

ATTACHMENTS

ORDINARY COUNCIL AGENDA

28 APRIL 2020

Attachment No. 1:

Ordinary Council Minutes of 31 March 2020

Attachment No. 2:

WALGA Special State Council Minutes of 27 March 2020

Attachment No. 3:

Proposed Front Fence - 1/23 (Strata Lot 1) Purser Loop, Bassendean - Development application plans

Attachment No. 4:

Proposed Front Fence – 2/23 (Strata Lot 2) Purser Loop, Bassendean – Development Application Plans

Attachment No. 5:

- Aerial map of area
- Existing Local Planning Policy No. 11 - LPP11 – Lot 2, 1 Anzac Terrace Design Guidelines
- Draft amended Local Planning Policy No. 11 - LPP11 – Anzac Terrace Design Guidelines

Attachment No. 6:

- Copy of previous Council resolution – 248 Morley Drive East
- Letter from landowner's legal representatives
- Arboricultural report
- Additional Attachment - Correspondence – Deputation from Cullen Mcleod on behalf of Birmingham Properties

Attachment No. 7:

- Existing Council Policy 1.15 – Design Review Panel
- Draft Local Planning Policy – Design Review Panel
- City of Bayswater Design Review Panel Terms of Reference

Attachment No. 8:

Report of Review on Local Planning Scheme No. 10

Attachment No. 9:

Offer and Acceptance Form and associated Special Conditions form

Attachment No. 10:

Summary of State and Federal Government Recovery Response Measures to COVID-9.

Attachment No. 11:

List of Payments for March 2020

Attachment No. 12:

Monthly Financial Report – March 2020

Attachment No. 13:

Minutes of the Bassendean Local Emergency Management Committee meeting held 1 April 2020.

Attachment No. 14:

Quarterly Performance Report P/E 31 March 2020.

Attachment No. 15:

Notice of Motion – Cr Hamilton: Covid-19: Town Centre Stimulus Activation Proposal

ATTACHMENT NO. 1

TOWN OF BASSENDEAN

MINUTES

ORDINARY COUNCIL MEETING

HELD ON TUESDAY 31 MARCH 2020 AT 7.00PM

In accordance with regulation 12(2) and 14D of the Local Government (Administration) Regulation 1996, due to the public health emergency arising from the COVID-19 pandemic, the Mayor has considered it appropriate for this meeting to be held by electronic means.

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

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.

2.0 PUBLIC QUESTION TIME & ADDRESS BY MEMBERS OF THE PUBLIC

2.1 Public Question Time

Mr Don Yates – 10 Thompson Road, Bassendean

With the active engagement of Development WA with higher density options for developers and land owners around the Bayswater TOD Train Station, what explanation can you give for growing conversations about similar engagement by Development WA, (that now incorporates LandCorp and the MRA) around the Ashfield, Bassendean and Success Hill METRONET Train Stations?

Does this mean that the LandCorp activities of 2014, 2015 and 2016 are revisiting Bassendean to fill the ongoing lack of planning outcomes of the last 4 years?

The CEO responded that no discussions to date had occurred with Development WA.

3.0 **ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**

Present

Councillors

Cr Renee McLennan, Mayor
Cr Kathryn Hamilton, Deputy Mayor (until 8.18pm)
Cr Chris Barty
Cr Hilary MacWilliam
Cr Sarah Quinton
Cr Jai Wilson

Apologies

Cr John Gangell

Officers

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

Public

Nil

Press

Nil

Leave of Absence

COUNCIL RESOLUTION – ITEM 3.0(a)

OCM – 1/03/20 MOVED Cr Hamilton, Seconded Cr Wilson, that Cr Gangell be granted a leave of absence for 31 March to 1 May 2020.
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 3.0(b)

OCM – 2/03/20 MOVED Cr McLennan, Seconded Cr Quinton, that Council suspend the operation of clauses 6.8, 6.9, 6.10, 6.11, 6.12, 6.15 & 6.18 of the Town of Bassendean Standing Orders Local Law 2011, for the duration of this electronic meeting and that these matters be determined at the discretion of the Presiding Member.

CARRIED UNANIMOUSLY 6/0

4.0 DEPUTATIONS

Nil

5.0 CONFIRMATION OF MINUTES

5.1 General Meeting of Electors held on 10 February 2020

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.1(a)

OCM – 3/03/20 MOVED Cr Barty, Seconded Cr Wilson, that the minutes of the General Meeting of Electors held on 10 February 2020, be received.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.1(b)

OCM – 4/03/20 MOVED Cr McLennan, Seconded Cr MacWilliam, that the minutes of the General Meeting of Electors held on 10 February 2020, be confirmed as a true record.

CARRIED UNANIMOUSLY 6/0

5.2 Ordinary Council Meeting held on 25 February 2020

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.2(a)

OCM – 5/03/20 MOVED Cr McLennan, Seconded Cr Barty, that the minutes of the Ordinary Council meeting held on 25 February 2020, be received.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.2(b)

- OCM – 6/03/20** MOVED Cr McLennan, Seconded Cr Barty, that the minutes of the Ordinary Council meeting held on 25 February 2020, be confirmed as a true record.
CARRIED UNANIMOUSLY 6/0

5.3 Special Council Meeting held on 24 March 2020

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.3(a)

- OCM – 7/03/20** MOVED Cr McLennan, Seconded Cr Quinton, that the minutes of the Special Council meeting held on 24 March 2020, be received.
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.3(b)

- OCM – 8/03/20** MOVED Cr McLennan, Seconded Cr Quinton, that the minutes of the Special Council meeting held on 24 March 2020, be confirmed as a true record.
CARRIED UNANIMOUSLY 6/0

**6.0 ANNOUNCEMENT BY THE PRESIDING PERSON WITHOUT
DISCUSSION**

The Presiding Member advised the meeting on the measures being taken by the Town of Bassendean during this Covid-19 Pandemic:

- Most staff are working remotely from home. Libraries, Youth Services, Customer Service centres are closed.
- Essential services such as waste collection will continue.
- Community events have been cancelled.
- Business Continuity Plan being constantly updated.
- Staff are being redeployed to support the evolving nature of the situation. CEO preparing budget based on 0% rates increase.
- Staff preparing a Hardship Policy.
- All bookings of Town facilities have been cancelled and refunds issued.
- Playgrounds and exercise equipment closed and drinking fountains turned off.
- Community Information Hotline has been set up.

- Information is available on the Town's website and Facebook page.
- The Town is providing in-home services to seniors in the Town.
- Childcare services continue to operate for those working parents.
- CEO is preparing a budget scenario for Council's consideration based on 0% rates revenue increase and no increase to fees and charges for 2020/2021.

7.0 PETITIONS

Nil

8.0 DECLARATIONS OF INTEREST

Cr Wilson declared an Impartiality Interest for Item 10.5 due to his love of chickens.

Cr Quinton declared a Financial Interest for Item 13.1 as her partner is a coach of the Galaxy Basketball Association.

9.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

10.0 REPORTS

10.1 Adoption of Recommendations En Bloc

It was agreed that items 10.2, 10.4, 10.7 & 10.15 be removed from the en-bloc table and considered separately.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.1

OCM – 9/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Agenda of 31 March 2020:

Item	Report
10.10	Local Government House Trust – Deed of Variation
10.13	Determinations Made by the Principal Building Surveyor
10.14	Determinations Made by Development Services
10.16	Accounts Paid – February 2020
10.17	Monthly Financial Report – February 2020

10.18	Audit and Governance Committee Meeting held on 11 March 2020
10.19	Use of the Common Seal
10.20	Calendar for March/April 2020
10.21	Receipt of External Committee Minutes

CARRIED UNANIMOUSLY 6/0

Council was then requested to consider the balance of the Officer recommendations independently.

Item	Report
10.2	Disposal of 246 (Lot 5) Morley Drive East, Eden Hill
10.3	Local Planning Policy No. 17 – Grade Separation at the Corner of Guildford Road and Old Perth Road – Revocation
10.4	Draft Local Planning Policy No. 13 – Tree Retention and Provision
10.5	Animals, Environment, Nuisance & Pests Local Law
10.6	Adoption of Waste Local Law
10.7	Swimming Pool and Spa Safety Inspections
10.8	Draft Single Use Plastics and Balloons Policy
10.9	Draft New Council Policy 1.9 - Verge Treatment Policy and Verge Treatments and Guidelines for Verge Enhancement
10.11	RFT 03/2019 - Plumbing and Gas Services
10.12	RFT 08/2019 - Whitfield Safe Access Street Road Rehabilitation and Improvements
10.15	Council Resolutions Recommended for Deletion
11.1	Notice of Motion - Cr John Gangell – Construction of a Town Centre Piazza
11.2	Notice of Motion - Cr John Gangell – Creation of a Tourism and Marketing Strategy
11.3	Notice of Motion - Cr McLennan – Supporting UN Treaty on the Prohibition of Nuclear Weapons
11.4	Notice of Motion - Cr Wilson – Use of Canteen at Stan Moses Pavilion
13.1	Community Benefit Events Sponsorship and Grants Application for Bassendean Galaxy Basketball Club
13.2	Performance Agreement 2019 - 2020 – Chief Executive Officer

10.2 Disposal of 246 (Lot 5) Morley Drive East, Eden Hill – Owners: Town of Bassendean and Birmingham Properties Pty Ltd/Ladrift Pty Ltd/Matax Pty Ltd (Ref: A3693 & A3714 – Luke Gibson, Director Community Planning)

APPLICATION

The purpose of this report was for Council to consider the potential disposal of 246 (Lot 5) Morley Drive East, Eden Hill. This report does not deal with the issue of future commercial and mixed use development on the site. Those matters will be subject to separate consideration in the future.

Cr Wilson moved the officer recommendation with the addition of a Point 2 as shown in bold.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.2

OCM – 10/03/20 MOVED Cr Wilson, Seconded Cr Barty, that:

1. Council, pursuant to Section 3.58(3)(b) of the Local Government Act 1995, disposes of 246 (Lot 5) Morley Drive East, Eden Hill, to Birmingham Properties Pty Ltd, Ladrift Pty Ltd and Matax Pty Ltd for the sum of \$1,000,000; and
2. **All monies resulting from the sale of 246 (Lot 5) Morley Drive East, Eden Hill be held in the Land and Buildings Infrastructure Reserve until Council determines specific allocations during the upcoming 2020/21 Budget process.**

CARRIED UNANIMOUSLY 6/0

10.3 Local Planning Policy No. 17 – Grade Separation at the Corner of Guildford Road and Old Perth Road – Revocation (Ref: LUAP/POLCY/7 - Donna Shaw, Manager Development and Place)

PROPOSAL

The purpose of this report was for Council to consider revoking Local Planning Policy No. 17 – Grade Separation at the Corner of Guildford Road and Old Perth Road (LPP 17).

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.3

OCM – 11/03/20 MOVED Cr McLennan, Seconded Cr Barty and Cr Hamilton, that Council, pursuant to Clause 6(b) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, revokes Local Planning Policy No. 17 – Grade Separation at the corner of Guildford Road and Old Perth Road and notes that administration will publish a notice accordingly.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

10.4 Draft Local Planning Policy No. 13 – Tree Retention and Provision (Ref: LUAP/POLCY/5 - Donna Shaw, Manager Development and Place)

APPLICATION

The purpose of this report was for Council to consider amending existing Local Planning Policy No. 13 – Trees on Development Sites by effectively replacing it with a new Local Planning Policy No. 13 – Tree Retention and Provision.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION — ITEM 10.4

OCM – 12/03/20 MOVED Cr Quinton, Seconded Cr McLennan, that Council, pursuant to Clause 5(1) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, advertises for public comment, the draft amended Local Planning Policy No. 13 – Tree Retention and Provision, as attached to the Ordinary Council Agenda of 25 March 2020.

CARRIED UNANIMOUSLY 6/0

10.5 Animals, Environment, Nuisance & Pests Local Law (Ref: PUBH/LEGLTN/1 - Jeff Somes, Environmental Health Officer)

Cr Wilson declared an Impartiality Interest.

APPLICATION

The purpose of this report was for Council to make the Town of Bassendean Animals, Environment Nuisance and Pest Local Law 2019.

OFFICER RECOMMENDATION – ITEM 10.5

That Council:

1. In accordance with Section 3.12(4) of the Local Government Act 1995, makes the Town of Bassendean Animals, Environment, Nuisance and Pest Local Law 2019, as attached to the Ordinary Council Agenda of 24 March 2020, and authorises the Common Seal to be attached; and
2. Notes the progression of the remaining actions to finalise the local law adoption process as detailed in section 3.12 of the *Local Government Act 1995*.

Cr Wilson moved the officer recommendation with two amendments to the Local Law.

COUNCIL RESOLUTION – ITEM 10.5(a)

MOVED Cr Wilson, Seconded Cr Quinton, that requirement 2.81(c) of the local law be amended to delete the words 'not closer than 1.2 metres' and replace with 'All poultry are to be kept in an enclosure within which is a properly constructed weather proof structure for roosting'.

LOST 3/3

*Crs Wilson, Barty and MacWilliam voted in favour of the motion.
Crs Quinton, McLennan & Hamilton voted against the motion.*

COUNCIL RESOLUTION – ITEM 10.5(b)

OCM – 13/03/20 MOVED Cr Wilson, Seconded Cr Quinton, that requirement 2.81(e) of the local law be amended to delete the words '20sq metres' and replace with '2sq metres per poultry'.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

COUNCIL RESOLUTION – ITEM 10.5(c)

OCM – 14/03/20 MOVED Cr Wilson, Seconded Cr Quinton, that Council:

1. In accordance with Section 3.12(4) of the Local Government Act 1995, makes the Town of Bassendean Animals, Environment, Nuisance and Pest Local Law 2019, as attached to the Ordinary Council Agenda of 24 March 2020, **as amended to delete the words '20sq metres' and replace with '2sq metres per poultry'**, and authorises the Common Seal to be attached;
2. Notes the progression of the remaining actions to finalise the local law adoption process as detailed in section 3.12 of the *Local Government Act 1995*.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

10.6 Adoption of Waste Local Law (Ref: WSTMNG/SVPROVN/5 - Brice Campbell, Recycling and Waste Coordinator)

Cr Quinton left the meeting at 8.15pm.

APPLICATION

The purpose of this report was for Council to make the Town of Bassendean Waste Local Law 2019. The matter came before Council at its meeting dated 26 November 2019.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION — ITEM 10.6

OCM – 15/03/20 MOVED Cr Wilson, Seconded Cr Barty, that Council:

1. Notes the Director General of the Department of Water and Environmental Regulation has provided its consent to the proposed *Town of Bassendean Waste Local Law 2019*; and
2. Makes the *Town of Bassendean Waste Local Law 2019* as attached to the Ordinary Council agenda of 24 March 2020, and authorises the Common Seal to be attached; and
3. Notes the progression of the remaining actions to finalise the local law adoption process as detailed in section 3.12 of the *Local Government Act 1995*.

CARRIED BY AN ABSOLUTE MAJORITY 5/0

Cr Quinton returned to the meeting at 8.17pm.

10.7 Swimming Pool and Spa Safety Inspections (Ref: DABC/INSPEC/2 – Kallan Short, Principal Building Surveyor)

APPLICATION

The purpose of this report was for Council to determine the frequency of the Town's swimming pool and spa safety inspections.

OFFICER RECOMMENDATION — ITEM 10.7

That Council endorses increasing the frequency in which the Statutory Swimming Pool/Spa inspections are carried out from four-yearly to two-yearly.

COUNCIL RESOLUTION – ITEM 10.7

- OCM – 16/03/20** MOVED Cr Barty, Seconded Cr McLennan, that this item be deferred to Budget considerations.
CARRIED UNANIMOUSLY 6/0

Cr Hamilton left the meeting at 8.18pm and did not return.

10.8 Draft Single Use Plastics and Balloons Policy (Ref: ENVM/POLCY/1 - Ariadne Macleod, Recycling & Waste Officer)

APPLICATION

The purpose of this report was for Council to adopt a policy on Single Use Plastics and Balloons.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION — ITEM 10.8

- OCM – 17/03/20** MOVED Cr McLennan, Seconded Cr Barty, that Council
1. Repeals Council Policy 4.7 – Recyclable & Biodegradable Products at Town of Bassendean's Events and Functions Policy; and
 2. Endorses the Single Use Plastics and Balloons Policy, as attached to the Ordinary Council Agenda of 24 March 2020.
- CARRIED BY AN ABSOLUTE MAJORITY 5/0

10.9 Draft New Council Policy 1.9 - Verge Treatment Policy and Verge Treatments and Guidelines for Verge Enhancement (Ref: Phillip Adams, Executive Manager Infrastructure and Gareth Broderick, Engineering Compliance Officer)

APPLICATION

This report provides a new draft Council Policy 1.9 Verge Treatment Policy to repeal and replace Council Policy 1.9 of 12 December 2011 - Verge Treatment and Maintenance Policy, including Appendix One - Permissible Verge Treatments. The report also provides wording for the draft *Verge Treatments – Guidelines for enhancing your verge*, which will accompany and support policy implementation.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.9

OCM – 18/03/20 MOVED Cr McLennan, Seconded Cr Quinton, that Council:

1. Repeals Council Policy 1.9 - Verge Treatment and Maintenance Policy, including Appendix 1 Permissible Verge Treatments;
2. Approves Council Policy 1.9 - Verge Treatment Policy as attached to the Ordinary Council Agenda of 24 March 2020; and
3. Notes the *Verge Treatments – Guidelines for Enhancing Your Verge*.

CARRIED BY AN ABSOLUTE MAJORITY 5/0

10.10 Local Government House Trust – Deed of Variation (Ref: Peta Mabbs, CEO)

APPLICATION

This report was for Council to consider the proposed variation to the Local Government House Trust Deed.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.10

OCM – 19/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council supports the Variation to the Trust Deed for the Local Government House Trust as provided as attached to the Ordinary Council Agenda of 25 March 2020.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

10.11 RFT 03/2019 Plumbing and Gas Services (COUP/TENDNG/80 - Paul White, Director Corporate Services)

APPLICATION

The purpose of this report was to present to Council a summary of tenders received for RFT 03/2019 Plumbing and Gas Services for the Town of Bassendean and recommend appointment of the contractor considered to provide the best value for money to the Town.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.11

OCM – 20/03/20 MOVED Cr Quinton, Seconded Cr McLennan, that Council appoints Mackie Plumbing and Gas Services to provide plumbing and gas services to the Town of Bassendean as specified in Tender RFT 03/2019 for a period of three (3) years with an option to extend for a further one (1) year, to commence upon Council approval and contractor acceptance.

CARRIED BY AN ABSOLUTE MAJORITY 5/0

10.12 RFT 08/2019 (Whitfield Safe Access Street Road Rehabilitation and Improvements (Ref: ROAD/TENDNG/49 - Paul White, Director Corporate Services)

APPLICATION

The purpose of this report was to present to Council a summary of tenders received for RFT 08/2019 Whitfield Safe Access Street Road Rehabilitation and Improvements and recommend appointment of the contractor considered to provide the best value for money to the Town.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.12

OCM – 21/03/20 MOVED Cr Quinton, Seconded Cr MacWilliam, that Council appoints Asphaltech Pty Ltd to undertake the Whitfield Safe Access Street Road Rehabilitation and Improvements works as specified in Tender 08/2019, to commence upon Council approval and Contractor Acceptance, with practical completion by 31 August 2020.

CARRIED BY AN ABSOLUTE MAJORITY 4/1

Crs Quinton, MacWilliam, McLennan and Barty voted in favour of the motion. Cr Wilson voted against the motion.

Cr Wilson wished to have it noted that he voted against this item on the basis that he has voted consistently against this project, not because he is opposed to safe active streets, but because he believes it is the right project in the wrong location.

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

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.13

OCM – 22/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council notes the decisions made under delegated authority by the Principal Building Surveyor.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

**10.14 Determinations Made by Development Services (Ref:
LUAP/PROCD/1 – Christian Buttle, Senior Planning
Officer**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.14

OCM – 23/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council notes the decisions made under delegated authority by the Manager, Development and Place.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

**10.15 Council Resolutions Recommended for Deletion (Ref:
GOVN/CCLMEET/1 – Peta Mabbs, CEO)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.15

OCM – 24/03/20 MOVED Cr McLennan, Seconded Cr Quinton, that the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 31 March 2020 be deleted from the Implementation of Council Resolutions list, **excluding** ROC 19/69641 and ROC 19/66206.

CARRIED UNANIMOUSLY 5/0

10.16 Accounts Paid – February 2020 (Ref: FINM/CREDTS/4) – Paul White, Director Corporate Services)

APPLICATION

The Local Government (Financial Management) Regulations 1996, Regulation 13, requires a list of accounts paid by the CEO each month to be presented to Council at the next ordinary meeting of Council after the list is prepared.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.16

OCM – 25/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council receives the list of payments for February 2020.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-9/03/20 6/0

10.17 Monthly Financial Report – February 2020 (Ref: FINM/AUD/1 – Paul White, Director Corporate Services)

APPLICATION

The Local Government (Financial Management) Regulations 1996, Regulation 34, requires that a statement of financial activity be prepared each month and presented to Council.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.17

OCM – 26/03/20 MOVED Cr McLennan, Seconded Cr Hamilton, that Council receives the Monthly Financial Report for February 2020.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-9/03/20 6/0

10.18 Audit & Governance Committee Meeting held on 11 March 2020 (Ref: GOVN/CCLMEET/18 – Paul White, Director Corporate Services)

APPLICATION

The purpose of this report was for Council to receive the report on the meeting of the Audit and Governance Committee held on 11 March 2020. It should be noted that the Audit Completion Report 2018/19 and the Compliance Audit Return 2019 were considered at the Special Council meeting on 24 March 2020.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.18

- OCM – 27/03/20** MOVED Cr McLennan, Seconded Cr Hamilton, that Council receives the report on the Audit and Governance Committee meeting held on 11 March 2020.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

10.19 Use of the Common Seal (Ref: INFM/INTPROP/1 – Elizabeth Nicholls, Executive and Research Officer to CEO)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.19

- OCM – 28/03/20** MOVED Cr McLennan, Seconded Cr Hamilton, that Council notes the affixing of the Common Seal during the reporting period.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

10.20 Calendar for April 2020 (Ref: Elizabeth Nicholls, Executive and Research Officer to CEO)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION -
ITEM 10.20

- OCM – 29/03/20** MOVED Cr McLennan, Seconded Cr Hamilton, that the Calendar for April 2020 be adopted.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

10.21 Receipt of External Committee Minutes (Ref: INFM/INTPROP/1 – Elizabeth Nicholls, Executive and Research Officer to CEO)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.21

- OCM – 30/03/20** MOVED Cr McLennan, Seconded Cr Hamilton, that Council notes the minutes from the external Committee meeting held within the reporting period.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-9/03/20 6/0

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

11.1 **Notice of Motion - Cr John Gangell – Construction of a Town Centre Piazza**

This motion was withdrawn.

11.2 **Notice of Motion - Cr John Gangell – Creation of a Tourism and Marketing Strategy**

This motion was withdrawn.

11.3 **Notice of Motion - Cr McLennan – Supporting UN Treaty on the Prohibition of Nuclear Weapons**

COUNCIL RESOLUTION – ITEM 11.3

OCM – 31/03/20 MOVED Cr McLennan, Seconded Cr Quinton, that Council declares its support for the UN Treaty on the Prohibition of Nuclear Weapons and calls on our federal leaders to sign and ratify it without delay.

CARRIED UNANIMOUSLY 5/0

11.4 **Notice of Motion - Cr Wilson: Stan Moses Pavilion**

COUNCIL RESOLUTION

OCM – 32/03/20 MOVED Cr Wilson, Seconded Cr McLennan, that this matter be deferred until further notice.

CARRIED UNANIMOUSLY 5/0

12.0 **ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING**

Nil

13.0 **CONFIDENTIAL BUSINESS**

COUNCIL RESOLUTION – ITEM 13.0(a)

OCM – 33/03/20 MOVED Cr Wilson, Seconded Cr McLennan, that the meeting go behind closed doors in accordance with Section 5.23 of the Local Government Act 1995, the time being 8.38pm.

CARRIED UNANIMOUSLY 5/0

13.1 Community Benefit Events Sponsorship and Grants Application for Bassendean Galaxy Basketball Club (Ref: GRSU/PROGM/26, Tim Dayman – Recreation Development Officer)

Cr Quinton declared a Financial Interest and left the meeting at 8.40pm.

This matter was considered with members of the public excluded from the meeting under Clause 5.23 (2) (b) of the Local Government Act 1995, as the officer report discusses information of a personal nature.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 13.1

OCM – 34/03/20 MOVED Cr Wilson, Seconded Cr Barty, that Council supports the funding of \$600 for the purposes of coaching courses for the Bassendean Galaxy Basketball Club.

CARRIED UNANIMOUSLY 4/0

13.2 Performance Agreement 2019 - 2020 – Chief Executive Officer (Renaë Maher, Manager Human Resources and Organisational Development)

This matter was considered with members of the public excluded from the meeting under Clause 5.23 (2) (b) of the Local Government Act 1995, as the officer report discusses information of a personal nature.

COUNCIL RESOLUTION – ITEM 13.2

OCM – 35/03/20 MOVED Cr McLennan, Seconded Cr Quinton, that this item be deferred until further notice.

CARRIED UNANIMOUSLY 5/0

COUNCIL RESOLUTION – ITEM 13.0(b)

OCM – 36/03/20 MOVED Cr McLennan, Seconded Cr Barty, that the meeting come from behind closed doors, the time being 8.44pm.

CARRIED UNANIMOUSLY 5/0

14.0 **CLOSURE**

The next Briefing Session will be held on Tuesday 21 April 2020.
The next Ordinary Council Meeting will be held on Tuesday 28 April 2020 commencing at 7.00pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 8.45pm.

ATTACHMENT NO. 2



Special State Council Meeting

Minutes

27 March 2020

NOTICE OF MEETING

Special Meeting of the Western Australian Local Government Association State Council was held via video / teleconference on Friday 27 March 2020. The meeting commenced at 4:33pm.

1. ATTENDANCE, APOLOGIES & ANNOUNCEMENTS

1.1 Attendance

Members	President of WALGA, Chair	Mayor Tracey Roberts JP - In Person
	Deputy President of WALGA, Northern Country Zone	President Cr Karen Chappel JP
	Avon-Midland Country Zone	President Cr Ken Seymour
	Central Country Zone	President Cr Phillip Blight
	Central Metropolitan Zone	Cr Jenna Ledgerwood
	Central Metropolitan Zone	Cr Paul Kelly
	East Metropolitan Zone	Cr Catherine Ehrhardt
	East Metropolitan Zone	Cr Cate McCullough
	Goldfields Esperance Country Zone	President Cr Malcolm Cullen
	Gascoyne Country Zone	President Cr Cheryl Cowell
	Great Eastern Country Zone	President Cr Stephen Strange
	Great Southern Country Zone	Cr Ronnie Fleay
	Kimberley Country Zone	Cr Chris Mitchell JP
	Murchison Country Zone	Cr Les Price
	North Metropolitan Zone	Mayor Mark Irwin
	North Metropolitan Zone	Cr Frank Cvitan – Deputy – In Person
	North Metropolitan Zone	Cr Russ Fishwick JP
	Peel Country Zone	President Cr Michelle Rich
	Pilbara Country Zone	Mayor Peter Long
	South East Metropolitan Zone	Cr Julie Brown
South East Metropolitan Zone	Mayor Ruth Butterfield	
South Metropolitan Zone	Cr Doug Thompson	
South Metropolitan Zone	Mayor Carol Adams OAM	
South Metropolitan Zone	Mayor Logan Howlett JP	
South West Country Zone	President Cr Tony Dean	
Ex Officio	Chair Commissioner, City of Perth	Mr Andrew Hammond
	Local Government Professionals WA Deputy	Ms Annie Riordan
Secretariat	Chief Executive Officer	Mr Nick Sloan - In Person
	EM Strategy, Policy & Planning	Mr Mark Batty - In Person
	EM Governance & Organisational Services	Mr Tony Brown - In Person
	EM Commercial & Communications	Mr Zac Donovan - In Person
	EM Infrastructure	Mr Ian Duncan - In Person
	Manager Strategy & Association Governance	Mr Tim Lane - In Person
	Manager, Environment Policy	Nicole Matthews - In Person
	Manager, Emergency Management	Melissa Pexton - In Person
	Economics Policy Manager	Nebojsa Franich - In Person
	Manager Governance	Mr James McGovern – In Person
	Executive Officer Governance	Ms Margaret Degebrot - In Person
1.2 Apologies	Local Government Professionals WA	Mr Jamie Parry

ORDER OF PROCEEDINGS

1. The Chair declared the meeting open at 4:33pm.
- **Acknowledgement of Country**
The Chair acknowledged the Whadjuk Nyoongar people who are the Traditional Custodians of the land we met on today and paid respects to their Elders past, present and future.
- The Chair welcomed all State Councillors and WALGA Secretariat
- Welcome also to:
 - Cr Frank Cvitan, Deputy North Metropolitan Zone
 - Ms Annie Riordan, Deputy President, Local Government Professionals WA

APOLOGIES

Mr Jamie Parry, Local Government Professionals WA

2.1 DECLARATIONS OF INTEREST

Pursuant to our Code of Conduct, State Councillors must declare to the Chair any potential conflict of interest they have in a matter before State Council as soon as they become aware of it.

Nil

2.2 ANNOUNCEMENTS

WALGA Chief Executive Officer – Presentation

Mr Nick Sloan addressed the meeting.

3. MATTER FOR DECISION

- 3.1 Local Government Sector's Response to the COVID-19 Pandemic.

4. CLOSURE

3. MATTER FOR DECISION

3.1 Local Government Sector's Response to the COVID-19 Pandemic

By Nick Sloan, Chief Executive Officer

Suspension of Standing Orders

Moved: President Cr Michelle Rich
Seconded: Mayor Logan Howlett

That the State Council Standing Orders be suspended.

RESOLUTION 40.1/2020

CARRIED

Discussion held.

President Cr Stephen Strange left the meeting at 5:33pm and did not return.

Resumption of Standing Orders

Moved: Cr Julie Brown
Seconded: Cr Chris Mitchell

That the State Council Standing Orders be resumed.

RESOLUTION 41.1/2020

CARRIED

Moved: Cr Paul Kelly
Seconded: Mayor Carol Adams

That WALGA:

1. Notes the significant contribution of Local Governments in supporting their communities through the COVID-19 pandemic from a financial, economic, community and social perspective.
2. Requests each Local Government give consideration to the following suite of actions, for Local Governments with the capacity to do so, to provide a coordinated and consistent response to the COVID-19 pandemic:
 - a. Consider not increasing rates for the 2020-21 financial year
 - b. Adoption of the WALGA template rates hardship policy by Local Governments that do not currently have a policy
 - c. Consider rate relief options to support small businesses affected by the COVID-19 pandemic
 - d. Review fees and charges considering whether fees can be reduced, waived or deferred during the COVID-19 pandemic

- e. Bring forward capital works and infrastructure spending with aggressive application of reserves and borrowing
 - f. Prioritise Local Government spending with businesses and contractors located within the Local Government
 - g. Implement business friendly payment terms to support business cash flow
 - h. Consider supporting Community sporting and cultural groups by either establishing grant programs or waiving fees and charges
 - i. Redeploy staff affected by facility closures to tasks that support the community
3. Notes the State Government is urgently drafting legislative and regulatory amendments to support the actions outlined in point 2 above
4. Notes the advocacy for the following:
- a. An increase in Local Government borrowing capacity beyond current Western Australian Treasury Corporation borrowing limits
 - b. Suspension of the Western Australian Treasury Corporation's borrowing guarantee charge of 0.7 percent on top of the loan interest rate for the 2020-2021 financial year
 - c. No increase to street lighting and utility tariffs in 2020-2021
 - d. Deferral of revaluations for the 2020-2021 financial year
 - e. Request the Office of the Auditor General to cease performance audits for the 2020-2021 financial year
 - f. Freezing of the waste levy for the 2020-2021 financial year

RESOLUTION 42.1/2020

CARRIED

President Cr Phillip Blight requested that his opposition to the resolution be recorded.

