

ATTACHMENTS

ORDINARY COUNCIL AGENDA

23 NOVEMBER 2021

Attachment No. 1

Ordinary Council Minutes 2 November 2021

Attachment No. 2

EMRC Special Council Minutes 4 November 2021

Attachment No. 3

- A. Existing Local Planning Policy No. 4 – Floodplain Management and Development
- B. Draft amended Local Planning Policy No. 4 - Floodplain Management and Development (as advertised)
- C. Schedule of Submissions
- D. Draft State Planning Policy 2.9 – Planning for Water
- E. Draft State Planning Policy 2.9 – Planning for Water Guidelines

Attachment No.4

- A. Community Survey Engagement Report
- B. Draft Town Centre Masterplan

Attachment No. 5

- A. Schedule of Submissions
- B. Map of Bassendean Oval and surrounds
- C. Proposed car parking restrictions

Attachment No. 6

Street Trees Policy

Attachment No. 7

- A. Traffic Management Treatment Policy and Guidelines
- B. Draft Traffic Management Treatment Policy and Guidelines

Attachment No. 8

- A. Traffic Management Treatment Policy & Guidelines
- B. Option 1 – Rubber Speed Cushions
- C. Option 2 - Asphalt Speed Plateau
- D. Blister Islands

Attachment No. 9

Corporate Business Plan 2021-2025

Attachment No. 10

Quarterly Report – period ending 30 June 2021, including Outstanding Council Resolutions Recommended for Deletion

Attachment No. 11

List of Payments - September 2021 and October 2021

Attachment No. 12

Monthly Financial Report - September 2021
Monthly Financial Report - October 2021

ATTACHMENT NO. 1

TOWN OF BASSENDEAN

MINUTES

ORDINARY COUNCIL MEETING

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

ON TUESDAY 2 NOVEMBER 2021 AT 6.00PM

1.0 DECLARATION OF OPENING; ACKNOWLEDGEMENT OF COUNTRY; ACKNOWLEDGEMENT 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 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

3.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

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

Officers

Ms Peta Mabbs, Chief Executive Officer

Mr Paul White, Director Corporate Services
Mr Luke Gibson, Director Community Planning
Mr Phil Adams, Exec Manager Infrastructure
Ms Nicole Davey, Exec Manager Sustainability & Environment
Ms Donna Shaw, Manager Development & Place
Ms Jazlyn Hopper, Planning Assistant
Ms Emily Comber, Graduate Planning Officer
Ms Elizabeth Kania, Manager Governance & Strategy
Mrs Amy Holmes, Minute Secretary

Public

Approximately four members of the public were in attendance.

3.1 Leave of Absence

Council Resolution – Item 3.1
OCM – 1/11/21

MOVED Cr McLennan, Seconded Cr Wilding, that:

1. Cr Carter be granted a leave of absence for 23 November 2021; and
2. Cr Hamilton be granted a leave of absence for 17-22 November 2021.

CARRIED UNANIMOUSLY 7/0

4.0 DECLARATIONS OF INTEREST

Cr Carter declared an Impartiality Interest for Item 12.2.
Cr Hamilton declared a Proximity for Item 8.1
Cr Hamilton declared a Speculative Interest for Item 12.4.

5.0 PRESENTATIONS OR DEPUTATIONS

Nil

6.0 STATEMENTS BY MEMBERS OF THE PUBLIC ON AGENDA ITEMS

It should be noted that public statements are not recorded in the minutes.

7.0 QUESTIONS FROM MEMBERS OF THE PUBLIC

Mrs Anne Brinkworth, 19 Ida Street Bassendean

Could ex-Councillor John Gangell's plaque be altered to recognise his years of service as Mayor of the Town.

The Mayor advised that the CEO will contact John Gangell to make arrangements for the plaque to be altered.

Mr Bill Busby, 53 Haig Street, Ashfield

Could the microphones be turned up so people can hear, and a camera installed facing the front so the live stream can see members of the public when they are talking.

The CEO advised that there are funds in the budget to upgrade the PA system.

8.0 PETITIONS

*Cr Hamilton declared an interest and left the meeting at 6.08pm.
Cr McLennan took the Chair.*

8.1 Petition - Right of Way No. 5

A petition has been submitted by Carol Seidel, 55 Broadway, Bassendean, regarding Right of Way No. 5 and is provided as an attachment.

Council Resolution/Office Recommendation – Item 8.1 OCM – 2/11/21

MOVED Cr MacWilliam, Seconded Cr Poliwka, that:

1. Council receives the petition submitted by Carol Seidel relating to the Right of Way No. 5; and
2. The petition be considered as part of submissions received for the draft Rights of Way Strategy.

CARRIED UNANIMOUSLY 6/0

Cr Hamilton returned to the meeting at 6.09pm and took the Chair.

9.0 CONFIRMATION OF MINUTES

9.1 Ordinary Council Meeting held on 28 September 2021

Council Resolution/Officer Recommendation – Item 9.1(a) **OCM – 3/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that the minutes of the Ordinary Council Meeting held on 28 September 2021, be received.

CARRIED UNANIMOUSLY 7/0

Council Resolution/Officer Recommendation – Item 9.1(b) **OCM – 4/11/21**

MOVED Cr Wilding, Seconded Cr Ames, that the minutes of the Ordinary Council Meeting held on 28 September 2021, be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

9.2 Special Council Meeting held on 18 October 2021

Council Resolution/Officer Recommendation – Item 9.2(a) **OCM – 5/11/21**

MOVED Cr Ames, Seconded Cr McLennan, that the minutes of the Special Council Meeting held on 18 October 2021, be received.

CARRIED UNANIMOUSLY 7/0

Council Resolution/Officer Recommendation – Item 9.2(b) **OCM – 6/11/21**

MOVED Cr Poliwka, Seconded Cr Ames, that the minutes of the Special Council Meeting held on 18 October 2021, be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

10.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

11.0 EXTERNAL COMMITTEE REPORTS/UPDATES

Item No. 11.1	Receipt of External Committee and Organisation Minutes
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
File Ref/ROC	INFM/INTPROP/1
Previous Council Reports (if applicable)	Not applicable
Directorate	Chief Executive
Authority/Discretion <input type="checkbox"/> <input checked="" type="checkbox"/>	
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input checked="" type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.
<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under <i>Health Act</i> , <i>Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
Attachment No. 4	EMRC Ordinary Council Meeting – Abridged Minutes – 23 September 2021

Purpose

The purpose of this report was for Council to consider minutes from external Committees and organisations.

Council Resolution/Officer Recommendation – Item 11.1 **OCM – 7/11/21**

MOVED Cr Wilding, Seconded Cr MacWilliam, that Council notes the attached document from the external Committee meeting held within the reporting period.

CARRIED UNANIMOUSLY 7/0

12.0 REPORTS

12.1 Adoption of Recommendations En Bloc

It was agreed that item 12.3 be removed from the en-bloc table and considered separately.

Council Resolution/Officer Recommendation – Item 12.1 **OCM – 8/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda:

Item	Report
12.8	WALGA Energy Sustainability and Renewables Project (Phase 1): Renewable Energy
12.9	WALGA – Elected Member Superannuation
12.11	Use of Common Seal
12.12	Calendar for November 2021

CARRIED UNANIMOUSLY 7/0

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

Item	Report
12.2	Draft Local Heritage Survey (Declaration of Interest – Cr Carter)
12.3	Existing Carport and Patio - 50 (Lot 585) Faulkner Way, Eden Hill
12.4	Social Housing Economic Recovery Package
12.5	Revocation of Council Policy 4.6 – Circus
12.6	Local Planning Policy No. 4 – Floodplain Management and Development - Withdrawn
12.7	Draft amended Local Planning Policy No. 12 – Developments within the Street Setback Area
12.10	2022 Meeting Dates - Ordinary Council Meetings, Briefing Sessions, Committees and Citizenship Ceremonies

Item No. 12.2	Draft Local Heritage Survey
Property Address	N/A
Landowner/Applicant	N/A
File Ref	LUAP/REGSTN/3
Directorate	Community Planning
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
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Attachment No. 5	Draft Local Heritage Survey

Purpose

The purpose of this report was for Council to consider endorsing the draft Local Heritage Survey (LHS) for the purposes of advertising.

Council Resolution/Officer Recommendation – Item 12.2 OCM – 9/11/21

MOVED Cr Wilding, Seconded Cr McLennan, that Council endorses the draft Local Heritage Survey, as contained as an attachment to this report, for the purpose of advertising for public comment for a period of at least 42 days.

CARRIED UNANIMOUSLY 7/0

Item No. 12.3	Existing Carport and Patio - 50 (Lot 585) Faulkner Way, Eden Hill
Property Address	50 (Lot 585) Faulkner Way, Eden Hill
Landowner/Applicant	Landowner: Jarryd Antcliff and Hayley Sluchniak Applicant: Paramount Patios
File Ref	DABC/BDVAPP/2021-088
Directorate	Community Planning
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.

<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input checked="" type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building permits, applications for other permits/licences (eg under <i>Health Act</i> , <i>Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
<input type="checkbox"/> Information	For the Council/Committee to note.
Attachment No. 6	Site Photos and Development Plans

Purpose

The purpose of this report was for Council to consider an application for development approval for amendments to an existing carport and patio at 50 (Lot 585) Faulkner Way, Eden Hill. The matter is referred to Council for determination as it is outside the authority delegated to staff due to an objection being received during the consultation period.

Council Resolution/Officer Recommendation – Item 12.3 **OCM – 10/11/21**

MOVED Cr Ames, Seconded Cr Poliwka, that Council:

1. Approves the application for development approval for an existing carport and patio at 50 (Lot 585) Faulkner Way, Eden Hill, subject to the following conditions:
 - a) All building works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot; and
 - b) Within 30 days of the date of this approval, the roof colour of the approved patio is to be painted 'Deep Ocean' to match that of the existing dwelling, in accordance with the approved plans.
2. Advises the landowner that under the Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law, it is an offence to damage a kerb and therefore it is recommended that the landowner seek to provide a formalised crossover in accordance with the Town's specifications.

CARRIED 6/1

Crs Hamilton, McLennan, MacWilliam, Wilding, Poliwka & Ames voted in favour of the motion. Cr Carter voted against the motion.

Item No. 12.4	Social Housing Economic Recovery Package
Property Address	122 (Lot 110) Hamilton Street, Bassendean
Landowner/Applicant	Town of Bassendean
File Ref	
Directorate	Community Planning
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.
<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples include town planning applications, building permits, applications for other permits/licences (eg under <i>Health Act</i> , <i>Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
Attachment	Nil.

*Cr Hamilton declared a speculative interest and left the meeting at 6.23pm.
Cr McLennan took the Chair.*

Purpose

The purpose of this report was for Council to consider the development of 122 (Lot 110) Hamilton Street, Bassendean for the purposes of social housing.

Officer Recommendation – Item 12.4

That Council:

1. Revokes its resolution from the Ordinary Council Meeting of 22 June 2021, which reads that:

“Council defers consideration of this item and requests that the CEO prepares a confidential report on the range of options for disposal, including consideration of valuations and the merits of the options, including:

 - a) *disposal of the amalgamated block; and*
 - b) *disposal of the two blocks as currently defined.”*
2. Notes that the Town will lodge an application for a Social Housing Economic Recovery Package grant from the Department of Communities.

3. In the event that the Town is successful in obtaining a grant, authorises the Chief Executive Officer to take the necessary steps to create a new 1,843m² lot, located at 122 Hamilton Street, Bassendean.
4. In the event that the Town is unsuccessful in obtaining a grant, requests that the CEO prepares a confidential report on the range of options for disposal of the site, including consideration of valuations and the merits of the options.

Cr Poliwka moved an Alternative Motion.

MOVED Cr Poliwka, Seconded Cr Carter, that Council:

1. Notes that the Town will lodge applications for Social Housing Economic Recovery Package grants from the Department of Communities in respect of each of the following (consistent with the approach in the report to this item):
 - (a) 122 Hamilton Street;
 - (b) 14 Iveson Street; and
 - (c) 87 Whitfield Street,
(collectively the "Properties").
2. In the event that the Town is successful in obtaining a grant in respect of any of the Properties, requests this matter be returned to Council for approval as to whether to proceed with the grant in respect of any or all of the Properties.
3. Prior to returning this matter to Council in accordance with resolution three above, requests that the CEO prepares a confidential report on the range of options for disposal of any of the Properties the subject of a successful grant, including consideration of valuations and the merits of the available options.
4. In any event, requests the CEO prepare a confidential report in respect of the cost of preparing each Property for construction of residential dwellings.

Reasons: *Seeking grants (which close on 30 November 2021) provides the Town with options as to whether any successful grants are to be actioned by the Town consistent with the Town's asset strategy. The effect of this notice of motion is to not commit the Town to a particular course of action but merely to seek additional information to enable Council to make an informed decision concerning the Town's finances.*

It was agreed that the matter be deferred to allow Councillors more time to consider the item.

Council Resolution – Item 12.4
OCM – 11/11/21

MOVED Cr Wilding, Seconded Cr Poliwka, that this Item be deferred to the next Ordinary Council Meeting of 23 November 2021, to allow time for further consideration.

CARRIED UNANIMOUSLY 6/0

Cr Hamilton returned to the meeting at 6.47pm and took the Chair.

Item No. 12.5	Revocation of Council Policy 4.6 – Circus
Property Address (if applicable)	N/A
Landowner/Applicant (if applicable)	N/A
File Ref	COMDEV/POLCY/1
Directorate	Community Planning
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input checked="" type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.
<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building permits, applications for other permits/licences (eg under <i>Health Act</i> , <i>Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
Attachment No. 7	Council Policy 4.6 - Circus

Purpose

The purpose of this report was for Council to consider revoking Council Policy 4.6 - Circus (CP 4.6)

Council Resolution/Officer Recommendation – Item 12.5 **OCM – 12/11/21**

MOVED Cr McLennan, Seconded Cr Ames, that Council revokes Council Policy 4.6 – Circus.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item No. 12.6	Local Planning Policy No. 4 – Floodplain Management and Development
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Please note that this item was withdrawn from the agenda pending a response being received from the Minister for Local Government as to the eligibility of a Councillor to participate in the determination of the item.

Item No. 12.7	Draft amended Local Planning Policy No. 12 – Developments within the Street Setback Area
Property Address (if applicable)	N/A
Landowner/Applicant (if applicable)	N/A
Ref	LUAP/POLCY/17
Directorate	Community Planning
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
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<input type="checkbox"/> Information	For the Council/Committee to note.
Attachment No. 8	<ul style="list-style-type: none"> • Local Planning Policy 12 – Development within the Street Setback Area • Draft Local Planning Policy 12 – Residential Development and Fences

Purpose

The purpose of this report was for Council to consider endorsing draft amended Local Planning Policy No. 12 – Residential Development and Fences (LPP 12) and seeking approval from the Western Australian Planning Commission.

Council Resolution/Officer Recommendation – Item 12.7 **OCM – 13/11/21**

MOVED Cr Poliwka, Seconded Cr McLennan, that Council:

1. Pursuant to Schedule 2, Part 2, Clause 4(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, approves draft amended Local Planning Policy No. 12 – Residential Development and Fences as contained in the attachment;
2. Notes that the approved amended Local Planning Policy No. 12 – Residential Development and Fences will be forwarded to the Western Australian Planning Commission for approval of the provisions relating to Ancillary Dwellings, Outdoor Living Area Setbacks, Outbuilding Setbacks, and Stormwater Management; and

3. In the event that the Western Australian Planning Commission approves the provisions relating to Ancillary Dwellings, Outdoor Living Area Setbacks, Outbuilding Setbacks, and Stormwater Management, delegates to the Chief Executive Officer authorisation to finally approve the draft amended Local Planning Policy No. 12 – Residential Development and Fences.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item No. 12.8	WALGA Energy Sustainability and Renewables Project (Phase 1): Renewable Energy
Property Address (if applicable)	N/A
Landowner/Applicant (if applicable)	N/A
Ref	ENVM/PROGM/11
Directorate	Environment and Sustainability
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes & policies.
<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
<input type="checkbox"/> Information	For the Council/Committee to note.
Attachment	N/A

Purpose

The purpose of this report was for Council to consider an offer received through Phase 1 of WALGA's Energy and Renewables Project, for supply of renewable energy for eligible sites from 1 April 2022 - 31 March 2025.

Council Resolution/Officer Recommendation – Item 12.8 **OCM – 14/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that Council supports the purchase of 100% Natural Power (renewable energy) through Phase 1 of WALGA's Energy and Renewables Project for the Town's eligible sites (excluding street lighting), and allocate the following costs in the Town's Long Term Financial Plan:

- 2022/23: \$11,337;

- 2023/24: \$9,803; and
- 2024/25: \$6,538.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-8/11/21 7/0

Item No. 12.9	WALGA – Elected Member Superannuation
Property Address (if applicable)	NA
Landowner/Applicant (if applicable)	NA
Ref	GOVN/COUNCLS/1
Directorate	Chief Executive
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
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<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
<input type="checkbox"/> Information	For the Council/Committee to note.
Attachment No. 9	Draft Policy - Superannuation for Elected Members

Purpose

The purpose of this report was for Council to provide a position statement to WALGA on whether or not the Town of Bassendean supports the idea of local governments paying superannuation for elected members for work undertaken as a Councillor.

Council Resolution/Officer Recommendation – Item 12.9 **OCM – 15/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that Council supports WALGA's recommendation to the Minister for Local Government that the *Local Government Act 1995* be amended to require local governments to pay elected members, into a nominated superannuation account, an amount equivalent to the superannuation guarantee determined with reference to fees and allowances paid to each elected member.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-8/11/21 7/0

Item No. 12.10	2022 Meeting Dates - Ordinary Council Meetings, Briefing Sessions, Committees and Citizenship Ceremonies
Property Address (if applicable)	NA
Landowner/Applicant (if applicable)	NA
Ref	GOVN/CCLMEET/1
Directorate	Chief Executive
Authority/Discretion	<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
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<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
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<input type="checkbox"/> Information	For the Council/Committee to note.
Attachment No. 10	<ul style="list-style-type: none"> • Council Meeting Schedule Policy • Draft Electronic Recording and Livestreaming of Council Meetings

Purpose

The purpose was for Council to consider and endorse its Ordinary Council Meetings, Briefing Sessions, Audit and Governance Committee and Bassendean Local Emergency Management Committee meeting dates, as well as Citizenship Ceremonies for 2022.

Council was also requested to consider revoking the Council Meeting Schedule and amending the Electronic Recording and Live Streaming of Council Meetings, as part of this report.

Council Resolution/Officer Recommendation – Item 12.10 **OCM – 16/11/21**

MOVED Cr Wilding, Seconded Cr MacWilliam, that:

1. Council adopts the following Ordinary Council meetings and Briefing Sessions for 2022, to be held in the Council Chamber, 48 Old Perth Road, Bassendean, commencing at 6.00pm:

Briefing Sessions

15 February, 15 March, 19 April, 17 May, 21 June, 19 July, 16 August, 20 September, 18 October, 15 November and 13 December.

Ordinary Council Meetings

22 February, 22 March, 26 April, 24 May, 28 June, 26 July, 23 August, 27 September, 25 October, 22 November and 20 December.

2. The Audit and Governance Committee meetings be held in the Council Chamber, 48 Old Perth Road, Bassendean on a Wednesday, commencing at 5.30pm on 9 March, 8 June, 7 September and 7 December 2022;
3. The Bassendean Local Emergency Management Committee meetings be held in the Council Chamber, 48 Old Perth Road, Bassendean on a Wednesday, commencing at 3.30pm on 2 March, 1 June, 14 September and 30 November 2022;
4. Council notes the following Citizenship Ceremonies are to be held on:

26 January (Australia Day), 21 or 22 May 2021 (tbc) and 17 September (Australian Citizenship Day);
5. Briefing Sessions that are held in the Council Chamber be live streamed, and that the Electronic Recordings and Live Streaming of Council Meetings Policy be amended accordingly; and
6. The Council Meeting Schedule Policy be revoked.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item No. 12.11	Use of Common Seal
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
File Ref/ROC	INFM/INTPROP/1
Previous Council Reports (if applicable)	Not applicable
Directorate	Chief Executive
Authority/Discretion <input type="checkbox"/> <input checked="" type="checkbox"/>	
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.

<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under <i>Health Act, Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
Attachment	Nil

Purpose

The purpose of this report was for Council to note the documents affixed with the Common Seal during the reporting period.

Council Resolution/Officer Recommendation – Item 12.11 **OCM – 17/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that Council notes the affixing of the Common Seal during the reporting period.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-8/11/21 7/0

Item No. 12.12	Calendar for November 2021
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
File Ref/ROC	INFM/INTPROP/1
Previous Council Reports (if applicable)	
Directorate	Chief Executive
Authority/Discretion <input type="checkbox"/> <input checked="" type="checkbox"/>	
<input type="checkbox"/> Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
<input checked="" type="checkbox"/> Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
<input type="checkbox"/> Legislative	Includes adopting local laws, town planning schemes and policies.
<input type="checkbox"/> Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
<input type="checkbox"/> Quasi-Judicial	When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under <i>Health Act, Dog Act</i> or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.
Attachment	Nil

Purpose

The purpose of this report was for Council to consider the calendar for November 2021.

