Town Centre Masterplan to help promote a vibrant town centre for the future.
- The preparation of a draft Right of Way Strategy, which was endorsed by Council for the purposes of advertising.
- Progress on the preparation of a draft Public Open Space Strategy.
- Review of the Town's Local Heritage Survey.
- The preparation of three Heritage Areas and an associated Local Planning Policy, which were endorsed by Council for the purposes of advertising.
- The review of the suite of the Town's existing Local Planning Policies. This has resulted in the revocation of various policies and the ones that have been retained have been heavily amended.
- The disposal of two former Crown land sites to assist with the funding of the Sandy Beach project.
- The acquisition of land in accordance with Town Planning Scheme No. 4.
- Establishing access to a Design Review Panel, in collaboration with the City of Bayswater.
- Typical development control (assessment of development and subdivisions applications) and customer service.

*Has the updated Local Planning Scheme 11 following feedback from DPLH, been presented to Council.*

No. It is expected that the matter will be presented to Council for consideration in the first half of 2022.

*Should a more robust design of solar street lighting have been installed or even lights fed from a buried power mains source along Extension St Bassendean.*

No. The lights are designed to operate under the tree canopy and are standard types utilised across the Town which have not been

vandalised. The Town believes it is preferable to utilise solar lights where possible.

*Is there a failure to comply with the Main Roads WA specification of lighting levels on the path on Extension Street and what is the Town doing to address.*

No. The lighting level is sufficient for its application. (The lux level requirements for roads, paths and bike paths have been addressed with Mr Yates previously. The 5 lux applies to PSP type bike paths which this path is not. The measurement of lux on a site needs to be undertaken in a controlled and specific manner.)

*Does the Town test lighting levels along footpaths for compliance with Main Roads WA specification levels? How is this being addressed.*

The Town undertakes regular inspections of all its assets. The lighting being referred to is a Western Power asset which was installed to the standard of the day. The Town advocates for lighting improvement to Western Power when they are undertaking works. An example of this is the Eden Hill Underground project.

*The Mayor returned to Item 6.0 – Receiving of the 2020/21 Annual Report, Financial Statements and Auditor’s Report, and asked for a mover to accept the report.*

#### RESOLUTION

MOVED Anne Brinkworth, Seconded Mike Reindl, that the 2020/21 Annual Report for the Town of Bassendean be accepted.

CARRIED

### **7.3 Motions**

#### **Motion 1**

MOVED Don Yates, Seconded Mike Reindl, that the Town of Bassendean facilitates either a community census or accepts by May 2022, that the Town of Bassendean adopts the reorganisation of the administration to be led by a popular elected mayor by a majority of the voting Town of Bassendean community, and such a selection election is aligned with the normal local government councillor elections and procedures, usually held every two years.

CARRIED

#### **Motion 2.**

MOVED Don Yates, Seconded Michael Grogan, that the Town of Bassendean facilitates a competition to seek out practical and rewarding ways that the north and south communities of the Town, in general historically divided by the heritage Midland rail line, are brought together socially and economically, and such a competition is conducted regularly as part of the Town's annual budget finalisations.

CARRIED

**Motion 3.**

MOVED Don Yates, Seconded Carolynne McGregor, that the Town of Bassendean contributes to affordable housing within the community by releasing by June 2023, certain lands from the land assets held by the Town, to form 25 building lots of a minimum 400 sqm each to be known as community land titles under the terms, conditions and guidance defined by the Department of Land's Community Titles Guidelines usually at no or minimum upfront costs for community title participants.

LOST

**8.0 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed, the time being 7.42pm.