Executive Summary

- The world that we know and understand has changed dramatically with the COVID-19 virus spreading through our community at an unprecedented rate.
- A National Cabinet has been established to coordinate the national response and the Western Australian community is now looking to Local Government to show leadership and support.
- Anything short of an ambitious and courageous response from the sector and its leadership will have dire implications for the health, social and economic future of our State.

Attachments

- Letter from the WA Premier to WALGA President, Mayor Tracey Roberts, dated 17 March 2020 – attachment 1, via link below:

<https://walga.asn.au/getattachment/News,-Events-and-Publications/Media/COVID-19/Premier-Correspondence-17-March.pdf?lang=en-AU>

- Letter from WALGA President, Mayor Tracey Roberts, to the WA Premier dated 23 March 2020 – attachment 2.
- Letter from WALGA President, Mayor Tracey Roberts, to Local Government Mayors and Presidents dated 23 March 2020 – attachment 3.
- List of proposed Legislative and Regulatory Amendments – attachment 4.

Background

The Premier wrote to WALGA President, Mayor Tracey Roberts, on 17 March 2020, requesting that all Local Governments freeze rates fees and charges, in order to provide much needed financial support to households and businesses during the COVID-19 crisis. WALGA President, Mayor Tracey Roberts, replied to the Premier on 23 March 2020 and informed him that:

- The Local Government sector is acutely aware of the added financial pressure and uncertainty facing households, small businesses and the self-employed as a result of COVID-19.
- In order to realise a net zero rates, fees and charges increase, the sector needs support from the State Government in relation to a range of financial, regulatory and governance considerations.

On 23 March 2020, WALGA President, Mayor Tracey Roberts, wrote to all Councils and informed them of the above correspondence.

On 24 March 2020, a State and Local Government Partnership Agreement meeting was held. At this meeting, the Premier informed attendees that the COVID-19 situation had escalated, with expectations that the economic impact would be without precedent. The Premier urged the sector to consider the immediate implementation of any initiatives that would provide relief and economic stimulus for local economies, including the provision of financial support and relief to households and businesses,

Priority regulatory and legislative amendments to give effect to freeing up sector capacity has been tested informally with a working group of Local Government CEOs. The State Government has indicated that these changes will be given legislative priority (see attachment).

Comment

Initially, the economic impacts of COVID-19 were expected to be restricted to the sectors that relied on exports and imports from Asia. This primarily included the education, tourism, hospitality and construction sectors.

Over the past days and weeks, however, it has become an accepted view that the economic impacts of COVID-19 on the Australian and Western Australian economies will be severe. This is primarily due to the social distancing and business operating restrictions imposed by the Commonwealth Government, and uncertainty surrounding how long these restrictions will be in place. In addition, there is an expectation that further restrictions will be imposed, and the majority of businesses and schools will have to close their doors. This is weighing considerably on economic expectations.

Forecasts that aim to predict the extent of the economic impact of COVID-19 are constantly changing due the fluid nature of this event. This includes the extreme speed at which cases of COVID-19 transmission are occurring in Australia and the uncertain nature of any future Government response.

The most recent forecasts from Westpac expect job losses of over 800,000 across Australia by June and an unemployment rate of over 11% at this time. It is noted that only one week ago, the forecast from Westpac was that the unemployment rate would peak at 7%. The significant worsening of these forecasts were a result of widespread shutdowns announced by the Government.

The Bankwest Curtin Economics Centre has forecast similar job losses to Westpac in the immediate term, but expects the national unemployment rate will reach 12.7% in May 2021. This would mean

an additional one million people will be unemployed across Australia as a result of COVID-19. In WA, job losses of more than 100,000 are expected in the immediate term.

When travel restrictions and shutdowns eventually ease, the economy will rebound. It will, however, take a significant amount of time for the hundreds and thousands of people who lost their jobs due to COVID-19 to gain employment once again.

Although the Commonwealth and WA Governments have already announced economic stimulus measures, their ability to deliver future necessary stimulus will be compromised by their record levels of debt.

Given the unprecedented circumstances, there is a critical need for the Local Government sector to supplement the economic stimulus packages provided by the State and Federal Governments. In the immediate term, this is in the form of local level economic relief and support that focuses on:

- Ensuring that all Local Government employees maintain their employment;
- Providing financial relief and cash flow support to households and businesses;
- Making it easier for businesses to instill necessary changes to their operating models;
- Supporting local businesses and suppliers through additional spending; and
- Maintaining household and business confidence in the community.

A coordinated and widespread introduction of initiatives will demonstrate significant leadership from the sector. It will also demonstrate the Local Government sector's commitment to work together and do everything in its capacity to support local households and business during these highly uncertain times.

To assist the sector in undertaking the above initiatives, WALGA is looking at what it can do to ease financial pressure on members. A number of regulatory reforms are being progressed, and discussions with the Valuer General and Office of the Auditor General on matters critical to the sector are advanced. Furthermore, a special meeting of the LGIS Board will be held shortly with the goal of finalising a strategy to re-assign funds held in reserve to provide immediate financial relief for member councils in their 2020-21 contributions.

4 CLOSURE

There being no further business the Chair declared the meeting closed at 6:50pm.

DECLARATION

These minutes were confirmed at the meeting held on _____

Signed: Mayor Tracey Roberts

Person presiding at the meeting at which these minutes were confirmed



Attachment 2 – Letter to Premier from WALGA President.

23 March 2020

Hon. Mark McGowan MLA
Premier; Minister for Public Sector Management;
State Development, Jobs and Trade; Federal-State Relations
1 Parliament Place
West Perth
Western Australia 6005

e-mail: WA-Government@dpc.wa.gov.au

Dear Premier

State and Local Government response to COVID-19

Thank you for your correspondence dated 17 March 2019 regarding COVID-19.

The Local Government sector is acutely aware of the added financial pressure and uncertainty facing households, small businesses and the self-employed as a result of COVID-19.

I have written to all Councils advising of your request for their support and action to unilaterally freeze all Local Government Household Rates, Fees and Charges in 2020-21.

Many Councils are already demonstrating strong leadership and support for your initiative. However, in order to realise a net zero increase, we will need support from the State Government in relation to a range of financial, regulatory and governance considerations that need taking into account in complying with the request. Areas requiring resolution include, but are not limited to, the waste levy, electricity and street lighting tariffs and the planned revaluation of Gross Rental Values by the Valuer General in June 2020.

I have briefed the Local Government Minister on these measures, including options we have developed to further boost spending in our communities in the short to medium term. The team at WALGA are working carefully through the detail on these initiatives with your Ministerial colleagues and their agencies.

Please be assured that WALGA will continue to work with the State Government in support of WA's communities and households throughout this period of heightened uncertainty.

I am of the view that close collaboration between our two levels of Government is essential in ensuring that the State is in the best possible position to combat the economic and social impacts of COVID-19.

Yours sincerely

A handwritten signature in blue ink that reads 'Tracey Roberts'.

**Mayor Tracey Roberts
President**

Attachment 3 – Letter to all Councils from WALGA President

23/03/2020

Dear _____

COVID-19 and the Premiers request for a Local Government Rate Freeze

I am in receipt of a letter from the Premier requesting support and action to unilaterally freeze all Local Government Household Rates, Fees and Charges in 2020-21 (see attached).

As Local Government we are acutely aware of the negative impact COVID-19 is having on our communities. The added financial pressure and uncertainty facing households, small businesses and self-employers, as well as our individual Councils, is of significant concern.

I have responded to the Premier, advising that Local Government understands the hardship facing many households and local businesses, and are already demonstrating strong leadership.

However, in order to realise a net zero increase, we will need support from the State Government in relation to a range of financial, regulatory and governance considerations that need taking into account in complying with the request. Areas requiring resolution include, but are not limited to, the waste levy, electricity and street lighting tariffs and the planned revaluation of Gross Rental Values by the Valuer General in June 2020.

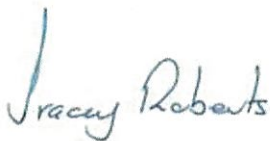
I can assure you that I, and the team at WALGA are working through these issues with the relevant Government Ministers, Departments and Agencies to have these addressed as expeditiously as possible.

I am of the view that close collaboration between our two levels of Government is essential in ensuring that the whole State is in the best possible position to combat the economic and social impacts of COVID-19. Consideration of a net zero increase to Council rates, fees and charges is an important element in reducing the pressure that our communities are facing.

I look forward to working with you in supporting WA's communities, businesses and households throughout this period of heightened uncertainty.

Should you or your staff require additional information on COVID-19, I refer you to the WALGA website: <https://walga.asn.au/News,-Events-and-Publications/Media/COVID-19>

Yours sincerely



**Mayor Tracey Roberts
President**



Attachment 4. – List of Proposed Legislative and Regulatory Amendments

The WA State Government are proposing the following legislative and regulatory amendments:

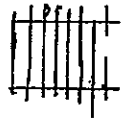
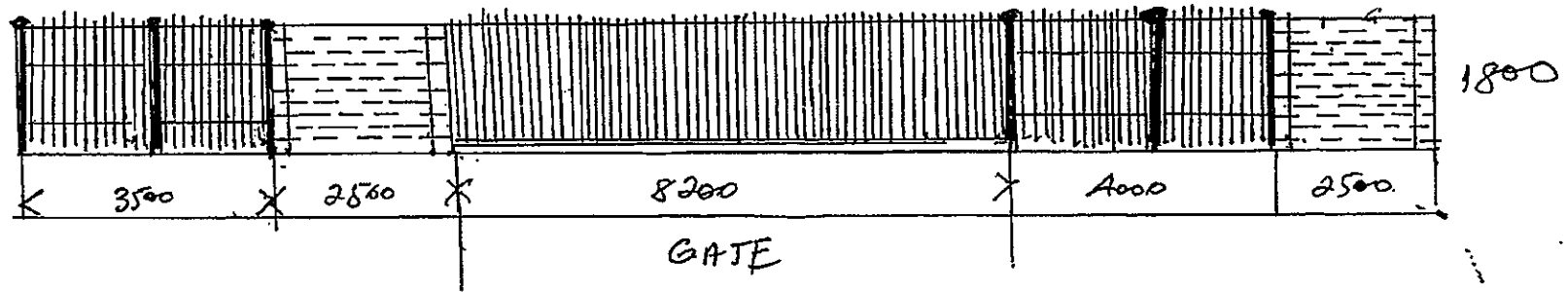
- Section 3.12 – Provide LGs the ability to suspend, by resolution, certain parts of a local law during a state of emergency or public health emergency.
- A power for the Minister to defer any election and extend the appointment of any Commissioners, notwithstanding the other provisions in the Act, for the duration of the State of Emergency.
- Power to be provided to Minister to waive requirement for absolute majority decision during a State of Emergency declared under the Emergency Management Act 2005
- All public meetings are suspended during a State of Emergency declared under the Emergency Management Act 2005.
- Where a state of emergency is declared under the Emergency Management Act 2005, all time periods specified in the Act are suspended and recommence after the time specified in the declaration has expired or it is revoked by the Minister.
- Minister (for Local Government) has power to waive requirements for giving public notice during a State of Emergency declared under the Emergency Management Act 2005.
- Purchasing/Tenders – Amendments to Local Government Function & General Regulations as per below;
 - Regulation 11(1) Tender Threshold: Increase the tender threshold to \$250,000 : This will permit Local Governments to extend the use their Purchasing Policy and apply local content provisions more readily to goods and services acquired via verbal and written quotations;
 - Regulation 11(2) Tender Exemptions: Introduce new tender exemption criteria for any goods or services associated with the state of emergency declaration (similar to purchases from expenditure authorised by Mayor / President in an emergency under s. 6.8(1)(c);
 - Regulation 21A(b) Varying a contract for the supply of goods or services: Currently limits renewal or extension of contracts where Regulation 11(2)(j) applies i.e. when renewal/extension clauses in contracts are exhausted. Recommend amending this Regulation to permit contract renewal or extension for an additional 12 months as a consequence of state of emergency, and for any existing contract at the discretion of the Local Government (that is, don't regulate rules such as 'essential services' as this proposal is more about business continuity and supporting existing suppliers esp. local)

WALGA has also requested consideration of the following two issues:

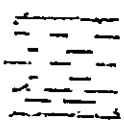
- Developer Contributions - Need ability to utilise Developer contributions funds set aside for emergency use in respect to COVID-19 - This will require an amendment to the Planning and Development Act 2005, Section 154: Money paid in lieu of open space
- Government Grants – Ability for Local Governments who have received Government Grants for projects (State and Commonwealth), for the funds be re-purposed to address COVID-19 issues. For example a LG has been provided grant funds to build a recreation centre, these funds could and the Councils own contribution could be re-purposed under State of Emergency provisions.

ATTACHMENT NO. 3

ELEVATION LOT 1/23
PURSER LOOP
BASSENDEAN

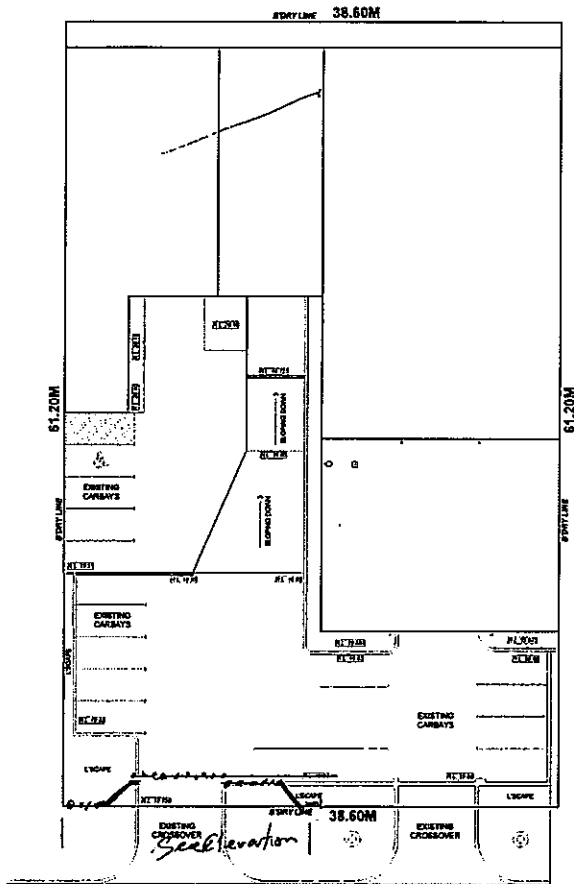


GARRISON FENCING



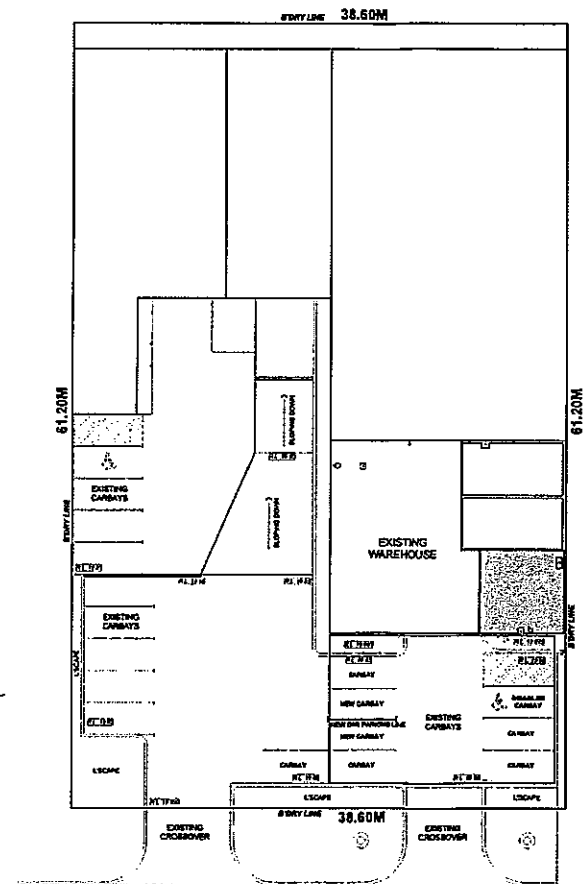
SOLID LIMESTONE

TOWN OF BASSENDEAN
6 APR 2015
RECEIVED



PURSER LOOP

EXISTING SITE PLAN
SCALE 1:200



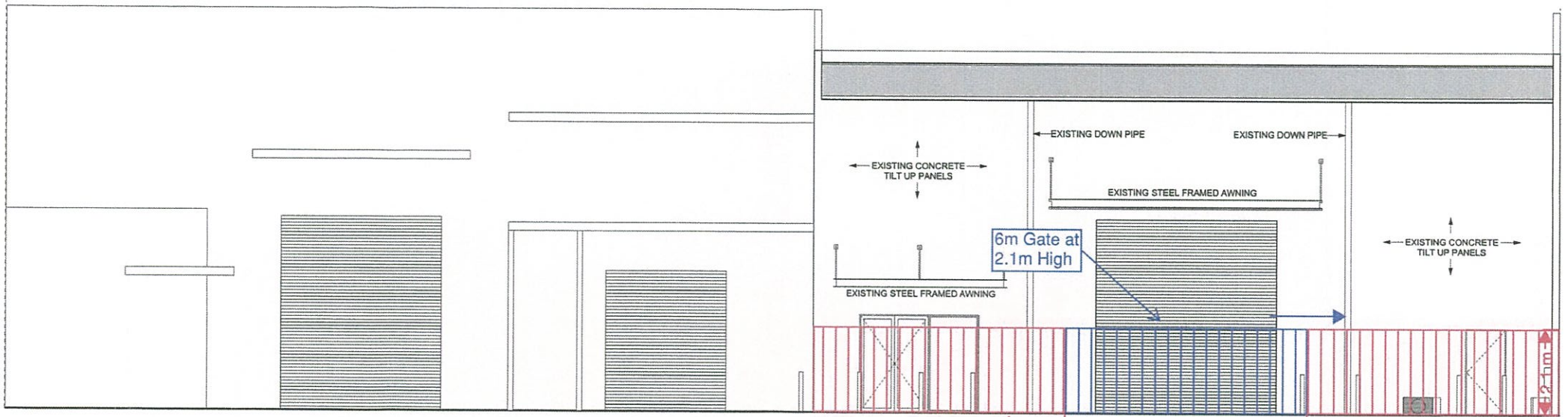
PURSER LOOP

PROPOSED SITE PLAN
SCALE 1:200



TOWN OF BASSSENDEAN
16 APR 2019
RECEIVED

ATTACHMENT NO. 4

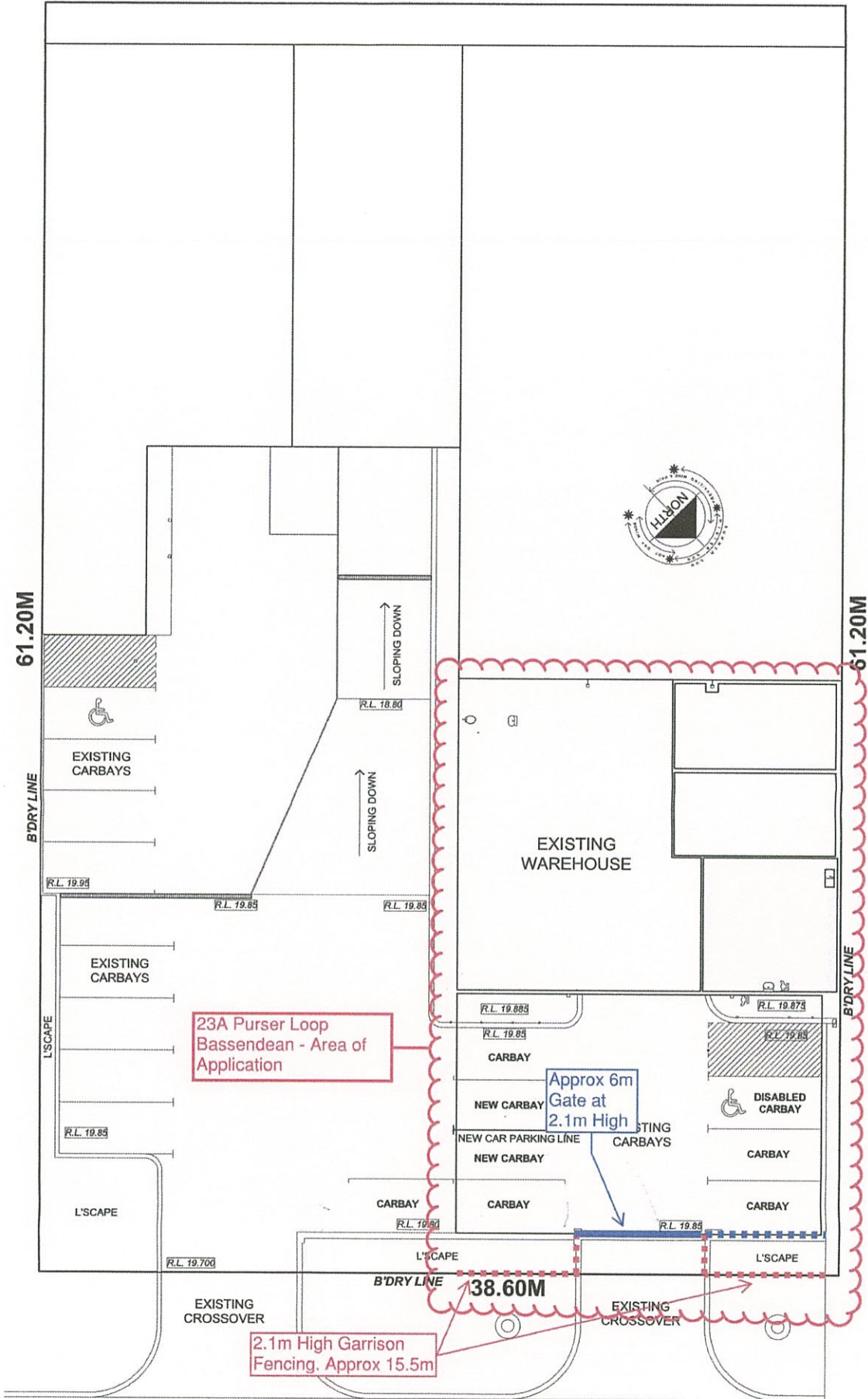


PROPOSED ELEVATION 1 - NORTH-EAST
 SCALE 1:100

2.1m High Garrison Fencing. Approx 15.5m

TOWN OF BASSINGLEN
 9 FEB 2018
 RECEIVED

B'DRY LINE 38.60M



23A Purser Loop
Bassendean - Area of
Application

Approx 6m
Gate at
2.1m High

2.1m High Garrison
Fencing, Approx 15.5m

PURSER LOOP

PROPOSED SITE PLAN

SCALE 1:200

TOWN OF BASSENDEN
 04 FEB 2016
 RECEIVED

ATTACHMENT NO. 5



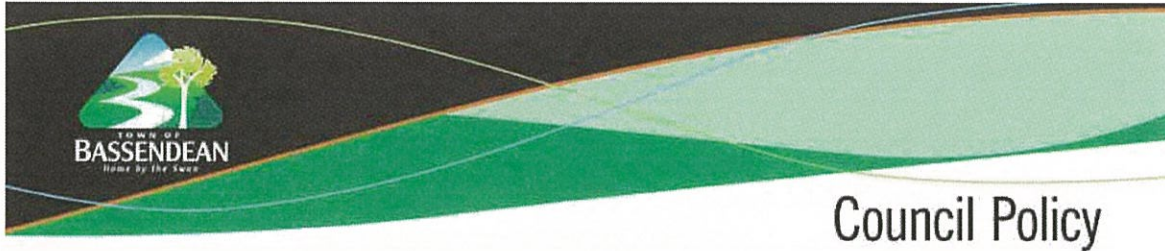
27/03/2020

Scale: 1:1250

Disclaimer: The Town of Bassendean accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image. This map is based on information provided by and with the permission of the Western Australian Land Information Authority.

Town of Bassendean
 35 Old Perth Road
 Bassendean WA 6054
 Phone: 9377 8000
 Fax: 9279 4257
 Email: mail@bassendean.wa.gov.au





LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 11

LOT 2; 1 ANZAC TERRACE DESIGN GUIDELINES

The Residential Design Guidelines have been prepared to establish and protect both the amenity of the locality and individuals' investment in the subject site. The purpose of the design guidelines is to ensure the quality of the built environment is enhanced by the application of coordinated design principles. Specifically, the guidelines define standards to:

- Provide flexibility in the siting of dwellings;
- Ensure fencing promotes passive surveillance of public space, whilst also coordinating styles, materials and security; and
- Encourage and maintain quality design.

The design guidelines provide direction and clarity to developers, Council and the community on the application of the performance criteria, with regard to various elements of the Residential Design Codes within the subdivision located at Lot 2; 1 Anzac Terrace, Bassendean. The Guidelines identify the relevant R-Code provision including the associated clause. Applications that meet these Guidelines are deemed to meet with the relevant Performance Criteria of the R-Codes.

This policy is made pursuant to Clause 2.6.2 of the Residential Design Codes and shall have effect for applications made for residential and ancillary development, as defined by Town Planning Scheme No. 3. Unless specifically modified by any provisions of these Design Guidelines, all development is to be in accordance with the provisions of the Residential Design Codes and Town Planning Scheme No. 3.

Implementation

The guidelines shall be implemented by the Town of Bassendean through the planning approval process of the Town of Bassendean.

GENERAL DESIGN ELEMENTS - OBJECTIVES

Design elements are grouped into a number of categories including:

- Zero Lot Lines and Building Setbacks;
- Carports and Garages, and External Buildings;
- Fencing;
- External Appearance; and
- Landscaping.

Zero Lot Lines

In order to afford owners flexibility in the siting of dwellings within the estate, each dwelling may feature a dwelling built to a nil side setback on one boundary, to a maximum of two-storeys. Any additional levels above the second storey should be designed to comply with the setback provisions of the Residential Design Codes. A specified setback will also apply along the Swan River and Anzac Terrace frontages, to protect the streetscape and maximise opportunities for preservation of the foreshore.

Carports and Garages

A minimum of four car bays is required to be provided for each dwelling. Carports and garages should be designed to complement the dwelling and be set back the required distance from street boundaries.

Fencing

Fencing has a significant impact upon the quality of the streetscape and amenity of the area in general, as well as providing security. The establishment of an open aspect towards public spaces is considered to improve the security of local communities. Accordingly, fencing to primary streets should generally be visually permeable whilst providing for privacy to outdoor living areas.

Design Guidelines

Based upon the objectives and considerations outlined above, the following guidelines shall apply:

- 1.0 Design Element 2 – Streetscape;
- 1.1 Setback of Buildings Generally (Clause 3.2.1); and
 - 1.1.1 Dwellings shall have a primary set back of a minimum of 2.5 metres from any private road or access way.
 - 1.1.2 Notwithstanding the provisions of Point 1.1.2, any dwelling on Lot 1 shall be set back a minimum of 1.5 metres from the Anzac Terrace boundary.
- 1.2 Set Back of Garages and Carports (Clause 3.2.3)
 - 1.2.1 Notwithstanding any other provisions within these guidelines, carports or garages shall be setback a minimum of 4.5 metres from the primary street (including private roads or public road), to enable 2 additional vehicles to park side by side between the carport/garage and the street without encroaching beyond the lot boundary.
- 1.3 Street Walls and Fences (Clause 3.2.5)
 - 1.3.1 Unless otherwise specified in these guidelines, side and rear fences may be solid up to a maximum height of 1.8m above the natural ground level;
 - 1.3.2 Front fences shall not exceed 1.8m in height above the natural ground level;
 - 1.3.3 Low front fences (less than 750mm) may be open or solid;

- 1.3.4 Notwithstanding Clause 1.3.1, and subject to Clause 3.2.1, fences within the street setback area (including private roads or public road) and/or fencing to Lots 9, 10 and 11 abutting a street boundary (including secondary street, private roads or public road), and greater than 750mm in height, shall be 'visually permeable', to permit identification of the property boundary without creating a barrier to the street or creating an internal security problem. Fence forms such as brick or masonry piers with picket/wrought iron infill are acceptable. The solid portion of a high fence (greater than 750mm overall height), excepting piers, shall not exceed 0.8m;
- 1.3.5 Side fences within the front setback must be no higher than the front fence and must be constructed of the same or matching materials;
- 1.3.6 The design of front fences should reflect the style and character of the dwelling located behind them;
- 1.3.7 Fibrous cement fencing is not permitted;
- 1.3.8 Fences shall be installed on all rear and side boundaries to the building frontage setback line, prior to occupation of the residence;
- 1.3.9 On corner lots, boundary fences visible from any road or access way shall be constructed of the same material as the exterior walls of the residence, or any other material approved by the Town of Bassendean which is in keeping with the overall approved design of the residence constructed on the Lot, to the specifications of the Town of Bassendean.
- 1.4 Building Design (Clause 3.2.7).
- 1.4.1 The guidelines require the development of buildings featuring:
- (i) External walls which have the appearance of being predominantly concrete, limestone, or clay bricks (in face work or render); and
 - (ii) Roofs of concrete or clay tiles, or Colourbond; and
 - (iii) Roofs with a pitch not less than 25 degrees.

- 1.4.2 The guidelines do not permit buildings, structures or improvements which utilise zincalume, zinc-aluminium coated steel or natural aluminium or aluminium coloured sheeting for roofing or wall cladding.
- 1.4.3 Dwellings on Lots 9, 10 and 11 shall be orientated towards Anzac Terrace.
- 1.4.4 Dwellings shall feature a carport or garage with provision for at least two motor vehicles side by side. Garages are required, and carports are encouraged, to be located under the main roof of the dwelling. Where a carport is not located under the main roof, it shall still be required to match or complement the residence in respect of the pitch of the roof, materials used, design, colour, external appearance and quality of construction.
- 1.4.5 Buildings, structures or improvements (including but not limited to alterations or additions to a residence) shall be complementary to the residence in respect of roof pitch, materials used, the design, external appearance including colour and the quality of construction;
- 1.4.6 Carports may be freestanding but shall be designed to complement the dwelling and shall be constructed of matching wall and roof materials;
- 1.4.7 Outbuildings with a floor area of 9m² or greater shall be constructed from materials which match the materials comprised in the residence.
- 2.0 Design Element 3 – Boundary Setbacks.
- 2.1 Buildings Set back from the Boundary (Clause 3.3.1).
 - 2.1.1 Dwellings on Lots 5, 6, 7 and 8 shall be set back a minimum of 3 metres from the rear boundaries of those lots, as depicted on the Subdivision Guide Plan.