Council Resolution/Officer Recommendation – 12.12 **OCM – 18/11/21**

MOVED Cr McLennan, Seconded Cr Wilding, that Council adopt the calendar for November 2021.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-8/11/21 7/0

13.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

14.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

15.0 URGENT BUSINESS

Nil

16.0 CONFIDENTIAL BUSINESS

Nil

17.0 CLOSURE

The next Briefing Session will be held on Tuesday 16 November 2021, commencing at 6pm. The next Ordinary Council Meeting will be held on Tuesday 23 November 2021, commencing at 6pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 6.58pm.

ATTACHMENT NO. 2

UNCONFIRMED MINUTES

D2021/22680

Special Meeting of Council

4 November 2021

Special Meeting of Council Minutes

A Special Meeting of Council was held at the EMRC Administration Office, 1st Floor, 226 Great Eastern Highway, Ascot WA 6104 on **Thursday 4 November 2021**. The meeting commenced at **5:06pm**.

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1 DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Chief Executive Officer (CEO) declared the meeting open at 5:06pm, congratulated and welcomed Councillors and visitors and acknowledged the traditional custodians of the land on which the meeting was held and paid respects to the elders past, present and future.

2 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Councillor Attendance

Cr Kathryn Hamilton	EMRC Member	Town of Bassendean
Cr Emily Wilding (deputising for Cr MacWilliam)	EMRC Deputy Member	Town of Bassendean
Cr Steven Ostaszewskyj	EMRC Member	City of Bayswater
Cr Michelle Sutherland	EMRC Member	City of Bayswater
Cr Giorgia Johnson	EMRC Deputy Member	City of Bayswater
Cr Dylan O'Connor	EMRC Member	City of Kalamunda
Cr Margaret Thomas	EMRC Member	City of Kalamunda
Cr Janelle Sewell	EMRC Deputy Member	City of Kalamunda
Cr John Daw	EMRC Member	Shire of Mundaring
Cr Doug Jeans	EMRC Member	Shire of Mundaring
Cr Jo Cicchini	EMRC Deputy Member	Shire of Mundaring
Cr Mel Congerton	EMRC Member	City of Swan
Cr Charlie Zannino	EMRC Member	City of Swan
Cr Andrew Kiely	EMRC Deputy Member	City of Swan

Apologies

Cr Hilary MacWilliam	EMRC Member	Town of Bassendean
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EMRC Officers

Mr Marcus Geisler	Chief Executive Officer
Mr Hua Jer Liew	Chief Financial Officer
Mr Douglas Bruce	Chief Projects Officer
Mrs Wendy Harris	Chief Sustainability Officer
Mr Brad Lacey	Chief Operating Officer
Mrs Lee Loughnan	Personal Assistant to Chief Financial Officer (Minutes)



EMRC Observers

Ms Izabella Krzysko	Manager Procurement & Governance
Mr David Schmidt	Manager Information Services
Mr Richard Whitehead	Communications Co-ordinator
Ms Theresa Eckstein	Executive Assistant to Chief Executive Officer

Observers

Cr Rod Henderson	Councillor	City of Swan
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3 ANNOUNCEMENTS BY THE CHAIRMAN OR PRESIDING MEMBER WITHOUT DISCUSSION

3.1 COUNCILLOR INDUCTION EVENING

The Chief Executive Officer announced that an Induction Evening for Councillors and Deputy Councillors was originally organised for 18 November 2021. Due to a time clash with the WALGA East Zone meeting, this has now been rescheduled to Thursday 2 December 2021 commencing at 6pm. The evening will be preceded with an optional tour in the afternoon of the Hazelmere Resource Recovery Park and Red Hill Waste Management Facility, which will depart from the EMRC.

4 ELECTION OF EMRC CHAIRMAN AND DEPUTY CHAIRMAN

4.1 ELECTION AND SWEARING IN OF EMRC CHAIRMAN (D2021/21156)

4.2 ELECTION AND SWEARING IN OF EMRC DEPUTY CHAIRMAN (D2021/21157)

4 ELECTION OF EMRC CHAIRMAN AND DEPUTY CHAIRMAN

4.1 ELECTION AND SWEARING IN OF EMRC CHAIRMAN

D2021/21156

PURPOSE OF REPORT

The purpose of this report is to provide for an election to be conducted for the Office of Chairman of the EMRC.

KEY POINT(S)

- Clause 7.3(1) of the Establishment Agreement of the EMRC provides for the election of a Chairman at the first meeting of the EMRC Council following the day on which biennial ordinary elections to elect councillors to the participants are held. The Chairman elected is to hold office until the election of a new Chairman.

RECOMMENDATION(S)

That the members of the Council elect a Chairman by secret ballot.

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

- 1 The Establishment Agreement of the EMRC provides for the election of a Chairman at the first meeting of the EMRC Council following the day on which biennial ordinary elections to elect councillors to the participants are held. The Chairman elected is to hold Office until the election of a new Chairman.
- 2 It is a requirement of Schedule 2.3 of the *Local Government Act 1995* that the election is conducted by the CEO and the nominations for the Office of Chairman are to be given to the CEO in writing before the meeting or during the meeting before the close of nominations. Furthermore, if a member is nominated by another member the CEO is not to accept the nomination unless the nominee has advised the CEO orally or in writing that he or she is willing to be nominated for the Office. Members are to vote on the matter by secret ballot.

REPORT

- 3 The CEO will preside at the meeting until the office of Chairman is filled.
- 4 The following material accompanies the agenda for this meeting as a means of assisting members of the Council to nominate themselves or another member for the Office of Chairman:
 1. A blank nomination form for the Office of Chairman, nominate oneself;
 2. A blank nomination form for the Office of Chairman, nominate another;
 3. A blank ballot paper for Election of EMRC Chairman; and
 4. A blank form for declaration by Elected Chairman.
- 5 A list of the Members who have been appointed to the EMRC Council, (as available from member Councils at the time of preparing this report), is also included in this report.
- 6 The completed nomination forms are to be given to the CEO before or when the CEO calls for them when dealing with this item at the meeting.

7 Following election, the Chairman will make a declaration of office.

8 **EMRC MEMBERS 2021 - 2023**

The following Councillors have been appointed by member Councils to the EMRC:

Cr Kathryn Hamilton	Town of Bassendean
Cr Hilary MacWilliam	Town of Bassendean
Cr Steven Ostaszewskyj	City of Bayswater
Cr Michelle Sutherland	City of Bayswater
Cr Dylan O'Connor	City of Kalamunda
Cr Geoff Stallard	City of Kalamunda
Cr John Daw	Shire of Mundaring
Cr Doug Jeans	Shire of Mundaring
Cr Mel Congerton	City of Swan
Cr Charlie Zannino	City of Swan

9 The following Councillors have been appointed to deputise for Members appointed to the EMRC:

Cr Emily Wilding	Town of Bassendean
Cr Giorgia Johnson	City of Bayswater
Cr Janelle Sewell	City of Kalamunda
Cr Jo Cicchini	Shire of Mundaring
Cr Andrew Kiely	City of Swan

STRATEGIC/POLICY IMPLICATIONS

10 Key Result Area 3 - Good Governance

3.3 To provide responsible and accountable governance and management of the EMRC

FINANCIAL IMPLICATIONS

11 Nil

SUSTAINABILITY IMPLICATIONS

12 Nil

RISK MANAGEMENT

Risk Failure to elect and appoint a Chairman will impact on fulfilling the role per s.2.8 of the Local Government Act 1995		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Elect a Chairman		

MEMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

1. A blank Nomination Form for the Office of Chairman, nominate oneself (D2021/21158)
2. A blank Nomination Form for the Office of Chairman, nominate another (D2021/21158)
3. A blank ballot Paper for Election of EMRC Chairman Voting Requirement (D2021/21160)
4. Declaration by Elected Chairman (D2021/21162)

VOTING REQUIREMENT

Secret Ballot

RECOMMENDATION(S)

That the members of the Council elect a chairman by secret ballot.



[Following the issuance of the agenda and prior to the Special Meeting of Council, Cr Geoff Stallard withdrew his nomination as City of Kalamunda's representative at the EMRC. This position is replaced by Cr Margaret Thomas].

The Chief Executive Officer explained how the proceedings for the election of the EMRC Chairman would be conducted.

After a call for nominations for the EMRC Chairman, the Chief Executive Officer advised that one nomination was received. No further nomination was received and the CEO closed nominations.

ANNOUNCEMENT: OF THE OFFICE OF CHAIRMAN

The Chief Executive Officer declared, unopposed, Cr Mel Congerton as Chairman of the EMRC for the term commencing 4 November 2021 for the next two years.

Cr Congerton came forward and was sworn in by the Chief Executive Officer to the Office of Chairman of the EMRC for the next two (2) years.

The Chief Executive Officer congratulated him and vacated the chair at 5:10pm.

At 5:10pm, Cr Congerton took the Chair.



EASTERN METROPOLITAN REGIONAL COUNCIL

Nomination for Chairman

To the Chief Executive Officer

I hereby nominate myself, _____
for the position of Chairman of the Eastern Metropolitan Regional Council for the term of Office commencing on the date of the election and continuing until a new Chairman is elected in accordance with Clause 7.4 of the EMRC Establishment Agreement.

Signed

Date



EASTERN METROPOLITAN REGIONAL COUNCIL

Nomination for Chairman

To the Chief Executive Officer

I hereby nominate _____
for the position of Chairman of the Eastern Metropolitan Regional Council for the term of Office commencing on the date of the election and continuing until a new Chairman is elected in accordance with Clause 7.4 of the EMRC Establishment Agreement.

Signed

Date

* I _____ hereby certify that I accept the above nomination to the
the position of Chairman of the Eastern Metropolitan Regional Council.

Signed

Date

* This certificate is to be completed when a Representative is nominated by another Representative.



EASTERN METROPOLITAN REGIONAL COUNCIL

4 November 2021

Ballot Paper for the Election of the EMRC Chairman

How to Vote

Place a tick in the box next to the candidate you want to elect

Do not make any other marks on the Ballot Paper

Cr First Name, Last Name

Cr First Name, Last Name

Cr First Name, Last Name



Local Government Act 1995
Local Government (Constitution) Regulations 1998

Declaration by Elected Chairman

I _____ of _____
have been elected to the Office of Chairman of the Eastern Metropolitan Regional Council, declare that I take the office upon myself and will duly, faithfully, honestly and with integrity, fulfil the duties of the office for the people in the district according to the best of my judgement and ability, and will observe the *Local Government (Rules of Conduct) Regulations 2007*.

Declared at the EMRC Administration Office
1st Floor
226 Great Eastern Highway
Ascot WA 6104

4 November 2021

Signed

Date

Witness

Date

4.2 ELECTION AND SWEARING IN OF EMRC DEPUTY CHAIRMAN

D2021/21157

PURPOSE OF REPORT

The purpose of this report is to provide for an election to be conducted for the Office of Deputy Chairman of the EMRC.

KEY POINT(S)

- Section 7.3(1) of the EMRC Establishment Agreement provides for the election of a deputy chairman at the first meeting of the EMRC Council following the day on which biennial ordinary elections to elect councillors to the participants are held. The Deputy Chairman elected is to hold office until the election of a new Deputy Chairman.

RECOMMENDATION(S)

That the members of the Council elect a Deputy Chairman by secret ballot.

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

- 1 The Establishment Agreement of the EMRC provides for the election of a Deputy Chairman at the first meeting of the EMRC Council following the day on which biennial ordinary elections to elect councillors to the participants are held. The Deputy Chairman elected is to hold Office until the election of a new Deputy Chairman.
- 2 It is a requirement of Schedule 2.3 of the *Local Government Act 1995* that the election is conducted by the Chairman and the nominations for the Office of Deputy Chairman are to be given to the CEO in writing before the meeting or to the Chairman before the close of nominations. Furthermore, if a member is nominated by another member the nominations cannot be accepted unless the nominee has advised the CEO or Chairman orally or in writing that he or she is willing to be nominated for the Office. Members are to vote on the matter by secret ballot.

REPORT

- 3 The Chairman will conduct the election of the Deputy Chairman.
- 4 The following material accompanies the agenda for this meeting as a means of assisting members of the Council to nominate themselves or another member for the Office of Deputy Chairman of the EMRC:
 1. A blank Nomination Form for the Office of Deputy Chairman, nominate oneself;
 2. A blank Nomination Form for the Office of Deputy Chairman, nominate another;
 3. A blank Ballot Paper for Election of EMRC Deputy Chairman; and
 4. Declaration by Elected Deputy Chairman.
- 5 A list of the Members who have been appointed to the EMRC Council, (as available from member Councils at the time of preparing this report), is also included in this report.

6 The completed nomination forms are to be given to the CEO before the meeting or when the Chairman calls for them when dealing with this item at the meeting.

7 Following election, the Deputy Chairman will make a declaration of office.

8 EMRC MEMBERS 2021 - 2023

The following Councillors have been appointed by member Councils to the EMRC:

Cr Kathryn Hamilton	Town of Bassendean
Cr Hilary MacWilliam	Town of Bassendean
Cr Steven Ostaszewskyj	City of Bayswater
Cr Michelle Sutherland	City of Bayswater
Cr Dylan O'Connor	City of Kalamunda
Cr Geoff Stallard	City of Kalamunda
Cr John Daw	Shire of Mundaring
Cr Doug Jeans	Shire of Mundaring
Cr Mel Congerton	City of Swan
Cr Charlie Zannino	City of Swan

9 The following Councillors have been appointed to deputise for Members appointed to the EMRC:

Cr Emily Wilding	Town of Bassendean
Cr Giorgia Johnson	City of Bayswater
Cr Janelle Sewell	City of Kalamunda
Cr Jo Cicchini	Shire of Mundaring
Cr Andrew Kiely	City of Swan

STRATEGIC/POLICY IMPLICATIONS

10 Key Result Area 3 - Good Governance

3.3 To provide responsible and accountable governance and management of the EMRC

FINANCIAL IMPLICATIONS

11 Nil

SUSTAINABILITY IMPLICATIONS

12 Nil

RISK MANAGEMENT

Risk Failure to elect a Deputy Chairman will impact the fulfilment of the Chairman's role in the event the Chairman is unavailable		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Elect and appoint a Deputy Chairman		

MEMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

1. A blank Nomination Form for the Office of Deputy Chairman, nominate oneself (D2021/21163)
2. A blank Nomination Form for the Office of Deputy Chairman, nominate another (D2021/21163)
3. A blank Ballot Paper for Election of EMRC Deputy Chairman (D2021/21164)
4. A blank Form for Declaration by Elected Deputy Chairman (D2021/21164)

VOTING REQUIREMENT

Secret Ballot

RECOMMENDATION(S)

That the members of the Council elect a Deputy Chairman by secret ballot.



The Chairman advised that two (2) nominations for the Office of Deputy Chairman of the EMRC had been received from Cr O'Connor and Cr Jeans and called for further nominations.

No further nominations were received and the Chairman closed nominations.

The Chief Executive Officer explained the procedure for the election of the Deputy Chairman and advised that candidate names would be listed on the ballot paper by the drawing of lots.

Candidate names were listed on the ballot paper following the drawing of lots.

Following an invitation from the Chairman, Cr O'Connor and Cr Jeans addressed the Council.

A secret ballot was then conducted for the two (2) nominations received and votes counted by the Chief Financial Officer and Manager Procurement and Governance.

ANNOUNCEMENT: RESULT OF BALLOT FOR OFFICE OF DEPUTY CHAIRMAN

The Chairman declared Cr Dylan O'Connor as Deputy Chairman of the EMRC for the term commencing 4 November 2021 until 2023.

Cr O'Connor was congratulated.

Cr O'Connor came forward and made his Declaration of Office.



EASTERN METROPOLITAN REGIONAL COUNCIL

Nomination for Deputy Chairman

To the Chief Executive Officer

I hereby nominate myself, _____
for the position of Deputy Chairman of the Eastern Metropolitan Regional Council for the term of Office commencing on the date of the election and continuing until a new Deputy Chairman is elected in accordance with Clause 7.4 of the EMRC Establishment Agreement.

Signed

Date



EASTERN METROPOLITAN REGIONAL COUNCIL

Nomination for Deputy Chairman

To the Chief Executive Officer

I hereby nominate _____
for the position of Deputy Chairman of the Eastern Metropolitan Regional Council for the term of Office commencing on the date of the election and continuing until a new Deputy Chairman is elected in accordance with Clause 7.4 of the EMRC Establishment Agreement.

Signed

Date

* I _____ hereby certify that I accept the above nomination to the
the position of Deputy Chairman of the Eastern Metropolitan Regional Council.

Signed

Date

* This certificate is to be completed when a Representative is nominated by another Representative.



EASTERN METROPOLITAN REGIONAL COUNCIL

4 November 2021

Ballot Paper for the Election of the EMRC Deputy Chairman

How to Vote

Place a tick in the box next to the candidate you want to elect

Do not make any other marks on the Ballot Paper

Cr First Name, Last Name

Cr First Name, Last Name

Cr First Name, Last Name

Local Government Act 1995
Local Government (Constitution) Regulations 1998

Declaration by Elected Deputy Chairman

I _____ of _____
have been elected to the Office of Deputy Chairman of the Eastern Metropolitan Regional Council, declare that I take the office upon myself and will duly, faithfully, honestly and with integrity, fulfil the duties of the office for the people in the district according to the best of my judgement and ability, and will observe the *Local Government (Rules of Conduct) Regulations 2007*.

Declared at the EMRC Administration Office
1st Floor
226 Great Eastern Highway
Ascot WA 6104

4 November 2021

Signed

Date

Witness

Date

5 REPORTS OF EMPLOYEES

- 5.1 APPOINTMENT OF MEMBERS TO THE CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE (D2021/21168)
- 5.2 APPOINTMENT OF MEMBERS TO THE AUDIT COMMITTEE (D2021/21166)
- 5.3 APPOINTMENT OF MEMBERS TO THE LEGAL COMMITTEE (D2021/21167)
- 5.4 APPOINTMENT OF MEMBER DELEGATE AND MEMBER DEPUTY DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL (MWAC) (D2021/21204)

5 REPORTS OF EMPLOYEES - APPOINTMENT OF COMMITTEES

5.1 APPOINTMENT OF MEMBERS TO THE CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW COMMITTEE (CEOPRC)

D2021/21166

PURPOSE OF REPORT

The purpose of this report is to appoint members to the Chief Executive Officer Performance Review Committee (CEOPRC).

KEY POINT(S) AND RECOMMENDATION(S)

- Section 5.11(1)(d) of the *Local Government Act 1995* provides that the membership of a committee continues until the next ordinary elections day.

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed to the Chief Executive Officer Performance Review Committee:

Participant Local Government	Council Member
Town of Bassendean	Cr
City of Bayswater	Cr
City of Kalamunda	Cr
Shire of Mundaring	Cr
City of Swan	Cr

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

Chief Executive Officer Performance Review Committee

Established	20 July 2006
Membership	Membership consists of five (5) Councillors, and will have no deputy members.
Meetings	The Committee meets as required, generally between February and June of each year.
Terms of Reference	<ul style="list-style-type: none"> a. Review the CEO’s performance in accordance with the appropriate provisions contained within the CEO’s Contract of Employment and agreed performance objectives. b. Prepare and table the concluded Performance Review Report to the Council for consideration and actioning. c. Review the CEO’s performance on an on-going basis if the Council or the CEO perceives that there is a need to do so.

- d. Determine the Performance Objectives to be met by the CEO for the following year and refer them to Council for consideration and actioning.
- e. Review the CEO's remuneration package, in accordance with the appropriate provisions of the CEO's Contract of Employment and refer the recommendations to Council for consideration and actioning.
- f. Review the CEO's Contract of Employment and make recommendations to Council in relation to varying the contract as and when necessary.
- g. Discuss with the CEO the possibility of extending his Term of Contract and entering into a new agreement for a further term, including any contract variations and make recommendations to Council for consideration and actioning.

REPORT

- 1 Section 5.11(1)(d) of the *Local Government Act 1995* (the Act) provides that the membership of a committee continues until the next ordinary elections day. The terms of appointment of members of this committee therefore expired on 16 October 2021.
- 2 It is a requirement of the Act that all officers employed for a term of more than one year are to undergo an annual performance review. It is a condition of the CEO's Contract of Employment that there will be at least an annual review of performance and an annual review of remuneration in accordance with contractual provisions.
- 3 The CEOPRC currently has 5 members, and as with other committees made up of Councillors, it is limited to five (5) i.e. one member from each member Council. In accordance with section 5.8 of the Act, committees are to have a minimum of three (3) members.
- 4 Deputies are not appointed to the CEOPRC as it is considered that the continuity of members during the annual performance review of the CEO is important to ensure a fair and objective process is followed.

STRATEGIC/POLICY IMPLICATIONS

- 5 Council Policy 2.1 provides for the establishment of a Chief Executive Officer Performance Review Committee.
- 6 Key Result Area 3 - Good Governance
 - 3.3 To provide responsible and accountable governance and management of the EMRC

FINANCIAL IMPLICATIONS

- 7 Nil

SUSTAINABILITY IMPLICATIONS

- 8 Nil

RISK MANAGEMENT

Risk Failure to appoint Councillors to the CEOPRC will impact on Council to efficiently undertake the annual review of performance and annual review of remuneration for the CEO		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Appoint members to the CEOPRC		

EMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

Nil

VOTING REQUIREMENT

Absolute Majority

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed to the Chief Executive Officer Performance Committee:

Participant Local Government	Council Member
Town of Bassendean	Cr
City of Bayswater	Cr
City of Kalamunda	Cr
Shire of Mundaring	Cr
City of Swan	Cr



COUNCIL RESOLUTION(S)

MOVED CR ZANNINO SECONDED CR DAW

THAT BY ABSOLUTE MAJORITY, IN ACCORDANCE WITH SECTION 5.10 OF THE *LOCAL GOVERNMENT ACT 1995*, THE FOLLOWING COUNCILLORS BE APPOINTED TO THE CHIEF EXECUTIVE OFFICER PERFORMANCE COMMITTEE:

PARTICIPANT LOCAL GOVERNMENT	COUNCIL MEMBER
TOWN OF BASSENDEAN	CR HAMILTON
CITY OF BAYSWATER	CR OSTASZEWSKYJ
CITY OF KALAMUNDA	CR O'CONNOR
SHIRE OF MUNDARING	CR DAW
CITY OF SWAN	CR CONGERTON

CARRIED BY AN ABSOLUTE MAJORITY 10/0

5.2 APPOINTMENT OF MEMBERS TO THE AUDIT COMMITTEE

D2021/21167

PURPOSE OF REPORT

The purpose of this report is to appoint members to the Audit Committee.

KEY POINT(S) AND RECOMMENDATION(S)

- Section 5.11(1)(d) of the *Local Government Act 1995* provides that the membership of a committee continues until the next ordinary elections day.

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed as members and deputy members to the Audit Committee:

Participant Local Government	Committee Member	Deputy Member	Second Deputy Member
Bassendean	Cr	Cr	Cr
Bayswater	Cr	Cr	Cr
Kalamunda	Cr	Cr	Cr
Mundaring	Cr	Cr	Cr
Swan	Cr	Cr	Cr

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

Audit Committee

Established 19 May 2005

Membership Membership of the Committee is comprised of one (1) Councillor from each member Council.

Meetings Chairman of the Committee at least three (3) times per year to coincide with approval of the strategic and annual plans, the annual budget, the annual Compliance Audit Return and the auditor's report on the annual financial report.

Terms of Reference To assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of controls and facilitating the organisation's ethical development.

REPORT

- 1 Section 5.11(1)(d) of the *Local Government Act 1995* provides that the membership of a committee continues until the next ordinary elections day. The terms of appointment of members of this committee therefore expired on 16 October 2021.

- 2 Nominations for Councillor members of the Audit Committee (AC) are being sought as part of this report item.
- 3 The appointment of deputy members to committees provides the opportunity for a committee member to be represented when he or she is unable to attend. Council Policy 2.1 allows for a deputy to be appointed for each committee member. The appointment of deputies is also recommended as a means of ensuring a quorum is present to allow for the orderly committee flow of business.
- 4 Nominations for Deputy Councillor members of the AC will automatically be the other Councillor member of each participant member Council.
- 5 Nominations for the Second Deputy Councillor member of the AC will be automatically the Deputy Councillor member of each participant member Council.
- 6 In the event that the Committee member is unable to attend a meeting, he or she is to organise with the deputy Committee member or the second Deputy Committee member from the same participant member Council to attend in his or her place as well as notify the EMRC.

STRATEGIC/POLICY IMPLICATIONS

7 Council Policy 2.1 provides for the establishment of the Audit Committee.

8 Key Result Area 3 - Good Governance

3.3 To provide responsible and accountable governance and management of the EMRC

FINANCIAL IMPLICATIONS

9 Nil

SUSTAINABILITY IMPLICATIONS

10 Nil

RISK MANAGEMENT

Risk – Failure to appoint members to the Audit Committee will result in a breach of the requirement of s.7.1A of the Local Government Act 1995.		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Appoint members to the AC		

MEMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

Nil

VOTING REQUIREMENT

Absolute Majority

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed as members and deputy members to the Audit Committee:

Participant Local Government	Committee Member	Deputy Member	Second Deputy Member
Bassendean	Cr	Cr	Cr
Bayswater	Cr	Cr	Cr
Kalamunda	Cr	Cr	Cr
Mundaring	Cr	Cr	Cr
Swan	Cr	Cr	Cr

COUNCIL RESOLUTION(S)

MOVED CR THOMAS SECONDED CR DAW

THAT BY ABSOLUTE MAJORITY, IN ACCORDANCE WITH SECTION 5.10 OF THE *LOCAL GOVERNMENT ACT 1995*, THE FOLLOWING COUNCILLORS BE APPOINTED AS MEMBERS AND DEPUTY MEMBERS TO THE AUDIT COMMITTEE:

Participant Local Government	Committee Member	Deputy Member	Second Deputy Member
BASSENDEAN	CR MACWILLIAM	CR HAMILTON	CR WILDING
BAYSWATER	CR SUTHERLAND	CR OSTASZEWSKYJ	CR JOHNSON
KALAMUNDA	CR THOMAS	CR O'CONNOR	CR SEWELL
MUNDARING	CR JEANS	CR DAW	CR CICCHINI
SWAN	CR CONGERTON	CR ZANNINO	CR KIELY

CARRIED BY AN ABSOLUTE MAJORITY 10/0

5.3 APPOINTMENT OF MEMBERS TO THE LEGAL COMMITTEE

D2021/21168

PURPOSE OF REPORT

The purpose of this report is to appoint members to the Legal Committee.

KEY POINT(S) AND RECOMMENDATION(S)

- Section 5.11(1)(d) of the *Local Government Act 1995* provides that the membership of a committee continues until the next ordinary elections day.

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed as members to the Legal Committee:

Participant Local Government	Committee Member	Deputy Member	Second Deputy Member
Bassendean	Cr	Cr	Cr
Bayswater	Cr	Cr	Cr
Kalamunda	Cr	Cr	Cr
Mundaring	Cr	Cr	Cr
Swan	Cr	Cr	Cr

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

Legal Committee

Established 8 February 2021

Membership The Legal Committee will comprise of Council members and Deputy members as appointed by Council.

Meetings The Legal Committee shall meet as required, in person or electronically, convened at the discretion of the Chairman.

Terms of Reference

- a. Report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference in order to facilitate decision-making by Council in relation to the discharge of its responsibilities.
- b. Carry out its functions and fulfil its responsibilities as required by the Local Government Act 1995 and associated regulations, guidelines and protocols of the Council which are relevant to the Committee
- c. The Legal Committee will only have those executive powers as specifically delegated to it.

REPORT

- 1 Section 5.11(1)(d) of the *Local Government Act 1995* provides that the membership of a committee continues until the next ordinary elections day. The terms of appointment of members of this committee therefore expired on 16 October 2021.
- 2 Nominations for Committee members of the LC are being sought as part of this report item.
- 3 The appointment of deputy members to committees provides the opportunity for a committee member to be represented when he or she is unable to attend. Council Policy 2.1 allows for a deputy to be appointed for each committee member. The appointment of deputies is also recommended as a means of ensuring a quorum is present to allow for the orderly flow of business.
- 4 Nominations for Deputy Councillor members of the LC will automatically be the other Councillor member of each participant member Council.
- 5 Nomination for the Second Deputy Councillor members of the LC will be automatically the Deputy Councillor member of each participant member Council.,
- 6 In the event that the Committee member is unable to attend a meeting, he or she is to organise with the deputy Committee member from the same participant member Council to attend in his or her place as well as notify the EMRC.

STRATEGIC/POLICY IMPLICATIONS

- 7 Council Policy 2.1 provides for the establishment of the Legal Committee.
- 8 Key Result Area 3 - Good Governance
 - 3.3 To provide responsible and accountable governance and management of the EMRC

FINANCIAL IMPLICATIONS

- 9 Nil

SUSTAINABILITY IMPLICATIONS

- 10 Nil

RISK MANAGEMENT

Risk – Failure to appoint members to the Legal Committee will impact on the ability of the EMRC to respond to legal matters in a timely manner.		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Appoint members to the LC.		

MEMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

Nil

VOTING REQUIREMENT

Absolute Majority

RECOMMENDATION(S)

That by absolute majority, in accordance with section 5.10 of the *Local Government Act 1995*, the following Councillors be appointed as members to the Legal Committee:

Participant Local Government	Committee Member	Deputy Member	Second Deputy Member
Bassendean	Cr	Cr	Cr
Bayswater	Cr	Cr	Cr
Kalamunda	Cr	Cr	Cr
Mundaring	Cr	Cr	Cr
Swan	Cr	Cr	Cr

COUNCIL RESOLUTION(S)

MOVED CR ZANNINO SECONDED CR THOMAS

THAT BY ABSOLUTE MAJORITY, IN ACCORDANCE WITH SECTION 5.10 OF THE *LOCAL GOVERNMENT ACT 1995*, THE FOLLOWING COUNCILLORS BE APPOINTED AS MEMBERS TO THE LEGAL COMMITTEE:

PARTICIPANT LOCAL GOVERNMENT	COMMITTEE MEMBER	DEPUTY MEMBER	SECOND DEPUTY MEMBER
BASSENDEAN	CR HAMILTON	CR MACWILLIAM	CR WILDING
BAYSWATER	CR SUTHERLAND	CR OSTASZEWSKYJ	CR JOHNSON
KALAMUNDA	CR O'CONNOR	CR THOMAS	CR SEWELL
MUNDARING	CR JEANS	CR DAW	CR CICCHINI
SWAN	CR CONGERTON	CR ZANNINO	CR KIELY

CARRIED BY AN ABSOLUTE MAJORITY 10/0

5.4 APPOINTMENT OF MEMBER DELEGATE AND MEMBER DEPUTY DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL (MWAC)

D2021/21204

PURPOSE OF REPORT

The purpose of this report is to review the Council's appointment of delegates and deputy delegates to the Municipal Waste Advisory Council (MWAC).

KEY POINT(S) AND RECOMMENDATION(S)

- There is no term of office for these appointments as the EMRC is the member, not the individual nominated delegate. The member can continue as a delegate for as long as he/she is a member of the EMRC and until such time as the EMRC nominates a different delegate. Council however reviews the appointment of member and deputy member delegates to MWAC following each ordinary elections day.

RECOMMENDATION(S)

That:

1. Cr be the Member Delegate to the Municipal Waste Advisory Council and Cr be the Deputy Member Delegate to the Municipal Waste Advisory Council.
2. The Chief Executive Officer (CEO) be the Officer Delegate to the Municipal Waste Advisory Council and that the Chief Operating Officer be the Deputy Officer Delegate to the Municipal Waste Advisory Council.

SOURCE OF REPORT

Chief Financial Officer

BACKGROUND

- 1 EMRC Policy 1.1 Election of MWAC Representatives states that:
 1. The Council will elect a Member Delegate and Member Deputy Delegate and an Officer Delegate and Deputy Delegate to represent the EMRC on the MWAC.
 2. If either the Member Delegate or Officer Delegate is not present at a MWAC meeting the Member Deputy Delegate or Officer Deputy Delegate will be eligible to vote on behalf of the EMRC.
- 2 The Municipal Waste Advisory Council (MWAC) is a standing committee of the Western Australian Local Government Association with delegated authority on municipal waste issues.
- 3 MWAC's membership includes the major Regional Councils. This makes MWAC a forum through which all the major Local Government waste management organisations cooperate.
- 4 MWAC focuses its work in three main waste management areas:
 - The proactive development of policy on priority issues;
 - Comprehensive representation of Local Government views on legislation, regulations, administrative policy and related matters; and
 - The delivery of grant funded programs consistent with Local Government priorities.

5 There is no sitting fee for MWAC members. The MWAC meeting calendar for 2021/2022 and 2023 is as follows:

2021	2022	2023
Wed 8 December 2021	Wed 23 February 2022	Wed 22 February 2023
	Wed 27 April 2022	Wed 19 April 2023
	Wed 29 June 2022	Wed 28 June 2023
	Wed 24 August 2022	Wed 30 August 2023
	Wed 26 October 2022	Wed 18 October 2023
	Wed 7 December 2022	Wed 6 December 2023

6 The meetings will be held at WALGA, One70 - 170 Railway Parade, West Leederville, or online.

7 The meetings run from 4:00pm to 6:00pm and are followed by a light supper. Agendas are posted out the Wednesday prior to the meeting, and posted on the WasteNet website.

8 Members of MWAC are expected to:

- Attend all meetings (extenuating circumstances excepted);
- Have some background knowledge/and or interest in waste management issues generally;
- Read their agendas prior to meetings;
- Act as a representative of their Regional Council and community; and
- Contribute knowledge/opinions/ideas in MWAC meetings.

9 Basically the expectation of MWAC members is that they attend meetings, are interested and contribute ideas, etc. There are occasional workshops/seminars/conferences for Elected Members, but the Chairman will usually act as the MWAC representative in this instance, and other Elected Members can optionally attend.

REPORT

10 MWAC member organisations include the Eastern Metropolitan Regional Council, Resource Recovery Group (formerly known as Southern Metropolitan Regional Council), Western Metropolitan Regional Council, Mindarie Regional Council, Bunbury-Harvey Regional Council, Mid West Regional Council and City of Greater Geraldton. MWAC technical advice comes through the Officers' Advisory Group (OAG) which includes CEOs and senior officers of Regional Councils as well as representatives from the metropolitan and non-metropolitan zones.

11 There is no term of office for these appointments as the EMRC is the member, not the individual nominated delegate. The member can continue as a delegate for as long as he/she is a member of the EMRC and until such time as the EMRC nominates a different delegate. Council reviews the appointment of member and deputy member delegates to MWAC following each ordinary elections day.

STRATEGIC/POLICY IMPLICATIONS

12 EMRC Policy 1.1 Election of MWAC Representatives

FINANCIAL IMPLICATIONS

13 Nil

SUSTAINABILITY IMPLICATIONS

14 Nil

RISK MANAGEMENT

Risk Failure to appoint delegate to MWAC will impact EMRC's representation of the sector and impact on MWAC to accurately and effectively represent the sector on such key issues relating to Government policy legislation and regulation		
Consequence	Likelihood	Rating
Moderate	Unlikely	Moderate
Action/Strategy		
➤ Appoint delegates to MWAC		

MEMBER COUNCIL IMPLICATIONS

Member Council	Implication Details
Town of Bassendean	} Nil
City of Bayswater	
City of Kalamunda	
Shire of Mundaring	
City of Swan	

ATTACHMENT(S)

Nil

VOTING REQUIREMENT

Simple Majority



RECOMMENDATION(S)

That:

1. Cr be the Member Delegate to the Municipal Waste Advisory Council and Cr be the Deputy Member Delegate to the Municipal Waste Advisory Council.
2. The Chief Executive Officer (CEO) be the Officer Delegate to the Municipal Waste Advisory Council and that the Chief Operating Officer be the Deputy Officer Delegate to the Municipal Waste Advisory Council.

COUNCIL RESOLUTION(S)

MOVED CR HAMILTON SECONDED CR DAW

THAT:

1. CR JOHNSON BE THE MEMBER DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL AND CR SEWELL BE THE DEPUTY MEMBER DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL.
2. THE CHIEF EXECUTIVE OFFICER (CEO) BE THE OFFICER DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL AND THAT THE CHIEF OPERATING OFFICER BE THE DEPUTY OFFICER DELEGATE TO THE MUNICIPAL WASTE ADVISORY COUNCIL.

CARRIED UNANIMOUSLY

6 FUTURE MEETINGS OF COUNCIL

The next Ordinary meeting of Council is scheduled to be on **Thursday, 25 November 2021** electronically or at the EMRC Administration Office, 1st Floor, 226 Great Eastern Highway, Ascot WA 6104 commencing at 6:00pm.

Future meetings 2021

Thursday 25 November at EMRC Administration Office

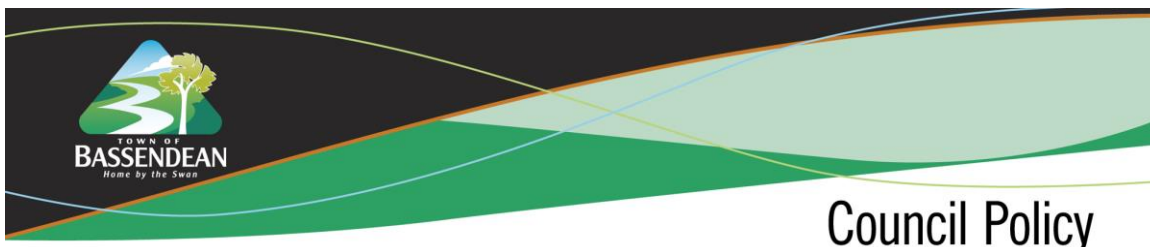
Future Meetings 2022

Thursday	24	February		at	EMRC Administration Office
Thursday	24	March		at	EMRC Administration Office
Thursday	28	April	(If Required)	at	EMRC Administration Office
Thursday	26	May	(If Required)	at	EMRC Administration Office
Thursday	23	June		at	EMRC Administration Office
Thursday	28	July	(If Required)	at	EMRC Administration Office
Thursday	25	August	(If Required)	at	EMRC Administration Office
Thursday	22	September	(If Required)	at	EMRC Administration Office
Thursday	27	October	(If Required)	at	EMRC Administration Office
Thursday	24	November	(If Required)	at	EMRC Administration Office

7 DECLARATION OF CLOSURE OF MEETING

There being no further business, the meeting was closed at 5:37pm.

ATTACHMENT NO. 3



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 4 - FLOODPLAIN MANAGEMENT & DEVELOPMENT

BACKGROUND

This policy has been prepared with the primary objective of establishing a framework for floodplain management. The framework will be used to guide the decision-making process and for identifying where responsibilities lie with respect to the development and management of land that has identified flood potential.

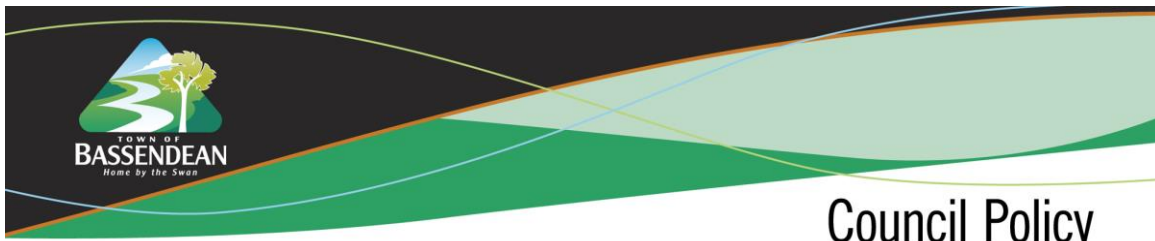
The criteria outlined in this policy is based on information obtained from the Department of Water and the Swan River Trust.

The Department of Water has 100 year ARI floodplain mapping of the Swan River with an associated floodplain development strategy. The floodplain development strategy is based on two guiding principles, ie:

- proposed development has adequate protection from 100 year ARI flooding, and
- proposed development does not detrimentally impact on the existing 100 year ARI flooding regime of the general area.

The 100 year ARI floodplain mapping shows the extent and level of flooding in a 100 year ARI flood event. The 100 year ARI floodplain is delineated into flood fringe and floodway areas where:

- proposed development (ie, filling, building, etc) that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.50 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection.
- proposed development (ie, filling, building, etc) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway.



PURPOSE

The purpose of this policy is:

- * to reduce loss of life and property due to floods;
- * to conserve the floodplain environment;
- * to guide residential development which permits access to residences in times of flooding;
- * to ensure that proposed development is compatible with flood hazard in order to minimise the risks of damage and impacts of flooding;
- * to encourage development which maintains or enhances the physical and visual amenity of the floodplain; and
- * to provide guidelines for the use and development of the floodplain.

DEFINITIONS

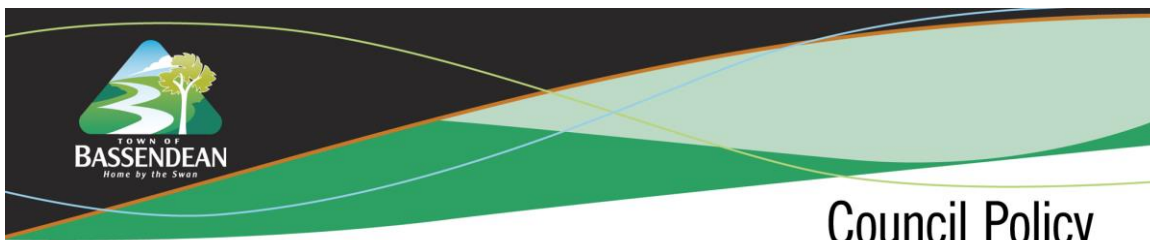
Average Recurrence Interval (ARI): A statistical estimate of the average period in years between the occurrence of a flood of a given size or larger.