2.1.2 Structures on Lots 1, 2, 3 and 4 shall be set back a minimum of 10-metres from the river reserve boundary. The Town of Bassendean may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

2.1 Buildings Set back from the Boundary (Clause 3.3.1)

2.1.1 Dwellings on Lots 5, 6, 7 and 8 shall be set back a minimum of 3 metres from the rear boundaries of those lots, as depicted on the Subdivision Guide Plan;

2.1.2 Structures on Lots 1, 2, 3 and 4 shall be set back a minimum of 10 metres from the river reserve boundary. The Town of Bassendean may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

2.2 Buildings on Boundary (Clause 3.3.2)

2.2.1 Unless otherwise specified in these guidelines, dwellings may be built to a nil side setback, where that boundary is depicted as a 'Designated Nil Setback Boundary' on the Subdivision Guideline Plan at Annexure A;

2.2.2 Dwellings on Lots 4, 12 and 13 may have a maximum single storey wall built to a nil setback on the boundary abutting the Pedestrian Access Way (PAW), as depicted on the Subdivision Guideline Plan at Annexure A. Any proposed second-storey wall shall be set back from the boundary abutting the PAW in accordance with the Residential Design Codes;

3.0 Design Element 4 – Open Space

3.1 Open Space Provision (Clause 3.4.1).

3.1.1 Maximum site cover shall be in accordance with 'Table 1 –entitled 'Site Cover'. The applicant has provided a table showing each lot size together with a share of the common property lot. It has been calculated that the table set out in the proposed Guidelines would result in 55% site cover rather than the 50% permitted under the Residential Design Codes for land coded R25.

3.2 Landscaping Requirements (Clause 3.4.5).

- 3.2.1 All ground areas visible from the street (including but not limited to private roads, accessways and public roads) or to a neighbouring lot ('visible areas') shall be properly landscaped prior to occupation of the residence.
'Properly Landscaped' means all visible areas must be cleared and grassed, planted or otherwise covered with a beautifying surface, designed with due regard to water wise principles. Landscaped areas shall be watered by an automatic reticulated watering system.

4.0 Design Element 5 – Access and Car Parking

- 4.1 Vehicular Access (Clause 3.5.4)
- 4.1.1 Vehicular access to Lots 1, 9, 10 and 11 shall be obtained via the private roads only, and shall not be permitted directly from Anzac Terrace.
- 4.1.2 Garage/carport floors, driveways and crossovers shall be constructed and completed prior to occupation of the residence;
- 4.1.3 Driveway access points shall be a minimum of 4-metres and a maximum of 6-metres in width, and shall be set back not less than 0.5 metres from any side boundary.
- 4.1.4 Driveway access points shall be constructed to the kerb of the private road using brick paving or coloured concrete or any other material approved by the Town of Bassendean, which is in keeping with the overall approved design of the residence constructed on the Lot, to the specifications of the Town of Bassendean.

5.0 Design Element 10 – Incidental Development

- 5.1 Essential Facilities (Clause 3.10.3).
- 5.1.1 Adequate provision is to be made for storage of 2 standard rubbish bins. Bins shall be stored so as to be not visible from the street.

- 5.1.2 An enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², shall be provided for each dwelling.



Policy Number: Local Planning Policy No. 11
Policy Title: Anzac Terrace Design Guidelines

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. 11 – Anzac Terrace Design Guidelines.

2. Policy Statement

This Policy been prepared to establish and protect both the amenity of the locality and individuals' investment in the subject site. The purpose of the Policy is to ensure the quality of the built environment is enhanced by the application of coordinated design principles. Specifically the Policy define standards to:

- Provide flexibility in the siting of dwellings;
- Ensure fencing promotes passive surveillance of public space, whilst also coordinating styles, materials and security; and
- Encourage and maintain quality design.

The Policy identifies the relevant State Planning Policy 7.3 – Residential Design Codes (R-Codes) provisions, including the associated clause. Applications that meet the Policy are deemed to meet the relevant design principle of the R-Codes.

3. Policy Objectives

To provide direction and clarity to developers, Council and the community on the application of the design elements, with regard to various elements of the R-Codes within the subdivision located at Anzac Terrace, Bassendean, as shown in Annexure A.

4. Application

The Policy applies to all land within the subdivision located at Anzac Terrace, Bassendean, as shown in Annexure A.

5. Definitions

Primary Street: *means, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) of the dwelling or building.*

Soft Landscaping: *means land developed with 'water wise' garden beds, shrubs and shade trees, but does not include artificial turf or hard landscape*

treatments such as brick paving, concrete, bitumen or car parking bays.

Visually Permeable: *means, in reference to a wall, gate, door, screen or fence that the vertical surface when viewed directly from the street or other public place has:*

- *Continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;*
- *Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or*
- *A surface offering equal or less obstruction to view.*

6. Policy Requirements

6.1 Street Setback (Clause 5.1.3 of the R-Codes)

- (a) Dwellings shall have a primary street set back of a minimum of 2.5 metres from any private road or access way.
- (b) Notwithstanding provision 6.1(a), any dwelling on Lot 1 shall be set back a minimum of 1.5 metres from the Anzac Terrace boundary.

6.2 Setback of Garages and Carports (Clause 5.2.1)

- (a) Notwithstanding any other provisions within this Policy, carports or garages shall be setback a minimum of 4.5 metres from the primary street (including private roads or public road), to enable two additional vehicles to park side by side between the carport/garage and the street without encroaching beyond the lot boundary.

6.3 Street Walls and Fences (Clauses 5.2.5 & 5.2.4)

- (a) Fencing to primary streets should generally be visually permeable whilst providing for privacy to outdoor living areas.
- (b) Unless otherwise specified in this Policy, side and rear fences may be solid up to a maximum height of 1.8 metres above the natural ground level.
- (c) Front fences shall not exceed 1.8 metres in height above the natural ground level.
- (d) Low front fences (less than 0.75 metres) may be open or solid.
- (e) Notwithstanding provision 6.3(b) above, fences within the primary street setback area (including private roads or a public road) and/or fencing to Lots 9, 10 and 11 abutting a street boundary (including a secondary street, private roads or a public road), and greater than 0.75 metres in height, shall be visually permeable, to permit identification of the property boundary without creating a barrier to the street or creating an internal security problem.

Fence forms such as brick or masonry piers with picket/wrought iron infill are acceptable. The solid portion of a high fence (greater than 0.75 metres overall height), except piers, shall not exceed 0.8 metres.

- (f) Side fences within the front setback must be no higher than the front fence and must be constructed of the same or matching materials.
- (g) The design of front fences should reflect the style and character of the dwelling located behind them.
- (h) Fibrous cement fencing is not permitted.
- (i) Fences shall be installed on all rear and side boundaries to the building setback line, prior to occupation of the residence.
- (j) On corner lots, boundary fences visible from any road or access way shall be constructed of the same material as the exterior walls of the residence, or any other material approved by the Town which is in keeping with the overall approved design of the residence constructed on the lot, to the satisfaction of the Town.

5.4 Building Design

- (a) Buildings are required to feature:
 - (i) External walls which have the appearance of being predominately concrete, limestone, or clay bricks (in face work or render);
 - (ii) Roofs of concrete or clay tiles, or Colourbond; and
 - (iii) Roof with a pitch not less than 25 degrees.
- (b) Buildings, structures or improvements, which utilise zincalume, zinc-aluminium coated steel or natural aluminium or aluminium coloured sheeting for roofing or wall cladding are not permitted.
- (c) Dwellings on Lots 9, 10 and 11 shall be orientated towards Anzac Terrace.
- (d) Dwellings shall feature a carport or garage with provision for at least two vehicles side by side. Garages are required, and carports are encouraged, to be located under the main roof of the dwelling.

Where a carport is not located under the main roof, it shall still be required to match or complement the residence in respect of the pitch of the roof, materials used, design, colour, external appearance and quality of construction.

- (e) Buildings, structures or improvements (including but not limited to alterations or additions to a residence) shall be complementary to the residence in respect of roof pitch, materials used, the design, external appearance including colour and the quality of construction.
- (f) Carports may be freestanding but shall be designed to complement the dwelling and shall be constructed of matching wall and roof materials.

- (g) Outbuildings with a floor area of 9m² or greater shall be constructed from materials, which match the materials comprised in the residence.

5.5 Boundary Setbacks (Clause 5.1.3)

- (a) Each dwelling may feature a dwelling built to a nil side setback on one boundary, to a maximum of two-storeys as per Annexure A. Any additional levels above the second storey should be designed to comply with the setback provisions of the R-Codes. A specified setback will also apply along the Swan River and Anzac Terrace frontages, to protect the streetscape and maximise opportunities for preservation of the foreshore.
- (b) Unless otherwise specified in this Policy, dwellings may be built to a nil side setback, where that boundary is depicted as a 'Designated Nil Setback Boundary' on Annexure A.
- (c) Dwellings on Lots 4, 12, and 13 may have a maximum single storey wall built to a nil setback on the boundary abutting the Pedestrian Access Way (PAW), as depicted on Annexure A. Any proposed second storey wall shall be setback from the boundary abutting the PAW in accordance with the R-Codes.
- (d) Dwellings on Lots 5, 6, 7 and 8 shall be setback a minimum of 3.0 metres from the rear boundaries of those lots, as depicted on Annexure A.
- (e) Structures on Lots 1, 2, 3 and 4 shall be setback a minimum of 10 metres from the river reserve boundary. The Town may, at its discretion and in consultation with the Swan River Trust, consider variation of this setback requirement.

5.6 Open Space and Landscaping (Clauses 5.1.4 & 5.3.2)

- (a) Maximum site cover shall be in accordance with Table 1 of the R-Codes.
- (b) All ground areas visible from the street (including but not limited to private roads, access ways and public roads) or to a neighbouring lot ('visible areas') shall be soft landscaped prior to the occupation of the residence.
- (c) Landscaped areas shall be watered by an automatic reticulated watering system and shall be maintained by the landowner.

5.7 Access and Car Parking (Clauses 5.3.3, 5.3.4 & 5.3.5)

- (a) A minimum of four car bays is required to be provided for each dwelling. Carports and garages should be designed to complement the dwelling and be set back the required distance from street boundaries.
- (b) Vehicular access to Lots 1, 9, 10 and 11 shall be obtained via the private roads only, and shall not be permitted directly from Anzac Terrace.
- (c) Garage/carport floors, driveways and crossovers shall be constructed and completed prior to occupation of the residence.
- (d) Driveway access points shall be a minimum of 4.0 metres and a maximum of 6.0 metres in width, and shall be setback not less than 0.5 metres from any side boundary.

- (e) Driveway access points shall be constructed to the kerb of the private road using brick paving or coloured concrete or any other material approved by the Town, which is in keeping with the approved design of the residence constructed on the Lot, to the specifications of the Town.

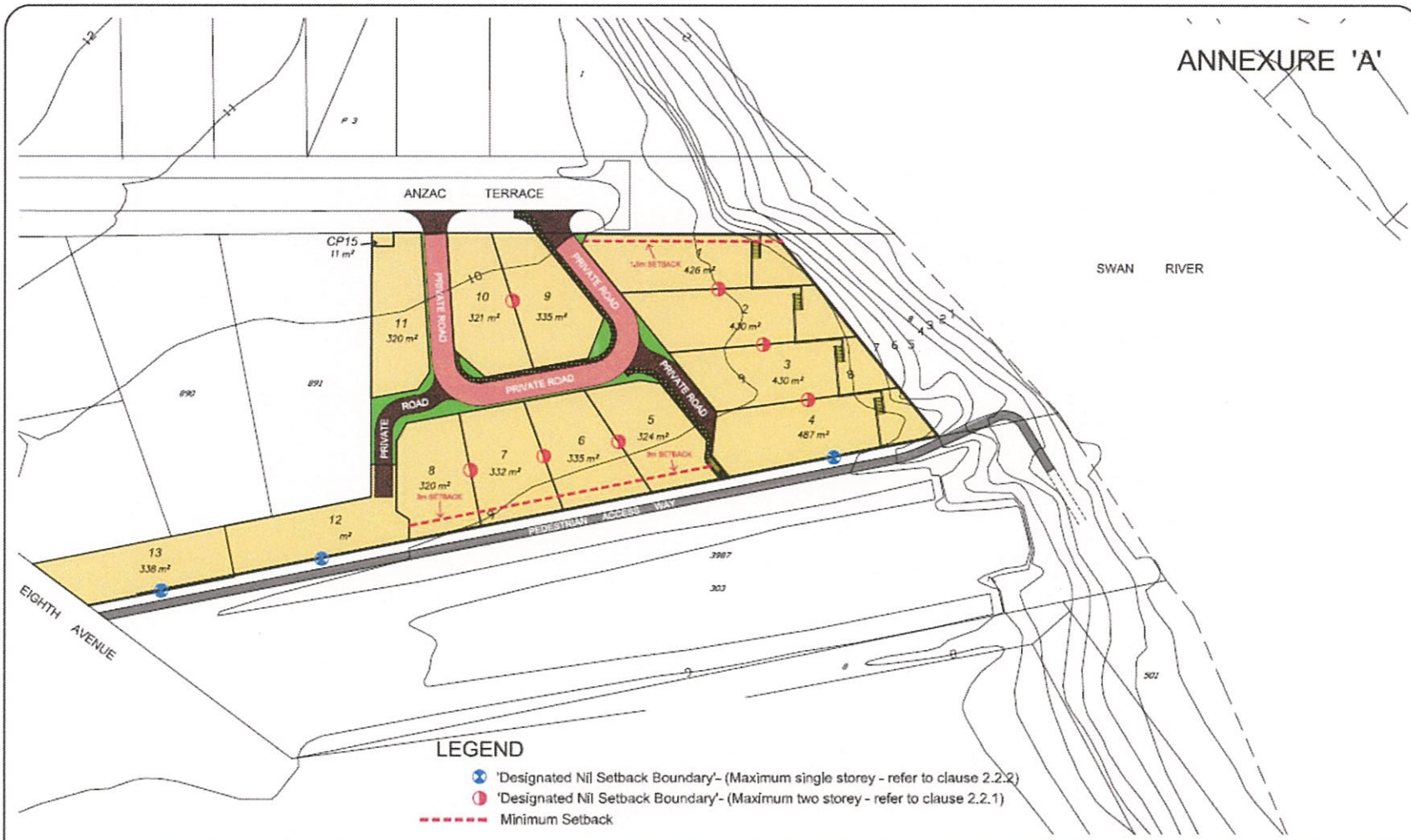
5.8 Utilities and Facilities (Clause 5.4.4)

- (a) Adequate provision is to be made for storage of three rubbish bins. Bins shall be stored as to be not visible from the street or riverfront.
- (b) An enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling or located within a garage, with a minimum dimension of 1.5m (or 1.0m within a garage) with an internal area of 4m², shall be provided for each dwelling. The storage area shall be separate to the bin storage area required under provision 5.8(a).
- (c) Adequate provision is to be made for clothes drying facilities. Clothes drying areas are not to be visible from the street or the riverfront.

Document Control

Directorate	Community Planning
Business Unit	Development and Place
Inception Date	[Insert OCM RESOLUTION NO & DATE]
Version	
Next Review Date	2022

Annexure A – Subdivision Guideline Plan



- LEGEND**
- ✕ 'Designated Nil Setback Boundary'- (Maximum single storey - refer to clause 2.2.2)
 - 'Designated Nil Setback Boundary'- (Maximum two storey - refer to clause 2.2.1)
 - - - - - Minimum Setback

SUBDIVISION GUIDELINE PLAN
 LOT 301 (1) ANZAC TERRACE
 BASSENDEANE

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ATTACHMENT NO. 6

ORDINARY COUNCIL MINUTES

24 APRIL 2018

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Notice of Motion – Cr McLennan: Tree Preservation Order - 248 Morley Drive East

COUNCIL RESOLUTION – ITEM 11.1

OCM - 36/04/18 MOVED Cr McLennan, Seconded Cr Hamilton, that Council commences the process of implementing a preservation order over the mature tree located on the north-west boundary of Lot 4 (No. 248) Morley Drive East, Eden Hill, in accordance with the provisions of Clause 5.7.7.2 of Local Planning Scheme 10.

CARRIED 5/1

Crs McLennan, Hamilton, Cr Wilson, Mykytiuk and Quinton voted in favour of the motion. Cr Gangell voted against the motion.

Our reference: AC:MXS:200176

13 March 2020

Town of Bassendean
C/- Cameron Hartley
PO Box 87
Bassendean WA 6934

By email: chartley@bassendean.wa.gov.au

Dear Mr Hartley

Tree Preservation Order - 248 Morley Dve East, Eden Hill

We act for Birmingham Properties Pty Ltd (**Birmingham**) in relation to the above matter.

We refer to your email dated 28 February 2020.

We are instructed that Birmingham is currently in negotiations with the Town of Bassendean to develop 248 Morley Drive East, Eden Hill (**Property**). Birmingham have scheduled a briefing session with the Town of Bassendean on 17 March 2020 prior to their Ordinary Council Meeting on 24 March 2020. The development and design plans for the Property are reliant on the outcome of these meetings.

This development is expected to contribute to the aesthetics of the area and will enhance the amenity of the surrounding community including the streetscape to Ivanhoe Street, Morley Drive East and the adjacent parklands. The trees that are subject to the Tree Protection Orders are currently being considered in the development plans.

Birmingham requests that the decision of the Tree Preservation Orders be delayed until the development has been decided upon as it may be that the removal of the trees may be required for the enhancement of the amenity to Ivanhoe Street. Birmingham will then be able to provide the Town of Bassendean an appropriate response and evaluation of the effect of the Tree Preservation Orders.

Birmingham requests a one month extension, being 14 April 2020, to allow time for this evaluation and response.

If you have any queries in respect to this please do not hesitate to contact me.

Yours sincerely



Anton Conti
Head of Practice - Property & Franchising
aconti@cullenmacleod.com.au

26th February 2020

Cameron Hartley
Planning Officer
Town of Bassendean
PO Box 87
BASSENDEAN WA 6934



Dear Cameron,

ARBORICULTURAL ASSESSMENT AT 248 MORLEY DRIVE EAST EDEN HILL

Please find enclosed the results of the arboricultural assessment undertaken recently for the three trees located at 248 Morley Drive East, Eden Hill.

Where recommendations for remedial arboricultural work have been made, it is imperative that it is undertaken as outlined in the Australian Standard 4373-2007: Pruning of Amenity Trees and/ or Australian Standard 4970-2009: Protection of Trees on Development Sites. It is also strongly advised that any remedial pruning works be undertaken by, or supervised by, a qualified arborist (AQF Level 3 in Arboriculture).

If you have any questions regarding the assessment or if I can be of service to you again in the future, please feel free to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'BB', with a small horizontal line extending to the right.

Brad Bowden
Principal
Bowden Tree Consultancy®

B.Sc. Sustainable Forestry
Dip. Arboriculture & Parks Management
ISA Certified Arborist – Municipal Specialist AU-0020AM & Tree Risk Assessment Qualified (TRAQ)

1.0 Introduction

1.1 Scope of Report

1.2 The purpose of this report is to summarise the results of the walkby arboricultural assessment of the three mature trees (mixed species) located at 248 Morley Drive East, Eden Hill. The site visit and visual tree assessments were undertaken from ground level on the 10th February 2020 and were accurate at the time of inspection. No soil excavation, below ground inspection or detailed tree assessment was undertaken unless specified, and the assessment where undertaken outside the boundary fence only. Viewing conditions were fine. Concern has been raised regarding tree condition and the potential for a Tree Preservation Order/s as per the Town of Bassendean Local Planning Scheme No. 10.

1.3 Executive Summary

- 1.4 The local/ Australian native trees identified within this report provide a range of benefits to the ecosystem, to human beings for environmental and health reasons, and to the climate. The assessment has identified a satisfactory structural condition for the assessed trees whilst tree vitality (health condition) was assessed predominantly as high, indicative of the capacity of the trees to maintain and/ or improve the current condition through self-optimization and the production of response growth (new wood) to maintain strength. Remedial pruning works recommended, where pedestrian frequency is expected to increase within the dripline of the trees, includes deadwooding to remove the large dead and broken branches, and crown lifting to improve clearance.
- 1.5 Based on my site visit and observations, I believe both tree number two and tree number three to be of outstanding size and subsequent significance. Both trees provide a wide range of benefits and consideration could be given to a tree preservation order, with the local native flooded gum (tree number three) providing significant habitat, food source and roost site to assist a range of local fauna.

2.0 Site Investigation

2.1 Tree Locations

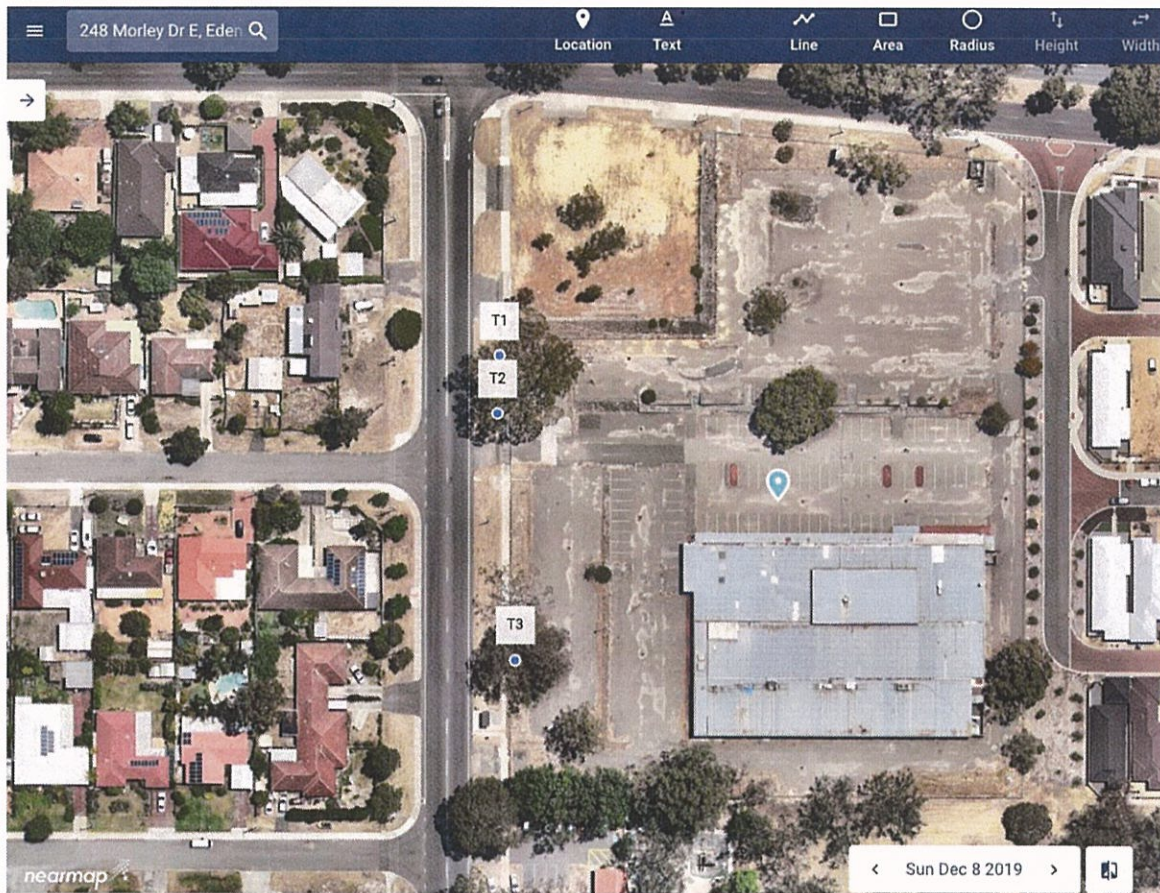


Figure 1. Aerial photo of site with the tree numbering T1-3 allocated to the three trees adjacent to the western property boundary at 248 Morley Drive East, Eden Hill.

Tree Number: 1	Botanical Name: <i>Eucalyptus camaldulensis</i>
Common Name:	river red gum
Location:	4.3m east of fence
Height:	14m
DBH:	90cm (approx.)
Crown Spread (NS/EW):	14/ 12m
Structure:	Fair
Health:	Average
Comments:	Adequate trunk basal flare evident, no significant trunk defects or decay visible, codominant stems observed however adequate space for normal secondary thickening observed, trunk lean was natural approximately 20° from vertical and towards the north attributable to the close proximity of the large mature tree on the south side, naturally occurring dead branches to approximately 100mm diameter were observed and predominantly within the lower crown and are likely attributable to reduced sunlight to foliage, no compromised branch unions were visible and whilst rubbing branch conflicts were evident within the middle crown the friction damage is likely to be minor only, foliage size and colour was normal however density was reduced

Recommendations: Undertake deadwooding to remove the dead branches greater than 50mm diameter where occupancy (people and property) increases within the fall zone of the tree, undertake minor crown lifting to approximately 3m to improve clearance



Figure 2. Tree number one (see arrow); looking towards the southwest.



Figure 3. Trunk lean was natural and towards the north, attributable to the close proximity of the large mature tree on the south side; looking towards the east.



Figure 4. Rubbing branch conflicts were evident (see dashed line) within the middle crown of the tree however the friction damage is likely to be minor only; looking towards the east.

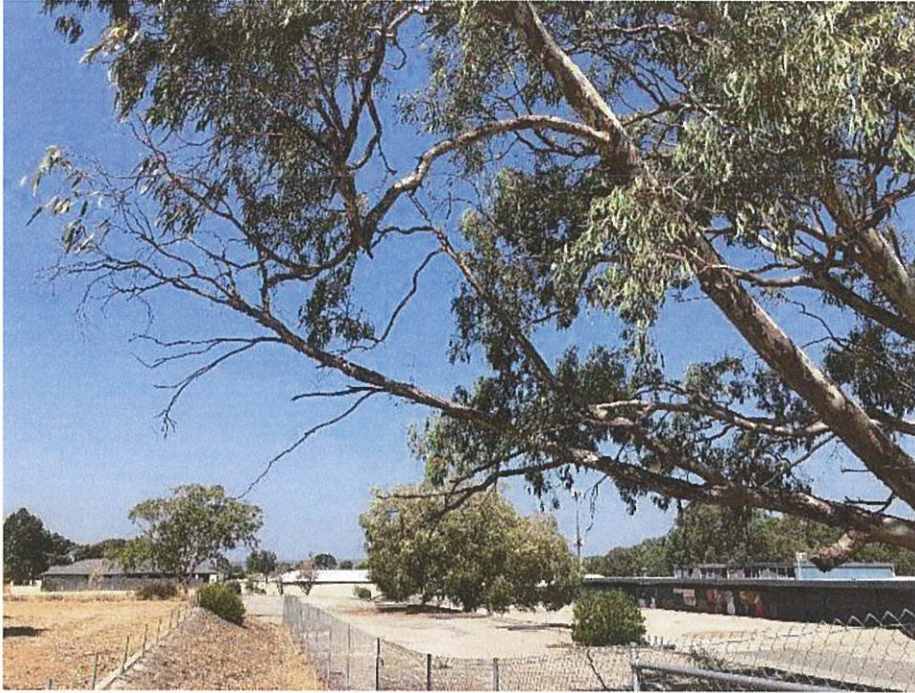


Figure 5. Naturally occurring dead branches were observed and predominantly within the lower crown and are likely to occurred due to shading of the foliage; looking towards the east.

Tree Number: 2	Botanical Name: <i>Eucalyptus camaldulensis</i>
Common Name:	river red gum
Location:	4.2m east of fence
Height:	33m
DBH:	120cm
Crown Spread (NS/EW):	26/ 26m
Structure:	Good
Health:	High
Comments:	Adequate trunk basal flare evident, no significant trunk defects or decay visible, codominant stems observed however adequate space for normal secondary thickening evident, naturally occurring dead branches to approximately 80mm diameter were observed predominantly within the internal part of the crown, rubbing branch conflicts were evident however friction damage is likely to be minor, foliage size colour and density were normal
Recommendations:	Undertake deadwooding to remove the dead branches greater than 50mm diameter where pedestrian frequency is expected to increase within the dripline

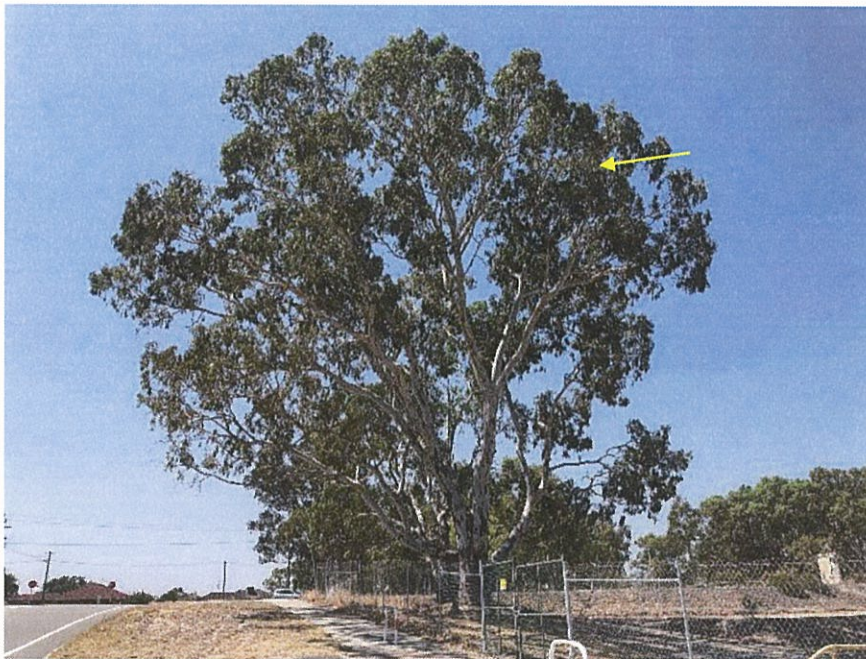


Figure 6. Tree number two (see arrow); looking towards the northeast.



Figure 7. Adequate trunk basal flare was evident and no significant trunk defects or decay was visible; looking towards the east.

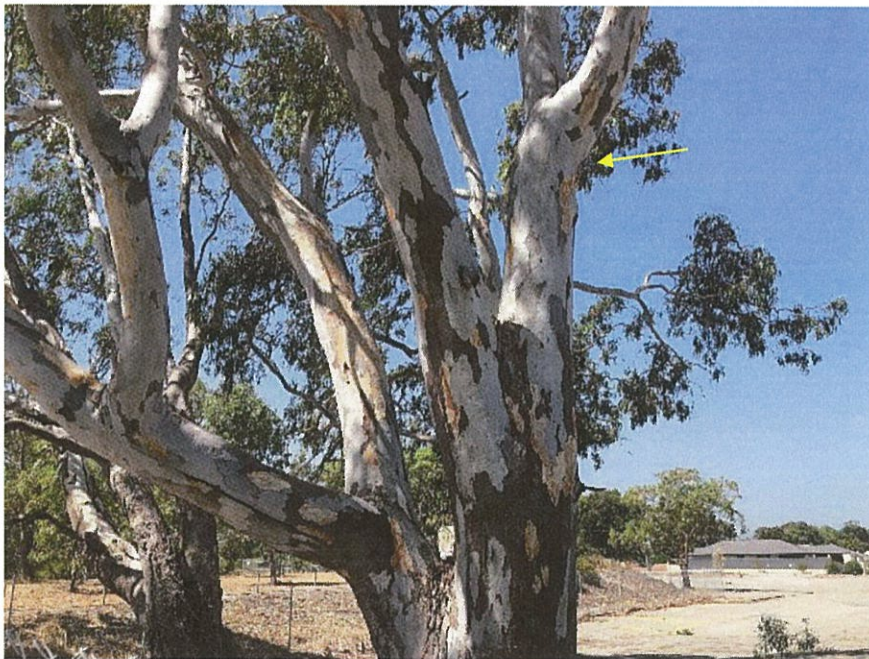


Figure 8. Codominant stems were observed typical for the species however no structurally compromised stem unions were evident; looking towards the northeast.



Figure 9. Rubbing branch conflicts were evident (see arrow) within the middle crown however the friction damage is likely to be minor only; looking towards the northeast.

Tree Number:	3	Botanical Name:	<i>Eucalyptus rudis</i>
Common Name:			flooded gum
Location:			1.7m east of fence
Height:			24m
DBH:			120cm
Crown Spread (NS/EW):			19/ 19m (approx.)
Structure:			Good
Health:			High
Comments:			Adequate trunk basal flare evident, no significant trunk defects or decay visible, codominant stems observed however adequate space for normal secondary thickening evident, naturally occurring dead branches to approximately 100mm diameter were observed predominantly within the internal part of the crown, rubbing branch conflicts were evident however friction damage is likely to be minor, foliage size colour and density normal with minor psyllid infestation on lower leaves typical for the species and age class of tree, minor low branches visible

Recommendations: Undertake deadwooding to remove the dead branches greater than 50mm diameter where pedestrian frequency is expected to increase within the dripline (retain short hollow sections and/ or stubs where possible for wildlife functions), undertake crown lifting to approximately 3m above ground level to improve clearance within the dripline - removing small diameter branches only where possible



Figure 10. Tree number three (see arrow); looking towards the east.

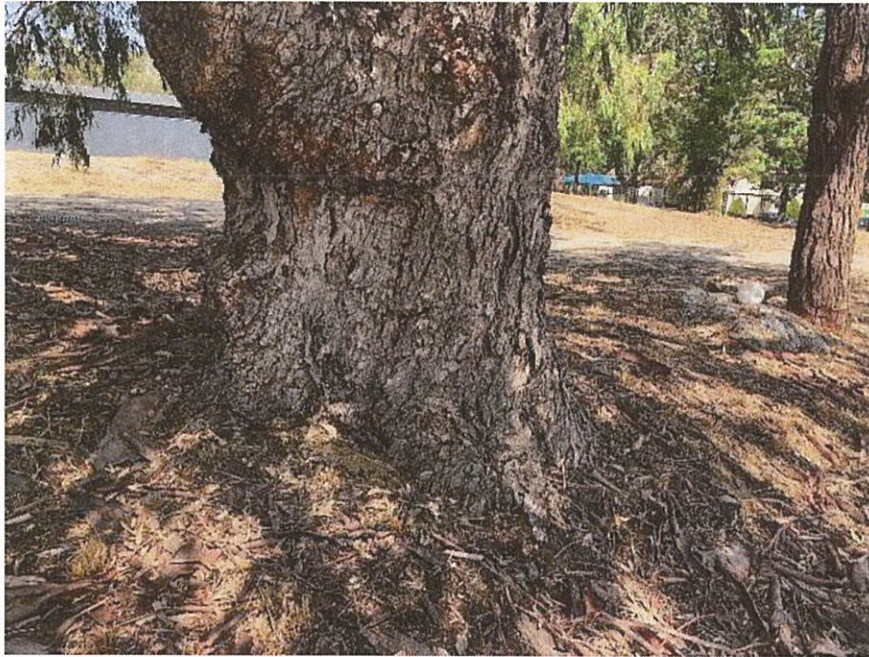


Figure 11. Adequate trunk basal flare was evident and no significant trunk defects or decay was visible; looking towards the southeast.



Figure 12. Codominant stems were observed that are typical for the species however no structurally compromised stem unions were evident; looking towards the east.



Figure 13. Naturally occurring dead branches to approximately 100mm diameter were observed (see arrow) including several broken and lodged branches throughout the middle and lower crown; looking towards the northeast.

2.2 Tree Valuation

2.3 Tree appraisal using the "*The (Revised) Burnley Method of Amenity Tree Evaluation*" (Moore, 2006) was undertaken. The formula has been developed for Australian trees and is as follows:

Appraised value = base value × tree volume × life expectancy × form and vigour × location.

Tree number 1

- \$79 (base value)
- 613m³ (tree volume)
- 0.9 (life expectancy: 40-49yrs)
- 0.7 (form and vigour: good vigour with average form)
- 0.8 (location: minor problems)

Amenity tree value: \$24,407

Tree number 2

- \$79 (base value)
- 5782m³ (tree volume)
- 0.9 (life expectancy: 40-49yrs)
- 0.75 (form and vigour: good vigour with good form)
- 0.8 (location: minor problems)

Amenity tree value: \$246,660

Tree number 3

- \$79 (base value)
- 2245m³ (tree volume)
- 0.9 (life expectancy: 40-49yrs)
- 0.75 (form and vigour: good vigour with good form)
- 0.8 (location: minor problems)

Amenity tree value: \$89,386

3.0 Discussion and Recommendations

3.1 Discussion

- 3.2 Tree root plate:** Root plate composition for most tree species consists of a structural root zone and an absorbing root zone, responsible respectively for the stability/ anchorage of the tree and the uptake of water/ mineral solutes from the soil. Severance of the large diameter woody roots within the structural root zone (the root plate area immediately adjacent to the tree and generally determined as trunk diameter x 5) can compromise tree stability and must be avoided. It can also result in the loss of a significant proportion of the fine, water-absorbing roots, subsequently placing considerable stress on the tree in the short term and may initiate a decline in health condition and/ or tree mortality. The severance of large diameter roots also provides an entry opportunity for infection by wood decay fungi and infestation by wood-destroying insects, increasing the potential for the degradation of wood tissue at the root collar and trunk basal area and compromising tree stability in the long term.

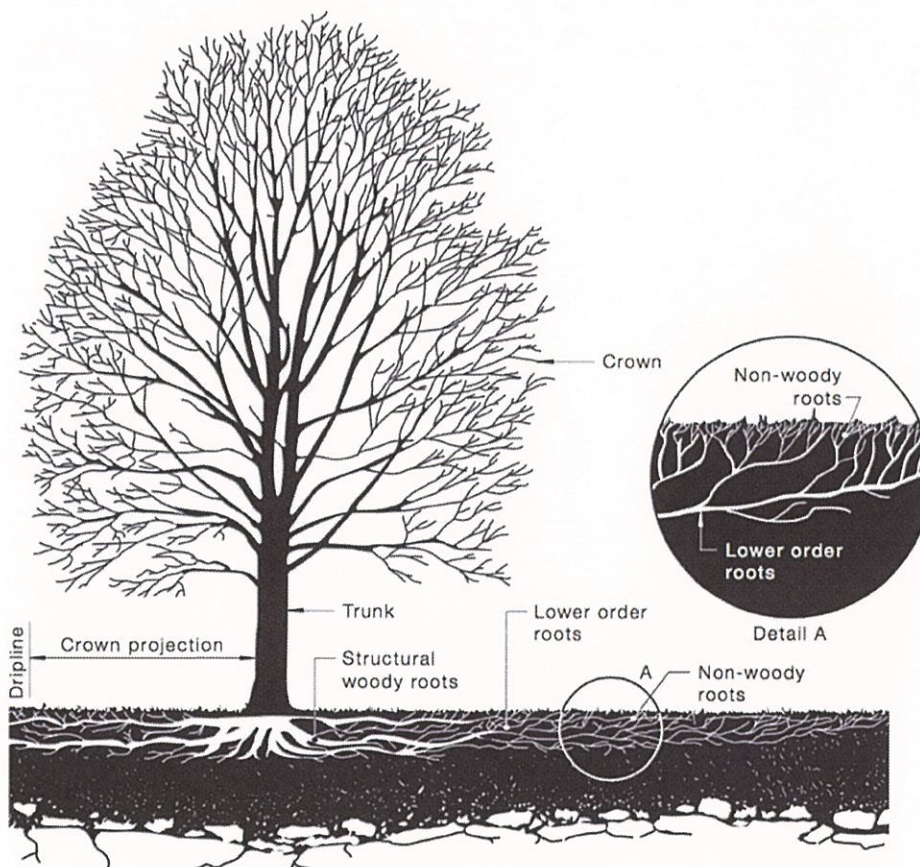


Figure 14. Typical tree structure above and below ground for cultivated urban trees, with rootplate development predominantly lateral and close to the soil surface due to the requirement of oxygen and nutrients. Source: AS4970-2009: Protection of Trees on Development Sites.

3.3 Tree benefits: Mature urban trees confer many benefits including shade and cooler air temperatures, screening (privacy) and noise reduction, built form aesthetic amelioration, energy conservation, mitigation of the urban heat island effect, air quality improvement and oxygen production, carbon uptake/storage and greenhouse gas reduction, minimisation of storm water run-off and improvement of water quality, fauna habitat and food source. In general, they enhance our built and natural environments with larger trees providing more benefits.

3.4 Tree risk: Tree failure is an infrequent occurrence and serious damage, injury or death from tree failure is rare (Lilly *et al*, 2011). Research finds that for Britain, with a population of 60 million people, the risk of any tree causing a fatality is exceedingly small (Ball & Ball-King, 2011). It is impossible to maintain trees completely free of risk and some level of risk must be accepted to experience the benefits that trees provide. The use of 'safe' or 'unsafe' when assessing trees is both imprecise and ambiguous, as a tree cannot be free from defects or potential hazards - such a state is simply unattainable. It is essential to maintain a balance between the benefits and costs of risk reduction, not only financial cost but also the loss of amenity and other tree related benefits.

3.5 Recommendations (Pruning Options)

3.6 Tree number 1

- Undertake deadwooding and crown lifting

3.7 Tree number 2

- Undertake deadwooding

3.8 Tree number 3

- Undertake deadwooding and crown lifting

4.0 Appendix I

4.1 Arboricultural Terminology

- 4.2 Crown – the leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree, whilst crown lifting involves pruning of the lower branches to improve clearance for buildings, pedestrians, vehicles etc.
- 4.3 DBH - diameter of the main trunk, measured at breast height approximately 1.4m above ground level for urban trees.
- 4.4 Deadwooding – the removal of dead, diseased or damaged branch wood from the crown of the tree.
- 4.5 Dripline – the width of the crown of the tree, measured by the lateral extent of the foliage.
- 4.6 Fall zone – is the area in which the tree or tree part is likely to fall when it fails, often calculated as 1.5 times the tree height where brittle dead branches etc. may break up and scatter debris.
- 4.7 First order structural branch – the large branches arising from the trunk that form the main structure of the crown.
- 4.8 Reduction prune – pruning to reduce the extension of a branch, back to a lateral branch that is at least one-third the diameter of the branch being removed.
- 4.9 Root collar – area at the base of the tree where the roots and trunk merge.
- 4.10 Targets – an object, person or structure that would be damaged or injured in the event of tree or branch failure is referred to as the target or target area. The hazard evaluation of the target area is relative to the expected use and occupancy of that area.
- 4.11 Topping and Lopping – deleterious tree height and branch reduction work often at indiscriminate points and generally resulting in weakly-attached regrowth branches prone to failure as subsequent growth occurs.
- 4.12 Tree Protection Zone (TPZ) – the zone of the root plate most likely to contain roots that are critical for anchorage and stability (structural root zone – SRZ, generally calculated as trunk diameter x 5) and the absorbing roots responsible for the uptake of water and nutrients collectively; calculated as trunk diameter (DBH) x 12.
- 4.13 V-shaped union – ingrown bark from adjacent parts of the tree that are in contact with each other; usually branch forks, acutely-angled branch attachments or basal stems – often a high failure potential.

4.15 Tree Structure and Health

- 4.16 The structural condition ('Structure') for each tree or group of trees has been assessed using the following qualitative criteria:
- Good – generally free of structural defects
 - Fair – defects evident that may be typical for the species and age class, and which could be corrected through remedial pruning works
 - Poor – significant defects that are not likely to be corrected through remedial pruning or arboricultural works
 - TBA – to be assessed, requiring further investigation/ time to evaluate tree structural condition
- 4.17 The vitality ('Health') for each tree or group of trees has been assessed using the following qualitative criteria:
- High – consistent crown density and foliage colour, good shoot extension and an insignificant number of naturally-occurring internal dead branches
 - Average – crown condition that may be representative for the species and/or seasonal, possessing satisfactory shoot extension and/or minimal decline and dead branches
 - Low – poor shoot extension, sparse crown density and not likely to be corrected through improvement of site resources and plant nutrition
 - Moribund – final stages of a decline spiral

5.0 Appendix II

5.1 Author Formal Qualifications

- 5.2 Bachelor of Science (Sustainable Forestry) – 2012
Edith Cowan University, Joondalup & Murdoch University, Murdoch, WA.
- 5.3 Diploma of Applied Science (Horticulture) – 2000
Major studies Arboriculture and Parks/ Gardens management
University of Melbourne, Burnley campus, VIC.
- 5.4 Certificate IV (TAE40110) in Training & Assessment – 2014
Plenty Training, Robina, QLD.
- 5.5 Certificate of Horticultural Practice – 1994
Challenger TAFE, Murdoch campus, WA.

5.6 Additional Certifications

- 5.7 ISA Certified Arborist Municipal Specialist (AU-0020AM) – 2012 (recertified 2018)
International Society of Arboriculture
www.isa-arbor.com/certification/benefits/credentialsExplained.aspx
- 5.8 ISA Tree Risk Assessment Qualification (TRAQ) – 2013 (recertified 2018)
International Society of Arboriculture
<http://www.isa-arbor.com/certification/becomequalified/becomequalified.aspx>

5.9 Limitation of Liability

- 5.10 Bowden Tree Consultancy are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.
- 5.11 Bowden Tree Consultancy cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways that the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been visually assessed from ground level. Bowden Tree Consultancy cannot guarantee that a tree will be healthy or a low risk of harm under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.
- 5.12 Treatment, pruning and removal of trees may involve considerations beyond the scope of Bowden Tree Consultancy's service, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters and other related incidents. Bowden Tree

Consultancy cannot take such issues into account unless complete and accurate information is given prior or at the time of the site inspection. Likewise, Bowden Tree Consultancy cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

- 5.13 In the event that Bowden Tree Consultancy recommends retesting or inspection of trees at stated intervals, or installs any cable/s, bracing systems and support systems, Bowden Tree Consultancy must inspect the system installed at intervals of not greater than 12 months, unless otherwise specified in written reports. It is the client's responsibility to make arrangements with Bowden Tree Consultancy to conduct the re-inspection.
- 5.14 Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. All written reports must be read in their entirety; at no time shall part of the written assessment be referred to unless taken in full context with the whole written report. If this written report is to be used in a court of law, or any other legal situation, Bowden Tree Consultancy must be advised in writing prior to the written assessment being presented in any form to any other party.

5.15 Business Details

- 5.16 Bowden Tree Consultancy®
ABN: 51925884945
Post Office Box 104 DARLINGTON W.A. 6070
M: 0438 936 679
E: info@bowdentree.com.au
W: www.bowdentree.com.au

5.17 Literature Cited

- 5.18 Ball, D.J. & Ball-King, L. (2011). *Public Safety and Risk Assessment*. Great Britain: Earthscan
- 5.19 Lilly, S., Matheny, N. & Smiley, E., (2011). *Best Management Practices - Tree Risk Assessment*, Champaign, IL: International Society of Arboriculture
- 5.20 Mattheck, C., & Breloer, H. (1994). *The Body Language of Trees - A Handbook for Failure Analysis*. London, England: The Stationery Office.
- 5.20 Moore, G.M. (2006). *Revised Burnley Method of Urban Tree Valuation*. Sourced: <http://tinyurl.com/gnspd66>
- 5.21 Standards Australia, (2007). *AS4373-2007 Pruning of Amenity Trees*, Sydney: SAI Global
- 5.22 Standards Australia, (2009). *AS4970-2009 Protection of Trees on Development Sites*, Sydney: SAI Global

21 April 2020

Town of Bassendean
PO Box 87
Bassendean WA 6934

By email: yoursay@bassendean.wa.gov.au

Dear Sir/Madam

Town of Bassendean Meeting 21 April 2020
Deputation in respect of Meeting Agenda Item 7.4 - Tree Preservation Order - 248 Morley Dve East, Eden Hill

We act for Birmingham Properties Pty Ltd (**Birmingham**) in relation to the above matter.

We refer to your email dated 17 April 2020.

Birmingham makes the following deputation in objection to the proposed order.

Birmingham has been in negotiations with the Town of Bassendean to purchase 246 Morley Drive East, Eden Hill from the Town of Bassendean and develop 246 Morley Drive East, Eden Hill and 248 Morley Drive East, Eden Hill (together referred to as "**Property**"). We are instructed that the Town of Bassendean has approved the purchase of 246 Morley Drive East, Eden Hill and a sales agreement is currently being prepared.

As noted in clause 7.4 of the Town of Bassendean Agenda Briefing Session 21 April 2020 (**Agenda**) our client is yet to submit a formal development application. These plans are dependent on the purchase of 246 Morley Drive East, Eden Hill and will be finalised once the sale is complete.

Birmingham plans on developing the Property in accordance with the Town of Bassendean's objective to enhance the Town's appearance (**Town's Objective**). This will be achieved by thoughtfully designing and developing the Property to enhance the surrounding areas aesthetic. This is expected to improve the amenity of the surrounding community and contribute to the improvement of the public realm.

The trees that are subject to the Tree Protection Orders are being considered within the design and development plans. Birmingham is evaluating if the trees will continue to contribute to the Town's Objective if the development plans are approved. Due to the need for finality in the purchase of 246 Morley Drive East, Eden Hill before the completion and approval of the development plans, the effect of the Tree Preservations Orders on the development and amenity of the Property is currently unknown.

Due to the unknown impact the trees will have on the amenity and aesthetics of the Property, Birmingham requests the Tree Protection Orders are not granted in this instance. This will allow Birmingham to complete the design and development of the Property in accordance with the Town's Objective. To grant the order preserving the trees, is in our view, premature and accordingly, we request that the proposed order be refused.

Thank you for the opportunity to provide our deputation.

If you have any queries in respect to this please do not hesitate to contact me.

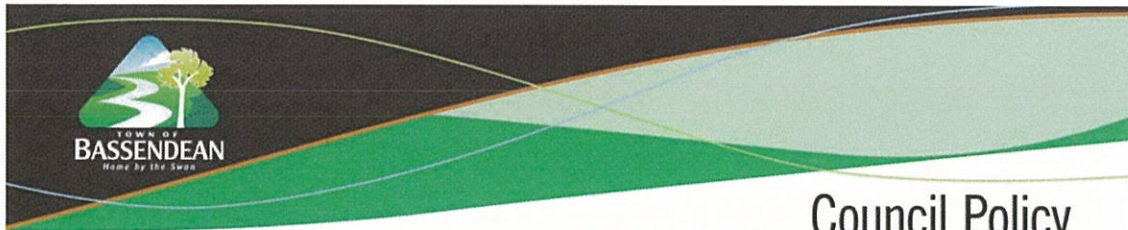
Yours sincerely

A handwritten signature in blue ink, consisting of a stylized 'A' followed by a long horizontal stroke.

Anton Conti

Head of Practice - Property & Franchising
aconti@cullenmacleod.com.au

ATTACHMENT NO. 7



Council Policy

1.15 Design Review Panel Policy - Town Of Bassendean

Objective

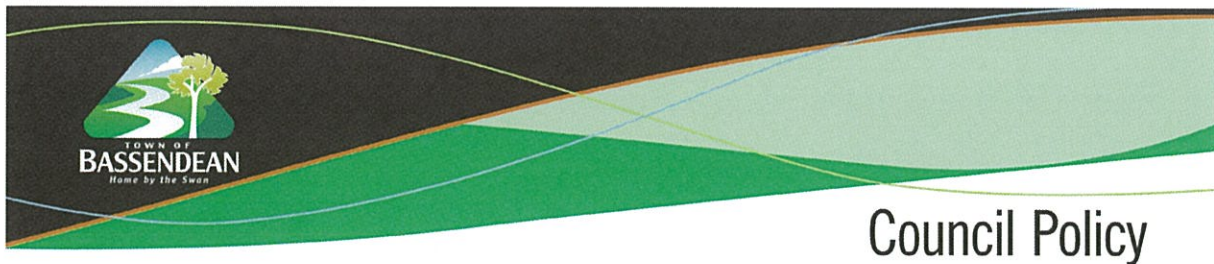
To provide Council with high level, independent expert advice and expertise on urban design, architecture, landscape design, sustainability and heritage in relation to significant development applications.

Strategy

The panel shall act in an advisory capacity on specified proposals with respect to development meeting the Town's objectives with particular reference to those of the Town Centre Area Strategy, and residential development three stories and above in height in residential areas. The advice provided to Council should encompass the following:

- The merits of the Architectural design including its relationship to the adjoining development;
- Impact of the design on the broader public realm and streetscape;
- How the proposal would affect the character of the locality, including impacts upon heritage structures and place of cultural heritage significance including natural features.
- The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmentally sustainability;
- The demonstration of best practice urban design including CPTED performance, protection of important view corridors and lively civic places.

To examine the plans of all development proposals referred to them, and provide professional and technical advice to the applicant and the Town's Development Services in relation to matters relating to urban design, architecture, landscape design, sustainability or heritage.



Membership

EXTERNAL MEMBERS

The Town of Bassendean Design Review Panel (DRP) shall comprise of 4 external members and 1 deputy member approved by Council.

The Town will seek to appoint members who are able to demonstrate:

- A demonstrated high level of expertise and knowledge in their particular field of architecture, urban design, landscape architecture, sustainability or heritage;
- The relevant skills and experience to provide independent expert advice in regard to significant urban design, place making; and
- Current registration or eligibility for registration with their relevant professional body is essential.

SELECTION

Members of the DRP can be either nominated by the CEO and/or selected from a pool following public advertising in a local newspaper and the Town's website.

ROLE AND SCOPE OF THE PANEL

The Review panel provides advice only. It has no powers or authority, whether by delegation or otherwise, to make decisions or approve applications which have been referred to them.

In respect of any item under consideration at a meeting, the Panels' comments are restricted to Council and are not entitled to comment on behalf of the Town or provide comment to the media.

The DRP is not to provide advice directly to an applicant in respect of any item under consideration at a DRP.

APPLICATIONS TO BE REFERRED TO THE DRP

The following applications for planning approval for proposed development (Development Applications) in the following categories are to be referred to the DRP for their consideration and comment:

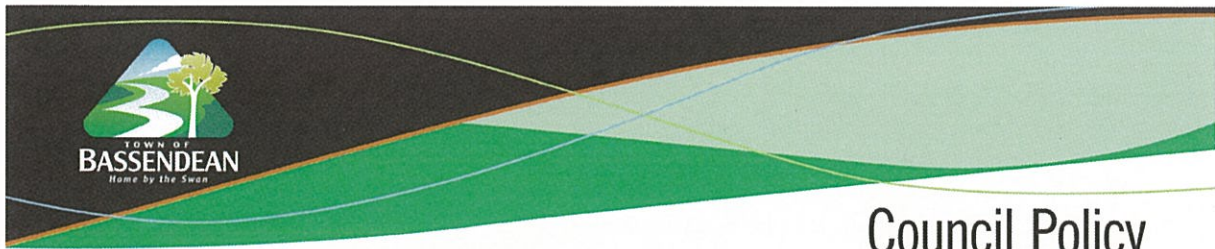
1. Commercial development directly abutting land zoned residential; and Development, not of the kind referred to in items (a-c) above, but which, in the opinion of the Chief Executive Officer or Council, is contentious or likely to be of significant community interest;
2. Redevelopment of site within the Town Centre Area.
3. Non-residential development which, in the opinion of the delegated officer, is likely to have a significant impact on the City;
4. Residential development which is three storeys or 9.0 metres high or higher, or comprises 10 or more dwellings;
5. Development which, in the opinion of the CEO may be contentious or likely to be of significant community interest; and
6. Minor development proposals which, in the opinion of the delegated officer, should be referred to the DAC due to unusual or unconventional design elements.

DESIGN REVIEW PANEL PROCESS

Where the DRP recommendations are accepted by the applicant, the Planning Application will be determined in accordance with standard practices. Where the recommendations have not been accepted by the applicant, the issue shall be referred to Council for determination.

Officers are to circulate agendas including plans and preliminary Officer comments to DRP at least 10 days prior to the meeting.

DRP members are to review plans and undertake site inspections as required.



MEETING PROCEDURES

Meetings

DRP meetings may be convened at the discretion of the Chief Executive Officer.

Members will be required to provide sufficient notice of their inability to attend their scheduled meetings so that the Town is able to arrange for another member to take their place.

Quorum

A quorum for the meeting of the DRP will be three (3) voting members. If a quorum cannot be achieved, the deputy member shall be called on to make a quorum.

Chairperson

The Council appointed Chairperson will preside at all meetings. In the absence of the Chairperson, a person elected by the DRP will assume the Chair.

Agendas

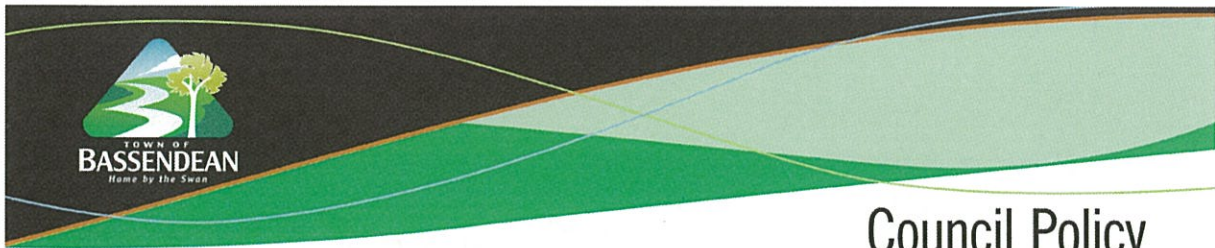
Agendas will be distributed to all members at least five (5) working days in advance of meeting dates. The Agendas are to provide only descriptive headings of items to be discussed.

Detailed plans of the proposal will be distributed to Committee members at least five (5) working days in advance of the meeting dates.

Minutes

The Minutes of the DRP shall record consensus agreement on actions and any points of agreement/disagreement. They will not reflect verbatim discussion on issues or matters discussed during debate prior to consensus agreement being reached. At the end of each meeting, the Town's Officer in attendance will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.

Minutes of meetings will be prepared by the and distributed to members within seven (7) working days after the date of the meeting.



Council Policy

Formal recommendation to the Town, where appropriate reflecting the views of the majority of members present at the meeting.

Additional informal comment conveying the views of individual members, which may be included at the request of any member, is subject to the approval of the Manager Development Services.

The DRP will endorse circulated minutes and proposed design recommendations. A copy of the minutes are to be retained for record purposes, and a copy provided to the applicant. Minutes are to be incorporated into the Officer's report to Council or the Development Assessment Panel.

CODE OF CONDUCT AND TENURE

The Town's Code of Conduct shall apply to members of the Advisory Committee.

All Advisory Committee members shall be required to declare any conflicts of interest in matters being considered by the Committee.

A copy of the Council's Code of Conduct will be provided to each member upon their appointment.

The Town's Chief Executive Officer is available to provide any assistance or guidance concerning the Code of Conduct or any matters of interest.

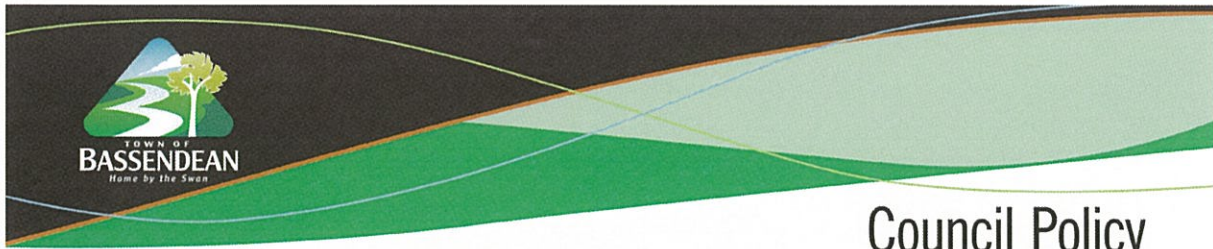
Insurances

The Town will arrange all insurance to cover Advisory Committee members whilst discharging their normal course of duty, including travel to and from the meeting.

Tenure of Appointment and Vacancies

The Council will appoint members to the Design Review Panel including the prescribed term and any conditions.

Membership is normally for a period of two (2) years from the period of the ratification of the Design Review Panel by the Council. Membership of the Committee terminates if a member fails to attend three (3) consecutive meetings of the DRP, his/her appointment shall be automatically terminated, unless Leave of Absence has been granted and approved by the DRP. The Chief Executive Officer shall advise any member, in writing, when their membership of a Committee is terminated.



Council Policy

If a member’s conduct, action or comments brings the Town of Bassendean into disrepute, Council may terminate the appointment of any member prior to the expiry of his/her term.

Members filling a vacated position will hold that position for the remainder of the two (2) years duration of the convened DRP, as approved by the Council.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Policy is to be reviewed every three years.

<p>Policy Type: Strategic Policy</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p>
<p>Link to Strategic Community Plan: Town Planning and Built Environment</p>	<p>Last Reviewed: March 2014 Version 2 Next Review due by: December 2016</p>

Policy Number: **xx**
Policy Title: **Design Review Panel**
UPDATED 22/4/2020

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 **xx** – Design Review Panel.

2. **Policy Statement**

To detail the types of proposals required to be subject to formal Design Review and to formalise the arrangement with the City of Bayswater in relation to its Design Review Panel (DRP).

3. **Application of Policy**

This Policy applies to the following proposals or applications for development approval:

- (a) Residential, Commercial and/or Mixed Use proposals on land zoned Town Centre.
- (b) All developments that are subject to *State Planning Policy No. 7.3 - Residential Design Codes Volume 2 - Apartments*.
- (c) Residential, Commercial and/or Mixed Use proposals that have a height of, or greater than, three storeys or 9.0 metres.
- (d) Residential proposals comprising eight or more grouped dwellings.
- (e) **Any proposal that is to be determined by a Joint Development Assessment Panel.**
- (f) Any other proposal, application, planning matter or project that the Town considers may be of a complex or contentious nature and/or likely to be of significant community interest and/or where it is considered it will benefit from formal design review.

4. **Objectives**

- (a) To acknowledge the agreement between the Town of Bassendean and the City of Bayswater relating to the use of the City of Bayswater DRP to undertake design review of proposals and applications for land within the Town of Bassendean.
- (b) To improve the design quality and functionality of new development within the Town through independent expert advice.
- (c) To outline the matters to be considered by the DRP when providing design advice on Development Applications and other planning proposals.

5. Policy

- 5.1 Proposals and applications on land within the Town of Bassendean are to be considered by the City of Bayswater DRP as if it were a Town of Bassendean DRP.
- 5.2 The DRP does not make, nor should its advice be conceived to imply, a decision on, or approval of a Development Application. The Town or relevant Responsible Authority is not bound by advice given by the DRP but shall give due regard to the advice provided by the DRP.
- 5.3 The DRP shall deal with matters which have been referred to the DRP for comment and provide advice consistent with the objectives, intent and provisions of Town of Bassendean Local Planning Scheme, policies, strategies and any other relevant planning requirement.
- 5.4 The general functioning of the DRP will be as per the City of Bayswater DRP Terms of Reference; available at <https://www.bayswater.wa.gov.au/online-services/forms-and-publications/information-sheets/2019/city-of-bayswater-design-review-panel-terms-of-ref>
- 5.5 Fees are to be paid to the Town in accordance with Council's adopted schedule of fees and charges.

Document Control

Directorate:	Community Planning
Business Unit	Development and Place
Inception Date	[Insert OCM RESOLUTION NO & DATE]
Version	
Next Review Date	2022

Terms of Reference

City of Bayswater Design Review Panel (1/7)

The role of design review in the planning system

Integrating design review into the planning system is a key component of the implementation and operation of State Planning Policy 7.0 Design of the Built Environment, as well as the State's 'Better Places and Spaces: a policy for the built environment in Western Australia' (adopted 2013).

Good design should be indivisible from good planning if better buildings and places are to result.