100 Year ARI Flood: A major river flow which has a one per cent average probability of occurring in any one year. This flood is expected to occur on average once every 100 years. The 100 year flood has been generally adopted in Australia and overseas as the basis for floodplain management and planning.

100 Year ARI Floodplain: The area which is affected by flooding in a 100 year ARI flood event as shown on the Department of Water's floodplain mapping.

Floodway: The part of the floodplain which contains the river channel and portion of the floodplain and forms the main flow path for floodwaters once the main channel has overflowed. Proposed development in the floodway should be avoided wherever possible as obstructive developments would increase flood levels upstream.

Flood Fringe: The part of the floodplain where proposed development is considered hydraulically acceptable but is subject to appropriate building conditions that will achieve adequate flood protection.



Council Policy

Designated 100 Year ARI Flood Level: The 100 year ARI flood level assuming all flood fringe areas have been filled and developed. This level is used as a basis for determining minimum habitable building floor levels.

Minimum Habitable Building Floor Level: A minimum habitable building floor level of 0.50 metre above the designated 100 year ARI flood level is set to achieve adequate flood protection to proposed development.

POLICY

1. Planning Proposals

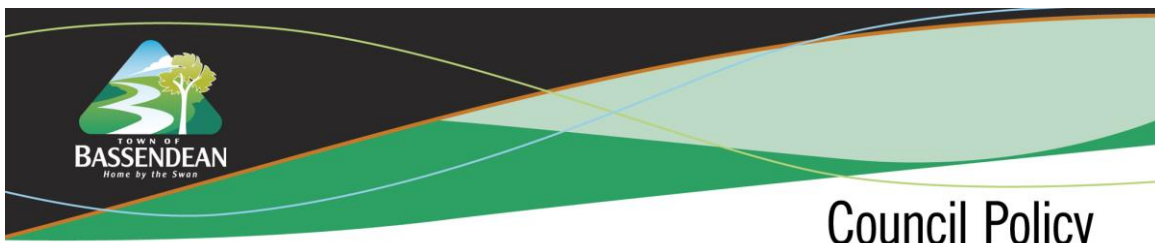
1.1 Council will determine planning proposals for floodprone land according to the guidelines in this policy, and may seek and have regard to the comments of the Department of Water, the Swan River Trust and the WA Planning Commission.

1.2 Within the flood fringe areas defined on the floodplain mapping, Council will consider each planning application on its merits and will determine the development standards or refuse approval for that development after taking into account:

- a) the specific site characteristics of the development site and the surrounding areas including natural surface or fill levels and existing floor levels;
- b) areas of environmental significance;
- c) potential impacts of the proposal on the hydrology, ecology and amenity of the floodplain; and
- d) any positive aspects of the development.

1.3 Council, in permitting any development on floodprone land, should:

- a) advise the applicant of the flood hazard to the development; and
- b) require the applicant to lodge a notification under Section 70A of the Transfer of Land Act 1893, at the applicant's expense, advising registered and prospective purchasers that the property is located in the floodplain of the Swan River and is liable to be affected by flooding. The notification shall also advise of any restrictions on the use of the premises, as contained in the conditions of any planning consent that may be granted. The notification shall be registered on the Certificate of Title prior to the issue of a building permit.

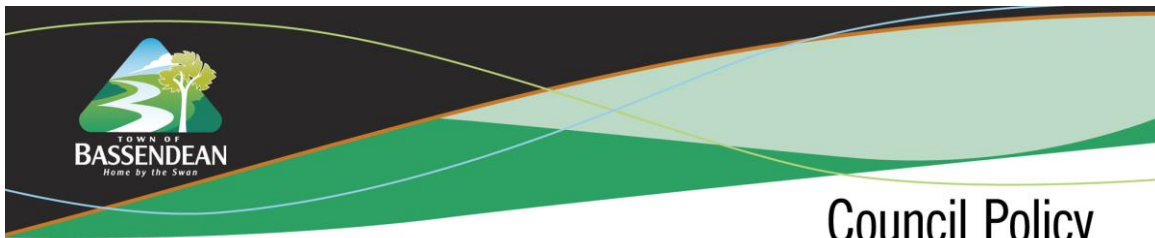


2. Environmental Conservation

- 2.1 Council will have regard to the impact of development on areas within the floodplain which it considers to be of environmental significance. These areas may include Aboriginal sites, river banks, wetlands and stands of vegetation. The retention, protection or rehabilitation of these areas by fencing, replanting, and other measures may be required as condition of planning approval.
- 2.2 Council may seek the advice of the relevant government departments in determining the significance and treatment of such area within or adjoining development sites.

3. Proposed Development in the Floodway

- 3.1 The topography of the floodway should remain in its natural state to ensure the effective discharge of floodwaters. Preferably, rural and recreational uses which will not impede flood flow should be developed.
- 3.2 Further subdivision of land wholly within the floodway will not be supported.
- 3.3 The following conditions will apply for proposed development within the floodway:
 - a) planning consent will not be granted for the construction of a dwelling within a floodway unless it is to replace an existing dwelling and the applicant can demonstrate that the dwelling can be constructed to be protected from a 100 year ARI flood;
 - b) the obstruction of the new dwelling to the floodway should be no greater than the obstruction of the existing dwelling;
 - c) a detailed Engineer's report will be required in support of the application and Council will take into consideration comments from the Department of Water in making a decision;
 - d) site access shall be designed to be functional at all times;
 - e) minor additions to existing dwellings will be supported subject to confirmation from the Department of Water that the new development will not adversely affect the existing flooding regime;



Council Policy

- f) any urban or rural development, including associated tree clearing, site works, fencing and landfill, which will detrimentally impact on the free flow of floodwaters and the moderating influence of wetland vegetation will be prohibited; and
- g) where planning consent is granted for a structure to be established within a floodway the proponent will be required to enter into a flood damage indemnity agreement with Council.

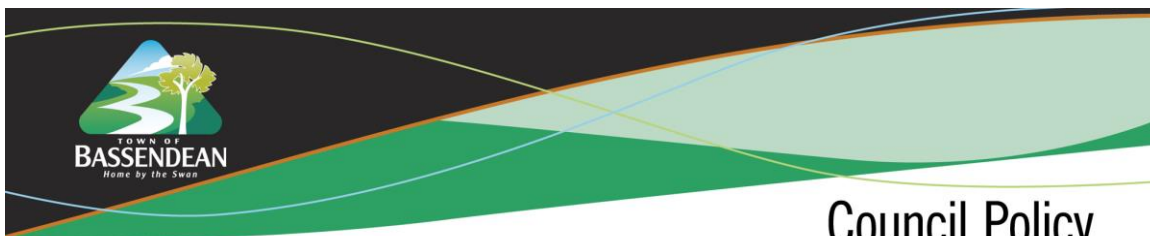
4. Proposed Development in the Flood Fringe

The following guidelines will apply to proposed development in the flood fringe:

- 4.1 Habitable floor levels and all electrical installations should be a minimum of 0.50 metre above the 100 year ARI flood level, except depending on the circumstances in each case, Council may consider the granting of building licenses for the following:
 - a) alternative housing forms to achieve the required habitable floor level, such as two storey developments with non-habitable rooms on the ground floor, stumped houses or raised pads, should be flood proofed (electrical/structural) and designed to ensure the building drains in the event of a flood. The minimum floor level of these non-habitable areas should be a maximum of 1.8 metres below the 100 year ARI flood level as determined by the Department of Water;
 - b) minor non-habitable outbuildings including sheds, which will not be used to store hazardous chemicals, may be exempt from the minimal floor level requirement, but should be flood proofed (electrical/structural) and designed to ensure the building drains in the event of a flood. Council may identify a lower flood level below which development will not be approved.

The granting of building licences under the special conditions of this clause will be subject to normal setback distances from the river or boundaries adjacent to reserves for the main building and a certificate from a competent structural engineer that the structure would be safe under severe flood conditions.

- 4.2 A licensed surveyor will be required to check and certify habitable floor levels following completion of any building on floodprone land.
- 4.3 The following conditions will apply for the construction of non-habitable undercroft areas on floodprone land:
 - a) the proposed floor level of the undercroft area shall be a maximum of 1.8 metres below the 100 year ARI flood level as determined by the



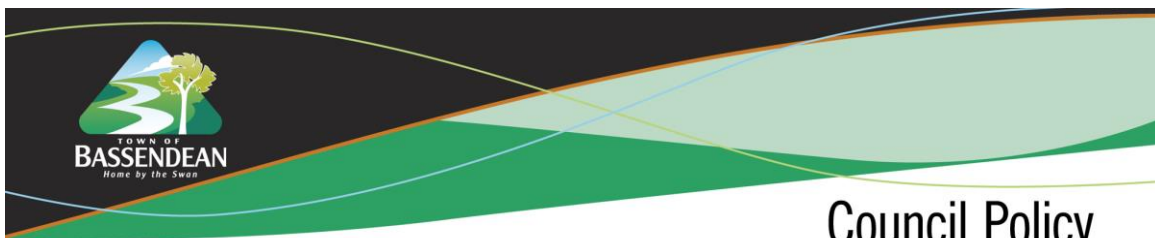
Council Policy

Department of Water. The minimum habitable floor level shall be determined on the advice of the Department of Water as being 0.50 metre above the 100 year ARI flood level;

- b) unless otherwise specified in the building code for non-habitable areas, the minimum clearance height (headroom) shall be 2.1 metres above the finished floor level;
 - c) the undercroft floor area shall be flood proofed (electrical/structural) and designed to ensure it drains in the event of a flood;
 - d) the granting of building licences for undercroft development will be subject to:
 - i. normal setback distances from the river or boundaries adjacent to reserves for the main building; and
 - ii. a certificate from a certified structural engineer that the structure would be structurally sound in severe flood conditions.
- 4.4 Land filling should not encroach into the floodway and the height and location of fill will be determined by Council having regard to the advice of the Department of Water. Subject to site conditions, the following standard generally apply:
- a) grassed embankments with fill batters at a slope of no steeper than 1:4 (vertical: horizontal) and the toe of the batter to not extend beyond the floodway limit; or
 - b) where fill is prone to flood impact due either to its proximity to the mainstream of the river or its exposure to the increased velocity of flood waters, the fill to be protected from erosion by a retaining wall which is designed to the engineering standards specified by Council and maintained by the applicant.

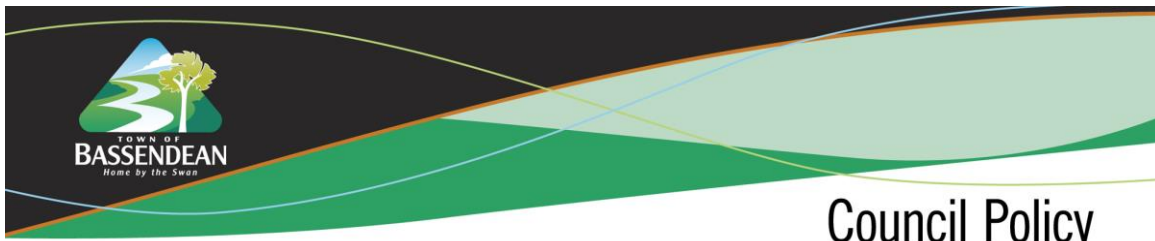
5. Landscape Amenity

- 5.1 Council, in considering planning proposals in or abutting the floodplain, will have regard to the visual and physical relationship of the proposals to the character and landscape amenity of the floodplain.
- 5.2 The following guidelines will apply to development in the flood fringe areas:
- a) Building bulk and design should be integrated with the floodplain landscape using the following design features:



Council Policy

- i. where possible, building should occur outside the floodplain and the floodplain areas of a development site should be integrated with the development as open space;
 - ii. building materials and finishes should be sympathetic to adjoining development;
 - iii. the tree canopy line should not be exceeded; and
 - iv. where necessary, the building bulk should be modified by supplementary landscaping.
- b) Fences which are visible from the floodplain should be unobtrusive:
- i. post and rail fences are preferable, particularly in the floodway;
 - ii. cyclone fences are acceptable in most areas but should be of a suitable colour to merge with the floodplain landscape; and
 - iii. solid screen walls, including fibro-cement fences, are not appropriate in the floodplain landscape, but may be permitted if the materials and colours are not visually intrusive are adequately screened by landscaping.
- c) Land fill height and location will be determined on the basis of the following guidelines:
- i. as far as practicable, land fill within the floodplain should be minimised and the floodplain left intact to preserve its integrity and amenity;
 - ii. for aesthetic reasons, the maximum height of fill should not exceed the existing surface level of adjoining development except for reasons of flood mitigation;
 - iii. land fill should preferably reflect the natural topography;
 - iv. slopes steeper than 1:4 (vertical: horizontal) should be retained using either:
 - materials and colours prevalent in the locality; or
 - stone pitching, Humes crib blocks or equivalent which should be planted with creepers and groundcovers and adequately reticulated.



Council Policy

- v. Retaining walls higher than 1.5 metres are visually intrusive and restrict access to the floodplain and will only be permitted if:
 - there is no other practical alternative; or
 - the Department of Water advises Council that the height of a retaining wall is required to protect the development from flood damage.
- vi. High retaining walls, where permitted, should have a setback of at least 1 metre for every interval of a maximum 1.5 metres in height. The setback area should be planted with shrubs and creepers to provide relief to the visual height of the wall.

5.3 Landscaping may be used to supplement existing vegetation or to minimise visual impact of development on the floodplain landscape. In either case, the landscaping should be consistent with the species and density of natural vegetation occurring in the floodplain and should incorporate the environmentally significant areas wherever possible.

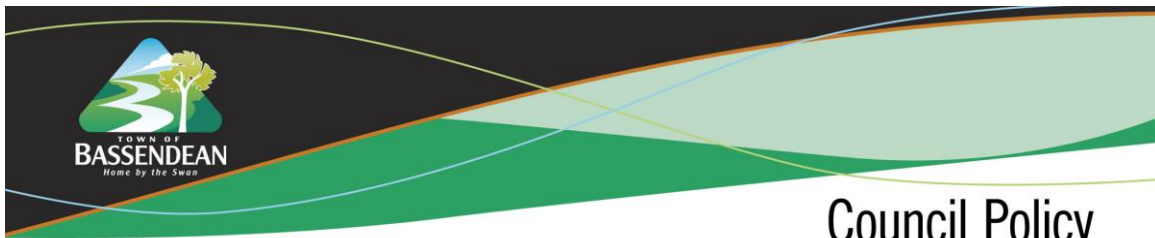
5.4 A landscaping plan for the development of sites may be required to be submitted with development applications showing the extent of clearing, the environmental areas and the proposed type and layout of landscaping. Council may require the landscaping plan to be prepared by a qualified landscape architect/planner.

5.5 Council may impose the following as conditions of development approval:

- a) the carrying out of landscaping according to a plan approved by Council;
- b) the rehabilitation of existing vegetation;
- c) the retention of areas which it considers to be of environmental significance; and
- d) the installation of reticulation in landscaped areas.

6. Requirements of the Swan River Trust

Much of the floodplain in Bassendean either falls within the Development Control Area (DCA) or adjoins the DCA of the Swan River Trust. In accordance with Clause 30A of the Metropolitan Region Scheme, all developments that are on land:



Council Policy

- abutting other land in the Trust Development Control Area (DCA);
- abutting water in the DCA;
- partially in the DCA; or
- that may otherwise affect waters in the DCA

must be referred to the Trust for comment and will therefore be subject to the Trust's policies.

The Swan River Trust will assess any application against its own policies including:

Development Setback Requirements (SRT/D3):

- Development must be set back a minimum of 10 metres or 20 % the depth of the lot (whichever is the lesser) from the boundary of the Parks and Recreation reservation.
- Retaining walls in the development setback area must be located at least 5 metres from the boundary of the Parks and Recreation reserve and must not exceed an individual height of 1 metre and a total combined height of 3 metres.
- Depending on site circumstances, the Trust may allow the lower portion of a boundary fence to include a small solid retaining wall component, provided it is no higher than 1 metre and the entire fence height does not exceed 1.8 metres.

Policy Number: Local Planning Policy No. 4
Policy Title: Floodplain Management and Development

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. 4 – Floodplain Management and Development.

2. Policy Statement

The purpose of this Policy is to provide guidance in relation to acceptable forms of development or subdivision of land which is situated within the Swan River floodplain.

3. Policy Objectives

- (a) To provide guidance on the permissible forms of development on flood affected land within the Town.
- (b) To minimise the potential for loss of life and property damage due to floods.
- (c) To conserve the floodplain environment and ensure that proposed development within the floodplain is compatible with the locality.

4. Application

This Policy applies to any form of development or subdivision that is proposed to be undertaken on land within the district which is designated as flood prone by the Department of Water and Environmental Regulation (DWER): <https://www.water.wa.gov.au/maps-and-data/maps/flood-maps>

5. Definitions

- Average Recurrence Interval (ARI): *means a statistical estimate of the average period in years between the occurrences of a flood of a given size or larger.*
- Designated 100 Year ARI Flood Level: *means the vertical water level that would potentially occur as part of a 100 year ARI flood event, as prescribed by the Department of Water and Environmental Regulation.*
- Floodway: *means the part of the floodplain which contains the river channel and portion of the floodplain that forms the main flow path for floodwaters once the main channel has overflowed.*

Flood Fringe:	<i>means the part of the floodplain where proposed development is considered hydrologically acceptable but is subject to appropriate building conditions that will achieve adequate flood protection.</i>
Minor Addition/Alteration:	<i>means an addition/alteration that does not involve the creation of more than a single room which has the potential to be used for habitable purposes.</i>
Development Control Area	<i>means the land and waters referred to in section 10 of the Swan and Canning Rivers Management Act 2006, and includes any land the subject of an agreement under section 28 for management as if the land were part of the development control area.</i>
100 Year ARI Floodplain:	<i>means the spatial area which will be affected by flooding in a 100 year ARI flood event, as prescribed by the Department of Water and Environmental Regulation.</i>

6. Policy Requirements

6.1 General Subdivision and Development requirements for land within the Flood Fringe and Floodway

- (a) Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 100 year ARI flood level.
- (b) Minor additions and alterations to an existing dwelling where existing floor levels do not achieve a minimum of 500mm above the designated 100 year ARI flood level may be considered subject to consideration of any comments received from State Government agencies consulted in relation to the proposed development, including potential impact on river flows and emergency management.
- (c) Non-habitable outbuildings may be supported with a floor level of less than 500mm above the designated 100 year ARI flood level, subject to it being flood-proofed (electrical and structural) and designed to drain in the event of a flood.

6.2 Subdivision and Development requirements for land designated Flood Fringe

- (a) Subdivision and development may be supported where it is accordance with the density specified by Local Planning Scheme No. 10, the requirements of this Local Planning Policy and any requirements of State Government agencies.
- (b) Development and subdivision for land which is situated within the flood fringe is generally acceptable provided that the finished floor level of habitable floor space of a new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.

6.3 Subdivision and Development requirements for land designated Floodway

- (a) Subdivision and development that increases the number of lots or dwellings within the floodway is not supported. In applying this provision, it is noted that existing, vacant sites are permitted to accommodate a Single House.
- (b) The construction of a new dwelling within the floodway will only be supported where:
 - (i) the finished floor level of habitable floor space of the new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.; and
 - (ii) in the case of a new dwelling to replace an existing dwelling, the obstruction of the floodway caused by the new dwelling is no greater than the obstruction caused by the existing dwelling.
- (c) In determining an application development within the floodway, consideration will be given to various emergency management issues, including, the likely depth of flood water, the likely velocity of flood water, the distance to higher ground, the potential for damage to property and infrastructure and the potential need for evacuation.

6.4 Conditions on Subdivision and Development approvals

- (a) In granting development approval or providing a recommendation to the WAPC on any application for development or subdivision, the Town will impose a condition (or recommend a condition be imposed) requiring the applicant to lodge a notification under Section 70A of the *Transfer of Land Act 1893*, at the applicant's expense, advising registered and prospective purchasers that the property is located in the floodplain of the Swan River and is liable to be affected by flooding.

The notification shall also advise of any restrictions on the use of the premises, as contained in the conditions of any development approval that may be granted. The notification shall be registered on the Certificate of Title prior to the issue of a Building Permit.

Document Control

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

Schedule of Submissions

Local Planning Policy No. 4 – Floodplain Management and Development

1	Affected Property: 161 West Road Bassendean	Postal Address: 161 (Lot 1) West Road BASSENDEAN WA 6054
Summary of Submission		Comment
Objection to the proposal. 1.1 Please explain how a Council that professes to believe in a drying climate can support State government departments to impose an outdated flood level to the detriment of the rate payers of Bassendean. DWER has accepted the lowered 100 year flood level but not amended there floodplain maps (<i>sic</i>), The Bassendean Council should support their rate payers and request DWER update the maps to reflect the now accepted levels.		DWER prepares flood mapping based on data from past flood events and catchment modelling. The floodplain mapping displayed in the tool is the defined flood event for land use planning, in most cases the 1 in 100 (or 1%) annual exceedance probability (AEP) flood event (previously referred to as the 100-year annual recurrence interval (ARI) event). DWER has not advised the Town that the mapping is incorrect, or needs to be updated. As the custodian of the map, any request to amend the map should be directed to DWER.

2	Affected Property: 15 North Road Bassendean	Postal Address: 15 (Lot 692) North Road BASSENDEAN WA 6054
Summary of Submission		Comment
Objection to the proposal. 2.1 I have enclosed a copy of a brief from McLeods lawyers regarding the draft Floodplain Management Policy. From my reading, I suggest the Town and/or Council consider reviewing the draft policy, specifically clause 6.4 which may require a landowner to insert a Section 70 notice on their title. The SAT made the following comments with the 43 McGregor Road case, i.e. if the impact (flooding) has been ameliorated (by raising floor levels) then why the need to put a notice on the title or conversely, why approve the development. “If the amenity impacts are sufficiently ameliorated by relevant details of the proposed development, or by way of conditions of approval that add additional aspects of amelioration, then what is the purpose of the notification? On the information before the Tribunal, the answer to that question is not apparent. If the purpose is to warn of potential amenity impacts, in circumstances where those impacts have not been		Noted. The Town considers the imposition of a Section 70A notification advising of flood risk as appropriate. The content of the notification does not place a continuing obligation on the owner or occupier of the land to undertake any action, nor is it considered unusual given the land is flood prone. A condition requiring a Section 70A notification serves a proper planning purpose, as it advising existing and future landowners and occupiers of the risk of flooding which has not been ameliorated.

	sufficiently and appropriately ameliorated, then why has the proposed development been approved? Warning of the impact cannot ameliorate or remove the impact, so again, what does it achieve?"	
2.2	Furthermore, it appears the spirit or intent of the law is to provide appropriate warning to potential purchasers of the likely environmental or amenity impacts that may affect the use and enjoyment of the land subject to the notification. The impact may well be deemed trivial if all it does is flood part of a garden once every hundred years – assuming habitable areas have floor levels at least 500mm above the 1% ARI (1:100 year event).	Noted. Section 70A allows a notification of the factor which affects the use of enjoyment of the land or part of the land. As such, even if flooding affects only a part of the land, the Town considers that landowners/occupiers and prospective purchasers should be made aware that part of the land is affected by flooding.
2.3	In summary, if one complies with sections 6.1, 6.2 and 6.3 then section 6.4 is logically superfluous – the impact has been ameliorated. Alternatively, section 6.4 would be relevant if one did not comply with sections 6.1 to 6.3 with the corollary, why was the development approved.	Disagree for the reasons outlined in 2.1 and 2.2 above.

3	Affected Property: 182 West Road Bassendean	Postal Address: 22 (Lot 196) Haig Street BASSENDEAN WA 6054
Summary of Submission		Comment
<p>Objection to the proposal.</p> <p>3.1 On 04 Sept 2020 I received a letter from the Town of Bassendean signed by Donna Shaw Manager of Development regarding a request to make public comments regarding the town's draft amendment to Local Planning Policy No.4 – Floodplain Management and Development – Local Planning Scheme 10 and Schedule 2 of the State WA Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p>In respect of agenda Item 12.7 of the 25 Aug 2020 ordinary council meeting that will possibly effect a property that my brother Brendan van Hoek and I own at 182 West Road Bassendean.</p> <p>We both find that the 3 week time frame required to respond to such a request for the major changes to Planning Policy No.4 by the 25 Sept 2020 is totally unacceptable to us.</p> <p>Especially as Brendan lives and works in Karratha and not all government departments including DWER DFES /</p>		<p>Noted. An extension of time to make a submission was granted until 27 October 2020.</p>

	WAPC/ERMA or their researches such as BMT WBM Pty Ltd or the Swan River Trust are contactable in the short term including being able to speak with other home owners in the area whose land holdings will also be impacted by these changes.	
3.2	Let alone read/review and then reflect on section 70A or other sections of the Land Transfer Acts of 1893 any of its amendments or its later acts that could impact us if imposed by the Town let alone pay toward costs to discuss that impact with a Property Lawyer.	Noted.
3.3	Further the fact that the Town is pre-empting the findings of ERMC and BMT WBM P/L before it has finalised its full report is also of a concern to us. Donna Shaw has advised an extension of time can be granted to Brendan to respond to the Town by the 27 Oct 2020 which he may or may not do, hence the reason this letter is only from me today.	Disagree. The Town has not pre-empted the findings of any agencies.
3.4	Agenda Items 12.7 of the Towns - Ordinary Council Meeting of the 25 August 2020 and the attachment for Draft Policy No.4 - Point 6 Policy Requirements – I mostly agree with 6.1 items a) to c) as it does not currently affect us and nor likely to in the future.	Noted.
3.5	And I could agree with 6.2 Subdivision and Development in Flood Fringe a) & b. if I had prior to this draft becoming a local ruling been able to discuss with a builder or engineer as I don't understand all these items never having built a home myself.	Noted.
3.6	In respect of 6.3 Subdivision and Development in Floodway I am encouraged with the end part at point a) that states "it is noted that vacant sites are permitted to accommodate a single house, something that has never been in print before.	Noted.
3.7	As for the first section of part a) that states "Subdivision and development that increases the number of lots or dwellings within the floodway is not supported" the only comment I can make here is that there are no attached diagrams for me to view with this draft. So I assume that the Floodway refers to the Ashfield Flats Basin area up to the back of the current properties 180-186 West Rd and one home in Whitfield St.	Noted. The Town had not included the flood mapping as an attachment to the Policy, as DWER is the custodian of the map, which is updated from time to time. The Town is now proposing to revoke the Policy.

<p>And that the Flood Fringe is all of the properties that are already established on 180-186 West Rd and the one home in Whitfield St, including my property that I share with my brother at 182 West Rd.</p> <p>So if my assumption is correct then yes I do not agree with buildings in the floodway or Ashfield Flats basin but do agree with subdivision in the Flood Fringe. Which is where the existing buildings already are.</p>	
<p>3.8 I think in an ideal time that there would only be a further 6 homes erected either on the riverside of West Rd 183 - 187 if those larger 5000sqm homes were to be subdivided and possibly 2 on the opposite of the street down to 2000sqm such as ours. And I currently prefer the 2000 lot size.</p>	<p>Noted. The ability to subdivide has never been based on any Town documentation or the Building Code of Australia. Subdivision applications are determined by the Western Australian Planning Commission (WAPC), with the size of the lots created based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes.</p> <p>The Town's role in the subdivision process, along with other service agencies, is to provide advice on the proposed plan. The WAPC is not obligated to determine the application in accordance with the Town's or service agencies recommendations.</p> <p>The subject land is coded R5, which requires a minimum lot size of 2,000m².</p>
<p>3.9 My brother has other views from mine and would prefer to even further subdivide our 2000sqm block but has not advised me to what size. I think that is in part like me he knows that in Stone St Bayswater that there were 2 x 5000 sqm lots that are about 10-15 feet from the river that have been subdivided to 300 - 491sqm and now selling from \$500 to \$620. And they have no building restrictions due to the fact that a lot of sand was installed on those properties.</p> <p>Which led me to discuss this accept with Cameron Hartley when I learnt that we could have done the same without DWER input and perhaps secured a sale almost 15 years ago.</p> <p>Yet after 27 years we cannot realise a sale due to the building restrictions under the guise of DWER so called protection of a 100 year flood occurring.</p>	<p>Noted. The subject land is coded R5, which requires a minimum lot size of 2,000m². Land further subdivided in other localities may have a different R-Code afforded to it, and therefore a different minimum and average site area per dwelling.</p>
<p>3.10 So allowing subdivision of those larger lots is a bonus for the landowners and the town. But I also understand that some people prefer larger blocks as it is of benefit for them or prestige in owning a larger block on the river front. So it is hard for the town to make everyone necessarily happy but I think it is achievable.</p>	<p>Noted.</p>

<p>But in respect of item 6.4 – Conditions of Subdivision or Development approvals I definitely do not agree with it at all in its current draft form.</p>	
<p>As the Town has not disclosed to us what costs we will incur or even advise us of what type of wording or what type of Building evidence such as a Master Builders Report or recommendation would be in any notification applied to our land title.</p> <p>I have had to do that myself and have been advised by Landgate that the cost per item on each notification is \$178-20 or if it were 20 items \$3,564. A cost that my brother and I feel is totally unwarranted due to the fact it will still not alter anything for us or any prospective buyer now or in the future from still having to obtain both the Town's or DWER/ DFES emergency management approvals for any building erected on the property.</p>	<p>Noted. The Section 70A notification is to advise landowner/occupiers and prospective purchasers that the land is subject to flooding. This is a single notification, the price of which is determined by Landgate.</p>
<p>3.11 Further due to paragraph two being very ambiguous in its wording, open for interpretation with no effective guidelines to follow or evidence or examples given to support councils position or any such finding in respect of building applications or approvals or any other occurrence of a civil nature that may arise thru out the building process re-engineering etc.</p> <p>The only thing that a Notification brings benefit to is the Lawyers or Council or the Real Estate Agents to cover themselves from indemnity or being sued by any prospective buyer if they or us were;</p> <p>Not to be advised by council in the first place that building restrictions were to be applied and those further approvals would be based upon point B),</p> <p>(a) Failing to be given that information at point A) as part of the due diligence process were not advised that further approvals were also required by DWER/DFES.</p> <p>(b) That adding the Notifications seems to suggest that Council means that they are not having to discuss due diligence with any prospective buyer.</p>	<p>Disagree. Section 70A notifications advise landowner/occupiers and prospective purchasers that the land is subject to flooding. Prospective purchasers receive a copy of the certificate of title as part of the contract of sale. The Section 70A notification appears on the certificate of title.</p>

<p>3.12 However, I did speak with Planning Officer Cameron Hartley on 17 Sept 2020 at approximately 1000am as I was concerned that after a few phone calls and emails to the Town's Senior Planning Officer Christian Buttle as mentioned in the letter from Donna Shaw as being the Towns point of contact, that I could not clarify point 6.4 before the 25 Sept 2020 community consultation period.</p> <p>Cameron Hartley has advised me today the 17 Sept 2020 that Christian Buttle had left the Towns employment the previous week, (being 7-11 Sept 2020).</p> <p>I have explained to Cameron my concerns below but he assures me that Notifications to the Land Transfer Act are generally organised via a Property Lawyer and are generally a single sentence notifying specifics on the Title.</p> <p>For Example - In Paragraph One of Point 6.4 to be included on the Certificate of Land Transfer Title.</p> <p>"That the Notification is advising registered and prospective buyers of 182 West Rd Bassendean that the property is located within the floodplain of the Swan River and is liable to be affected by flooding."</p> <p>The second Paragraph pertains to restrictions regarding the use of the premises as contained in the conditions of any development approval that may be granted as a Second Notification on the certificate/title.</p> <p>"This notification is to advise that there is to be no residing in unliveable areas of an under croft".</p> <p>Cameron's advice to me today was that the first notification could be included on our current title which could make it clearer for any prospective buyer. And the second notification is only included as part of a submission for building development by the person wishing to build a home on the property be that by ourselves or who has ever bought the property from us. And making it easier for Real Estate agents for advertising purposes.</p> <p>However, he has stated to me that he feels that in our particular case that the notifications mentioned in the draft are not a current necessity for us at this point in time.</p>	<p>Noted.</p>
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<p>And therefore if we were still wanting to put the block back on the market would not have to include either the first or second notification on our current certificate of title at this time.</p>	
<p>3.13 I have emailed Cameron in the past re the positioning of any home on our property that a prospective buyer may want in a different spot on the block or us wanting to lay sandfill on the property to perhaps make a quicker sale by reducing this impediment for any buyer.</p> <p>Cameron's advice was that if SAT or any other entity such as DWER has proof that has already been made public, such as a new ruling or hydrology report then we as owners could apply to DWER to have any home placed elsewhere on the property.</p>	<p>The Town considers each development application on its merits. All development proposals within the flood affected areas are referred to DWER for advice.</p>
<p>3.14 Cameron has also advised that we can place landfill (not levy) on the property without DWER approvals if it is in anticipation of a sale. As opposed to approvals for a full building application. He has also advised that there would then need to be further emergency management approvals I assume from DWER/DFES.</p> <p>I had commented to Cameron Hartley today that I do feel for the other large land holders in the area who have had their properties on the market for 8-10 years who cannot subdivide in the past.</p>	<p>Noted. This advice has been misinterpreted. The definition of development under the <i>Planning and Development Act 2005</i> includes the carrying out on the land of any excavation or other works. Depending on the nature of the proposal fill, a development application may be required. All development proposals within the flood affected areas are referred to DWER for advice.</p>
<p>3.15 And I had thought that thru the efforts of the owner of 183 West Road Bassendean whose property is directly opposite across the street from us, in having gone to SAT against the Town and DWER with their new hydrology reports and won the right to subdivide that property from 5000sqm to include two homes on it, meant that all other large home owners at 5000sqm in the West Road area could now do the same.</p>	<p>This is incorrect. The application to the State Administrative Tribunal was the landowner vs the WAPC as the decision maker on the subdivision application, not the Town.</p>
<p>3.16 Cameron's advice to me today is that this is no longer the case. Due to that particular SAT decision now having lapsed due to a clause that any buildings that were to be erected on the neighbour's property were bound by certain timeframes which had not been met. Hence the SAT decision has now passed effectively to the point that there can no longer be Subdivision of that property or others in the area.</p> <p>He also advised that since that SAT decision that there had been a few other</p>	<p>This is incorrect. The WAPC determines subdivision applications, not the Town. Subdivision approvals are valid for a period of 3 years (5 lots or less).</p>

<p>landowners who had also applied to have their larger properties subdivided and all have been declined by the Town/DWER and now it would also seem DFES.</p> <p>So this new information today has altered some but not all of my concerns in respect of the items to still be considered under the draft. Especially in respect of either ourselves or any prospective buyer being able to apply to DWER to reposition any intended new dwelling on our block due to that SAT decision now having lapsed.</p>	
<p>3.17 Some of the points we agree with but several we do not.</p> <p>In respect of Ordinary Council Agenda Item 12.7 of 25 Aug 2020 we have read and respond accordingly.</p> <p>Heading - Proposal – Communication and Engagement</p> <p>DWER comments that “the current boundary of the Floodway should not change” is still of a concern and confusing when read with the rest of the conflicting statements stating “based on updated flood modelling development or filling is no longer seen as obstructive to major river flows that would result in increased flood levels upstream “ in paragraph one.</p> <p>But then in paragraph two goes on to state “that flooding within the Floodway is relatively deep and hazardous to vehicles and people at peak levels”. And then goes on to make further comments in respect of no DWER approvals unless DFES give their approvals.</p> <p>So I am a bit perplexed because DWER says it agrees with change but does not want it to take effect.</p> <p>Then DWER refers the matter to DFES for comments relating to appropriate management control in relation to development or subdivision of land within the floodway is not supported.</p>	<p>Noted. Formal advice from DWER on the draft Policy is contained within this Schedule of Submissions. The Town is now proposing to revoke the Policy in any instance.</p>
<p>3.18 DFES then goes onto say that they will not support development or subdivision unless satisfactory arrangements can be put in place to allow safe access from Floodway land to the Flood Fringe then the only possible way for this to be achieved would involve filling the entirety of the Floodway or construction of a levy around the land within the Floodway.</p> <p>Which is absolute hypocrisy and would affect plenty of wildlife in that area if they</p>	<p>Noted. Formal advice from DFES on the draft Policy are contained within this Schedule of Submissions. The Town is now proposing to revoke the Policy in any instance.</p>

<p>are speaking of filling in the whole basin area of Ashfield Flats .The homes that have already been erected within the Floodway or Fringe since the 1930's have all had to build up their land with substantial fill that now creates their own levies. And due to that fact means any further subdivision of the land will have to do the same.</p> <p>Notwithstanding the fact that over the past 30-40 years that the Swan River Trust and Council had let the river area go and had to be forced into doing something about the degradation by boats and fisherman digging for blood worms by previous Community Groups headed by Cr Paul Bridges or Cr Peterson and others during the late 1990's. With the Town then going onto upgrading dirt tracks to accommodate trucks.</p>	
<p>3.19 So there has been no major degradation or erosion of flooding impacted by subdivisions in the West Road area or any loss I dare say to bird life or other creatures in this area, other than the turtle population due to the fishermen either killing them or people taking them home as pets.</p> <p>As for the safety access to homes in this area due to fires I agree it is of concern but with the correct planning for such an event it can be avoided and managed in an appropriate way.</p>	Noted.
<p>3.20 But I remind both the Town and DFES it was their decision in 2016 I think to close the Bassendean Fire Brigade main office in Parker Street in the heart of Bassendean which then saw the demise of the 100 year old volunteer fire brigade. And both used to monitor the Ashfield Flats Area for summer fires but also keep an eye on any flooding if any along the river bank since 1929.</p>	Noted.
<p>3.21 And since that time there has really only been 2 major flooding instances in 2012 & 2016-17. Both of which caused major flooding in the upper river area around The Vines area under the Bridge and Caversham or Bayswater Boat Ramp with minimal flooding in Sandy Beach. And I know that as I have generally kept photos of those flood times and our block along with others have never flooded more than 3cm if that, yes a puddle.</p> <p>There is I believe no official record of the 1847 & 1874 - 100-150 year flood event other than verbal records as my</p>	Noted.

<p>understanding is that public records did not start until 1850 and Bassendean was not included in those records until the occurrence of the 1924 or 1929 floods ,which were still based on Midland Records. That saw the river flood along West Road up to the now Villiers St demarcation line which was then used by Department of Water and used later by DWER after the further floods of 1964.</p> <p>The 1964 flood was significant and then saw the Town and other government entities work to add a larger drain during the 1970's and later management in 1980's & late 1990's.</p>	
<p>3.22 Which has since curtailed any further flooding to streets or indeed to the Ashfield Flats Basin itself to a much more manageable state where there is little flooding to amenities or infrastructure. And only now floods in the inner basin area of the Ashfield Flats with no real flooding of Sandy Beach or West Road.</p> <p>Including very little maintenance by the Town of dirt tracks around the flats that prior to the current installation of the new fence in 2017 by council or DWER around the flats was always accessed by the DFES fire brigade or the Towns own work vehicles or DWER.</p>	<p>Noted. The Ashfield Flats are owned and managed by the WAPC.</p>
<p>3.23 Something which they can now no longer do and I have already written to the Town regarding our total objection to DFES closing the fire station, especially given the amount of large homes in that Ashfield Flats area but also because it will impact other infrastructure such as the Cyril Jackson High School or Ashfield Primary School and Perth Airport or the Business Precinct of Tonkin Park.</p> <p>So overall we find that yes we have had several challenges over the past 27 years since we purchased the property in 1993 paid our rates and advised prospective buyers thru private sale or via real estate agents that the block is subject to Building Restrictions or further approvals from DWER and now DFES and cannot be subdivided.</p> <p>And we have had to constantly check and double check that information from council to us over the years so not as to fully understand our obligations or cause conflict or disclose the incorrect information to anyone else.</p>	<p>Noted.</p>

<p>3.24 So in good faith we have accepted and never disputed the Towns advice to us re the building restrictions of pole mounted or under croft or not being able to sub divide the property. But after that amount of time without a sale, ort to be angry that we cannot take full advantage of our valuable property the same way that others have been allowed to do within the rest of Bassendean or elsewhere in Perth. Even just being able to build whatever style home on the property without subdividing would be a bonus for us.</p>	<p>Noted.</p>
<p>3.25 These issues have only been raised by us since the Towns planning department has in more current times either wanted to change the zoning in 2016 or been during 2017-2019 of us trying to sell the property. That due to public perception or expectations of building restrictions along with their inability to sub dive (<i>sic</i>) being unworkable or unlikeable in today's market meant we have had to constantly monitor advice from council and our legal responsibilities for any prospective buyer or real estate agents. Added to which there are other properties in the street that have been on the market between 8-10 years that cannot realize a sale due to those blocks being 5000 sqm and not being able to be subdivided down.</p>	<p>Noted.</p>
<p>3.26 But equally there is just not that kind of big money around Perth now due to the down turn in the mining boom and there are much more saleable assets in other areas of the Perth CBD or along other areas of River frontage such as Ascot, Belmont, Caversham, East Perth, Fremantle, Maylands, Rivervale, Rockingham, South Perth or Elizabeth Quays. Plus these larger blocks possibly purchased initially for between \$60 to \$100K in the 1970-1990's.</p>	<p>Noted.</p>
<p>3.27 And that has included the feedback from the two real estate agents we had used during those times and the comments of at least 17 of the 3000 views on their websites and that of REIWA. Which had me then email you about one prospective buyer not wanting to make an offer unless their two storey architect plans could first be submit for review by the Town. Which thankfully the Town agreed to do, but sadly due to them including a sewing</p>	<p>Noted.</p>