State Planning Policy 7.0 Design of the Built Environment includes performance-based design principles, which provide a guide to achieving good design, and the means for evaluating the merit of proposed solutions through design review, which uses professionals with appropriate levels of design expertise.

Performance-based design principles identify the objectives to be met without prescribing how to achieve them. Design review is an essential component of this approach, as qualitative assessment is required to determine whether the required performance outcomes have been achieved in a given proposal.

This approach provides flexibility for developers to deliver improved project and site-specific outcomes as well as benefits for the broader community. It provides latitude for skilled and experienced designers to pursue innovative solutions. It also offers the opportunity for efficiency, allowing for solutions to be considered collaboratively, and generally enabling a smoother determination phase following the submission of an application. Skilled and experienced designers, working collaboratively with expert reviewers, typically require fewer design reviews.

Ten principles of effective design review

For design review to be effective, it must be resourced appropriately and conducted in a manner that is fair, robust and credible. The following 'best practice' principles of design review should be used to guide the review process and set an appropriately high standard of conduct from panel members.

Design review should be:

Independent – It is conducted by people who are not connected with the proposal's promoters and decision-makers and ensures that conflicts of interest do not arise.

Expert – It is carried out by suitably trained people who are experienced in design and know how to critique constructively. Review is usually most respected when it is carried out by professional peers of the project designers, because their standing and expertise will be acknowledged.

Multi-disciplinary – It combines the different perspectives of architects, urban designers, planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable – The Design Review Panel, and the advice that it provides to the local government (or other approval authority) must be clearly seen to work for the benefit of the community.

Transparent – The Design Review Panel's remit, membership, governance processes and funding should always be in the public domain.

Proportionate – It is used on projects whose significance (either at local or State level) warrants the investment needed to provide the service.

Timely – It takes place as early as possible in the design process, because this can avoid a

Terms of Reference

City of Bayswater Design Review Panel (2/7)

great deal of wasted time. It also costs less to make changes at an early stage.

Advisory – The Design Review Panel does not make decisions, but it offers impartial advice that informs recommendations to the people who do.

Objective – It appraises proposals according to measures that are reasoned and objective, rather than the stylistic tastes of individual panel members.

Accessible – The recommendations arising from design review are clearly expressed in terms that design teams, decision-makers and the community can all understand and make use of.

Role description

The role of a Design Review Panel (DRP) is to provide independent, impartial, expert design advice:

- to proponents and local government officers on the design quality of proposals
- to decision-makers (State and City of Bayswater, Development Assessment Panels, the State Administrative Tribunal) on eligible development applications or other proposals
- to local governments, where requested, on strategic policy, master plans, precinct plans, local development plans, structure plans, activity centre plans, local planning schemes and amendments or other matters

Reviews will be undertaken in accordance with the model process outlined in the State's **Design WA: Design Review Guide**.

The 10 design principles from the State Planning Policy 7.0 Design of the Built Environment will be used as the basis for design review.

Status of advice

DRP's are advisory only and do not have a decision-making function. The panel advises on the design quality of proposals with reference to design principles (from SPP7.0, refer to Part 4) and supporting State Planning Policies, as well as local planning schemes and policies. Decision-makers shall have due regard to the design review advice and recommendations in their deliberations.

For continuity between design review and local government and Development Assessment Panel assessment procedures, the DRP Chair may be requested to brief decision makers either through preparation of a briefing note or attendance at a meeting. Where a matter is referred to the State Administrative Tribunal for review, the panel Chair may also be required by the Tribunal to attend proceedings.

Governance

The DRP is an independent, advisory panel funded by the local government.

The City of Bayswater will be responsible for the establishment, operation and management of the DRP. Dedicated DRP support will exist within the City for this purpose.

Panel management and support

The City of Bayswater will provide panel support to manage the scheduling, preparation, coordination, reporting and monitoring of DRP meetings.

Panel support will provide notice of the agenda and meeting times. To enable preparation by panel members, relevant material will be issued to the panel a week prior to the design

Terms of Reference

City of Bayswater Design Review Panel (3/7)

review meeting.

DRP meetings will be held at the City's Civic Centre.

DRP support will issue reporting to proponents within 10 working days of the meeting.

Membership

Local governments should ensure that the panel includes members with expertise in one or more of the following disciplines:

- Architectural design of the types of development that will be referred to the panel
- Urban design
- Heritage and urban conservation
- Sustainability and environmental design
- Building construction

While local knowledge is useful, a balance between locals and expertise from outside the City of Bayswater area should be sought in order to optimise the range and calibre of skills available. All DRP members should be eligible for registration and maintain good standing with their respective professional bodies.

To be independent and apolitical, the City should not appoint decision-makers, its own elected members or officers to its DRP. However, key City planning (and other) officers should participate in all design reviews in an advisory capacity and to provide administrative and governance support.

Proposals for review

Proposals eligible for design review include:

- proposals that are significant because of their size or the uses they support;
- proposals that are significant because of their site or location; or
- proposals that are significant because of their community impact.

The Design Review Panel (full panel) is to provide impartial architectural and design advice on:

- proposals including a building that is three storeys or greater in height (above natural ground level);
- proposals with eight or more multiple dwellings (apartments);
- proposals of 20 or more grouped dwellings;
- proposals that meet the mandatory requirement to be determined by the Joint Development Assessment Panel; or
- any other relevant matter, including a development application, scheme amendment, activity centre plan, structure plan, policy, precinct plan, local development plan or design guidelines referred by the Director Community and Development or Manager Development Approvals.

The DRP (one member) is to provide impartial architectural and design advice on:

- proposals with up to seven multiple dwellings (apartments).

Notwithstanding the above, the following developments will generally be exempt from referral to the DRP:

- single houses;

Terms of Reference

City of Bayswater Design Review Panel (4/7)

- development within an industrial zone; or
- service stations.

Timing and number of reviews

The number of reviews needed will vary depending on the complexity of a proposal; however two reviews are typically needed for the process to be effective.

Design reviews should occur before a development application is submitted. It is strongly recommended that the first design review takes place during the **concept design stage** to ensure that proponents can take advantage of the advice offered at a time where the design is flexible enough to accommodate change without impacting on time and cost constraints. A subsequent review should typically occur at a stage when the design has been further progressed. Depending on the outcome of the initial meeting, this review session will typically occur during **design development** or prior to the proposal being submitted for development approval (**Pre-DA stage**).

SPP7.0 Design Principles

State Planning Policy 7.0 Design of the Built Environment (SPP7.0) outlines a set of performance-based design principles. These principles establish a broad definition of 'good design' and form the basis of design review consideration.

Context and character – *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

Landscape quality – *Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

Built form and scale – *Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

Functionality and build quality – *Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*

Sustainability – *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

Amenity – *Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

Legibility – *Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

Safety – *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

Community – *Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*

Aesthetics – *Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*

Refer to Design WA State Planning Policy 7.0 Design of the Built Environment for the Design Principles in full.

Terms of Reference

City of Bayswater Design Review Panel (5/7)

Design Review Panel appointment

Suitable candidates will be recruited through an appointment process, which includes:

- public advertising seeking formal Expressions of Interest (EOI)
- consideration of EOIs by an appropriate selection panel
- an interview process, if required, to confirm appropriate design review expertise
- a report with recommendation/s for appointment presented to Council

Following completion of the selection process, all details of the appointment will be confirmed in writing and a member induction will be scheduled.

The term of office for a panel member shall be two years and run concurrently with the Council election cycle. Council may appoint a pool of suitable persons to serve on the Panel however each DRP meeting shall comprise a maximum of five members.

A person who is currently employed by, or who is an elected member of the local government, is not eligible for appointment as a member of the panel. All panel appointments are endorsed by Council.

Panel roles and responsibilities

All panel members are required to:

- provide independent, fair and reasonable professional advice relative to the SPP7.0 Design Principles and relevant State and local policies and schemes;
- treat all discussions and information about applications with sensitivity and confidentiality;
- respond to and comment on material presented, providing clear and constructive feedback; and
- disclose any actual or perceived conflicts of interest in writing for the record. Where an interest exists, the member must:
 - disclose the interest to the Chair as soon as possible, and before the meeting to ensure there is a quorum for all items; and
 - if the interest is a pecuniary interest, the member must not take part in the consideration or discussion of the matter.

All disclosures of interest will be recorded in the panel meeting notes.

Panel Chair

The panel Chair is primarily tasked with running panel meetings and is responsible for:

- liaising with the nominated City of Bayswater officer about the operation of the panel including advice regarding additional briefing material or requirements;
- ensuring new members have been inducted and are briefed about panel operations;
- ensuring that the meeting agenda is followed;
- welcoming and introducing the panel, proponents and any observers present in the meeting;
- facilitating interactive discussion and participation of all DRP members, key local government attendees and proponents, enabling solutions to be brokered collaboratively;

Terms of Reference

City of Bayswater Design Review Panel (6/7)

- ensuring that discussions remain focussed on the application being considered and that advice relates to matters covered by the SPP7.0 Design Principles, relevant State and local policies and schemes;
- ensuring consistency of panel advice between reviews;
- summarising the consensus view of the panel at the conclusion of the meeting;
- endorsing the final design review report or meeting minutes post meeting; and
- briefing decision-makers on panel advice when required.

Remuneration

Members will receive sitting fees per meeting at the following rates:

- Chairperson: \$700
- Each other member of the DRP: \$425

Members undertaking a one panel member review will receive a flat fee of \$500. Where a member of the panel is requested to appear on the City of Bayswater's behalf as an expert witness at the State Administrative Tribunal, the member is to be paid at a mutually agreed hourly rate consistent with the qualifications, experience and professional status of the member.

Meeting procedures

Quorum and attendance

The City of Bayswater will issue notice of a DRP meeting to all appointed panel members.

It is recommended that all members review the proposed agenda and advise the local government as soon as possible of:

- a. their ability to attend the meeting; and
- b. any interest to be declared in any matter listed on the agenda.

A DRP meeting may not proceed unless a quorum comprising a minimum of three members is present. If a quorum cannot be achieved for all or part of the meeting, the City will contact suitable members from the pool in accordance with the procedure adopted by the City for those circumstances. If a quorum cannot be achieved, the meeting cannot proceed and should be re-scheduled.

It is important to optimise the consistency of the panel and advice particularly across subsequent reviews for the same proposal. The City may replace panel members who are regularly unavailable for meetings.

Observers

Design review meetings should be closed to members of the public as information discussed can be commercially confidential. Persons who may later be required to consider and determine an application that is undergoing design review should not attend panel meetings in order to preserve the transparency and integrity of the planning decision making process.

City of Bayswater planning and other relevant officers are encouraged to attend review sessions as observers, as it can offer valuable training on design quality considerations, familiarity with the design review process and an understanding of how it can benefit a range of projects.

Site inspection

Panel members should be familiar with each site on the agenda prior to the meeting. A site

Terms of Reference

City of Bayswater Design Review Panel (7/7)

visit may be arranged if considered necessary by the City of Bayswater or panel Chair.

Panel member preparation

Where an application has already been submitted prior to referral to the panel, an initial officer assessment will be undertaken, the results of which will be provided to the panel as part of the agenda preparation process.

It is expected that panel members will familiarise themselves with all information provided prior to the meeting and prepare comments in advance, to enable effective use of session time. If additional information is required prior to the meeting, a request should be submitted to the City of Bayswater in accordance with the procedures advised during the induction.

Frequency of meetings

Meetings will generally be held monthly, but can be scheduled at any time in response to urgent matters. Advice of a scheduled meeting, the agenda and information associated with each proposal shall be provided to panel members five working days prior to the intended meeting date.

Agenda

Meeting agendas should not exceed three hours.

Panel member advice procedure

DRP (one member) reviews which relate to proposals with up to seven multiple dwellings do not require a meeting as outlined above. Plans will be provided to the panel member undertaking the review (as determined by the Panel Chair), who will undertake a review and prepare a report based on the DR3 template (simplified if appropriate) from the State's Design WA: Design Review Guide. DRP support will issue reporting to proponents within 10 working days from submission of plans.

Code of Conduct

All panel members are required to abide by the City of Bayswater's Code of Conduct.

ATTACHMENT NO. 8



TOWN OF
BASSENDEAN
Home by the Swan

**REVIEW OF THE TOWN OF
BASSENDEAN LOCAL
PLANNING SCHEME NO. 10**

APRIL 2020

Introduction

The *Planning and Development Act 2005* provides for local governments to have a local planning scheme so as to make suitable provision for the improvement, development and use of land in the scheme area. Regulation 65 of the *Planning and Development (Local Planning Scheme) Regulations 2015* outlines the requirements for the review of a Scheme.

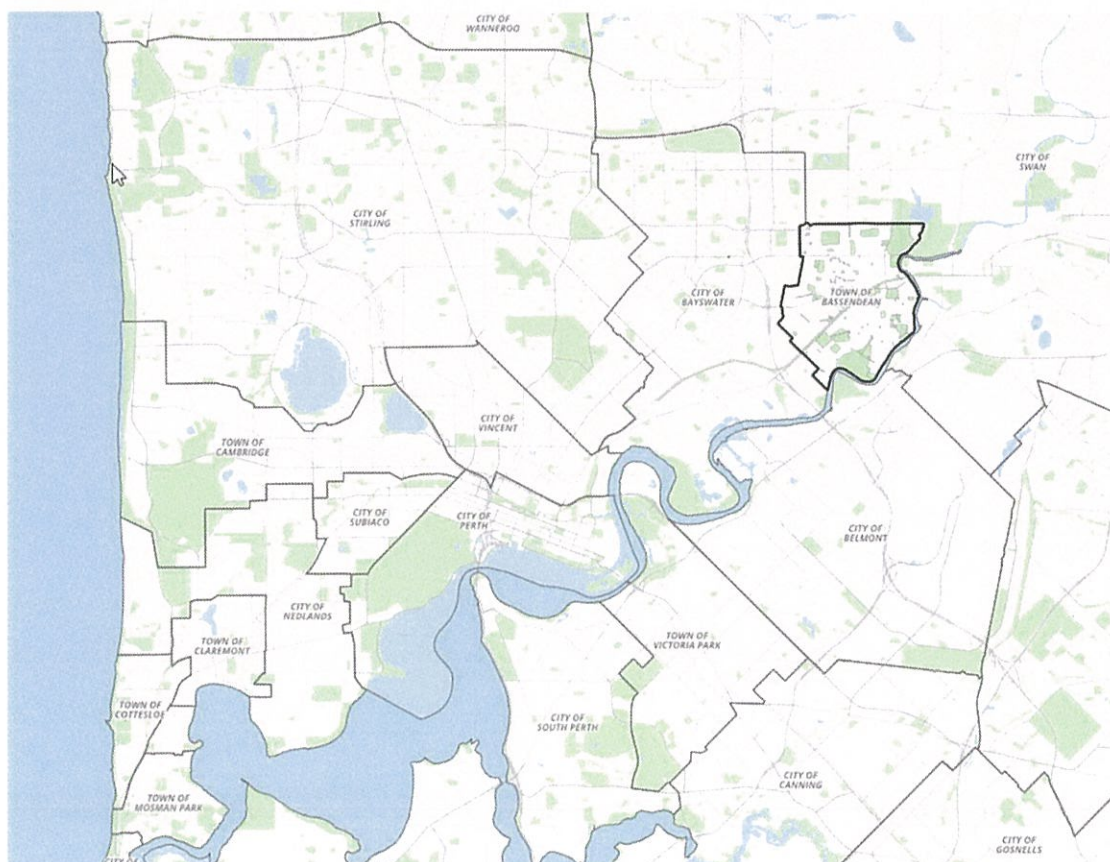
A review of a Scheme is to be in the form of a report submitted to the Western Australian Planning Commission (WAPC) and is to consider whether the Scheme is up to date and make a recommendation on how to proceed with the review.

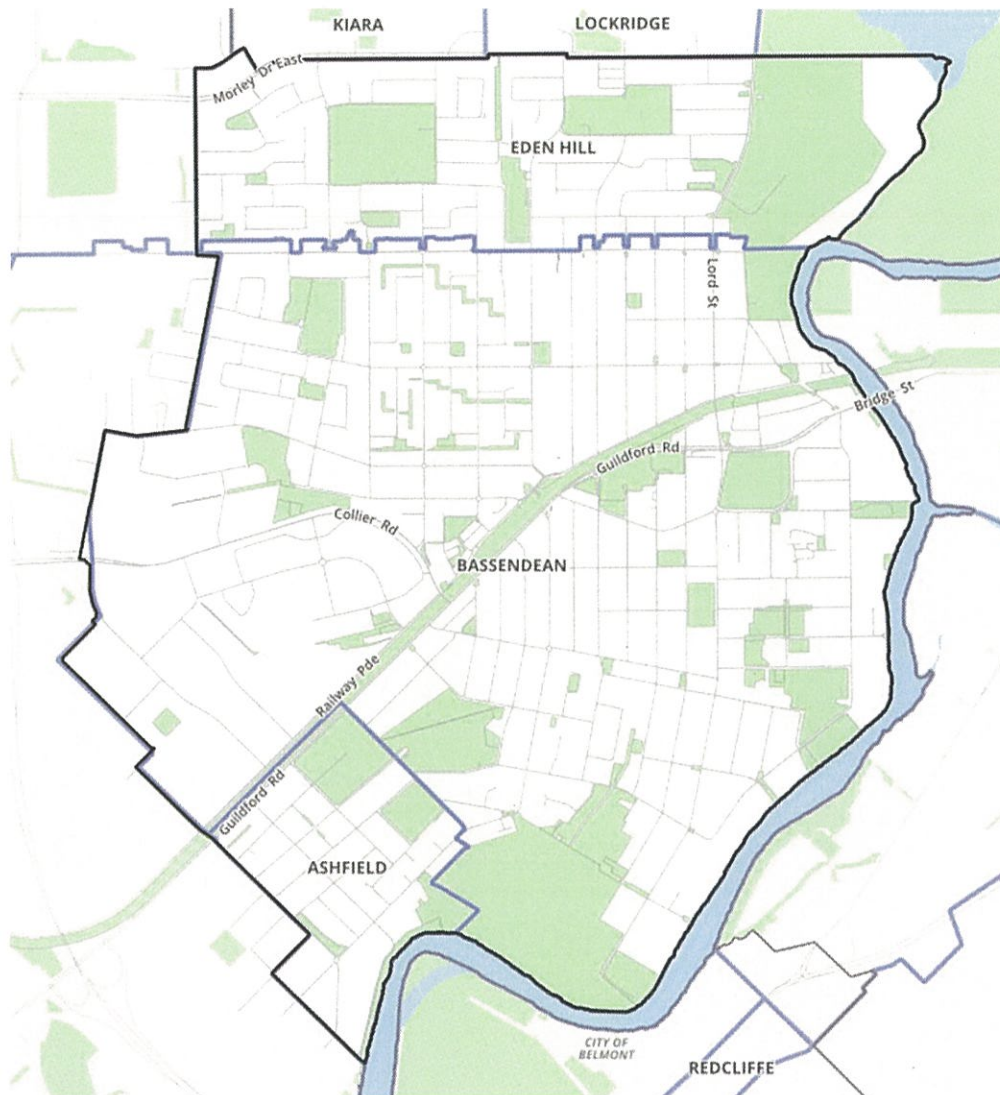
The Town has completed a review of Local Planning Scheme No. 10 (LPS 10) and submits this report to the WAPC.

Background

District Context

The Town of Bassendean is located in the east corridor of the Perth metropolitan region, and is approximately 10 kilometres from the Perth Central Business District, covering an area of approximately 11km². In addition to being strategically located in proximity to major district and regional employment centres, education facilities, institutions and recreational areas, Bassendean boasts numerous local, commercial and public facilities. Whilst primarily a residential area, Bassendean also accommodates a significant amount of industrial land servicing local, district and regional demands. The Town comprises the suburbs of Ashfield, Bassendean and Eden Hill. The following plans illustrate the location of the Town of Bassendean in the context of the Perth metropolitan region and its layout, respectively.





Scheme History

The current Local Planning Scheme No. 10 (LPS 10) was originally approved by the Minister for Planning and was subsequently gazetted on 24 June 2008. That gazettal also had the effect of revoking (former) Local Planning Scheme No. 3, which had existed since 1983. The (then) new LPS 10 was supported by an associated Local Planning Strategy, which was endorsed in May 2008 (WAPC Ref: 853/2/13/12 Vol 5).

The current LPS 10 has not been subject to a comprehensive review since its gazettal in 2008, although, following the 2015 introduction of the *Planning and Development (Local Planning Scheme) Regulations 2015*, all local government schemes were required to be updated to ensure consistency with the Regulations. LPS 10 was updated in this manner by Amendment No. 10, which was gazetted on 23 February 2018.

Strategic Context

Scheme Amendments

Since 2008, 11 amendments to LPS 10 have been initiated, with nine being gazetted, one being refused and one being discontinued. A list of all amendments to LPS 10 that have been initiated since 2008 follows.

No.	Date gazetted	Purpose
1	22 September 2009	Changing the maximum density code of residential development allowed in the Town Centre.
2	12 January 2010	Rezoning (then) 38A West Road to "Town Centre".
3	N/A - Refused by the Minister	Rezoning 12 Thompson Road to "Residential R40".
4	3 February 2012	Reserving Lots 202 & 203 Hyland Street as Parks and Recreation.
5	N/A - Withdrawn and incorporated into Amendment No. 9.	Zoning an unzoned portion of 1 (Lot 6) Earlsferry Court as Residential R10.
6	4 October 2013	Introducing an Additional Use (Medical Clinic) for 103 and 105 Old Perth Road.
7	11 November 2016	Introducing an Additional Use (Restaurant) for 3 Broadway.
8	23 February 2018	Introducing additional controls for Multiple Dwellings on land coded R40 and below.
9	23 February 2018	Omnibus amendment containing various text and map changes.
10	23 February 2018	To reflect the Deemed Provisions within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
11	7 February 2020	To change the land use permissibility of the Convenience Store and Service Station land uses.

Local Planning Strategy Amendments

Since 2008 endorsement of the Local Planning Strategy, it has been reviewed once, with that review commencing in May 2011, achieving endorsement of the WAPC on 9 December 2014 (*WAPC Ref:DP/12/00093*) and being finalised (required modifications completed) in March 2015.

Subdivision and Development Activity

Since the start of 2008, it is estimated that approximately 830 residential lots have been created and 960 additional dwellings have been constructed (net dwellings).

It is noted that, in accordance with the WAPC's Central Sub-Regional Planning Framework, the Town's urban infill housing target for 2011 and beyond is 4,150 dwellings with 1,250 of those dwellings nominally required to be delivered by mid-2021. As of December 2019, an additional 706 dwellings (net dwellings) have been created, which represents of 56% of the target. It is anticipated that over the next 18 months (period ending June 2021) that that figure will increase to approximately 60%. The above serves to demonstrate that the Town is achieving a reasonable proportion of the density infill housing targets using the development potential provided by the current Local Planning Scheme.

In recent times (2018 and 2019), the rate of development within the Town has slowed, consistent with broader economic market conditions but also influenced, to some degree at least, by the expectation of greater development potential that may be available under a reviewed or new planning framework. It is considered that this is likely the case with land in close proximity to the three railway stations, where the current scheme provides limited development potential relative to what is contemplated by the various state government planning frameworks and documents.

Population Change

As at 30 June 2018, the Town had a population of 15,739, with a population density of 15.23 people per hectare. The Town's population has increased by 1,381 people since 2008, with the annual change during that time being between relatively stable (up to a maximum change of 2.3% per annum).

It is anticipated that over the next 30 years, the Town's population will increase to approximately 24,000. It is expected that much of that population growth will be accommodated in new housing located in close proximity to the three existing railway stations and the Bassendean town centre. This anticipated infill development will place additional demand on existing utilities, road and traffic infrastructure and areas of public recreation. It will also place pressure on existing vegetation (tree canopy), which may, in some cases, need to be removed to accommodate the new housing stock.

Consultation

Critically in terms of the upcoming review of the Town's planning framework, the Town recently completed *BassenDream Our Future*; an extremely comprehensive community engagement project to develop an aspirational vision for the future of Ashfield, Bassendean and Eden Hill. At its Ordinary Council Meeting of 26 November 2019, Council resolved to adopt the associated Engagement Report which (among other things) made a series of recommendations in relation to a future review of the existing strategic planning framework and preparation of a new or amended Local Planning Scheme. These will be an essential input into that process and, in broad terms, relate to:

- Retention of public open spaces
- Retention of trees on private land
- Limiting higher density development to within 400m of the three railway stations and around the Bassendean town centre and providing low/lower density outside those areas
- The need to enhance and active the Bassendean town centre (Old Perth Road)
- The need to balance new development with existing heritage
- The need for new development to have a design and sustainability focus

Anecdotally, it appears that some within the community are dissatisfied with the current planning framework, particularly in terms of the level of development potential offered in key strategic locations, as well as the amount of time since the last major review. There is a desire for a swift review of the framework so as to enable landowners to maximise the development yield and/or value of their respective properties.

From a government perspective, discussions have been held with the Department of Planning, Lands and Heritage regarding the need to review of the existing planning framework and prepare a new or amended Local Planning Scheme. Those discussions have been positive and will continue for the life of the project.

Comments

Local Planning Scheme No. 10

In considering the functionality of the Scheme, the following is relevant:

- It was originally gazetted in 2008
- The structure of the text is broadly consistent with the model scheme text
- The text and maps contain zones that are inconsistent with the model scheme text
- The text contains land uses that are inconsistent with the model scheme text
- The text contains various provisions and development standards that may be more appropriately located within a Local Planning Policy
- The Scheme incorporates 14 different density codes, between R5 and R60, with a number of those being split density codes.
- The residential densities prescribed by the scheme map provide limited development potential in key locations compared to what is contemplated by the various state government planning frameworks and documents (i.e. in close proximity to railway stations and commercial nodes)
- The above notwithstanding, without any further changes the scheme currently allow for the creation of an additional (net) 5,000 lots (approx.) within the district, meaning that the state government's infill target has already been met.
- There is scope to reduce the development potential that currently exists in areas that are not subject to any locational advantages that would otherwise justify a density above R20.
- The map includes a number of zoning anomalies that require correction.

Based on the above, whilst it would be possible to amend the existing scheme to address the above issues, given the number and scale of the potential changes, it is considered more appropriate to prepare a new scheme that will effectively replace LPS 10.

Local Planning Strategy

In considering the applicability and utility of the existing Strategy, the following is relevant:

- It was last reviewed in 2015 and therefore does not reference the updated State Planning Framework (including Perth and Peel @ 3.5m and State Planning Policy 7.0 – Design of the Built Environment) nor the outcomes of the *Bassendream Our Future* consultation exercise.
 - It promotes higher density development around the three existing railway stations and identifies 400m and 800m walkable catchments, which is broadly consistent with the above documents.
 - It provides for a broad scale application of the R25 residential density codes across much of the district.
 - It acknowledges the primacy of the Bassendean District Centre (Old Perth Road town centre) and advocates for only limited expansion of other existing centres.
 - It provides for Bassendean Oval and the land directly south of the oval to accommodate commercial / mixed use development.
-

Based on the above, it is considered that the existing 2015 Local Planning Strategy generally reflects community sentiment and that therefore there is scope to amend it (rather than repealing it and preparing a new one in its place).

The review will involve changes to enable the strategy to better respond to current planning challenges and concerns, reflect relevant changes to the State Planning Framework and acknowledge the outcomes of the *BassenDream Our Future* consultation exercise. It is envisaged that the most significant practical changes to the strategy would be to confine any density increases to those areas located in close proximity to the railway stations and the Bassendean Town Centre, rather than affecting a large part of the district.

Recommendation

That Council:

1. pursuant to Regulation 66(3)(a)(iii) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the Town of Bassendean Local Planning Scheme No. 10 should be repealed and a new scheme prepared in its place.
 2. pursuant to Regulation 66(3)(b)(ii) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the Town of Bassendean Local Planning Strategy should be reviewed.
-

ATTACHMENT NO. 9

CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause IS NOT Applicable" box in the Schedule then this clause 1 does not apply to the Contract.

If any information is completed in or the Buyer signs the "Finance Clause IS Applicable" box in the Schedule then this clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
(1) Immediately after the Contract Date make an application for Finance Approval to the Lender using, if required by the Lender, the Property as security; and use all best endeavours in good faith to obtain Finance Approval.
(2) If the Buyer does not comply with clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end under clause 1.2 and the Buyer may not terminate the Contract under clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
(3) The Buyer must immediately give to the Seller or Seller Agent:
(1) an Approval Notice if the Buyer obtains Finance Approval; or
(2) a Non Approval Notice if Finance Approval is rejected at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) written Finance Approval has not been obtained; and
(b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
(b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;
then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if clause 1.5 applies, before the Contract is terminated:

- (a) written Finance Approval has been obtained; and
(b) the Buyer has given an Approval Notice to the Seller or Seller Agent;
then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must advise the Seller or Seller Agent of:
(1) the progress of the Finance Application; and
(2) provide evidence in writing of the making of a Finance Application, in accordance with clause 1.1(a) and of any loan offer made, or any rejection; and
(3) if applicable the reasons for the Buyer not accepting any loan offer.
(b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in 1.6(a).

- 2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2011 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. If GST is applicable to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

1.7 Right to Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
(b) Clauses 23 and 24 of the 2011 General Conditions do not apply to the right to terminate;
(c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
(d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if clause 1.5 applies, before the Contract is terminated. If waived this clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

Finance Approval means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
(b) for the Amount of Loan; and
(c) which is unconditional or subject to terms and conditions:
(1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
(2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
(3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
(i) an acceptable valuation of any property;
(ii) attaining a particular loan to value ratio;
(iii) the sale of another property; or
(iv) the obtaining of mortgage insurance;
and has in fact been satisfied.

Latest Time means:

- (a) the time and date referred to in the Schedule; or
(b) if no date is nominated in the Schedule, then 15 Business Days after the Contract Date.

Lender means:

- (a) the lender or mortgage broker nominated in the Schedule; or
(b) if the Buyer makes a finance application to, or if no lender is nominated in the Schedule then, any bank, building society, credit union or other institution which makes loans and in each case is carrying on business in Western Australia or a mortgage broker carrying on business in Western Australia.

Non Approval Notice means a Notice in writing by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been rejected or has not been obtained.

BUYER [If a corporation, then the Buyer executes this Contract pursuant to s.127 of the Corporations Act]

Witness Date
...../...../.....
...../...../.....

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

Town of Bassendean of Guildford Road, Bassendean

[If a corporation, then the Seller executes this Contract pursuant to s.127 of the Corporations Act]

Witness Date
...../...../.....
...../...../.....

JOINT FORM A true copy of this document has been received by each of the Parties - together with a copy of the 2011 General Conditions.

STRATA DISCLOSURES If the Property is a Strata Lot, then the Buyer acknowledges having received the Form 28 Disclosure Statement before signing this Contract.

CONVEYANCER The parties nominate their Representative below to act on their behalf and consent to Notices being served to that Representative's facsimile number.
BUYER'S REPRESENTATIVE SELLER'S REPRESENTATIVE
Name Signature

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Annexure A

Special Conditions of Sale

1. Definitions

1.1 In this Contract:

Adjoining Land means the means Lot 4 on Diagram 41398 and being the whole of the land comprised In Certificate of Title Volume 598 Folio 181A and, where the context requires, includes any part or parts of that land;

Amalgamated Land means the amalgamation of the Land and the Adjoining Land;

Approvals means all approvals of any description whatsoever required by the Buyer, in the Buyer's absolute and unfettered discretion, to amalgamate the Land with the Adjoining Land;

Buyer's Cost of Remediation means all costs incurred by the Buyer to:

- (a) investigate, contain and remove any Contamination:
 - (i) on the Property; and
 - (ii) any other property which has migrated from the Property; and
- (b) remediate any Contamination on:
 - (i) the Property;
 - (ii) any other property where Contamination has occurred which migrated from the Property,

to the satisfaction of the relevant authorities including the cost of any third party engaged by the Buyer in obtaining reports in respect of the Contamination.