<p>room and gym in the undercroft meant that the council could not approve those plans. Due to planning policies deeming sewing and gym's to be liveable areas.</p> <p>Which to me is a nonsense as it's a useable area as opposed to what statutes claim as liveable. The main home is a liveable area of kitchen, bedrooms amenities all of which were on the upper floors accessed by a lift.</p>	
<p>3.28 A lift suits both purposes due to age and health. But if a 6 foot flood comes you would not locate to the basements undercroft unless it was safe to do so to leave the area or drive your car out to escape the flood. And if you have stayed in a 6 foot flood then it's your own fault for not looking out for yourself.</p> <p>But I get it, the Town does have legitimate concerns in respect of flooding from the Ashfield Basin or storm water runoff and if it allows structures to be built in the path of flood it may be liable for a heavy insurance bill or replacement of normal amenities such as electricity, gas, water or phone lines.</p> <p>But then why allow homes to be built in West Road in the first place if they knew it was a market garden or diary. Why now propose a kids playground with a flying fox for Sandy Beach including the new cycle way along West Road that front those existing homes. All of those homes have full amenities now. So 70 or 80 years back if they did not want further development then DWER should never have agreed in the first place to allow development in this area.</p>	<p>Noted. The Town acknowledges the risk to the proposed Sandy Beach playground as a result of flooding. No habitable buildings are proposed as part of these works.</p>
<p>3.29 But I have never in my 55 years of living in Ashfield seen the Ashfield Basin flood to the point where it has impacted the homes in that area or in a great amount along the river front at Sandy Beach, even the Town's carpark has not been effected in this area. While places such a Bayswater boat ramp off Kenmure Ave have flooded most years causing absolute chaos and headaches. Along with other places like Como along the freeway.</p>	<p>Noted.</p>
<p>3.30 But remarkably properties that front 10-15 Villers St at the end of West Road were able to be subdivided down and they are actually closer to the river front. When I asked Brian Reed why they were able to subdivide and we weren't his</p>	<p>Noted.</p>

<p>advice to me is due to the fact that the front of their homes fronts Villers St and therefore is not impacted by the Flood plain. Which I thought odd given that all over their backyards do. But by the way have never flooded including the property at 183 West Road. But constantly does at Point Reserve each year. So to continually stifle development in West Rd southern end makes no sense.</p> <p>However, as I had already emailed you in the past re these concerns still feel that if the Town or DWER removes the current Flood demarcation line to the back of the properties from 180-186 West Road and the back of Whitfield St would mean there would be less likely hood of serious damage to infrastructure in this area. DWER would only be liable for any bill from the Town up to that point.</p>	
<p>3.31 As it is I have concerns now for our property because in the past the Town had advised that if a home was placed on our property it would have to be in the middle of the property of the two fence lines and about 14 metres from the front fence in line with the existing conjoined gate and raised 4 feet or so in sandfill re the 100 year flood plain.</p> <p>But after Cameron Hartley's assessment of the one prospective buyer's architect's plans had been told by Cameron and the architect that it had to be more toward the fence line of the home at 180 West Rd.</p> <p>Which I thought odd given there is a swimming pool within 5 feet of that fence line. And on the other side at 184 West Rd the home almost abuts the fence line within 2 feet also has a swimming pool.</p> <p>And I know that in the past that the owner of 184 had wanted to up stump his old home and move into the centre of the property before he improved it to its new look, which the Town did not allow. And which I also thought odd as it is a pole mounted home and in its current position if up rooted by a 6 foot flood would see it slide out into the main part of West Road.</p> <p>So to me that is just asking for trouble and more flooding if a proposed home was ever placed on our property other than in the middle of the property, but I agree I am no expert I just question certain decisions at times.</p>	<p>Noted.</p>
<p>3.32 Such as why DWER/DFES are objecting to further subdivisions in this area or</p>	<p>Disagree. The WAPC determined subdivision applications, and any decision by the State</p>

<p>subjecting people to putting notifications on their certificate of land titles in the West Road area and not the whole of Bassendean river areas or other areas in Perth.</p> <p>Or for people wanting to purchase smaller subdivided properties to 2000 sqm. Especially given as we also know and the Town is fully aware of the owners at 183 West Rd having been told by the Town he could not subdivide the 5000sqm property and then did his own extensive and expensive research applied to the State Administration Tribunal (SAT) to overrule the Town and DWER and won his case.</p>	<p>Administrative Tribunal on a subdivision matter is between the landowner and the WAPC, not the Town.</p>
<p>3.33 And I dare say that due that SAT decision that the other larger land holders in West Rd thought that due to having the proposed R2 zoning rescinded on 13 Dec 2016 and a further council meeting I believe in 2017 or 2018 where it was agreed that the Town would no longer impede building improvements or possibilities of further subdivisions would have no further restrictions imposed upon them by the Town or others.</p> <p>An outcome that some of them oppose and will likely now see those other people having to embroil themselves in a possible class actions against the Town or DWER/DFES to realise what other land holder thru out Perth CBD or other areas including those owners of 183 West Rd might still be able to benefit from.</p>	<p>Disagree. There is no proposal to zone land R2. The land is zoned R5, and is not proposed to be rezoned.</p>
<p>3.34 And recently it seem that some landowners in West Road along with a few of the Towns elected councillors have made their concerns public re an article that has appeared in the Eastern Suburbs Reporter by Michael Palmer on 03 Sept 2020 titled “ Call to lift river restrictions “ which I have included for your benefit.</p> <p>I have yet to understand the decisions of some of the councillors’ comments in this article as I had thought that Councillors were the elected people’s representatives. So it appears that those councillors who are not land owners in West Road want to divide the community and have a say over my assets.</p> <p>Which I and my brother Brendan object to if they want to impede the sale of our property without even first discussing it with us or finding out our opinion about it.</p>	<p>Noted.</p>

	<p>But I understand that being part of a democracy is having your say be it in private or public.</p>
<p>3.35 I personally do not wish to make any public comment about my private affairs or held assets but will still want to in a private way make it known to you. My brother has other views and it is up to him to reply to you regarding this draft.</p> <p>So I Anne-Marie had thought by me continually contacting you during 2018-2019 that you have listened to my concerns and those of my brother and I had thought that we were moving in the right direction for not only ourselves but any prospective buyers be given approval of prospective buyers to submit their architect plans for perusal to council.</p> <p>But now find that council is not only wanting to penalise us by introducing differential rating system for our properties which I have also opposed and emailed you about regarding differential rating being applied due to the Town's advising us in writing that this was due to not enough building applications being made to council.</p>	<p>Noted. Differential rates are not a consideration of this local planning policy.</p>
<p>3.36 And now we find also thru no fault of our own that the Town want to impose further penalties on us expecting us to pay for our land titles to be changed but give no wording or guarantee of what those Notifications or their interpretations mean for us as Landowners further on down the track.</p> <p>Especially as not all Notifications can or will be removed even if you apply to Landgate to have them to be removed. And that is especially true of any Caveat or Covenants that one may have to get a bill passed by an Act of State or Federal Parliaments to have special caveats or notifications removed.</p> <p>So to turn this all back on us now due to the Towns decisions and lack of strength in standing up for the ratepayers against the opinions of DWER/ DFES in either respect of building restrictions or subdivisions is to say the least a little unfair.</p>	<p>Disagree. The Section 70A notification is not intended as a penalty, nor is it a caveat or covenant on the land.</p>
<p>3.37 Given that the Town is not disclosing to us as ratepayers or land owners why it is that in the Towns opinion they are against sub dividing when the Town can benefit from further rates or housing. If the Town is wanting to maintain the</p>	<p>Disagree. The Town provides advice to the WAPC on subdivision applications based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes and any application planning frameworks. The WAPC makes its determination on</p>

	<p>larger blocks for its lifestyle or ambience then don't be afraid to say so.</p> <p>The Town's or DWER/DFES along with WA State Planning arguments are supposed to be substantiated with proof, so where is the proof of the new or any hydrology reports that I can witness to prove your case. Because to date the Town / DWER has never provided me with any.</p>	<p>subdivision applications based on the advice of the Town and service agencies.</p>
3.38	<p>Personally I do not want a long drawn out process for any further sale of our property. Nor do I want to have to engage a property lawyer so close to any point of sale when certain statutes already cover any proposed home on it. Nor do I want to engage litigation against the Town or DWER / DFES.</p> <p>And would much rather prefer that the existing status quo continues in all but Point 6.4 until the Town can prove to us any actual benefit in that being changed in its current format. I do of course appreciate the Towns/DWER efforts given to us thus far and are encouraged that at least DWER is acknowledging that we can at least place one dwelling on our property now or if sold to someone else.</p>	<p>Noted.</p>

4	<p>Affected Property: 186 West Road Bassendean</p>	<p>Postal Address: 186 (Lot 630) West Road BASSENDEAN WA 6054</p>
Summary of Submission		Comment
	<p>Objection to the proposal.</p> <p>4.1 I write as an affected party in response to amended LPP4, laying out my concerns below:</p> <p>3. Policy Objectives, (b), there is nothing regarding 'minimisation' in the policy document that establishes any difference between hazard in the floodway and flood-fringe, hence why there should be a difference in the acceptability of development. There is no clause under 6.2 equivalent to 6.3 (c). Any notion that a difference in hazard exists is not supported by data provided by DWER or DFES.</p>	<p>Noted.</p>
4.2	<p>However, Mr Brian Bethune has presented to the Development Office (C Buttle) a report by BMT, consultant to the EMRC flood study, showing hazard in areas in the flood-fringe exceeds that in the floodway. In either case, the threat to</p>	<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>

	<p>life and property is not severe, to which Bassendean's history attests, and any concern should revolve around mandating individual plans committing to evacuation. Some concern regarding flood-compliant housing encouraging residents to ensconce for a few hours of flooding rather than to evacuate, is no basis for making a distinction between development in the flood-fringe and floodway. The situations are equivalent, especially where flood-flow is insignificant, yet 6.3 (c) pointedly suggests otherwise.</p>
<p>4.3</p> <p>5. The definition of Floodway does not apply to a large part of the area currently mapped as floodway. DWER has provide no sound hydraulic basis for its mapping (read my deputation to the August OCM on this). Again, BMT has demonstrated that DWER has not applied the correct floodway definition in LPP4, which has been received by the Development Office (C. Buttle). I assert that the Town is not bound to accept DWER's determination of the floodway as it is not based in science, but, a concocted set of parameters unknown to hydrologists. (In response Mr Bethune's challenge to floodway mapping, DWER advised of its intention to apply its 'parameters' to the flood-fringe).</p> <p>In short, the definition of a floodway is correct, but the floodway that is mapped does not adhere to the definition.</p>	<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>
<p>4.4</p> <p>The definition of Flood-fringe is not a definition at all, but a planning statement. The term 'hydrologically acceptable' requires its own definition. As it stands this simply means 'whatever we say'. It is self-referential, with no scientific meaning compared with the floodway definition. It should contain no reference to development.</p> <p>The definition of the floodway has no attachment regarding development on any basis in hydrology, or hydraulics. There is no basis given, throughout the policy, for rejecting development in the floodway that could not <i>equally</i> be applied to the flood-fringe.</p>	<p>Disagree. The area between the floodway and the extent of the floodplain area is the flood fringe. It is based on mapped floodplain data.</p>
<p>4.5</p> <p>6.2 (a) This states that the Town will adopt the requirements of agencies, including DWER and DFES in relation to the newfound justification to oppose development described above, which it applies to the floodway. The Town, nor external agencies or the planning</p>	<p>Noted. The Town reviews advice received from DWER in each application when determining the appropriateness of the development, and therefore cannot presuppose DWER's response.</p>

<p>authority, has ever rejected development in the flood-fringe, or the floodway, based on emergency management, even in the least benign example of hazard. The Town's ongoing, guaranteed support for flood-fringe development is not enshrined in this clause.</p>	
<p>4.6 6.3(c) This is articulated pointedly only to floodway development yet has equivalent application to the flood-fringe where hazard is similar. This, together with the spurious floodway mapping described earlier, results in owners of floodway designated lots being unfairly treated.</p> <p>This planning policy operates as an instrument of DWER's aspirations, which have expanded well beyond its official brief of simply mapping the floodplain. With inclusions such as its development-based definition of a flood-fringe, Clause 6.2 (a), and comparatively pejorative in 6.3 (c), DWER becomes the planning authority in the floodplain. In critiquing the amended policy, it is fair to question why DWER would behave in the manner it has. An account of this follows:</p> <p>DWER/DFES supposedly long-held risk and safety concerns were never voiced in opposition to floodplain developments until the scientific basis for DWER's decades old floodway mapping was proven entirely spurious and, by this, a development permitted there (2016) by the WAPC. DWER's reaction was to defend its corporate pride.</p> <p>DWER went to SAT against the next development application in the floodway, armed with a newfound concern for those who may choose to risk ensconcing at home in a flood. It did not simultaneously express any such concern regarding the flood-fringe.</p> <p>DWER asserted in SAT that the floodway was peculiar regarding the extent of hazard caused by home enunciation, swaying the decision and restoring its corporate pride. Subsequently, DWER withdrew from this position in response to a report by BMT (consultant to the EMRC flood study) proving that risk was similar in the flood-fringe. The logic that follows, from a planning policy perspective, to oppose developments in the flood-fringe. DWER and DFES will together exert opposition through amended LPP4.</p>	<p>In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the local government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only.</p> <p>Should DWER's advice defer to DFES requirements, the Town is also required to consider this advice.</p> <p>As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.</p>

<p>BMT demonstrated DWER's mapping of the floodway to be completely spurious per its definition in LPP4. In its hubris, DWER rejected this definition accepted everywhere in the world, and created its own novel mapping method. This resulting, unsurprisingly, in an unamended floodway.</p> <p>If the flood-fringe was extended, by application of the definition of a floodway in LPP4, to include floodway lots, therein DWER could maintain its reasonable, historical lack of concern towards flood-fringe development. This would display a semblance of integrity, fairness, and consistency.</p>	
<p>4.7 Amended LPP4 is a highly flawed document representing an overstepping of DWER's official brief, which is to correctly map the floodplain, and into Town planning, on no sound basis. It has co-opted DFES into this quest and the Town's autonomy is being ceded to these agencies under the policy.</p>	<p>Disagree. The role of DWER includes planning, policy and regulatory services. DWER provides advice on matters related to water regulation, not just floodplain mapping.</p>
<p>Additional Comments Following Submission</p>	
<p>4.8 Brian Bethune referred me your comment that , "The Town is happy to maintain the dialogue with you and DWER regarding the flood mapping, but that is a somewhat separate issue to the draft amended Local Planning Policy, which exists to guides the Town's decision making (rather than that of DWER or DFES)".</p> <p>I would make two points regarding this:</p> <ol style="list-style-type: none"> 1. The pejorative position against development in the floodway compared the flood-fringe, is highlighted by: <ol style="list-style-type: none"> A. Their definitions pertaining to acceptance of development. It's self-referential to discriminate on a basis of development acceptance without any foundation for discrimination. B. the lack of an item 6.3 (c) equivalent under Section 6.2. No sound scientific basis is provided for this omission in the draft policy. 	<p>Noted.</p>
<p>4.9 Clearly, DWER's hand in amended LPP4 is to entwine floodway mapping with town planning, i.e. the issues are NOT separate. I am most concerned that the Development Office (DO) turns a blind-eye to the lack of reason in DWER's guidance of policy, requiring no data</p>	<p>Noted.</p>

<p>sufficient for its refusal to amend floodway mapping designed to impact on development. This is after the DO was presented with expert opinion (BMT) challenging the floodway mapping based on its very definition in the draft policy, and, quotations from DWER's communications with Brian that undermine its own evidence in the SAT (both were provided to the DO).</p>	
<p>4.10 2. The position that the Town will merely consider the advice of DWER/DFES and not <i>adopt</i> it is contrary to item 6.2 (a) and the whole tenor of the draft policy. The 'Have Your Say' link to the proposed amended LPP4 is currently <i>broken</i>. However, in the preamble section of that webpage, I recall that DWER/DFES's position is suggested as paramount in amending the policy.</p> <p>There have been government agencies, other than DWER/DFES, whose decisions/actions/advice the Town has rejected or opposed. It's unnecessary for the DO to adopt DWER/DFES's pejorative position towards floodway landowners in amending LPP4. That it is doing so is disturbing to any sense of fairness and justice. By the draft amended LPP4, ratepayers being treated as mere subjects in the exercise of power by agencies and the DO, deserving of no scientific rationale for policy affecting us.</p>	<p>In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the local government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only.</p> <p>As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.</p> <p>The above is a requirement of the instrument of delegation under section 16 of the <i>Planning and Development Act 2005</i>.</p>
<p>4.11 Finally, I understand from Brian that you are awaiting a response from DWER regarding data supporting its floodway mapping. I expect that if you receive anything it will be to point to hazard parameters regarding Brian's lot, which BMT provided. Without making proper comparisons with lots in the flood-fringe, which BMT also provided, any discrimination between the floodway and flood-fringe based on hazard is completely vacuous. In any event, DFES has provided no definition of what it considers 'acceptable risk' other than to state, in the SAT, its opposition to any development in the floodplain that will lead to more people residing there. It's baffling that development in the flood-fringe, let alone the floodway, is deemed 'acceptable' in amended LPP4 without any statement regarding limits to this acceptability.</p>	<p>Noted.</p>

5	Affected Property: 165 West Road Bassendean	Postal Address: 165 (Lot 2) West Road BASSENDEAN WA 6054
Summary of Submission		Comment
<p>Objection to the proposal.</p> <p>5.1 Dear Council, Thank you for the opportunity to comment. I am the current Chair of the Foreshore Environmental Action Group Inc. (FEAG) and this submission is on behalf of FEAG. Our comments are: 1. During and beyond the life of the Consultation, correct (updated) 1 in 100 year AEP flood level information ought to be made known and brought into line with the EMRC Swan and Helena Rivers Flood Study: Hydrology Final Report, Version 3, May 5, including, but not limited to for example from Villiers Street East to the Sandy Beach area from 2.5 m AHD to 3.8 m AHD, respectively approximately 1 m lower than prior to the 2016 Hydrology Report. Consequently, the 1/100 year flood levels prior to the 2016 Hydrology Report will also have dropped similarly and in some areas resulting in no longer being within a 'floodway'; and 2. Flood Signs secured to street poles throughout the Bassendean floodplain area ought to be removed and where an area is within a 'floodway' changed so as to represent correctly the current DWER accepted (lower) 1/100 year flood levels and wherever no longer able to be classified as being within a floodway', removed altogether. 3. FEAG believes the Draft Policy is onerous and unreasonably restrictive. 4. FEAG provides it's in principle support of the letter from Mr Craig Lucanus to Ms Shaw (September, 2020). Yours Sincerely, Colin Chapman FEAG Inc. Chair</p>		<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>

6	Affected Property: 165 West Road Bassendean	Postal Address: 165 (Lot 2) West Road BASSENDEAN WA 6054
Summary of Submission		Comment
<p>Objection to the proposal.</p> <p>6.1 Hello, Donna and I believe that the first step in creating a Floodplain Management and Development policy is to get the facts correct regarding where the floodplain and flood fringe boundaries are. Accordingly, to provide the best service to the ratepayers of</p>		<p>Noted.</p>

	Bassendean, to encourage investment, more ratepayers via potential subdivision or the potential thereof and contentment amongst ratepayers, focus should be given to the following points:	
6.2	1. During and beyond the life of the Consultation, correct (updated) 1 in 100 year AEP flood level information ought to be made known and brought into line with the EMRC Swan and Helena Rivers Flood Study: Hydrology Final Report, Version 3, May 5, including but not limited to for example from Villiers Street East to the Sandy Beach area from 2.5 m AHD to 3.8 m AHD, respectively approximately 1 m lower than prior to the 2016 Hydrology Report. Consequently, the 1/100 year flood levels prior to the 2016 Hydrology Report will also have dropped similarly and in some areas resulting in no longer being within a 'floodway'; and	Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended should provided to DWER.
6.3	2. Flood. Signs secured to street poles throughout the Bassendean floodplain area ought to be removed and where an area is within a 'floodway' changed so as to represent correctly the current DWER accepted (lower) 1/100 year flood levels and wherever no longer able to be classified as being within a floodway', removed altogether.	Noted. The Town will investigate whether signage is consistent with DWER mapping.
6.4	We are also concerned the influence that DWER and DFES are having on TOB development applications as they appear to be coming from a "no development at any cost" mindset when the facts of lower 1 in 100 flood levels should be a dominating factor and the TOB should take more ownership of the priorities and motives behind floodway policy. Thanks for the opportunity to comment. Regards, Colin and Donna Chapman	In considering applications where land is outside the Swan and Canning Rivers development control area but abutting waters within the development control area, or likely to affect waters within the development control area, the Town is required to refer the application to the Swan River Trust (DWER) for comment before being determined by the location government. Where the Town disagrees with the advice of DWER, the application is required to be referred to the Western Australian Planning Commission (WAPC) for determination. Applications pertaining to land within the development control area are required to be determined by the WAPC only. As such, the Town loses the ability to determine applications where it does not follow the advice of DWER.