Contamination means anything that presents or may present a direct or indirect risk or harm to human health or the Environment.

Development means the construction of commercial and/or retail buildings and associated infrastructure and services on the Amalgamated Land. The Buyer may in its absolute and unfettered discretion make any changes to the Development and to the Land provided that such changes are approved or required by any competent Authority;

Environment means all components of the Earth, including each and any combination of the constituents of:

- (c) the land, air and water and any living organism in any of them;
- (d) the atmosphere;

- (e) any organic or inorganic matter; and
- (f) structures, buildings and other human-made areas.

Force Majeure means, in relation to either Party, any circumstances beyond the control of that Party including, without limitation, any act of God, strike, lock-out or other interference with work, war (declared or undeclared), blockade, disturbance, lightning, fire, earthquake, storm, flood, explosion, governmental or quasi-governmental restraint, expropriation, prohibition, intervention, embargo, unavailability or delay in availability of supplies, equipment or transport, refusal of or delay in obtaining governmental or quasi-governmental approvals, consents, permits, licences, authorities or allocations, that results in it being unable to perform in whole or in part any obligation under this Contract.

Land means Lot 5 on Diagram 41398 and being the whole of the land comprised in Certificate of Title Volume 1357 Folio 796 and, where the context requires, includes any part or parts of that land;

- 1.2 A covenant or agreement entered into or made by more than one person or persons and/or corporation or corporations shall be binding upon such person or persons and/or such corporation or corporations jointly and each of them severally.
- 1.3 The singular number includes the plural number and the masculine gender includes the feminine and neuter gender and vice versa.
- 1.4 The headings to these Special Conditions shall not affect the construction and interpretation thereof.
- 1.5 Nothing in this Contract is to be interpreted against a party on the ground that the party put it forward.
- 1.6 Reference to any statute or enactment (State or Federal) shall include all statutory amendments and re-enactments thereof for the time being in force and regulations or by-laws thereunder.
- 1.7 Wherever the term Land, is used in this Contract those terms shall, where the context permits, be construed as if the words "or any part thereof" were inserted immediately following each occasion upon which those terms are used.
- 1.8 Where there is any inconsistency between the 2011 General Conditions applying to this Contract and the Special Conditions, the Special Conditions will prevail.
- 1.9 Words of inclusion are not words of limitation.
- 2. **Contract conditional**
- 2.1 This Contract is subject to the condition precedent that the Buyer is satisfied, in the Buyer's absolute and unfettered discretion, of the results of the report of the investigations in respect of any Contamination on the Property or other properties where Contamination on those other properties has migrated from the Property (**Investigations Report**).

- 2.2 Should the Buyer not be satisfied, in its absolute and unfettered discretion, of the results of the Investigations Report, the Buyer may at any time up to one month after receiving the Investigations Report, by notice in writing ("Notice") terminate the Contract, whereupon the Contract shall be at an end.
- 2.3 If the Buyer does not deliver a Notice within the time specified in sub-clause 2.2, then the Buyer shall be deemed to have waived the benefit of the condition precedent in this clause.
- 2.4 The condition precedent in this special condition may be waived by the Buyer but not the Seller.
- 2.5 The Seller must provide reasonable access to the Buyer and the Buyer's agents, contractors and employees for the purposes of carrying out the investigations of any Contamination on the Property or other properties where Contamination on those other properties has migrated from the Property.
- 2.6 The Buyer must use all reasonable efforts to expeditiously:
- (a) arrange an inspection of any Contamination on the Property and other properties where Contamination on those other properties has migrated from the Property;
 - (b) procure an Investigations Report; and
 - (c) deliver a copy of the Investigations Report to the Seller.
- 2.7 If this Contract terminates under this special condition, then:
- (a) each party will be released from its obligations to further perform this Contract except for the obligations under this sub-clause (g);
 - (b) each party will retain its rights against the other in respect of any past breach of the Contract;
 - (c) the Seller, in accordance with special condition 10, shall pay to the Buyer, the Buyer's Cost of Remediation; and
 - (d) all moneys paid by the Buyer shall be repaid to the Buyer.

3. Development

The Buyer shall, as soon as practicable after Settlement, arrange for the construction of the Development, including applying for any required approvals for the Development.

4. Option to Repurchase

- 4.1 If at least three (3) years after Settlement the Buyer has not Commenced Construction of the Development and the Seller, acting in good faith, provides written notice to the Buyer requiring the commencement of the Development within six (6) months after such written notice to the Buyer and the Buyer has not commenced the Development after the expiration

of that notice the Seller shall have the option upon giving to the Buyer thirty (30) days notice in writing to re-purchase the Property for an estate in unencumbered fee simple in possession from the Buyer for the re-purchase price (as determined pursuant to special condition 4.2 hereof).

4.2 Subject to special condition 4.3, the re-purchase price to be paid by the Seller will be the higher of:

- (a) the Purchase Price; and
- (b) the current market value of the Property,

plus the Buyer's reasonable costs and expenses to re-subdivide the Amalgamated Land to remove the Land from the Amalgamated Land. For the sake of clarity, the amount of the rebate provided in special condition 6 shall not be deducted from the re-purchase price.

4.3 Any dispute as to the current market value of the Property will be determined by a valuer appointed by the President for the time being of the Australian Property Institute (Inc) Western Australian Division. The appointed valuer who will act as an expert and the valuer's decision will be final and binding on the Seller and Buyer.

4.4 The Buyer hereby charges the Property in favour of the Seller for the purpose of securing the Buyer's obligation to complete the Development and acknowledges and agrees that the Seller may lodge an absolute caveat against the title to the Property in respect of the option granted to the Seller pursuant to this Condition and the Buyer shall not take any action to remove such caveat. The option hereby granted shall continue notwithstanding any transfer or other dealing with the Property. The Seller will execute and lodge with Landgate a withdrawal of the caveat within 14 days after the Seller has been notified by the Buyer that the Development has Commenced Construction.

4.5 Upon the exercise of the option to re-purchase by the Seller under special condition 4.1:-

- (a) settlement shall take place on the date being thirty (30) days after the notice to re-purchase is given under special condition 4.1;
- (b) the Seller shall prepare and the Buyer shall execute a registrable transfer of the Property in favour of the Seller;
- (c) the re-purchase price as determined pursuant to special condition 4.2 shall be paid to the Buyer the transfer registered and possession given and taken on the date of settlement;
- (d) rates and taxes shall be adjusted as at the date of settlement;
- (e) the Seller shall pay the cost of the preparation and registration of the transfer and all stamp duties and registration fees; and
- (f) the Buyer shall sell the Property to the Seller free of all encumbrances except those existing at the date of Settlement of this Contract.

- 4.6 The consideration for the option to purchase hereby granted is the execution of the Contract.
- 4.7 In this clause **Commenced Construction** means the stage of construction where there is an initial disturbance of soils associated with clearing, grading, or excavating activities or other construction activities.

5. Contamination

- 5.1 The Parties acknowledge and agree that the Property may contain Contamination and that other properties may contain contamination which has migrated from the Property.
- 5.2 Subject to special condition 2, the Buyer agrees to undertake the following with respect to the Contamination on the Property and any Contamination on other properties which has migrated from the Property:
- (a) investigate the extent of any Contamination on the Property and on other properties where Contamination on those other properties has migrated from the Property;
 - (b) consult with the relevant authorities regarding remediation of any Contamination on the Property and on other properties where Contamination has migrated from the Property; and
 - (c) remediate any Contamination on the Property and on other properties where Contamination has migrated from the Property,

and may engage such consultants and contractors, that the Buyer considers are required, to undertake the matters referred to in special condition 5.2(a) to (c)

6. Settlement

- 6.1 Settlement shall take place on the day that is 20 Business Days after the later of:
- (a) the withdrawal of Memorial M035633 and any other limitation, interest, encumbrances and notification that may be on the title to the Property due to any Contamination on the Property; or
 - (b) the date the Buyer provides notice to the Seller that the Buyer is willing to proceed to Settlement with Memorial M035633 or any other limitation, interest, encumbrances and notification that may be on the title to the Property due to any Contamination on the Property remaining on the title to the Property.
- 6.2 The Parties acknowledge and agree that if Memorial M035633 is not to be removed and/or other limitation, interest, encumbrances and notification that may be on the title to the Property due to any Contamination on the Property is not to be removed, the Buyer may, by giving notice at any time, terminate this Contract and:
- (a) each party will be released from its obligations to further perform this Contract except for the obligations under this sub-clause 6.2;

- (b) each party will retain its rights against the other in respect of any past breach of the Contract; and
- (c) the Seller, in accordance with special condition 10, shall pay to the Buyer, the Buyer's Cost of Remediation
- (d) all moneys paid by the Buyer shall be repaid to the Buyer.

7. Rebate of Purchase Price

- 7.1 The Seller must allow to the Buyer, at Settlement, as a deduction of the Purchase Price, the Buyer's Cost of Remediation.
- 7.2 The Buyer shall, no later than 10 Business Days prior to Settlement, provide the Seller with an audited statement of the Buyer's Cost of Remediation.

8. Seller Warranties

The Seller represents and warrants to the Buyer as at Settlement (unless otherwise stated) that:

- (a) except in respect of any contamination referenced in Memorial M035633, there is nothing on the Land that presents or may present a hazard or a direct or indirect risk or harm to human health or to the environment, including, but not limited to, the soil, air and water and any living organism in any of them or in any structures or buildings or other improvements on the Land;
- (b) there is no litigation, prosecution, claim, investigation, arbitration or other proceeding in progress, pending or threatened against the Seller in respect of the Property which is material and the Seller is not aware of any circumstances which are likely to give rise to any such litigation, prosecution, claim, investigation, arbitration or other proceeding; and
- (c) there are no orders, notices or requirements of any government, governmental body or authority or provisions of any legislation affecting the carrying on of any business on the Land which have not been complied with and there are no proposals of any such body or authority known to the Seller which may result in any such order, notice or requirement being made or given.

9. Force Majeure

- 9.1 If either Party is affected by Force Majeure it must forthwith notify the other Party of the nature and extent thereof.
- 9.2 Neither Party is deemed to be in breach of this Contract, or otherwise be liable to the other, by reason of any delay in performance or non-performance, of any of its obligations under this Contract to the extent that such delay or non-performance is due to any Force Majeure of which it has notified the other Party and the time for performance of that obligation will be extended accordingly.

9.3 If the Force Majeure in question prevails for a continuous period in excess of six months, the Parties will enter into bona fide discussions with a view to alleviating its effects, or to agreeing upon such alternative arrangements as may be fair and reasonable.

10. Buyer's Cost of Remediation

10.1 If, for any reason, Settlement does not occur and the Contract comes to an end, then in addition to any other rights the Parties may have, the Seller must, on termination of the Contract, pay to the Buyer, the Buyer's Cost of Remediation.

10.2 The Seller agrees to charge to the Buyer the Property to secure the payment to the Buyer of the Buyer's Cost of Remediation and agrees to do all that is necessary for the purpose of allowing the Buyer to lodge a subject to claim caveat against the Property to secure same.

11. GST

If any payment made by one party to any other party under or relating to this Contract constitutes consideration for a taxable supply for the purposes of GST or any similar tax, the amount to be paid for the supply will be increased so that the net amount retained by the supplier after payment of that GST is the same as if the supplier was not liable to pay GST in respect of that supply. This provision is subject to any other agreement regarding the payment of GST on specific supplies, and includes payments for supplies relating to the breaches, termination, and indemnities arising from this Contract.

12. Confidentiality

12.1 The Parties, including their respective officers, employees and agents, must not (directly or indirectly) disclose to any person, or use or permit to be disclosed or used for any purpose other than a purpose contemplated by this Contract, the terms of this Contract or any matter or information whatsoever connected with the subject matter or the terms of this Contract except:

- (a) information that is in the public domain as at the Contract Date or subsequently enters the public domain without any breach of either party's obligations under this clause;
- (b) as the Parties otherwise agree in writing;
- (c) the information is required to be disclosed or used by employees in the proper performance of the obligations of this Contract;
- (d) such disclosure is required by law or order of a court of competent jurisdiction or by order of an applicable governmental authority; or
- (e) such disclosure is necessary for the purposes of the party receiving professional advice.

12.2 This clause 12 survives termination of this Contract.

ATTACHMENT NO. 10



COVID-19 – Government Support

Date: 14 April 2020

Support for individuals

Mental Health

Get help to cope with life's changes.

Visit headtohealth.gov.au/ for links to online counselling or call:

- Lifeline 13 11 14 (24 hours)
- Kids helpline 1800 55 1800

Visit thinkmentalhealthwa.com.au

Superannuation

Individuals can access up to \$10,000 of their super in 2019-20 and a further \$10,000 in 2020-21.

Apply to the ATO through MyGov (www.my.gov.au) from mid-April

Find out more at Treasury.gov.au/coronavirus

Retirees

Temporary reduction to minimum drawdown requirements for account-based pension.

Find out more at Treasury.gov.au/coronavirus

Financial Support

Expanded eligibility for some payments and moves to make them easier to claim.

Claim online at servicesaustralia.gov.au

Or over the phone on 132 850

Economic Support Payment

\$750 payments for people on certain government payments.

Will be paid automatically to people who are eligible.

Find out more at Treasury.gov.au/coronavirus

Job Keeper

A subsidy of \$1,500/fortnight per employee for up to six months. Available to businesses, not-for-profits and sole traders. Support payments exempt from paying payroll tax.

Your employer will notify you if they intend to claim the payment on your behalf.

Find out more at Treasury.gov.au/coronavirus

Relief Services

Expanding access to the No Interest Loans Scheme.

Find out more on at moneysmart.gov.au (search 'No Interest Loans Scheme')

Early Childhood Education and Care Relief

Fee relief while supporting child care services to keep their doors open and employees in their job.

For more information visit australia.gov.au and scroll down to 'Education & child care information'

Renting

Evictions will be put on hold over the next six months, for those in financial distress.

New arrangements announced 30 March. Further details to come. Visit business.gov.au (click on for 'COVID-19 information')



Support for individuals - continued

WA government support - Household fees & charges

A freeze will be placed on household fees and charges, including electricity, water, motor vehicle charges, the emergency services levy and public transport fares.

No disconnection for power and water.

Visit www.wa.gov.au (search 'COVID-19 Western Australian Government Response')

WA government support - Energy Assistance Package

Payment will increase from \$300 to \$600 for eligible concession card-holders

Visit www.wa.gov.au (search 'COVID-19 Western Australian Government Response')

WA Shopping hours

Coles and Woolworths to be granted temporary extended trading hours.

Special arrangements for pensioners, the elderly and people with disabilities to shop from 7am to 8am Monday to Saturday and between 10am to 11am on Sunday

Visit www.wa.gov.au (search 'COVID-19 Western Australian Government Response')



Support for small business and not-for-profits

Job Keeper

A subsidy of \$1,500/fortnight per employee for up to six months. Available to businesses, not-for-profits and sole traders.

Your employer will notify you if they intend to claim the payment on your behalf.

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)

Boosting cash flow for employers

Up to \$100,000 to eligible small and medium-sized businesses and not for-profits that employ people, with a minimum payment of \$20,000.

Automatically applied to the accounts of eligible businesses when they lodge their activity statement for the relevant periods.

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)

Supporting apprentices and trainees

Wage subsidy of up to \$21,000 per apprentice or trainee.

Talk to the Australian Apprenticeship Support Network (AASN) in your area. Search for your local AASN at [australianapprenticeships.gov.au](https://www.australianapprenticeships.gov.au)

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)

Loan Support

Government will provide lenders with a guarantee for loans, to increase their willingness and ability to provide credit. Loans of up to \$250,000 up to three years, with an initial six-month repayment holiday.

For more information visit:

[Business.gov.au](https://www.business.gov.au) (select 'coronavirus information')

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)

Renting

Evictions will be on hold for six months by the states and territories, for those in financial distress.

See mandatory code of conduct for commercial tenancies

The WA Government will waive rental payments for small businesses and not-for-profit groups in Government-owned buildings for six months

For more information visit [business.gov.au](https://www.business.gov.au) (select 'coronavirus information')

Temporary relief for financial distress

Increase to threshold at which creditors can issue statutory demand, extra time to respond.

You don't need to apply. These relief measures will be in place for six months.

Relief from personal liability for trading while insolvent.

For more information visit:

[Business.gov.au](https://www.business.gov.au) (select Coronavirus information')

Temporary flexibility in Corporations Act 2001.

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)

Backing businesses to invest

Instant asset write-off threshold has been increased to \$150,000. Now includes larger businesses.

Check your eligibility for the instant asset write-off with the [Australian Taxation Office](https://www.ato.gov.au)

A time limited 15-month investment incentive to support business investment and economic growth over the short-term, by accelerating depreciation deduction

For information visit:

[Business.gov.au](https://www.business.gov.au) (select 'Coronavirus information')

Find out more at [Treasury.gov.au/coronavirus](https://www.treasury.gov.au/coronavirus)



Support for small business and not-for-profits - continued

WA Government support for businesses

Payroll tax paying businesses with a payroll between \$1 million and \$4 million will receive a one-off grant of \$17,500.

\$1 million payroll tax threshold brought forward by six months to July 1, 2020.

Businesses can now apply to defer payment of their 2019-20 payroll tax until July 21, 2020.

Visit wa.gov.au (Search Payroll Tax Employer Guide)

Small business support services

The Small Business Development Corporation has created a COVID-19 assistance center to provide dedicated guidance on available support options.

To access the service, contact 133 140 or email info@smallbusiness.wa.gov.au

Find out more at smallbusiness.wa.gov.au/coronavirus

COVID-19 relief fund

Grants are available for eligible not for-profit and community organisations that are experiencing financial hardship related directly to COVID-19.

Apply for grant support by visiting lotterywest.wa.gov.au or by calling 131 777.

ATTACHMENT NO. 11

**LIST OF PAYMENTS
FOR PERIOD
ENDED 31st MARCH 2020**

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

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT and Direct Debits 01-31 March 2020	40415 – 40624	3,278,365.43
TRUST FUND		
Cheques Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	86186 – 86193	9,264.58
		<hr/>
		\$3,287,630.01
		<hr/> <hr/>

DIRECTOR CORPORATE SERVICES' DECLARATION:

This list of payments, covering vouchers as above, will be submitted to Council on 28th April 2020. The List of Payments has been checked and is fully supported by vouchers and invoices, which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings, and the amounts shown have been paid.

DIRECTOR CORPORATE SERVICES

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name		Amount
EFT40415	03/03/2020	AUSTRALIAN SERVICES UNION	Payroll Deductions	-181.30
EFT40416	03/03/2020	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-98,083.00
EFT40417	03/03/2020	CHILD SUPPORT AGENCY	Payroll Deductions	-253.97
EFT40418	03/03/2020	LGRCEU	Payroll Deductions	-41.00
EFT40419	03/03/2020	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-1,465.58
EFT40420	04/03/2020	BASSENDEAN GALAXY BASKETBALL CLUB	Electors Meeting Catering -Contribution For Bbq	-687.26
EFT40421	04/03/2020	BOWDEN TREE CONSULTANCY	Arborist - Tree Preservation Report	-1,001.00
EFT40422	04/03/2020	COMMUNITY CINEMAS	Free Movie Night - Screen The Movie 2040 (Film Hire)	-385.00
EFT40423	04/03/2020	INDUSTRY DINER	Various Council Functions - Catering	-306.00
EFT40424	04/03/2020		Cancelled	0.00
EFT40425	04/03/2020	NATURE PLAY SOLUTIONS	Sandy Beach Playground - Design Contract	-49,204.87
EFT40426	04/03/2020	SLAB AND GARDEN CITY	Facebook Competition Winner - Trailer Load Compos	-90.00
EFT40427	04/03/2020	T-QUIP	Depot - Fleet Vehicle - Parts	-1,794.55
EFT40428	04/03/2020	THE VINTAGE TABLE	International Womens Day Breakfast -Crockery Hire - Deposit	-700.00
EFT40429	04/03/2020	WATER2WATER PTY LTD	Water Dispenser - Rental Maintenance Agreement	-49.50
EFT40430	11/03/2020	AUTOTRADING PTY LTD	Security And Public Art Bond Refunds	-13,660.00
EFT40431	11/03/2020	BLUEPRINT HOMES PTY LTD	Security Bond Refund	-2,768.00
EFT40432	11/03/2020	BRIANNA LEAKE	Hall & Key Bond Refund	-400.00
EFT40433	11/03/2020	DA BURKE BUILDERS	Security Bond Refund	-5,000.00
EFT40434	11/03/2020	MARCEENA CASTLE	Hall & Key Bond Refund	-550.00
EFT40435	11/03/2020	MARY ANN GEORGE	Hall & Key Bond Refund	-350.00
EFT40436	11/03/2020	TANGENT NOMINEES	Security Bond Refund	-3,780.00
EFT40437	11/03/2020	A W BATES	Intramaps Consultancy Fees	-360.00
EFT40438	11/03/2020	ALEXANDRA COUGHLAN	Fringe Festival - Event Staff (Surveying)	-80.00
EFT40439	11/03/2020	ALEXANDER SNADDEN	Reimbursement - Design Bassendean - Meeting Consumables	-168.00
EFT40440	11/03/2020	ALSCO PERTH	Office Linen And Laundry Services	-237.82
EFT40441	11/03/2020	ASHFIELD PRIMARY SCHOOL	Electors Meeting Catering - Contribution For Bbq	-500.00
EFT40442	11/03/2020	AUSTRALIA POST	Various Business Units - Postal Charges - February 2020	-4,887.43
EFT40443	11/03/2020	AXIIS CONTRACTING	Various Sites - Crossover And Footpath Maintenance & Construction	-7,196.20
EFT40444	11/03/2020	BASSENDEAN NEWSAGENCY	Library - Subscriptions - February 2020	-176.57

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40445	11/03/2020	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-1,552.09
EFT40446	11/03/2020	CREATING COMMUNITIES AUSTRALIA PTY LTD	Consultancy Fees - Deliver Strategic Community Plan - February 2020	-9,372.00
EFT40447	11/03/2020	DANIELE FOTI CUZZOLA	Australia Day - Promotion And Social Media	-2,505.00
EFT40448	11/03/2020	FRIENDS OF BATTYE LIBRARY INC	Library Local Studies - Membership	-50.00
EFT40449	11/03/2020	GARAGE SALE TRAIL FOUNDATION LTD	Garage Sale Trail - Participation	-4,258.10
EFT40450	11/03/2020	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-1,333.75
EFT40451	11/03/2020	JAMES MARSHALL	Rates Refund	-706.42
EFT40452	11/03/2020	JERRY COLLOVA	Refund - Cancelled Building Service Levy	-40.50
EFT40453	11/03/2020	JORDAN PHILIP ANDONOVSKI	Relax Booklet Design - Term 4 2019	-240.00
EFT40454	11/03/2020	JOYCE TASMA	Act Belong Commit Community Workshop	-200.00
EFT40455	11/03/2020	KERRI COUGHLAN	Fringe Festival - Event Staff (Surveying)	-190.00
EFT40456	11/03/2020	MARK STEWART	Refund - Cancelled Building Service Levy	-36.00
EFT40457	11/03/2020	MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-226.20
EFT40458	11/03/2020	NAMISARTROOM	Library - Extension Activity	-500.00
EFT40459	11/03/2020	NIKKI DENNERLEY	Children Services - Happy Feet Incursion	-125.00
EFT40460	11/03/2020	OLGA MORRIS	Rates Refund	-744.63
EFT40461	11/03/2020	PATRICIA FLETCHER	Relax Instructor - Zumba And Metafit - Term 1	-3,350.00
EFT40462	11/03/2020	SERANICA WILLIAMSON & BENJAMIN ALDOUS	Council Crossover Contribution	-592.00
EFT40463	11/03/2020	SINGTEL OPTUS PTY LTD	Seniors - Support Workers - Mobile Phone Charges - February 2020	-929.90
EFT40464	11/03/2020	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-27,944.44
EFT40465	11/03/2020	T & C COURIER & TRANSPORT SERVICES	Courier Services - Document Delivery - February 2020	-87.71
EFT40466	11/03/2020	THE VINTAGE TABLE	International Womens Day Breakfast - Crockery Hire	-700.00
EFT40467	17/03/2020	AUSTRALIAN SERVICES UNION	Payroll Deductions	-129.50
EFT40468	17/03/2020	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-101,557.00
EFT40469	17/03/2020	CHILD SUPPORT AGENCY	Payroll Deductions	-253.97
EFT40470	17/03/2020	LGRCEU	Payroll Deductions	-41.00
EFT40471	17/03/2020	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-915.58
EFT40472	24/03/2020	AMAZING BRICK PAVING	Various Sites - Repair Verge And Walkway Brick Paving	-2,372.00
EFT40473	24/03/2020	BAYSWATER SHARPENING SERVICE	Depot - Various Tools - Sharpen Blades	-231.00
EFT40474	24/03/2020	BCITF	Building & Construction Industry - Levy Collected - February 2020	-1,122.89

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40475	24/03/2020	BEAUMONDE CATERING	International Women'S Day - Catering	-2,162.80
EFT40476	24/03/2020	CABCHARGE AUSTRALIA LIMITED	Seniors Client - Transportation	-7.67
EFT40477	24/03/2020	CARROLL & RICHARDSON	Digital Print Town Of Bassendean Logo Flags	-638.00
EFT40478	24/03/2020	CHRIS RICHARDSON	Children Services - Ashfield - Food Safety Audit	-550.00
EFT40479	24/03/2020	DATA3	Office 365 Services - User Lease	-1,197.24
EFT40480	24/03/2020	DEPARTMENT OF FIRE & EMERGENCY SERVICES	Emergency Services Levy - Quarter 3 Esl 2019/2020	-803,238.30
EFT40481	24/03/2020	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy Collected - February 2020	-5,159.69
EFT40482	24/03/2020	DIAL A NAPPY (BUSICLEAN)	Children Services - Laundry And Cleaning Supplies	-615.00
EFT40483	24/03/2020	DIANE PALMER	Fringe Festival - Event Staff (Surveying)	-140.00
EFT40484	24/03/2020	ELITE ELECTRICAL AND PUMPSPTY LTD	Kelly Park - Light Installation	-1,100.00
EFT40485	24/03/2020	ELLIOTTS IRRIGATION PTY LTD	Bic Reserve - Iron Filter Service / Maintenance	-245.30
EFT40486	24/03/2020	ENVIRONMENTAL INDUSTRIES PTY LTD	Steam Weeding Kerbline For High Priority Roads	-3,929.09
EFT40487	24/03/2020	EPOCH TRAINING	Relax Instructor - Wu Tao - Term 1 2020	-1,020.00
EFT40488	24/03/2020	FEDERAL TINWARE MANUFACTURING PTY LIMITED	Depot - Minor Consumable Supplies	-396.00
EFT40489	24/03/2020	GABRIELLE NEYLON	International Womens Day Event - Flowers And Thank You Bouquet	-200.00
EFT40490	24/03/2020	GARRARDS PTY LTD	Environ Services - Rat Bait Supplies To Residents	-487.74
EFT40491	24/03/2020	GRONBEK SECURITY	Various Sites - Restricted Keys & Coding	-319.30
EFT40492	24/03/2020	HATCHET PTY LTD ATF DM TRUST	Ryde Program - Software Changes	-330.00
EFT40493	24/03/2020	HELEN DOBBIE	Relax Instructor - Hatha Yoga - Term 1 2020	-840.00
EFT40494	24/03/2020	HOME CHEF	Seniors - Clients - Meals On Wheels	-602.28
EFT40495	24/03/2020	HWL EBSWORTH LAWYERS	Professional Fees - Legal Advice	-2,719.75
EFT40496	24/03/2020	ILLION (AUSTRALIA)	Credit Checks On Preferred Tenderers	-168.30
EFT40497	24/03/2020	INSTANT WINDSCREENS	Various Fleet Vehicle - Windscreen Repairs	-295.00
EFT40498	24/03/2020	INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD	Engineering Technical Coordinator - Training	-1,287.00
EFT40499	24/03/2020	INTEGRAL DEVELOPMENT CONSULTANCY	Principal Building Surveyor - Releif Work - January 2020	-8,990.00
EFT40500	24/03/2020	JACK CAWTE	Ryde Program - Volunteer Driving Assessment	-65.00
EFT40501	24/03/2020	JEFFREY SOMES	Reimbursement - All Offices - Disinfectant Supplies	-388.31
EFT40502	24/03/2020	CR CHRIS BARTY	Meeting Fees - January, February And March 2020	-4,966.75
EFT40503	24/03/2020	CR HILARY MACWILLIAM	Meeting Fees - January, February And March 2020	-4,966.75
EFT40504	24/03/2020	CR JAI WILSON	Meeting Fees - January, February And March 2020	-4,966.75

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40505	24/03/2020	CR JRH GANGELL	Meeting Fees - January, February And March 2020	-4,966.75
EFT40506	24/03/2020	CR KATHRYN HAMILTON	Meeting Fees - January, February And March 2020	-7,276.50
EFT40507	24/03/2020	CR RENEE MCLENNAN	Meeting Fees - January, February And March 2020	-16,449.75
EFT40508	24/03/2020	CR SARAH QUINTON	Meeting Fees - January, February And March 2020	-4,966.75
EFT40509	24/03/2020	A W BATES	Create New Waste Module In Intramaps	-1,680.00
EFT40510	24/03/2020	ADVANCE PRESS (2013) PTY LTD	Print - Padbury And Palmerston Consultation Flyers	-264.00
EFT40511	24/03/2020	ALLSPORTS LINEMARKING	Line Marking Bassendean Oval	-330.00
EFT40512	24/03/2020	ALSCO PERTH	Office Linen And Laundry Services	-226.49
EFT40513	24/03/2020	ASHTON ADMOR PTY LTD	International Womens Day - Sound Equipment Hire	-863.50
EFT40514	24/03/2020	AUSTIN MOTOR VEHICLE CLUB OF WA INC	Refund - Hall Bond - Paid Twice	-162.00
EFT40515	24/03/2020	AXIIS CONTRACTING	Various Sites - Crossover And Footpath Maintenance & Construction	-4,965.60
EFT40516	24/03/2020	BASSEDEAN PHYSIOTHERAPY PTY LTD	Seniors - Client - Physiotherapy Session	-249.00
EFT40517	24/03/2020	BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-17,517.50
EFT40518	24/03/2020	BEN NASH SURVEYS	Mary Crescent Reserve- Full Feature Survey	-1,680.00
EFT40519	24/03/2020	BIDVEST FOOD SERVICE	Seniors - Support Workers Gloves & Hand Sanitiser	-363.62
EFT40520	24/03/2020	BOWDEN TREE CONSULTANCY	Various Sites - Tree Inspection - Arborist Reports	-429.00
EFT40521	24/03/2020	BOYA EQUIPMENT PTY LTD	Depot - Fleet Vehicle - Parts	-199.30
EFT40522	24/03/2020	BUNNINGS GROUP LIMITED	Various Sites - Maintenance Supplies And Equipment	-1,264.27
EFT40523	24/03/2020	BUNZL LTD	Depot - Toilet & Office Supplies	-233.31
EFT40524	24/03/2020	CITY OF SOUTH PERTH	Ranger Services - Pound Fees - February 2020	-1,421.44
EFT40525	24/03/2020	CJD EQUIPMENT PTY LTD	Depot - Fleet Vehicle - Parts	-296.96
EFT40526	24/03/2020		Cancelled	0.00
EFT40527	24/03/2020	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-1,289.82
EFT40528	24/03/2020	COMPLETE CORPORATE HEALTH - ASCOT	Various Business Units - Recruitment - Pre Employment Check	-198.00
EFT40529	24/03/2020	CTI RISK MANAGEMENT	Customer Service - Banking Collection - February 2020	-242.00
EFT40530	24/03/2020	DAILY LIVING PRODUCTS	Seniors - Client Independent Living Supplies	-357.00
EFT40531	24/03/2020	DESIGN 2 SOLUTION	Children Services - Building Permit Office/Staff Room	-649.00
EFT40532	24/03/2020	DOMUS NURSERY	Various Street Garden Sites - New Plants	-1,787.28
EFT40533	24/03/2020	DS WORKWEAR & SAFETY	Depot - Staff Uniforms	-294.95
EFT40534	24/03/2020	E FIRE & SAFETY (WA)	Various Sites And Library - Panel Testing	-121.00

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40535	24/03/2020	EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-104,480.51
EFT40536	24/03/2020	ECOSCAPE (AUSTRALIA) PTY LTD	Weed Management - Development Draft Strategy	-4,290.00
EFT40537	24/03/2020	FOOD TECHNOLOGY SERVICES PTY LTD	Food Safety Services - Contractor - February 2020	-658.35
EFT40538	24/03/2020	MELAINE SHAW	Fringe Festival - Event Staff (Surveying)	-80.00
EFT40539	24/03/2020	ANGELO FANETTI	Security Bond Refund	-2,768.00
EFT40540	24/03/2020	ASHMY PTY LTD	Security Bond Refund	-2,768.00
EFT40541	24/03/2020	FUI NYEN PHAN	Security Bond Refund	-2,805.00
EFT40542	24/03/2020	GREEN-SHORE BUILDERS PTY LTD	Security Bond Refund	-2,768.00
EFT40543	24/03/2020	JANE MITCHELL	Security Bond Refund	-2,805.00
EFT40544	24/03/2020	SERANICA WILLIAMSON & BENJAMIN ALDOUS	Security Bond Refund	-2,768.00
EFT40545	24/03/2020	TANGENT NOMINEES	Security Bond Refund	-2,805.00
EFT40546	24/03/2020	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-133.60
EFT40547	24/03/2020	FUJI XEROX AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-4,016.92
EFT40548	24/03/2020	GRAFTON GENERAL PRODUCTS	Seniors - Client Independent Living Supplies	-508.83
EFT40549	24/03/2020	GREENACRES TURF GROUP	Various Reserves - Turf Repairs	-13,300.00
EFT40550	24/03/2020	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD	Various Business Units - Labour Hire	-12,794.33
EFT40551	24/03/2020	HEATLEY SALES PTY LTD	Depot - Minor Supplies	-409.37
EFT40552	24/03/2020	JSM CONSTRUCTION WA	Various Sites - Building Maintenance Work	-6,897.00
EFT40553	24/03/2020	KARLA HOOPER	Relax Instructor - Beeswax Wraps - Term 1 2020	-500.00
EFT40554	24/03/2020	LANDCARE WEED CONTROL	Various Sites - Application Of Weed Control	-1,739.65
EFT40555	24/03/2020	LANDGATE	Slip Subscription - Landgate Mapping	-8,204.33
EFT40556	24/03/2020	LIFE READY MOBILE PTY LTD	Seniors - Client - Physiotherapy Session	-357.00
EFT40557	24/03/2020	M P ROGERS & ASSOCIATES PTY LTD	Various Jetties - Condition Assessment & Upgrade Design	-16,509.48
EFT40558	24/03/2020	MARIA DANIELS	Relax Instructor - Samba Drumming - Term 1 2020	-1,200.00
EFT40559	24/03/2020	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	Seniors - Independent Living - Initial Assessment	-385.00
EFT40560	24/03/2020	MCL COMMERCIAL SERVICES	Various Sites - Mowing	-6,840.00
EFT40561	24/03/2020	MCLEODS & CO	Professional Fees - Legal Advice	-2,469.29
EFT40562	24/03/2020	MIDLAND MINICRETE	Various Sites - Supply Concrete For Footpath Repairs	-451.00
EFT40563	24/03/2020	MIDLAND MOWERS	Depot - Minor Plant Parts	-156.75
EFT40564	24/03/2020	MINT CIVIL PTY LTD	Various Sites - Street Sweeping Services	-9,254.07

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40565	24/03/2020	MOORE STEPHENS	Internal Audit Services	-957.00
EFT40566	24/03/2020	MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-226.20
EFT40567	24/03/2020	N & N J HAEUSLER	Library & Volunteer - Daily/Weekly Newspaper Subscriptions	-52.00
EFT40568	24/03/2020	NATURAL AREA HOLDINGS	Various Sites - Watering	-8,965.26
EFT40569	24/03/2020	OARS ACROSS THE WATERS PTY LTD	Staff Training - Accountability And Ethical Decision Making	-1,441.00
EFT40570	24/03/2020	P & M AUTOMOTIVE EQUIPMENT	Depot Workshop - Hoist Inspection & Service	-228.80
EFT40571	24/03/2020	PARAMOUNT ELECTRICAL SERVICES	Various Sites - Electrical Repairs & Maintenance	-2,553.00
EFT40572	24/03/2020	PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD	Mary Crescent Playground Construction Progress Claim	-11,721.44
EFT40573	24/03/2020	PILATES FLOW	Relax Instructor- Pilates - Term 1 2020	-1,800.00
EFT40574	24/03/2020	PROGRAMMED PROPERTY SERVICES	Various Sites - Streetscape Watering	-6,519.30
EFT40575	24/03/2020	QUALITY TRAFFIC MANAGEMENT PTY LTD	Various Road Closures And Traffic Management	-2,982.06
EFT40576	24/03/2020	QUICK CORPORATE AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-793.56
EFT40577	24/03/2020	RHONDA DIANNE PLUMMER	Fringe Festival - Event Staff (Surveying)	-80.00
EFT40578	24/03/2020	RECOMMENDED TOWING PTY LTD	Ranger Services - Abandoned Vehicles	-176.00
EFT40579	24/03/2020	REECE'S STRUCTURES	Old Perth Road Markets - Equipment Hire	-482.48
EFT40580	24/03/2020	RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Employee Assistance Program - Counselling	-330.00
EFT40581	24/03/2020	RESOURCE RECOVERY SOLUTIONS	Council Recycle Waste - Concrete, Bricks, Sand & Hotmix	-101.20
EFT40582	24/03/2020	RICOH AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-1,154.08
EFT40583	24/03/2020	RIDGE CREATIVE	Gravit8 - Video And Photography Production	-150.00
EFT40584	24/03/2020	ROADS 2000	Various Sites - Road Repairs - Supply Ashphalt	-115.01
EFT40585	24/03/2020	RUBY 9 PTY LTD	Relax Instructor - Thursday Morning Yoga Term 1	-1,050.00
EFT40586	24/03/2020	SD & VH FINDLAY	Various Sites - Painting Interior & Exterior	-3,115.00
EFT40587	24/03/2020	SEEK LIMITED	Various Business Units - Employment Advertising	-313.50
EFT40588	24/03/2020	SHOFER PTY LTD	Seniors - Transport For Clients - February 2020	-1,401.45
EFT40589	24/03/2020	SIGNING HANDS	Children Services - Incursion -Keyword Signing Incursion	-750.00
EFT40590	24/03/2020	SLAB AND GARDEN CITY	Facebook Competition Winner - Trailer Load Compos	-90.00
EFT40591	24/03/2020	SNAP PRINTING MIDLAND	Plants To Residents - Voucher Printing	-140.00
EFT40592	24/03/2020	ST JOHN AMBULANCE AUSTRALIA	Various Sites - First Aid Kit Restock	-214.94
EFT40593	24/03/2020	STATEWIDE CLEANING SERVICES PTY LTD	Various Sites - Cleaning Supplies	-195.16
EFT40594	24/03/2020	STEPHANIE CHAPMAN	Council Cross Over Contribution	-592.00

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
EFT40595	24/03/2020	STRATAGREEN	Various Sites - Fertiliser Applications	-203.52
EFT40596	24/03/2020	SUEZ RECYCLING & RECOVERY PTY LTD	Various Sites - Bin Rubbish Collection & Bulk Rubbish Collection	-50,145.66
EFT40597	24/03/2020	SUNSHINE AIR CONDITIONING	Depot - Transportable Office - Supply And Fit Airconditioner	-1,540.00
EFT40598	24/03/2020	SURESHANK PTY LTD	Children Services - Plants Watering Schedule	-88.00
EFT40599	24/03/2020	SWAN DISTRICTS FOOTBALL CLUB	Community Training - Room & Equipment Hire	-445.00
EFT40600	24/03/2020	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-1,061.72
EFT40601	24/03/2020	T-QUIP	Depot - Fleet Vehicle - Parts	-494.55
EFT40602	24/03/2020	TECHNOLOGY ONE LTD	Intramaps - Hosting / Support And License - 2020/2021	-13,191.21
EFT40603	24/03/2020	TOTAL EDEN PTY LTD	Various Sites - Reticulation Supplies	-787.08
EFT40604	24/03/2020	TRILLION TREES	Plants To Residents - Seedlings	-1,650.00
EFT40605	24/03/2020	TRUGRADE MEDICAL SUPPLIES	Seniors - Client - Medical Supplies	-466.08
EFT40606	24/03/2020	UNIFORMS @ WORK AUSTRALIA PTY LTD	Seniors - Uniform Embroidery	-130.68
EFT40607	24/03/2020	URBAQUA	Community And Stakeholder Consultation - 3Rd & 4Th Avenue	-2,310.00
EFT40608	24/03/2020	VENUS PLUMBING	Various Sites - Plumbing Repairs	-1,621.95
EFT40609	24/03/2020	WATER2WATER PTY LTD	Water Dispenser Rental Maintenance Agreement	-3,360.50
EFT40610	24/03/2020	WATTS WESTERN RUBBER	Various Fleet Vehicle - Tyre Repairs & Replacements	-1,065.50
EFT40611	24/03/2020	WEST-NET IMAGING PTY LTD	Library Services - Digitisation From Microfilm	-2,301.92
EFT40612	24/03/2020	WESTBOOKS	Library - Book Purchases	-608.68
EFT40613	24/03/2020	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Various Staff And Councillor Training	-200.00
EFT40614	24/03/2020	WINC. AUSTRALIA PTY LTD (PREVIOUSLY STAPLES)	Various Business Units - Office Stationery	-255.93
EFT40615	24/03/2020	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	Reserves /Parks - Dog Poo Bags	-1,709.95
EFT40616	24/03/2020	WRITE SOLUTIONS AUSTRALIA PTY LTD	Collection & Processing - Sample Fogo Bins	-27.50
EFT40617	24/03/2020	ZIPFORM PTY LTD	Rates Notices - 4Th Instalment Print & Postage	-4,191.09
EFT40618	24/03/2020	ZIRCODATA PTY LTD	Records - Document Bin Rental & Storage Fees - February 2020	-71.44
EFT40619	31/03/2020	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 160 Interest Payment - Library Redevelopment	-18,454.52
EFT40620	31/03/2020	AUSTRALIAN SERVICES UNION	Payroll Deductions	-155.40
EFT40621	31/03/2020	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-96,975.00
EFT40622	31/03/2020	CHILD SUPPORT AGENCY	Payroll Deductions	-253.97
EFT40623	31/03/2020	LGRCEU	Payroll Deductions	-41.00
EFT40624	31/03/2020	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-915.58

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
DD18129.1	02/03/2020	ONHOLD MAGIC	Messages On Hold - March 2020	-138.80
DD18133.1	03/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll Deductions	-46,205.18
DD18133.2	03/03/2020	REST SUPERANNUATION	Payroll Deductions	-1,846.93
DD18133.3	03/03/2020	VIC SUPER	Superannuation Contributions	-230.17
DD18133.4	03/03/2020	MLC SUPER FUND	Superannuation Contributions	-272.89
DD18133.5	03/03/2020	COLONIAL FIRST STATE	Superannuation Contributions	-54.57
DD18133.6	03/03/2020	SUPER DIRECTIONS FUND	Superannuation Contributions	-230.17
DD18133.7	03/03/2020	ANZ SMART CHOICE SUPER	Payroll Deductions	-749.35
DD18133.8	03/03/2020	AMP SUPERLEADER	Payroll Deductions	-491.10
DD18133.9	03/03/2020	NGS SUPER	Superannuation Contributions	-309.63
DD18133.10	03/03/2020	MLC SUPER FUND	Superannuation Contributions	-201.73
DD18133.11	03/03/2020	COMMONWEALTH ESSENTIAL SUPER	Superannuation Contributions	-125.26
DD18133.12	03/03/2020	DIY MASTER PLAN	Superannuation Contributions	-200.74
DD18133.13	03/03/2020	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-393.97
DD18133.14	03/03/2020	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-160.54
DD18133.15	03/03/2020	BT SUPER FOR LIFE	Superannuation Contributions	-212.53
DD18133.16	03/03/2020	Q SUPER	Superannuation Contributions	-368.32
DD18133.17	03/03/2020	MLC WRAP SUPER	Superannuation Contributions	-97.44
DD18133.18	03/03/2020	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-54.25
DD18133.19	03/03/2020	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-1,093.47
DD18133.20	03/03/2020	HESTA SUPER FUND	Payroll Deductions	-2,536.30
DD18133.21	03/03/2020	B & L SUPER FUND	Superannuation Contributions	-192.49
DD18133.22	03/03/2020	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-5,627.88
DD18133.23	03/03/2020	HOST PLUS	Superannuation Contributions	-572.75
DD18133.24	03/03/2020	TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD18201.1	05/03/2020	COMMONWEALTH CREDIT CARDS	Credit Card - February 2020	-19,902.93
DD18276.1	16/03/2020	SG FLEET AUSTRALIA PTY LTD	Fleet Vehicles Leases -March 2020	-15,125.84
DD18170.1	17/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll Deductions	-45,327.64
DD18170.2	17/03/2020	REST SUPERANNUATION	Payroll Deductions	-1,925.11
DD18170.3	17/03/2020	VIC SUPER	Superannuation Contributions	-230.17

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
DD18170.4	17/03/2020	MLC SUPER FUND	Superannuation Contributions	-414.33
DD18170.5	17/03/2020	COLONIAL FIRST STATE	Superannuation Contributions	-54.57
DD18170.6	17/03/2020	SUPER DIRECTIONS FUND	Superannuation Contributions	-230.17
DD18170.7	17/03/2020	ANZ SMART CHOICE SUPER	Payroll Deductions	-575.60
DD18170.8	17/03/2020	AMP SUPERLEADER	Payroll Deductions	-505.01
DD18170.9	17/03/2020	NGS SUPER	Superannuation Contributions	-304.31
DD18170.10	17/03/2020	MLC SUPER FUND	Superannuation Contributions	-210.35
DD18170.11	17/03/2020	SUN SUPER	Superannuation Contributions	-94.30
DD18170.12	17/03/2020	DIY MASTER PLAN	Superannuation Contributions	-46.98
DD18170.13	17/03/2020	COMMONWEALTH ESSENTIAL SUPER	Superannuation Contributions	-71.04
DD18170.14	17/03/2020	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-393.97
DD18170.15	17/03/2020	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-160.54
DD18170.16	17/03/2020	BT SUPER FOR LIFE	Superannuation Contributions	-224.54
DD18170.17	17/03/2020	Q SUPER	Superannuation Contributions	-346.77
DD18170.18	17/03/2020	MLC WRAP SUPER	Superannuation Contributions	-90.37
DD18170.19	17/03/2020	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-52.86
DD18170.20	17/03/2020	HESTA SUPER FUND	Payroll Deductions	-2,359.93
DD18170.21	17/03/2020	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-1,093.47
DD18170.22	17/03/2020	B & L SUPER FUND	Superannuation Contributions	-192.49
DD18170.23	17/03/2020	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-5,855.03
DD18170.24	17/03/2020	HOST PLUS	Superannuation Contributions	-653.03
DD18170.25	17/03/2020	TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD18209.1	31/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll Deductions	-44,216.44
DD18209.2	31/03/2020	VIC SUPER	Superannuation Contributions	-230.17
DD18209.3	31/03/2020	MLC SUPER FUND	Superannuation Contributions	-327.95
DD18209.4	31/03/2020	COLONIAL FIRST STATE	Superannuation Contributions	-54.57
DD18209.5	31/03/2020	SUPER DIRECTIONS FUND	Superannuation Contributions	-234.20
DD18209.6	31/03/2020	ANZ SMART CHOICE SUPER	Payroll Deductions	-575.60
DD18209.7	31/03/2020	AMP SUPERLEADER	Payroll Deductions	-487.48
DD18209.8	31/03/2020	NGS SUPER	Superannuation Contributions	-304.31

1st March 2020
to
31st March 2020

Chq/EFT	Date	Name	Description	Amount
	31/03/2020	PAYROLL CREDITORS	TOTAL FOR MONTH MARCH 2020	-1,311,123.84
TOTAL MUNICIPAL & TRUST EFT PAYMENTS				-3,278,365.43

Chq/EFT	Date	Name	Description	Amount
TOTAL TRUST CHEQUE PAYMENTS				

ATTACHMENT NO. 12



FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 March 2020

TOWN OF BASSENDEAN

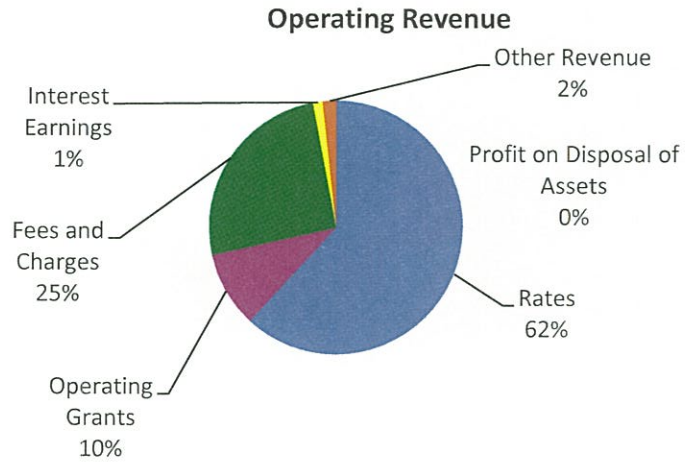
MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 March 2020

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

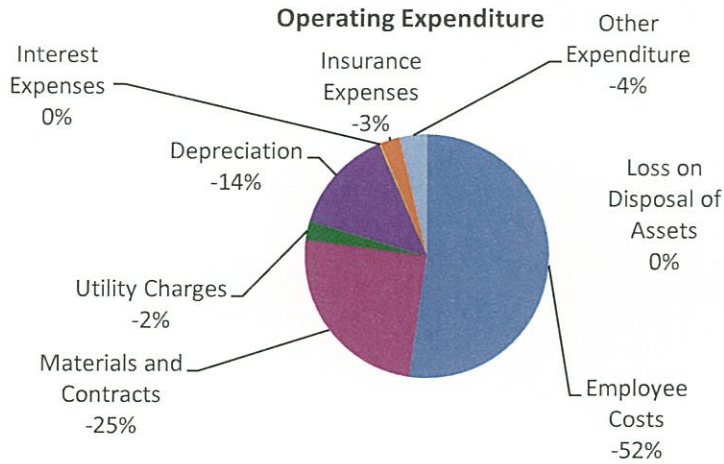
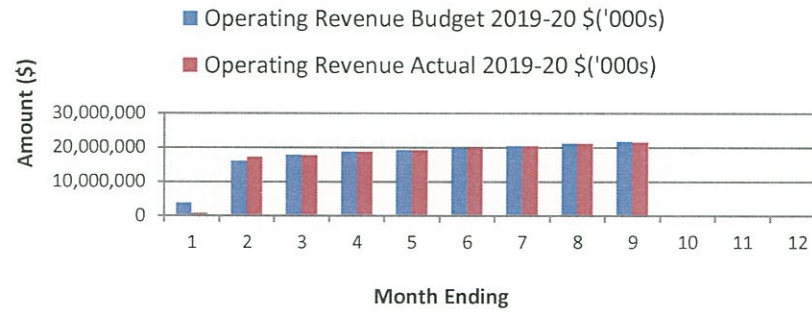
TABLE OF CONTENTS

Summary Graphs	2	
Statement of Financial Activity by Program	3	
Statement of Financial Activity By Nature or Type	4	
Statement of Financial Position	5-9	
Statement of Cash Flows	10-11	
Note 1	Explanation of Material Variance	12
Note 2	Rating Information	13
Note 3	Net Current Funding Position	14
Note 4	Information on Borrowings	15
Note 5	Investments	16
Note 6	Current Receivables and Payables	17
Note 7	Cash Backed Reserves	18
Note 8	Capital Works Program	19
Note 9	Budget Amendments	20
Note 10	Disposal of Assets	21
Note 11	Trust	22

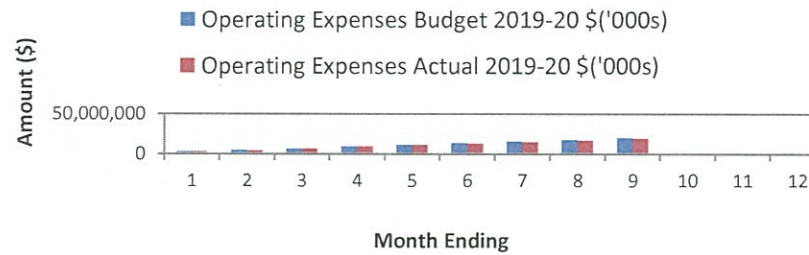
**Town of Bassendean
Information Summary
For the Period Ended 31 March 2020**



**Budget Operating Revenue -v- YTD Actual
Refer Statement of Financial Activity by
Nature or Type**



**Budget Operating Expenditure -v- YTD Actual
Refer Statement of Financial Activity by
Nature or Type**



TOWN OF BASSENDEAN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 March 2020

	Note	Original Annual Budget	Amended Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	%
Opening Funding Surplus(Deficit)	3	1,630,400	1,432,345	1,432,345	1,432,345	0.00%
Revenue from operating activities						
Governance		17,200	39,360	29,529	37,708	27.70%
General Purpose Funding - Rates	2	13,371,221	13,086,984	13,074,478	13,071,816	(0.02%)
General Purpose Funding - Other		945,182	917,589	652,607	620,805	(4.87%)
Law, Order and Public Safety		116,400	122,400	102,385	116,858	14.14%
Health		2,732,665	2,856,081	2,854,328	2,859,030	0.16%
Education and Welfare		5,120,258	5,120,258	3,817,949	3,838,808	0.55%
Community Amenities		148,000	148,000	113,979	97,834	(14.16%)
Recreation and Culture		188,910	290,250	226,944	240,378	5.92%
Transport		34,000	62,462	61,459	56,475	(8.11%)
Economic Services		95,350	142,695	118,841	125,702	5.77%
Other Property and Services		83,700	91,080	64,651	77,855	20.42%
		22,852,886	22,877,159	21,117,150	21,143,269	0.12%
Expenditure from operating activities						
Governance		(1,140,872)	(1,210,553)	(887,825)	(879,873)	0.90%
General Purpose Funding		(930,248)	(1,014,366)	(705,685)	(698,845)	0.97%
Law, Order and Public Safety		(716,404)	(738,277)	(555,904)	(499,246)	10.19%
Health		(3,257,400)	(3,485,945)	(2,484,422)	(2,205,703)	11.22%
Education and Welfare		(5,679,422)	(5,754,242)	(4,282,060)	(4,410,399)	(3.00%)
Community Amenities		(1,474,379)	(1,415,174)	(1,041,102)	(998,801)	4.06%
Recreation and Culture		(6,474,962)	(6,636,404)	(4,826,705)	(4,717,437)	2.26%
Transport		(5,679,404)	(5,526,405)	(4,638,341)	(4,154,615)	10.43%
Economic Services		(620,697)	(645,205)	(426,843)	(416,526)	2.42%
Other Property and Services		(46,278)	(96,159)	(50,666)	(9,872)	80.52%
		(26,020,067)	(26,522,731)	(19,899,554)	(18,991,317)	4.56%
Operating activities excluded from budget						
Add back Depreciation		3,505,012	3,505,012	2,628,603	2,657,537	1.10%
Adjust (Profit)/Loss on Asset Disposal		8,319	9,819	7,362	-	(100.00%)
Movement in Leave Reserve		14,871	14,871	5,659	5,659	0.00%
Amount attributable to operating activities		361,021	(115,870)	3,859,220	4,815,149	
Investing Activities						
Non-operating Grants, Subsidies and Contributions						
Proceeds from Disposal of Assets	10	2,066,917	1,758,927	406,000	313,000	(22.91%)
Land and Buildings	8	656,500	657,740	-	-	
Infrastructure Assets - Roads	8	(1,748,710)	(1,747,137)	(512,134)	(458,098)	10.55%
Infrastructure Assets - Footpaths	8	(2,254,002)	(1,880,804)	(162,178)	(31,053)	80.85%
Infrastructure Assets - Other	8	(50,000)	(50,000)	(20,000)	(11,931)	40.34%
Infrastructure Assets - Drainage	8	(1,305,620)	(1,391,045)	(147,585)	(54,293)	63.21%
Plant and Equipment	8	(63,541)	(63,541)	(63,541)	(9,861)	84.48%
Furniture and Equipment	8	(53,500)	(37,975)	(37,975)	(15,255)	59.83%
	8	(629,578)	(617,578)	(152,100)	(1,566)	98.97%
Amount attributable to investing activities		(3,381,534)	(3,371,413)	(689,513)	(269,056)	
Financing Activities						
Self-Supporting Loan Principal		23,766	23,766	17,979	17,979	0.00%
Transfer from Reserves	5	3,671,705	3,829,848	-	-	(100.00%)
Repayment of Debentures	4	(130,368)	(130,368)	(107,061)	(107,061)	0.00%
Transfer to Reserves	5	(2,150,310)	(1,668,018)	(47,084)	(47,084)	0.00%
Amount attributable to financing activities		1,414,793	2,055,228	(136,167)	(136,167)	
Closing Funding Surplus(Deficit)	3	24,680	291	4,465,885	5,842,270	

TOWN OF BASSENDEAN
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 March 2020

	Note	Original Annual Budget	Amended Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	%
Opening Funding Surplus (Deficit)	3	1,630,400	1,432,345	1,432,345	1,432,345	0.00%
Revenue from operating activities						
Rates	2	13,410,680	13,086,984	13,074,478	13,071,816	(0.02%)
Operating Grants, Subsidies and Contributions		2,563,074	2,577,893	1,952,284	2,054,970	5.26%
Fees and Charges		5,989,971	6,256,572	5,417,247	5,383,914	(0.62%)
Interest Earnings		460,345	460,345	299,219	256,900	(14.14%)
Other Revenue		427,316	495,365	373,922	375,669	0.47%
Profit on Disposal of Assets	10	1,500	-	-	-	
		22,852,886	22,877,159	21,117,150	21,143,269	0.12%
Expenditure from operating activities						
Employee Costs		(12,291,093)	(12,640,508)	(9,424,496)	(9,924,567)	(5.31%)
Materials and Contracts		(8,122,358)	(8,209,677)	(6,195,039)	(4,726,267)	23.71%
Utility Charges		(719,114)	(721,514)	(548,071)	(461,296)	15.83%
Depreciation on Non-Current Assets		(3,505,012)	(3,505,012)	(2,628,603)	(2,657,537)	(1.10%)
Interest Expenses		(49,688)	(41,522)	(31,916)	(27,191)	14.80%
Insurance Expenses		(452,413)	(476,115)	(467,115)	(499,218)	(6.87%)
Other Expenditure		(870,570)	(918,563)	(596,951)	(695,240)	(16.47%)
Loss on Disposal of Assets	10	(9,819)	(9,819)	(7,362)	-	100.00%
		(26,020,067)	(26,522,732)	(19,899,554)	(18,991,317)	4.56%
Operating activities excluded from budget						
Add back Depreciation		3,505,012	3,505,012	2,628,603	2,657,537	1.10%
Adjust (Profit)/Loss on Asset Disposal		8,319	9,819	7,362	-	(100.00%)
Movement in Leave Reserve		14,871	14,871	5,659	5,659	0.00%
Amount attributable to operating activities		361,021	(115,870)	3,859,220	4,815,148	
Investing activities						
Grants, Subsidies and Contributions		2,066,917	1,758,927	406,000	313,000	(22.91%)
Proceeds from Disposal of Assets	10	656,500	657,740	-	-	
Land and Buildings	8	(1,748,710)	(1,747,137)	(512,134)	(458,098)	10.55%
Infrastructure Assets - Roads	8	(2,254,002)	(1,880,804)	(162,178)	(31,053)	80.85%
Infrastructure Assets - Footpaths	8	(50,000)	(50,000)	(20,000)	(11,931)	40.34%
Infrastructure Assets - Other	8	(1,305,620)	(1,391,045)	(147,585)	(54,293)	63.21%
Infrastructure Assets - Drainage	8	(63,541)	(63,541)	(63,541)	(9,861)	84.48%
Plant and Equipment	8	(53,500)	(37,975)	(37,975)	(15,255)	59.83%
Furniture and Equipment	8	(629,578)	(617,578)	(152,100)	(1,566)	98.97%
Amount attributable to investing activities		(3,381,534)	(3,371,413)	(689,513)	(269,056)	
Financing Activities						
Self-Supporting Loan Principal		23,766	23,766	17,979	17,979	0.00%
Transfer from Reserves	7	3,671,705	3,829,848	-	-	(100.00%)
Repayment of Debentures	4	(130,368)	(130,368)	(107,061)	(107,061)	0.00%
Transfer to Reserves	7	(2,150,310)	(1,668,018)	(47,084)	(47,084)	0.00%
Amount attributable to financing activities		1,414,793	2,055,228	(136,167)	(136,167)	
Closing Funding Surplus (Deficit)	3	24,680	291	4,465,885	5,842,270	

Town of Bassendean
STATEMENT OF FINANCIAL POSITION
For the Period Ended 31 March 2020

	2019-20	2018-19
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	14,488,826	12,355,302
Trade and other receivables	2,835,284	1,011,100
Inventories	10,426	17,076
TOTAL CURRENT ASSETS	<u>17,334,536</u>	<u>13,383,480</u>
NON-CURRENT ASSETS		
Financial Assets	122,620	122,620
Other receivables	512,264	530,243
Property, plant and equipment	55,792,955	55,780,007
Infrastructure	105,308,202	107,396,630
Interests in Joint Ventures	8,386,081	8,386,081
TOTAL NON-CURRENT ASSETS	<u>170,122,122</u>	<u>172,215,582</u>
TOTAL ASSETS	<u>187,456,658</u>	<u>185,599,062</u>
CURRENT LIABILITIES		
Trade and other payables	2,799,550	3,295,969
Current portion of long term borrowings	23,307	130,368
Provisions	2,414,048	2,417,923
TOTAL CURRENT LIABILITIES	<u>5,236,905</u>	<u>5,844,261</u>
NON-CURRENT LIABILITIES		
Long term borrowings	549,315	549,315
Provisions	158,837	158,837
TOTAL NON-CURRENT LIABILITIES	<u>708,153</u>	<u>708,153</u>
TOTAL LIABILITIES	<u>5,945,058</u>	<u>6,552,414</u>
NET ASSETS	<u>181,511,600</u>	<u>179,046,648</u>
EQUITY		
Retained surplus	31,627,083	29,209,215
Reserves - cash backed	7,004,097	6,957,012
Revaluation surplus	142,880,420	142,880,420
TOTAL EQUITY	<u>181,511,600</u>	<u>179,046,648</u>

This statement is to be read in conjunction with the accompanying notes.