7	Affected Property: 183 (Lot 636) West Road Bassendean	Postal Address: 365 Newcastle Street NORTHBRIDGE WA 6003
Summary of Submission		Comment
Objection to the proposal.		

7.1	<p>We refer to the draft amended <i>Local Planning Policy No. 4 – Floodplain Management and Development</i> ('LPP 4') currently being advertised by the Town of Bassendean (the 'Town') for public comment until 2 October 2020. Rowe Group acts on behalf of the landowner of Lot 636 (No. 183) West Road, Bassendean (the 'subject site') which falls within the policy area, and has been instructed to prepare a submission in relation to the proposed modified LPP 4.</p>	Noted.
7.2	<p>We note that the draft policy takes a position against any further development within the floodplain and incorporates provisions stating that subdivision and development resulting in an increase in the number of lots or dwellings within the floodway will not be supported by the Town.</p> <p>In this regard, we advise that our Client does not support the proposal and strenuously urges Council to not proceed with the policy as currently drafted. We provide the following information in support of the abovementioned position.</p>	Noted.
7.3	<p>The purpose of draft Local Planning Policy No. 4 – Floodplain Management and Development ('LPP 4') is to provide guidance in relation to acceptable forms of development or subdivision of land which is situated within the Swan River floodplain, and states the following objectives:</p> <ul style="list-style-type: none"> - <i>To provide guidance on the permissible forms of development on flood affected land within the Town.</i> - <i>To minimise the potential for loss of life and property damage due to floods.</i> - <i>To conserve the floodplain environment and ensure that proposed development within the floodplain is compatible with the locality.</i> <p>Section 6.3 of LPP 4 states that subdivision and development that increases the number of lots or dwellings within the floodway is not supported (however it is noted that existing vacant sites are permitted to accommodate a single house).</p>	Noted.
7.4	<p>Our Client is not supportive of the policy in this regard and is of the view that subdivision within the floodway should be considered based on the merits of the</p>	Noted.

	<p>proposal that can be reinforced by supporting material such as assessments relating to risk management and hydrological reporting. This is based upon the previous preparation of a Hydrological Assessment undertaken for the West Road area as part of the proposed subdivision of No.183 (Lot 638) West Road Bassendean. Further information on this aspect is detailed in the following sections.</p>
<p>7.5</p>	<p>In response, we request that the draft LPP4 be modified as follows (deleted content in strikethrough, additional content in bold & italic font):</p> <p>(a) Subdivision and development that increases the number of lots or dwellings within the floodway is not supported. In applying this provision, it is noted that existing, vacant sites are permitted to accommodate a Single House.</p> <p><i>(b) (a) The construction of a new dwelling within the floodway will only be supported where:</i></p> <p><i>(i) the finished floor level of habitable floor space of the new dwelling achieves a minimum of 500mm above the designated 100 year ARI flood level as determined by DWER.; and (ii) in the case of a new dwelling to replace an existing dwelling, the obstruction of the floodway caused by the new dwelling is no greater than the obstruction caused by the existing dwelling. (c) (b) In determining an application for subdivision and/or development within the floodway, consideration will be given to various emergency management issues, including, the likely depth of flood water, the likely velocity of flood water, the distance to higher ground, the potential for damage to property and infrastructure and the potential need for evacuation.</i></p>
<p>7.6</p>	<p>Site Details. The subject site is situated in Bassendean and is boundary by West Road to the north west, residential lots to the north east and south west, and the Swan River to the south east. The subject site has a total area of 7,876m² and is situated within the Swan River floodplain area. Flood mapping available via the Department of Water and Environmental Regulation's ('DWER') "Floodplain Mapping Tool" shows the subject site as within the 'Floodway' of the Swan River.</p> <p>Noted.</p>

<p>7.7 Previous Subdivision Application. On 17th April 2015 a Subdivision Application was lodged with the WAPC proposing a two (2) lot subdivision of the property (WAPC ref: 151792). The Plan of Subdivision proposed the creation of two (2) green title lots, together with a 426m² portion adjacent to the Swan River to be set aside for future acquisition as a Parks and Recreation Reserve under the Metropolitan Region Scheme. The application was refused by the WAPC on 23rd July 2015, primarily due to the property being located within the floodway of the Swan River which is applicable to all lots on West Road. An Application for Review was subsequently submitted with the State Administrative Tribunal ('SAT') on 20th August 2016. During the Mediation process, the Applicant prepared further supporting information including: a) Development plans for a single dwelling on each of the proposed lots, with the floor level and construction standard considerate of the potential highest known flood level; and b) A flood study by JDA Consultant Hydrologists to determine the impact of the proposed subdivision on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively. Copies of the material relating to items a) and b) above are attached.</p>	<p>Noted.</p>
<p>7.8 The above material was subject to review by the (then) Department of Water and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved.</p> <p>We note that following granting of the subdivision approval, the proponent experienced a number of major life changing events which prevented the implementation of the subdivision approval within the specified timeframe. Whilst efforts were made to address the subdivision approval conditions, it was not possible to complete the process and the approval has since lapsed. Our office has subsequently resubmitted the subdivision proposal to the Department to reinstate the approval. Refer Attachment One – Development Plans and Attachment Two – Flood Study.</p>	<p>Noted.</p>

<p>7.9 Hydrological Assessment. As noted in the previous section, a Hydrological Assessment was prepared by JDA Consultant Hydrologists in February 2016. This assessment was completed to determine the impact on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively. It was undertaken in liaison with Mr Simon Rodgers from the (then) Department of Water, now the Department of Water & Environmental Regulation.</p> <p>The flood modelling incorporated a pre-development model calibration with consideration given to flood studies undertaken in 1985 and 2008. Post development modelling scenarios were then prepared which illustrated the impact of the combined flood impact from the proposed subdivision. These two scenarios consisted of the following:</p> <ol style="list-style-type: none"> 1. The potential subdivision of all 9 Residential zoned lots within West Road; 2. As per Scenario 1 but based upon an extended study area following discussion with the Department of Water, consisting of an extended study area which relates to all land to the south-west of the 2.0m AHD contour. 	<p>Noted. DWER are the custodians of the flood mapping. Any evidence that demonstrates the mapping should be amended and provided to DWER.</p>
<p>7.10 The results of the flood study were detailed in Section 4.3 and stated as follows: <i>“The filling of the floodway in both Scenarios 1 and 2 results in a maximum increase (relative to as existing flood level) in the 1% AEP flood level of 0.05m, which is within the DoW accepted definition of 0.15m associated with filling of the flood fringe. As such the filling of the floodway, as described in the report should be acceptable to DoW.”</i> Following review of the report by DoW and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved. The findings of the Hydrological Assessment demonstrates that lots within West Road are capable of subdivision in accordance with the R5 density coding in a manner which would conform to the relevant standards of the Department of Water & Environmental Regulation.</p>	<p>See comments on 11.9 above.</p>
<p>7.12 Town of Bassendean Local Planning Scheme No. 10 The Town of</p>	<p>Noted. Subdivision applications are determined by the WAPC, not the Town. The WAPC has the</p>

<p>Bassendean Local Planning Scheme No. 10 ('LPS 10') sets out the provisions for development and land use within the Town. Within LPS 10, the subject site is located within the 'Residential' Zone and has an applicable density coding of 'R5' as per the Residential Design Codes of WA (the 'R-Codes'). The R-Codes contemplate a minimum lot size of 2000m² for 'R5' coded residential development. The subject site has a total site area 7,876m², and therefore has a development potential for subdivision into three (3) lots under LPS 10. It is fair and reasonable that landowners with lots capable of subdivision and development under LPS 10 should be able to use their land to its full development potential. Where a proposal can demonstrate minimisation and management of risk and hydrological impacts, landowners should be able to undertake development and subdivision within the floodplain.</p> <p>On this basis, our Client does not support the draft amended LPP 4 as it presents an unreasonable imposition on affected property owners through the loss of development potential.</p> <p>Furthermore, we note that under the current circumstances of COVID-19 and directive from the Minister for Planning, it would not be appropriate to add unnecessary constraints to landowners and further impede economic recovery and development.</p>	<p>ability to approve an application for subdivision that is inconsistent with the policy.</p>
<p>7.13 Previously Approved Subdivision. On 17 April 2015, a Subdivision Application was lodged with the Western Australian Planning Commission ('WAPC') proposed a two (2) lot subdivision of the subject site (WAPC Ref: 151792). The Plan of Subdivision proposed the creation of two (2) green title lots, proposing a minimum lot size of 2,000m² and an average lot size of 3,725m². A 426m² portion of the subject site was also proposed to be set aside for future acquisition as a Parks and Recreation Reserve under the Metropolitan Region Scheme ('MRS').</p>	<p>Noted.</p>
<p>7.14 The application was refused by the WAPC on 23rd July 2015, primarily due to the property being located within the floodway of the Swan River which is applicable to all lots on West Road. An Application for Review was subsequently submitted with the State Administrative</p>	<p>Noted.</p>

<p>Tribunal ('SAT') on 20th August 2016. During the Mediation process, the Applicant prepared further supporting information including: a) Development plans for a single dwelling on each of the proposed lots, with the floor level and construction standard considerate of the potential highest known flood level; and b) A flood study by JDA Consultant Hydrologists to determine the impact of the proposed subdivision on the 1%, 4% and 10% Average Exceedance Probability (AEP) flood levels, previously referred to as the 100yr, 25yr and 10yr ARI, respectively.</p> <p>The above material was subject to review by the (then) Department of Water and the (then) Department of Planning, prior to the reconsideration of the application by the Statutory Planning Committee of the Western Australian Planning Commission in May 2016 where it was ultimately approved.</p>	
<p>7.15 On this basis, subdivision and development within the floodway ought to be considered by the Town where supporting hydraulic and risk management reporting can be provided to demonstrate that the proposal will not result in risk to people or property or the floodplain environment.</p>	<p>Noted. See comments on 11.2 above.</p>
<p>7.16 Summary. As outlined above, our Client is not supportive of the proposed modified LPP 4 advertised form and notes that the provisions relating the development and subdivision in the floodway and flood fringe do not present a fair and reasonable planning outcome for the following reasons:</p> <ul style="list-style-type: none"> - The proposed LPP 4 presents an unreasonable imposition on affected property owners through the loss of development potential available through the current R5 density coding. - Further subdivision and development within the floodway should be considered on the merits of the proposal where supporting risk management and hydraulic reporting can demonstrate impacts to the floodplain environment and risk to people and property can be managed and reduced. <p>We request that the Town's position with regard to subdivision and development within the floodplain be considered on a case by case basis and supported where it is demonstrated that risk to people, property and the environment is within</p>	<p>Noted.</p>

<p>acceptable levels. Accordingly, we request that the draft modified LPP4 be adopted subject to modifications to Section 6.3 as described within this submission.</p> <p>We trust the information contained within this letter assists your deliberations of the proposed Local Planning Policy No. 4 and thank you for the opportunity to comment.</p>	
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8	<p>Affected Property: 6 Barton Parade Bassendean</p>	<p>Postal Address: 6 (Lot 2) Barton Parade BASSENDEAN WA 6054</p>
Summary of Submission		Comment
<p>Objection to the proposal.</p> <p>8.1 Thank you for the opportunity to comment on development within food affected areas in the Town of Bassendean. I have been a resident of the Town for over 45 years and have witnessed first hand two 'foods' and many high water events in that time, including 'localised flooding'. As many of the staff and officers of the Town were not here to see these. I feel it is important to appreciate the various impacts of flooding within the Town, not just in terms of \$ value or insurance premiums.</p>		<p>Noted.</p>
<p>8.2 The ToB is located adjacent to the Swan River, and much of it is within the direct catchment. The Town also contains wetlands and watercourses (drains) which have been modified significantly since European settlement. The part of the Swan River flowing here is influenced by the broader (mainly agricultural) upstream catchments of the Avon River and Salt River, and also by tidal patterns. As such, rainfall (including both runoff & infiltration and groundwater discharge) and tide combine at times to influence the levels and quality of water here. It is a complex relationship which can lead to unpredictable conditions in some weather events.</p>		<p>Noted.</p>
<p>8.3 The most recent flooding of summer 2017 was at the time considered a 1:5 yr event. This flooding was caused by a tropical low weather system – too weak to have been labelled a cyclone - dissipating and dumping large amounts of rainfall in the upstream catchments in the wheat belt as far away as Southern Cross. By the time the food water</p>		<p>Noted.</p>

	<p>reached Bassendean it carried with it silt, agricultural chemicals & soluble nutrients, pathogens, pest species, weed seeds, large logs & other navigational hazards and other assorted debris including a large round hay bale which became lodged under the Guildford Bridge.</p>
<p>8.4</p>	<p>Numerous trees along the foreshore were uprooted by the force of the flow. As the water passed through the Town we saw it upend wheelie bins in parks, their contents mingling with this already polluted water. No doubt there were other unseen sources of contamination as the waters swirled around paddocks, sheds, yards and agricultural & sewer infrastructure within the metro area. Meanwhile a high tide combined with these food waters to hold them back, causing the levels to increase further within the food fringe. Water was observed flowing upstream over the weir at Bindaring Park approx 25cm above the level of the walkway.</p> <p>Noted.</p>
<p>8.5</p>	<p>Following weeks saw a massive fish death resulting from the abrupt changes in salinity, turbidity, nutrient and pH. The environmental costs of such flooding are difficult to ascertain, but it is certain that efforts to control foreshore erosion can become futile in these cases.</p> <p>Noted.</p>
<p>8.6</p>	<p>It has been mentioned recently in a local paper that there have been 'no deaths' due to flooding within the ToB. The author would have been referring to human deaths. Although no people have actually died as a direct result of foods they have certainly been inconvenienced and no doubt also injuries and possibly illness have occurred. The human behaviours we witnessed (and some filmed) in the 2017 food were astonishing. For example:</p> <ul style="list-style-type: none"> - Boats were seen driving at speed over the submerged jetties at Point Reserve - People were on the floating jetty at Success Hill Reserve, wading through thigh deep rushing waters to get there - Idiots (can I say idiots here?) were hooning around the flooded car park at Point - Reserve while young children were wading in the same opaque water. The waves caused by these vehicles were enough to knock over a small <p>Noted.</p>

<p>child. At this same park, children were using the swings & slide in the playground which was deep in murky water – in recent times people have become more aware of basic hygiene and how risky this activity might be.</p> <ul style="list-style-type: none"> - In Swan, a motor boat was observed roped to a swing set in a playground while the family picnicked on top of a park table. <p>This is just some of the activity we saw. As the food waters began rising on a Saturday, by Sunday the Town was full of “food tourists” creating traffic havoc. On Monday, Town staff blocked vehicle access to the flooded areas after requests from residents.</p>	
<p>8.7 The question of whether or not developments should occur within the floodway and food fringe has been an ongoing debate, and is the reasoning behind the Town's 4A scheme, which sought to prevent inappropriate development within food prone areas of the Town. There has been a vocal handful of people with vested financial interests who seek to personally profit from developing within these environmentally sensitive areas. These people and their hired representatives have made depositions to the Council on many occasions lobbying for a relaxation on development controls so as to further their own monetary gain.</p>	<p>Noted.</p>
<p>8.8 The advice of the Department of Water and Environmental Regulation is that NO NEW BUILDING should occur within a Floodway, and that developments within the Flood Fringe will be assessed on a case by case basis. This does not concur with the Town's draft policy – see excerpts from both documents below*.</p>	<p>Noted. DWER's position on the draft policy is contained within this Schedule of Submissions.</p>
<p>8.9 I support the advice from DWER that no building occur within the Flood Way, and also note that of the Swan Coastal Plain's original wetlands and waterways almost all have been filled in or otherwise destroyed since European Settlement. Increasing ground levels within the Flood Fringe effectively has the same environmental impact as filling in swamps, and in the 21st Century we now know that this is a bad idea as it reduces the capacity of the environment to absorb and mitigate food impacts. I do not support the use of fill for ANY construction within the Flood Fringe for</p>	<p>Noted. Refer to 10.8 above.</p>

<p>this reason. The construction of framed buildings (stumped etc.) could be considered but only where the “non-habitable” areas of the building are under no circumstances used for the storage of hazardous goods (for example paints, cleaning products, pesticides, herbicides, automotive products etc) whether they be for household or commercial use.</p>	
<p>8.10 Until we improve agricultural practises in the wider catchment and implement Water Sensitive Urban Design and Urban Forest Strategies in our residential areas there will always be the potential for damaging flooding. With climate change resulting in less predictable and more extreme weather events, and sea level rise directly affecting the water level of the river and surrounding wetlands right here in Bassendean we have a responsibility to take this risk seriously and not allow inappropriate developments to occur within food affected areas.</p>	<p>Noted.</p>
<p>8.11 *From the ToB draft policy: 6. Policy Requirements. 6.1 General Subdivision and Development requirements for land within the Flood Fringe and Floodway (a) Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 100 year ARI flood level. (b) Minor additions and alterations to an existing dwelling where existing floor levels do not achieve a minimum of 500mm above the designated 100 year ARI flood level may be considered subject to consideration of any comments received from State Government agencies consulted in relation to the proposed development, including potential impact on river flows and emergency management. (c) Non-habitable outbuildings may be supported with a floor level of less than 500mm above the designated 100 year ARI flood level, subject to it being flood-proofed (electrical and structural) and designed to drain in the event of a flood. * From the DWER Flood Mapping Tool info panel: Development (i.e. filling, building) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase food levels upstream. No new buildings are acceptable within the floodway.</p>	<p>Noted. Refer to 10.8 above.</p>

Support

9	Affected Property: 47 North Road Bassendean	Postal Address: 47 (Lot 109) North Road BASSENDEAN WA 6054
Summary of Submission		Comment
Support to the proposal. 9.1 There should be more development of the large blocks on the east side of North Road which aren't impacted by the flood plain, there is no use for 4000 square metre blocks. Half the street on the east side of North Street was subdivided into 2000 sqm lots back in the 1990s then it was changed back to r5 which allowed no subdivision. Zoning should be a minimum R10 with 1,000 square metre lots to create some new construction and remove the 1950-1970s knock overs.		Noted that the submission has indicated support to the proposal, contrary to the content of the submission. The current R5 zoning requires a minimum lot size of 2,000m ² .