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 March 2020

Statement of Financial Position Detailed	2019/2020 \$	2018/2019 \$
CASH AND CASH EQUIVALENTS		
Unrestricted	4,979,911	3,031,343
Restricted	9,508,915	9,323,959
	<u>14,488,826</u>	<u>12,355,302</u>
The following restrictions have been imposed by regulations or other externally imposed requirements:		
Leave Reserve	749,190	743,532
Plant & Equipment Reserve	399,879	396,298
Community Facilities Reserve	54,100	53,616
Land & Building Infrastructure Reserve	1,905,004	1,887,948
Waste Management Reserve	1,095,176	1,085,370
Wind in the Willows Reserve	48,642	48,206
Aged Persons Reserve	555,943	550,966
Youth Development Reserve	29,491	29,227
Underground Power Reserve	85,116	84,354
Drainage Reserve	146,045	144,737
Tree Reserve	162,167	160,660
Bus Shelter Reserve	21,437	21,300
HACC Assets Replacement	123,893	122,784
Unspent Portion of Grants	1,628,013	1,628,013
Hyde Retirement Village Retention Bonds	257,550	256,550
Other Bonds & Deposits	2,247,269	2,110,398
	<u>9,508,915</u>	<u>9,323,959</u>
TRADE AND OTHER RECEIVABLES		
Current		
Rates Outstanding	2,601,120	785,846
Sundry Debtors - General	89,990	86,436
GST Receivable	39,758	32,274
Accrued Interest	-	2,130
Sundry Debtors - SSL	23,766	23,766
Long Service Leave Due from Other Councils	80,650	80,650
	<u>2,835,284</u>	<u>1,011,100</u>
Non-Current		
Rates Outstanding - Pensioners	325,083	325,083
Loans - Clubs/Institutions	187,181	205,160
	<u>512,264</u>	<u>530,243</u>
Investments - Government House	<u>122,620</u>	<u>122,620</u>
Investments- EMRC	<u>8,386,081</u>	<u>8,386,081</u>
INVENTORIES		
Current		
Fuel and Materials	10,426	17,076
	<u>10,426</u>	<u>17,076</u>
PROPERTY, PLANT AND EQUIPMENT		

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 March 2020

Statement of Financial Position Detailed	2019/2020 \$	2018/2019 \$
Land and Buildings		
- Independent Valuation 2017 - Level 2	36,381,646	36,381,646
Buildings at:		
- Independent Valuation 2017 - Level 3	26,275,930	26,275,930
- Additions after valuation - cost	458,098	-
Less: accumulated depreciation	(8,646,779)	(8,276,412)
	18,087,249	17,999,518
Total Land and Buildings	54,468,895	54,381,164
Furniture and Equipment - Management Valuation 2016	165,239	165,239
- Additions after valuation - cost	282,841	281,276
Less Accumulated Depreciation	(189,998)	(157,937)
Less Accumulated Depreciation	258,082	288,578
Plant and Equipment - Independent Valuation 2016		
- Independent Valuation 2016 - Level 2	1,898,330	1,898,330
- Independent Valuation 2016 - Level 3	714,601	714,601
- Additions after valuation - cost	246,688	231,433
Less Accumulated Depreciation	(1,639,872)	(1,580,331)
-Less Disposals after Valuation	(216,389)	(216,389)
	1,003,358	1,047,644
Art Works		
- Management Valuation 2018 - Level 2	62,620	62,620
	62,620	62,620
	55,792,955	55,780,007

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 March 2020

Statement of Financial Position Detailed	2019/2020	2018/2019
	\$	\$
INFRASTRUCTURE		
Roads - Independent Valuation 2017	84,599,586	84,599,586
- Additions after valuation - cost	31,053	
Less Accumulated Depreciation	<u>(19,229,239)</u>	<u>(18,117,855)</u>
	65,401,400	66,481,731
Footpaths - Independent Valuation 2017	10,332,111	10,332,111
- Additions after valuation - cost	11,931	
Less Accumulated Depreciation	<u>(3,667,131)</u>	<u>(3,484,861)</u>
	6,676,911	6,847,250
 INFRASTRUCTURE		
Drainage - Independent Valuation 2017	40,475,300	40,475,300
- Additions after valuation - cost	9,861	-
Less Accumulated Depreciation	<u>(18,512,406)</u>	<u>(18,065,759)</u>
	21,972,755	22,409,541
Parks & Ovals - Independent Valuation 2018	18,392,206	18,392,206
- Additions after valuation - cost	54,293	-
Less Accumulated Depreciation	<u>(7,189,362)</u>	<u>(6,734,096)</u>
	11,257,137	11,658,110
	<u>105,308,202</u>	<u>107,396,630</u>
 TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors	294,555	656,856
Accrued Interest on Debentures	-	4,005
Accrued Salaries and Wages	-	268,160
Bonds & Other Deposits	2,247,269	2,110,398
Hyde Retirement Village Bonds	257,550	256,550
	<u>2,799,550</u>	<u>3,295,969</u>
 LONG-TERM BORROWINGS		
Secured by Floating Charge		
Loan Liability - Current	23,307	130,368
	<u>23,307</u>	<u>130,368</u>
 Non-Current		
Secured by Floating Charge		
Loan Liability - Non Current	549,315	549,315
	<u>549,315</u>	<u>549,315</u>

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 March 2020

Statement of Financial Position Detailed	2019/2020	2018/2019
PROVISIONS	\$	\$
Current		
Provision for Annual Leave	1,034,666	1,038,542
Provision for Long Service Leave	1,379,382	1,379,382
	<u>2,414,048</u>	<u>2,417,923</u>
Non-Current		
Provision for Long Service Leave	158,837	158,837
	<u>158,837</u>	<u>158,837</u>
RECONCILIATION		
TOTAL CURRENT ASSETS	17,334,536	13,383,480
TOTAL NON CURRENT ASSETS	170,122,122	172,215,582
TOTAL ASSETS	<u>187,456,658</u>	<u>185,599,062</u>
TOTAL CURRENT LIABILITIES	5,236,905	5,844,261
TOTAL NON CURRENT LIABILITIES	708,153	708,153
TOTAL LIABILITIES	<u>5,945,058</u>	<u>6,552,414</u>
NET ASSETS	<u>181,511,600</u>	<u>360,558,248</u>

**TOWN OF BASSENDEAN
STATEMENT OF CASH FLOWS**

	2019/20	2019/20
	Actual	Budget
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates	15,072,127	13,610,680
Operating grants, subsidies and contributions	2,054,970	2,711,074
Fees and charges	1,202,651	6,009,971
Interest	259,030	460,345
Goods and services tax	663,687	1,350,000
Other revenue	375,669	400,316
	19,628,134	24,542,386
Payments:		
Employee costs	(10,231,511)	(12,391,093)
Materials and contracts	(4,719,620)	(8,166,766)
Utility charges	(461,296)	(719,114)
Interest expenses	(31,196)	(44,688)
Insurance expenses	(499,218)	(452,413)
Goods and services tax	(636,263)	(900,000)
Other expenditure	(695,240)	(870,570)
	(17,274,344)	(23,544,644)
Net cash provided by (used in) operating activities	2,353,790	997,742
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Non-operating grants, subsidies and contributions	313,000	2,066,917
Proceeds from sale of assets	-	656,500
Payments:		
Payments for purchase of property, plant & equipment	(474,918)	(2,431,788)
Payments for construction of infrastructure	(107,138)	(3,673,163)
Net cash provided by (used in) investment activities	(269,056)	(3,381,534)
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts:		
Proceeds from self supporting loans	17,980	23,766
Transfer from Trust	137,871	400,000
Payments:		
Repayment of debentures	(107,061)	(130,368)
Net cash provided by (used in) financing activities	48,790	293,398
Net increase (decrease) in cash held	2,133,523	(2,090,393)
Cash and cash equivalents at beginning of year	12,355,302	12,377,774
Cash and cash equivalents at the end of the year	14,488,826	10,287,380

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF BASSENDEAN
NOTES TO AND FORMING PART OF THE CASHFLOW**

NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purposes of the cash flow statement, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to related items in the balance sheet as follows:

	2019/20 Actual \$	2019/20 Budget \$
Cash and Cash Equivalents	<u>14,488,826</u>	<u>10,287,380</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

Net Result	2,464,952	(1,100,264)
Depreciation	2,657,537	3,505,012
(Profit)/Loss on Sale of Asset	-	8,319
(Increase)/Decrease in Receivables	(2,178,824)	(60,000)
(Increase)/Decrease in Inventories	6,650	
Increase in Investment in Joint Venture	-	-
Increase/(Decrease) in Payables & Accruals	(279,649)	225,000
Increase/(Decrease) in Employee Provisions	(3,876)	50,000
Grants/Contributions for the Development of Assets	(313,000)	(1,630,325)
Net Cash from Operating Activities	<u>2,353,790</u>	<u>997,742</u>

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

Note 1: Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget or greater than 10% or \$5000.

⊕ More Revenue OR Less Expenditure

⊖ Less Revenue OR More Expenditure

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenue	\$	%			
Governance	8,179	28%	⊖	Timing	Budget Timing
General Purpose Funding - Rates	(2,662)	(0%)			Within Variance Threshold
General Purpose Funding - Other	(31,802)	(5%)		Timing/ Permanent	Investment Interest tracking under budget/Timing of Income
Law, Order and Public Safety	14,473	14%	⊕	Timing	Additional income from fines/Q4 ESL Grant received in advance/Timing of Income
Health	4,702	0%			Within Variance Threshold
Education and Welfare	20,859	1%		Timing	Timing of Grant received for Youth Services
Community Amenities	(16,145)	(14%)	⊖	Timing	Town Planning fees tracking under the YTD budget
Recreation and Culture	13,434	6%		Timing	Hall Hire and Public Events income above YTD budget
Transport	(4,984)	(8%)			Within Variance Threshold
Economic Services	6,851	6%			Within Variance Threshold
Other Property and Services	13,204	20%	⊕	Timing	Private works income tracking above YTD budget
Operating Expense	\$	%			
Governance	7,952	1%			Within Variance Threshold
General Purpose Funding	6,840	1%			Within Variance Threshold
Law, Order and Public Safety	56,658	10%	⊕	Timing	Bassendean SES to claim ESL Grant/Savings in the Emergency Services Program budget/Timing of Expenditure
Health	278,719	11%	⊕	Timing	Timing of Expenditure/Bulk rubbish collection due In May/FOGO and Environmental projects
Education and Welfare	(128,339)	(3%)		Timing	W/W tracking above budget due to timing/Seniors tracking above budget due to demand/HRV building maintenance/refurbishment above YTD budget
Community Amenities	42,301	4%		Timing	Timing of expenditure-community amenities maintenance under YTD budget
Recreation and Culture	109,268	2%		Timing/ Permanent	Cultural and Leisure Programs and Public Events under budget
Transport	483,726	10%	⊕	Timing	Timing of Expenditure-Street Tree Planting Program and other Projects
Economic Services	10,317	2%		Timing	Timing of expenditure
Other Property and Services	40,794	81%	⊖	Timing/ Permanent	Timing of expenditure
Operating activities excluded from budget					
Depreciation	(28,934)	1%		Timing	Within Variance Threshold/Depreciation tracking above budget
Adjust (Profit)/Loss on Asset Disposal	(7,362)	(100%)		Timing	Timing of disposal of assets
Capital Revenues					
Grants, Subsidies and Contributions	(93,000)	(23%)	⊖	Timing	Timing of grant funding received - FOGO
Proceeds from Disposal of Assets	0				Within Variance Threshold
Capital Expenses					<i>Refer to Note 8 for Capital expenditure detail</i>
Land and Buildings	(54,036)	11%		Timing	Timing of projects
Infrastructure - Roads	(131,125)	81%		Timing	Timing of projects
Infrastructure - Footpaths	(8,069)	40%		Timing	Timing of projects/In progress
Infrastructure Assets - Other	(93,292)	63%		Timing	Timing of projects
Infrastructure Assets - Drainage	(53,680)	84%		Timing	Timing of projects/In progress
Plant and Equipment	(22,720)	60%		Timing	Timing/In progress
Furniture and Equipment	(150,534)	99%		Timing	Timing of projects
Financing					
Self-Supporting Loan Principal	0	0%			Within Variance Threshold
Transfer from Reserves	0	(100%)			Within Variance Threshold/Transfers from reserve to fund capital projects still to occur
Repayment of Debentures	0	0%			Within Variance Threshold
Transfer to Reserves	0	0%			Within Variance Threshold/Transfers to reserve still to occur
Opening Funding Surplus(Deficit)	0	0%			

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

Note 2: Rating Information	Rate in	Number of Properties	Rateable Value	YTD Actual				Amended Budget			
				Rate Revenue	Interim Rates	Back Rates	Total Revenue	Rate Revenue	Interim Rate	Back Rate	Total Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
General Rate	7.3020	5,962	162,036,773	11,625,473	34,618	12,614	11,672,706	11,909,496	50,000	12,614	11,972,110
Sub-Totals		5,962	162,036,773	11,625,473	34,618	12,614	11,672,706	11,909,496	50,000	12,614	11,972,110
Minimum											
Minimum Payment											
Minimum Rate	1,106	1,300	17,972,511	1,399,111	-	-	1,399,111	1,399,111	-	-	1,399,111
Sub-Totals		1,300	17,972,511	1,399,111	-	-	1,399,111	1,399,111	-	-	1,399,111
Amount from General Rates		7,262	180,009,284	13,024,584	34,618	12,614	13,071,816	13,308,607	50,000	12,614	13,371,221
Totals							13,071,816				13,371,221

Comments - Rating Information

To meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

The Rates for 2019/20 were issued on the 6th September 2019. The due date for the payment of rates is October 11th 2019, unless the option to pay by instalments is taken. Rates instalments are subject to an instalment fee of \$36 and 5.5% interest. Instalment dates for 2019/20 are:

- 1st: 11 October 2019
- 2nd: 13 December 2019
- 3rd: 14 February 2020
- 4th: 17 April 2020

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

Note 3: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Last Years Actual	Current
	Closing	
	30 June 2019	31 Mar 2020
	\$	\$
Current Assets		
Cash Unrestricted	3,031,342	6,486,047
Cash Restricted	6,957,012	6,999,760
Restricted Cash - Trust	2,366,948	1,003,019
Rates Outstanding	785,846	2,601,120
Sundry Debtors	190,852	194,406
GST Receivable	32,274	39,758
Accrued Interest	2,130	-
Inventories	17,076	10,426
	13,383,480	17,334,536
Less: Current Liabilities		
Sundry Creditors	(656,856)	(294,555)
Accrued Interest on Debentures	(4,005)	-
Accrued Salaries and Wages	(268,160)	-
Hyde Retirement Village Bonds	(256,550)	(257,550)
Bonds and Other Deposits	(2,110,398)	(2,247,269)
Current Employee Provisions	(2,417,924)	(2,414,048)
	(5,713,893)	(5,213,598)
Net Current Assets	7,669,587	12,120,938
Less: Cash Reserves	(6,957,012)	(7,004,097)
Less: SSL Borrowings Repayments	(23,766)	(23,766)
Plus : Liabilities funded by Cash Backed Reserves	743,532	749,190
Net Current Funding Position	1,432,345	5,842,270

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

Note 4 : Information on Borrowings

(a) Debenture Repayments

Particulars	01 Jul 2019	Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Annual Budget	Actual	Budget	Actual	Annual Budget
		\$	\$	\$	\$	\$	\$
Recreation and Culture							
Loan 156 - Civic Centre Redevelopment	38,133	38,133	38,133	0	-	1,018	5,425
Loan 160A - Civic Centre Redevelopment	291,410	38,030	51,115	253,380	240,295	13,048	20,475
Loan 160B- Civic Centre Redevelopment	121,214	12,920	17,355	108,294	103,859	3,891	7,786
Self Supporting Loans-Governance							
Loan 157 - Ashfield Soccer Club	11,408	4,857	6,123	6,551	5,285	449	845
Loan 162 - TADWA	217,518	13,122	17,643	204,396	199,875	8,786	15,158
	679,683	107,061	130,368	572,622	549,314	27,191	49,688

(b) New Debentures

The Town does not propose to raise any debt through the issue of debenture this financial year

(c) Unspent Debentures

The Town has no unspent debentures.

(d) Overdraft

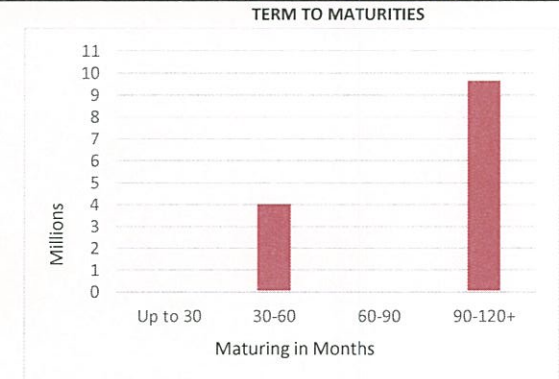
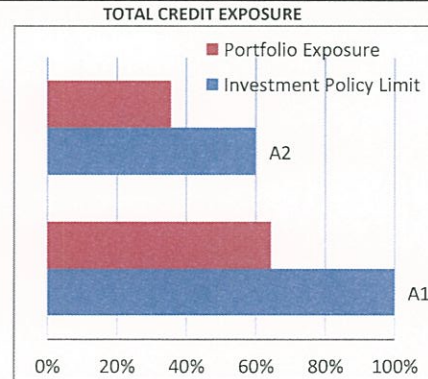
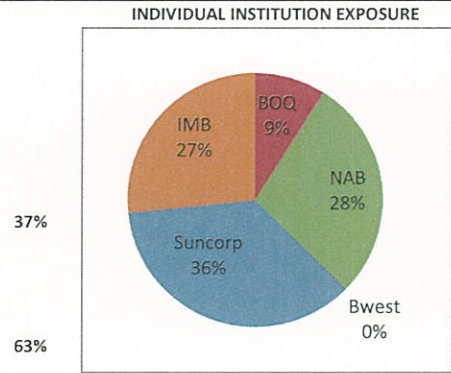
It is anticipated that this facility will not be required in the 2019/20 Financial Period.

**Town of Bassendean
Monthly Investment Report
For the Period Ended 31 March 2020**

Note 5 : CASH INVESTMENTS

Deposit Ref	Deposit Date	Maturity Date	S & P Rating	Institution	Term (Days)	Rate of Interest	Amount Invested (Days)				Total	Expected Interest
							Up to 30	30-60	60-90	90-120+		
Municipal												
51642	17/03/2020	28/04/2020	A2	IMB	42	1.05%	-	1,000,000.00	-	-	1,000,000.00	1,208.22
51588	3/03/2020	3/04/2020	A2	IMB	31	0.85%	-	1,500,000.00	-	-	1,500,000.00	1,082.88
51716	31/03/2020	12/05/2020	A2	IMB	42	1.10%	-	1,500,000.00	-	-	1,500,000.00	1,898.63
Restricted - Bonds and Deposits:												
176945	29/10/2019	30/04/2020	A2	BOQ	184	1.60%	-	-	-	400,000.00	400,000.00	3,226.30
4199210	24/02/2020	25/05/2020	A1	Suncorp	91	1.40%	-	-	-	1,500,000.00	1,500,000.00	5,235.62
							-	4,000,000.00	-	1,900,000.00	5,900,000.00	12,651.64
Reserve												
176938	29/10/2019	30/04/2020	A2	BOQ	184	1.60%	-	-	-	780,079.24	780,079.24	6,291.93
4198587	25/11/2019	25/05/2020	A1	Suncorp	182	1.55%	-	-	-	3,235,185.04	3,235,185.04	25,003.99
42-158-0541	13/01/2020	14/04/2020	A1	NAB	92	1.60%	-	-	-	977,635.13	977,635.13	3,942.67
76-133-4101	20/01/2020	19/05/2020	A1	NAB	120	1.60%	-	-	-	2,006,860.28	2,006,860.28	10,556.63
							-	-	-	6,999,759.69	6,999,759.69	45,795.23
Trust												
089-062126-4	27/02/2020	27/04/2020	A1	Bankwest	60	1.00%	-	-	8,450.75	-	8,450.75	13.89
94-401-6261	20/01/2020	19/05/2020	A1	NAB	120	1.60%	-	-	-	736,097.77	736,097.77	3,872.07
							-	-	8,450.75	736,097.77	744,548.52	3,885.96
Total							-	4,000,000.00	8,450.75	9,635,857.46	13,644,308.21	62,332.83

ENVIRONMENTAL COMMITMENT	
Depositing Institution	Value Invested
Fossil Fuel Lending ADI	
BOQ	1,180,079.24
NAB	\$3,720,593.18
Bankwest	\$8,450.75
	4,909,123.17
Non Fossil Fuel Lending ADI	
IMB	3,500,000.00
Suncorp	4,735,185.04
	8,235,185.04
Total Funds	\$13,144,308.21

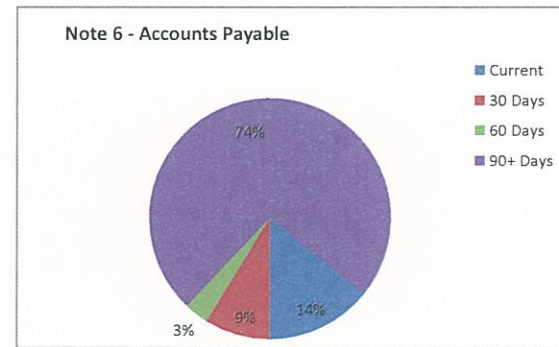
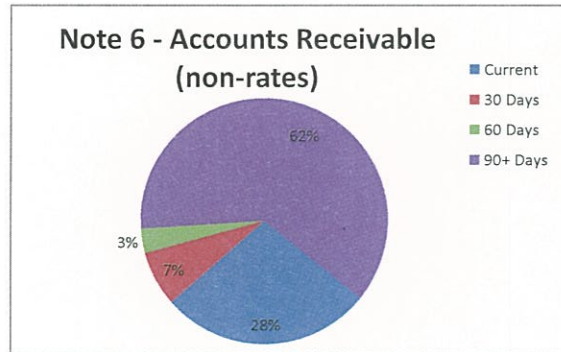


TOWN OF BASSENDEAN
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 March 2020

Note 6: Receivables and Payables

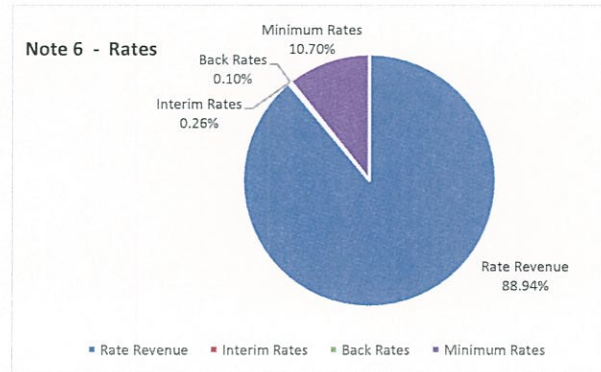
Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	21,784	5,703	2,545	48,684	78,716
Balance per Trial Balance					
Sundry Debtors					78,716
Total Receivables General Outstanding					78,716

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables - General	2,644	1,623	611	13,748	18,626
Balance per Trial Balance					
Sundry Creditors					18,826
Total Payables General Outstanding					18,826



Comments/Notes - Receivables General

The above amounts included GST where applicable.



TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

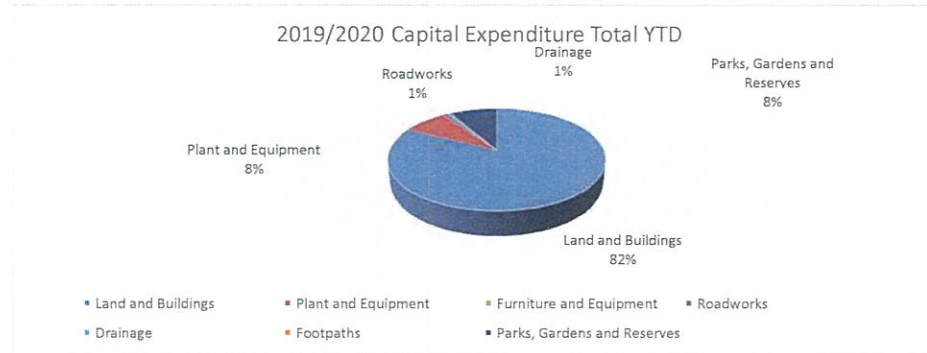
Note 7: Cash Backed Reserves

Name	Opening Balance \$	Original Annual Budget Transfers In (+) Including Interest \$	Original Annual Budget Transfers Out (-) \$	Original Annual Budget Closing Balance \$	Amended Annual Budget Transfers In (+) Including Interest	Amended Annual Budget Transfers Out (-)	Amended Annual Budget Closing Balance	Actual Transfers Including Interest (+) \$	Actual Transfers Out (-) \$	Actual YTD Closing Balance \$
Plant And Equipment Reserve	396,298	7,926	(50,000)	354,224	7,926	(30,235)	373,989	3,580	-	399,879
Community Facilities Reserve	53,617	1,072	-	54,689	1,072	-	54,689	484	-	54,100
Land And Buildings Infrastructure Reserve	1,887,948	681,841	(1,263,500)	1,306,289	681,841	(1,263,500)	1,306,289	17,056	-	1,905,004
Waste Management Reserve	1,085,370	21,707	(617,578)	489,499	21,707	(617,578)	489,499	9,805	-	1,095,176
Wind In The Willows Child Care Reserve	48,206	964	(35,000)	14,170	964	(35,000)	14,170	436	-	48,642
Aged Persons Reserve	507,423	10,148	-	517,571	10,148	-	517,571	4,978	-	555,943
Youth Development Reserve	29,229	50,585	-	79,814	50,585	-	79,814	264	-	29,491
Underground Power Reserve	84,354	1,687	-	86,041	1,687	-	86,041	762	-	85,116
Employee Entitlements Reserve	743,532	14,871	(345,923)	412,480	14,871	(523,831)	234,572	5,659	-	749,190
Drainage Infrastructure Reserve	144,737	2,895	(63,541)	84,091	2,895	(63,541)	84,091	1,308	-	146,045
Hacc Asset Replacement Reserve	133,214	2,664	(5,000)	130,878	2,664	(5,000)	130,878	1,109	-	123,893
Unspent Grants Reserve	1,597,552	50,000	(1,115,000)	532,552	50,000	(1,115,000)	532,552	-	-	1,628,013
Street Tree Reserve	176,163	103,523	(176,163)	103,523	103,523	(176,163)	103,523	1,507	-	162,167
Bus Shelter Reserve	21,300	426	-	21,726	426	-	21,726	137	-	21,437
Information Technology Reserve	-	200,000	-	200,000	200,000	-	200,000	-	-	-
Future Projects Reserve	-	1,000,000	-	1,000,000	517,708	-	517,708	-	-	-
	6,908,943	2,150,310	(3,671,705)	5,387,548	1,668,018	(3,829,848)	4,747,113	47,084	-	7,004,097

Town of Bassendean
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 March 2020

Note 8: Capital Works Program

Assets	Budget			YTD Actual		2019/2020 Capital Expenditure Total YTD	Purchase Order Value	YTD Variance Budget to Actual
	Annual Budget	Amended Budget	YTD Budget	New/ Upgrade	Renewal			
Land and Buildings	\$ 1,748,710	\$ 1,747,137	\$ 512,134	\$ 396,675	\$ 61,422	\$ 458,098	\$ 50,328	\$ (54,036)
Plant and Equipment	\$ 53,500	\$ 37,975	\$ 37,975	\$ -	\$ 15,255	\$ 15,255	\$ 22,720	\$ (22,720)
Furniture and Equipment	\$ 629,578	\$ 617,578	\$ 152,100	\$ 1,566	\$ -	\$ 1,566	\$ 456,410	\$ (150,534)
Roadworks	\$ 2,254,002	\$ 1,880,804	\$ 162,178	\$ -	\$ 31,053	\$ 31,053	\$ 161,358	\$ (131,125)
Drainage	\$ 63,541	\$ 63,541	\$ 63,541	\$ 9,861	\$ -	\$ 9,861	\$ 57,385	\$ (53,680)
Footpaths	\$ 50,000	\$ 50,000	\$ 20,000	\$ -	\$ 11,931	\$ 11,931	\$ 18,076	\$ (8,069)
Parks, Gardens and Reserves	\$ 1,305,620	\$ 1,391,045	\$ 157,585	\$ 32,560	\$ 21,733	\$ 54,293	\$ 35,933	\$ (103,292)
	\$ 6,104,951	\$ 5,788,080	\$ 1,105,513	\$ 440,662	\$ 141,394	\$ 582,056	\$ 802,210	\$ (523,457)



TOWN OF BASSENDEAN
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 March 2020

Note 9: Budget Amendments

GL Account Code	Description	Current Budget	Amended Budget	Budget Movement	Reason
122015	Income - Sport & Rec - Capital Grant	\$ (1,013,700)	\$ (1,169,600)	\$ (155,900)	Grant funding from Gaming and Community Trust and Stronger Communities Grant Program for the Men's Shed fit-
AB1911	Men's Shed - Fitout	\$ -	\$ 155,900	\$ 155,900	out Fitout of the Men's Shed
NET CHANGE IN AMENDMENTS				\$ -	NIL CHANGE TO SURPLUS

TOWN OF BASSENDEAN
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 March 2020
 Note 10: Disposal of Assets

Asset Class	Original Annual Budget				Amended Annual Budget				YTD Actual			
	Net Book				Net Book				Net Book			
	Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)
Plant & Equipment	14,819	6,500	1,500	(9,819)	14,819	7,740	-	(9,819)	-	-	-	-
Land	650,000	650,000	-	-	650,000	650,000	-	-	-	-	-	-
	664,819	656,500	1,500	(9,819)	664,819	657,740	-	(9,819)	-	-	-	-
Program												
Community Amenities	650,000	650,000	-	-	650,000	650,000	-	-	-	-	-	-
Other Property & Services	14,819	6,500	1,500	(9,819)	14,819	6,500	-	(9,819)	-	-	-	-
	664,819	656,500	1,500	(9,819)	664,819	656,500	-	(9,819)	-	-	-	-

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2020

Note 11: Trust, Bonds and Deposits

Trust Funds held at balance date over which the Town has no control and which are not included in this statement are as follows:

Description	Opening Balance 1/07/2019	Amount Received	Amount Paid	Closing Balance 31/03/2020
	\$	\$	\$	\$
Public Open Space	728,410	7,688	-	736,098
Total Uncontrolled Trust Funds	728,410	7,688	-	736,098

Bonds and Deposits held at balance date over which the Town has control are as follows:

Description	Opening Balance 1/07/2019	Amount Received	Amount Paid	Closing Balance 31/03/2020
Hyde Retirement Village Retention Bonds	256,550	1,250	(250)	257,550
<u>Other Bonds and Deposits</u>				
Sundry	323,572	48,451	(14,080)	357,942
Securities	933,053	363,476	(189,067)	1,107,462
Hall Hire Bonds	32,311	23,850	(25,200)	30,961
Crossover Deposits	108,675	-	-	108,675
Landscaping Bonds	685,264	81,872	(153,571)	613,565
Stormwater Deposits	26,456	3,000	(1,860)	27,596
Lyneham Hostel Residents Trust-T614	1,050	-	-	1,050
Iveson Hostel Residents Trust-T614	18	-	-	18
Total Other Bonds and Deposits	2,110,398	520,649	(383,778)	2,247,269
Total Controlled Trust Funds	2,366,948	521,899	(384,028)	2,504,819