Comment

10	Affected Property: 127A Whitfield Street Bassendean	Postal Address: 127A (Lot 62) Whitfield Street BASSENDEAN WA 6054
Summary of Submission		Comment
Comment to the proposal. 10.1 Thank you for the opportunity to comment. As the YourSay link seems broken but the webpage states the period is open to 2 Oct I am submitting these comments through this attachment to General Enquires Online route and also to the CEO.		Noted.
10.2	Definitions. Let's link the 1% AEP with the ARI to back up the Town's investment in the power pole labels. It is good the lines are marked on the poles but the information needs to be more consistently accessible.	Agreed. The definition has been updated in the draft policy.
10.3	Section 6. 6.1 does not seem to cover subdivision issues at all and raises expectations that it will be fine if those building specs are met. To be clear about the development potential of land in the Floodway I suggest swapping the order so that 6.3 becomes 6.1. 6.4 is important.	Noted. Subdivision applications are determined by the WAPC, not the Town.
10.4	General observation. I appreciate the beauty of reducing a 9 page policy to 3 pages but wonder where development applicants might otherwise be able to access the sound recommendations made in the existing policy 2, 3 & 4?	All State and local planning policies are publicly available, and the Town can provide advice via pre lodgement written planning advice if requested. Determination of applications is based on the advice received from DWER, the Town can consider the inclusion of provisions

	Probably not a good idea to rely on another agency to do this on our behalf over time. I think the Town needs to have its position on best practice to hand rather than rely on a generic response from others.	relating to environmental conservation. The Town is now proposing to revoke the Policy in any instance.
10.5	<p>Additional comments on the Floodway in the Town of Bassendean With respect to the Floodway I would like to see the Town:</p> <p>Be clear that it will not support net increase of fill in the Floodway.</p> <p>Lead by example with appropriate designs for developments within parks such as the Sandy Beach proposals for playgrounds and toilets.</p>	<p>Noted. Fill is considered development and would therefore trigger a development application, which would be referred to DWER for comment. The Town would make its assessment on the appropriateness of additional fill based on the advice of DWER and draft State Planning Policy 2.9 – Planning for Water Guidelines.</p> <p>In respect to the proposed nature based playground at Sandy Beach reserve, the playground has not been designed to be raised out of flood affected areas given it is not a habitable structure. The proposed toilets will be connected to deep sewer as an ATU system in flood affected areas is not considered best practise from an environmental perspective.</p>
10.6	<p>Structural weakness in the TPS. I have witnessed the issue of landowner's expectations vs. government policy on flood management repeat over a number of decades. This tension will inevitably continue while there is land zoned for residential purposes in the Floodway. Ideally, to eliminate the recurring pressure for its development, I support the state acquisition of private lots in the Floodway at the time they become available for sale. However, as such a stance is likely to cause a counter-productive backlash I do not expect Council to take that on, but feel compelled to air that possibility when the policy is being reviewed.</p>	<p>Noted. Given the land is already zoned ad largely developed for urban purposes, it is not considered appropriate to de-zone the land as a reserve. Appropriate mitigation measures can be included at the time of development to address flood risk (such as appropriate habitable flood levels).</p> <p>Further, the Town's local zones are required to comply with the zonings under the Metropolitan Region Scheme, which zones the subject land urban. The acquisition of private land is a matter for the State Government to consider when reserving land under the Metropolitan Region Scheme.</p>

11	Affected Property: 17 Ashfield Parade Ashfield	Postal Address: 17 (Lot 1116) Ashfield Parade ASHFIELD WA 6054
Summary of Submission		Comment
<p>Comment to the proposal.</p> <p>11.1 I wish to make comment on a recent decision by Council to seek public comment relating generally to home subdivision development within the Town of Bassendean Floodway.</p> <p>I am aware residents and ratepayers who occupy existing homes within the Bassendean estuary floodway were entitled, under the Town's building codes, to subdivide their blocks of land if they met the criteria as set out under</p>		<p>The ability to subdivide has never been based on any Town documentation or the Building Code of Australia. Subdivision applications are determined by the Western Australian Planning Commission (WAPC), with the size of the lots created based on the minimum and average land area requirements of State Planning Policy 7.3 – Residential Design Codes.</p> <p>The Town's role in the subdivision process, along with other service agencies, is to provide advice on the proposed plan. The WAPC is not</p>

<p>these codes. In many cases our town's people based their financial and family future on this belief. They had an expectation that if they ever sought to subdivide, provided certain conditions were met, they could so. Generally, these would be single subdivisions accommodating family homes.</p>	<p>obligated to determine the application in accordance with the Town's or service agencies recommendations.</p>
<p>11.2 This expectation was removed arbitrarily as State Government authorities claimed additional homes would cause catastrophic flooding upstream because of the 'barrage' effect of these additional homes during times of flood. They were strident in this view offering no other objection. This view was, in principle, supported by the Town.</p>	<p>In considering development applications, the Town is required to determine applications in accordance with advice provided by DWER. Should the Town disagree with the advice provided by DWER, the Town is required to refer the application to the WAPC for determination. The WAPC is the determining authority for subdivision applications as noted in 9.1 above.</p>
<p>11.3 When this objection was shown to be invalid the same Government departments changed their objection which had been previously unspoken. The objection is based on a spurious claim that during times of flood the lives of residents and first responders would be placed in grave danger. To many, including me, this was a vindictive and adversarial bureaucratic reaction to their previous strident claims being rejected.</p> <p>It should be noted homes have been constructed within the affected area since before Bassendean existed as a Town. Periodic floods are a feature of estuary-side suburbs including Bassendean. To my knowledge of local history and according to local lore, no lives have ever been lost and homes have survived these flooding events. Indeed, in relatively recent time extensive civil works have been conducted to reduce the risk of flooding, including riverbed dredging and the excavation of a flood mitigation channel thereby forming Ron Courtney Island.</p>	<p>Noted.</p>
<p>11.4 It should be further noted that modern weather forecasting provides sufficient time for residents to activate their personal flood evacuation plans - similar to bush fire plans. The nature of the estuary and associated catchment precludes 'Flash' flooding as witnessed in other regions of Australia and any inundation would be well predicted and gradual.</p> <p>I believe the Town should permit single subdivision, provided any development meets modern flood compliant architecture requirements. The risk of</p>	<p>Noted. The WAPC is the determining authority for subdivision applications.</p>

doing so will be borne by the owners and their insurers.	
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12	Affected Property: 8 Carnegie Road Bassendean	Postal Address: 8 (Lot 7) Carnegie Road BASSENDEAN WA 6054
Summary of Submission		Comment
Comment to the proposal.		
12.1	I welcome the Town reviewing its LPP for floodplain management and development to ensure that the policy is consistent with the latest advice from the Department of Water and Environment Regulation, the Department of Fire and Emergency Services and any other relevant state or commonwealth government agencies.	Noted.
12.2	Under 5. Definitions: a. The terminology ARI has now been generally updated to AEP (Annual Exceedance Probability), with ARI of 100 years equivalent to AEP of 1%, as shown on recent installations by the Town on power poles in the floodplain, and that should be the terminology used throughout this document. b. The definition for Flood Fringe should be on the same hydrological base as Floodway, not in terms of being for allowable development, although that aspect can be included later in the document. c. A definition of "Electrical installation" should be included. This is referred to several times in the document but with no definition of what it means.	Agreed in part. The Town considers requirements contained in draft State Planning Policy 2.9 – Planning for Water and associated Guidelines will capture such requirements, and in addition, the Town can impose conditions on development approval that serve a planning purpose.
12.3	I support Section 6.2.	Noted.
12.4	I support Section 6.3. I believe that it is important that there be no intensification of development within the floodway. Such development is unwise because of its deleterious effects from social, environmental and economic points of view.	Noted.
12.5	I support Section 6.4.	Noted.

13	Affected Property: 6 Barton Parade Bassendean	Postal Address: 6 (Lot 2) Barton Parade BASSENDEAN WA 6054
Summary of Submission		Comment

<p>Comment to the proposal.</p> <p>13.1 This policy is concerned with areas of the Town Of Bassendean which are affected by flooding, but should also recognise that activities and developments in flood prone areas have impacts on areas both upstream and downstream which may be beyond the boundaries of the town. As such, this policy should defer to Government Departments which are responsible for advising on the suitability of developments within these zones. A 'whole of catchment' approach needs to be considered in order to make decisions on flood affected developments, rather than a single Local Council having the discretion. This really goes beyond the realm of Planning in terms of Local Town Planning. It is an issue of Sustainability in the broader context and even within the town should also be referred to those officers responsible for Sustainability and Conservation.</p>	<p>Agreed. The draft policy has been referred to relevant state government agencies.</p>
<p>13.2 As a member of 'Friends of Bindaring Wetland' I am conscious of the vulnerability of our local Conservation Category Wetland, and its connection to the river. This Flood Fringe wetland acts as a buffer during flood events, absorbing stormwater runoff from the catchment of the town itself but also from the Swan River catchment and tidal surges from 'downstream'. Its ability to do this effectively has already been compromised by inappropriate developments, mostly during the 20th century when fill was dumped in & around the wetland to facilitate construction of housing and access roads. This will be further exacerbated by sea level rise and the predicted increase in extreme weather events.</p>	<p>Noted.</p>
<p>13.3 Future developments involving filling to increase ground levels will only make problems worse and increase the flood risk. I am supportive of building typologies which do not use fill to increase levels, such as framed construction. The Town of Bassendean could do more to encourage this type of construction in preference to slab on ground within the Flood Fringe, environmentally sensitive areas and where the soil type is clay or poor draining.</p>	<p>Noted. The design of residential development is controlled by State Planning Policy 7.3 – Residential Design Codes, which does not preclude the use of slab construction, regardless of location.</p>
<p>13.4 As to developments in the Flood Way – the purpose of the flood way is to allow for free movement and drainage of flood</p>	<p>Noted.</p>

<p>waters. Flood water can be fast moving and damaging to infrastructure and even vegetation in its path. It is foolish to allow buildings of any type in a Flood Way. Policy for any proposed works that affect the Floodway need to consistent across local government boundaries.</p>	
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14	Affected Property: 55 Broadway Bassendean	Postal Address: 55 (Lot 769) Broadway BASSENDEAN WA 6054
Summary of Submission		Comment
Comment to the proposal.		
14.1	I am concerned that we continue to see some people here in the Town who still want to exploit the Floodway here in Bassendean.	Noted.
14.2	These land owners who want to increase the development on the land that they purchased knowing fully well that they had purchased land in the Floodway with the intent of having the flood plain line shifted down the track for what can only be described as serious financial gain, ignoring the ramifications of any potential flood that could take place that would not just impact on their property but other property owners who could be impacted by floods and serious insurance premiums and would create a real financial burden to other property owners.	Noted.
14.3	I am annoyed that every few years members of the community are forced to write submissions justifying why it's not ok to build in on the Floodway or that matter in flood effected areas, when property owners who might think it's a good opportunity to push their case to build on a Flood plain and Flood way because they see the government is keen to have any building construction taking place during this COVID-19 financial crisis is deplorable.	Noted.
14.4	I think when this Council and the State Government says No it can't be done, that in my opinion means No means No.	Noted.
14.5	I would urge this council to reject the idea that we can ignore the advice from the relevant government agencies and policy of the State Government that there could be some changes in any form to the current Local Planning policy No 4-Floodplain Management and Development	Noted.

policy. The policy should remain the same and not be changed is my view.	
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Agency Submissions

(It is noted that agency submissions were provided ahead of the advice received from DPLH and the draft State Planning Policy as outlined in the report).

15	Affected Property: Department Water and Environmental Regulation	Postal Address: Department Water and Environmental Regulation
Summary of Submission		Comment
Comment to the proposal.		
15.1	Thank you for providing the above referral for the Department of Water and Environmental Regulation (Department) to consider. The Department has identified that the artificial insemination centre has the potential for impact on water values and management. While the Department does not object to the proposal, key issues and recommendations are provided below and these matters should be addressed:	
15.2	3. Policy objectives. Point b): the word minimises should be replaced with reduce.	
15.3	4. Application. The flood study was also endorsed by the Town of Bassendean and this should be included in the statement. The link should be removed to ensure the policy is not reliant on outside data sources.	
15.4	5. Definitions. Average Recurrence Interval (ARI) should be replaced with Annual Exceedance Probability: the probability of a flood event of a given size being equalled or exceeded in any one year, usually expressed as a percentage. All references to ARI should be updated accordingly. Designated 1 % (1 in 100) AEP Flood Level: the peak vertical water level that would potentially occur during a 1 % AEP flood, as determined by the latest flood study endorsed by the Town of Bassendean and the Department of Water and Environmental Regulation. Flood Fringe: the part of the floodplain outside of the floodway (see above) where proposed development is considered hydraulically acceptable but is subject to appropriate emergency management and building conditions to achieve adequate flood protection. 1 % AEP Floodplain: means the spatial area which will be affected by flooding in a 1% AEP flood event, as determined by the latest flood study endorsed by the Town of Bassendean and the Department of Water and Environmental Regulation.	
15.5	6.1 General subdivision and development requirements for land within the flood fringe and floodway. Point (a) should be replaced by the following text: An appropriate vertical separation (i.e. minimum habitable floor level), safe access and evacuation procedures and, where appropriate, the provision of an adequate waterway foreshore reserve must be demonstrated. The previous point (a) should read: Electrical installations shall be installed so as to achieve a minimum 500mm clearance above the designated 1% AEP flood level, and be included as point (d).	
16.6	6.2 Subdivision and development requirements for land designated floodway. 6.2 should address subdivision and development in floodway, with section 6.3 addressing subdivision and development in the flood fringe. A third subpoint should be added that reads: Safe access and evacuation procedures exist to manage the risk of isolation during a major flood.	
15.7	6.3 Subdivision and development requirements for land designated flood fringe. The following subpoints should be added to point (b): (i) Safe access and evacuation procedures exist to manage the risk of isolation during a major flood and (ii) that the	

	finished floor level of habitable floor space of a new dwelling achieves a minimum of 500mm above the designated 1% AEP flood level. Point (c) should be removed.
15.8	6.4 Conditions on subdivision and development approvals. Consideration should be given to developments that propose to fill the land so that it is not flooded in a 1% AEP event.

16	Affected Property: Department Fire and Emergency Services	Postal Address: Department Fire and Emergency Services
	Summary of Submission	Comment
	Comment to the proposal.	
16.1	As a referral agency for Flood Advice DFES maintains the position that it does not support development within the 1% AEP Flood Plain that increases the risk to members of the community, emergency services of volunteers. This risk is determined from advice provided by DWER and in addition consideration of the AIDR Hazard Vulnerability Curves in relation to hazard to people and vehicles.	

For public comment



Department of **Planning,
Lands and Heritage**



Draft
State Planning Policy 2.9
Planning for Water

August 2021

Prepared under Section 26 Part 3 of the Planning and Development Act 2005

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1 CITATION

This is a State Planning Policy prepared under Part Three of the *Planning and Development Act 2005*. It may be cited as *State Planning Policy 2.9 Planning for Water*.

2 POLICY INTENT

To ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes.

3 WATER IN WESTERN AUSTRALIA

Water is a basic requirement of life. The health and wellbeing of the community, the environment and the economy are all dependent on water that is of sufficient quantity and quality. Groundwater, surface water and desalinated water support a wide range of ecological values and human use values such as drinking water, amenity, recreation, tourism, agriculture, fishing, aquaculture, mining, industry and cultural heritage.

Western Australia's water resources are vulnerable and subject to increasing pressure from factors that can affect both quality and quantity of water, as well as the values that depend on it. Climate change in Western Australia has already resulted in changes to rainfall patterns, increased temperatures and sea level rise, which has in-turn impacted the reliability and quality of our water resources. For example, decreased rainfall in the south west land division of the state is resulting in lower recharge to groundwater and surface water flows into waterways and reservoirs.

Land use change and development required to support a growing population can impact water resources through changes to hydrological regimes, ecological health, contamination, water demand, salinisation and eutrophication.

Planning plays an important role in responding to the pressures on water resources. This includes ensuring that future development is located adequately, serviced with appropriate wastewater, stormwater and groundwater management infrastructure and contributes towards the management of water quality and quantity, ecological health and the social and cultural values of water resources.

Future development will need to be supported by both drinking and non-drinking water supplies from a range of sources, including surface water, groundwater, desalinated seawater, treated wastewater, stormwater and rainwater and should be suited to the required purpose (that is 'fit-for-purpose').

For the foreseeable future, surface water and groundwater will continue to be the most cost-effective source of high-quality public drinking water. The protection of public drinking water source areas is essential to safeguard public health and retain these strategically important supply resources. The State Government has adopted an integrated land use and water resource management approach to protect public drinking water supplies, with an emphasis on the prevention of risks to water quality.

Development and water resource management are interrelated and need to be assessed and delivered in an integrated manner. Integrated water resource management is essential for the sustainable growth of our State. It provides an opportunity to respond to the pressures on water resources and enhance the values that depend on them. This includes improving the amenity, liveability and economic viability of our cities, towns and rural areas.

Integrated water resource management requires a whole-of-government approach. It involves a range of water, environmental, planning, health and economic legislation, policies and processes.



4 APPLICATION OF THIS POLICY

This policy and its guidelines outline how water resource management should be integrated into planning processes. For detailed guidance on the implementation and application of this policy, the policy is to be considered in conjunction with the policy mapping and the Planning for Water Guidelines (Guidelines).

This policy and its Guidelines apply to the preparation and assessment of proposals in relation to water resource matters, including regional and sub-regional frameworks, region and local planning schemes and scheme amendments, local planning policies, planning strategies, precinct plans, activity centre plans, structure plans, subdivision applications and development applications across Western Australia.

This policy applies only to proposals prepared and assessed under the *Planning and Development Act 2005*. This policy is not intended to apply to a single house on a single lot unless a significant water resource matter has been identified for the lot within a local planning scheme (e.g. sections 7.3, 7.5 and 7.7 of this policy).

The policy mapping includes:

- Public drinking water source areas
- Peel Harvey coastal plain catchment
- Swan Canning river system
- Sensitive water resource areas

The policy mapping is available online and can be viewed at www.dplh.wa.gov.au.

5 POLICY OBJECTIVES

The objectives of this policy are to:

- 5.1 Protect and improve the environmental, social, cultural and economic values of the State's water resources.
- 5.2 Protect public health and the long-term supply of good quality and affordable drinking water.
- 5.3 Manage the risk of riverine flooding to people, property and infrastructure.
- 5.4 Ensure the secure and sustainable supply, use and re-use of water resources.
- 5.5 Ensure future development is resilient to the water-related impacts of climate change.
- 5.6 Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.

6 POLICY OUTCOMES

The outcomes listed below specify the role of planning and development in contributing to the overall objectives of this policy. Due to the interrelated nature of water resources, each outcome may contribute to multiple objectives. The outcomes should be achieved through compliance with the policy measures. The outcomes may also provide a basis for policy evaluation.

Environmental, social and cultural values

- 6.1 Planning and development maintains or enhances water quality and hydrological regimes to protect public health and support healthy ecosystems through the:
 - i. protection of sensitive water resources;
 - ii. protection of existing vegetation and/or restoration of cleared or degraded vegetation, preferably with endemic species;
 - iii. appropriate siting and management of land uses; and
 - iv. maintenance of natural flows in waterways, groundwater levels and inundation of wetlands to sustain aquatic and terrestrial habitats through the delivery of appropriate stormwater and groundwater management systems.
- 6.2 Waterways and wetlands have adequate foreshore areas and wetland buffers to protect, manage and conserve water quality and quantity, native vegetation, aquatic and riparian habitats, ecological linkages and associated biodiversity values.
- 6.3 Aboriginal and historic cultural heritage values of water resources are protected and, where appropriate promoted.



- 6.4 Planning and development maintains and enhances access to water resources where relevant.
- 6.5 Planning and development enhances amenity and sense of place associated with water resources, which in turn protects public health and increases resilience of the community.

Riverine flooding

- 6.6 Planning and development in and around flood prone land:
 - i. does not introduce unacceptable risk to people, property or infrastructure;
 - ii. does not impede the movement of or increase floodwater (upstream or downstream) in flood events; and
 - iii. reduces, where possible, the impact of flooding on people, property and infrastructure.

Water use and infrastructure

- 6.7 Water demand is minimised through water sensitive design, and the efficient use and re-use of water.
- 6.8 Development has access to, and contributes to secure, sustainable, and climate resilient water supplies. Where practical, this involves recycled water and/or other fit-for-purpose water sources.
- 6.9 Development connects to or provides for reticulated sewerage to protect public health, amenity and the environment and to minimise financial burden to future communities.

- 6.10 Onsite wastewater disposal is only provided where reticulated sewerage is not a viable option and where the associated risks are appropriately managed.
- 6.11 The construction of dams, crossings and rural drains does not adversely affect the environment, visual amenity, public health or other users (upstream or downstream) of the water resource.
- 6.12 Safe, resilient and effective stormwater and groundwater management systems adopt water sensitive design approaches to enhance amenity and protect environmental values.

Public drinking water source protection

- 6.13 Planning and development in public drinking water source areas maximises the long-term protection and management of water quality and quantity for public drinking water supply.

7 POLICY MEASURES

7.1 General measures

- a) Water resources should be considered at the earliest possible stage of the planning process and all subsequent stages in accordance with the Guidelines.
- b) Proposals are to be accompanied by sufficient information to demonstrate appropriate protection and management of water resources relating to relevant policy outcomes. The information provided should be in accordance with the Guidelines, which specify instances where a Water Management Report is required and what it must contain.
- c) Proposals and supporting information should be referred to relevant agencies and licensed water service providers in accordance with the Guidelines.
- d) Proposals should consider water resource related issues associated with climate change.
- e) Planning decisions (except development applications) should consider cumulative impacts on water resources. Where the cumulative impact is considered significantly detrimental, the proposal should not be supported.

7.2 Environmental, social and cultural values

Wetlands and waterways

Proposals should, in accordance with the Guidelines:

- a) identify wetlands and their buffers and waterways and their foreshore areas and/or reserves;



- b) facilitate the transfer of wetland buffers and waterway foreshore areas to public ownership, where appropriate;
- c) retain and/or restore vegetation important for the long-term health of water resources within wetlands buffers and waterway foreshore areas with the restoration of vegetation should preferably using endemic species;
- d) where possible, maintain and restore ecological linkages;
- e) identify appropriate wetland buffers and foreshore areas to protect public health from mosquito borne diseases;
- f) identify and protect sensitive water resources;
- g) where possible, protect and enhance vegetation within sensitive water resource areas, in particular, deep-rooted native and endemic species; and
- h) ensure that land uses that have the potential to significantly alter the hydrological regime are managed to protect water resources and associated ecological and aquatic values.

Water quality

Proposals should, in accordance with the Guidelines:

- i) minimise export of nutrient and non-nutrient contaminants entering water resources;
- j) avoid adverse effects on the natural and built environment and/or human health when undertaking subdivision and development of land containing acid sulfate soils or contaminated sites;

- k) be located on land where nutrient export to sensitive water resources can be effectively managed, when they involve:

- *agriculture - intensive* (particularly annual horticulture)
- *animal husbandry* – intensive
- *animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates

Flexibility to this measure may be applied where the proposal is located within priority agricultural land. In areas where nutrient export cannot be effectively managed, closed agricultural systems are encouraged; and

- l) demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas and public drinking water source areas.

Local planning schemes and local planning policies should, in accordance with the Guidelines:

- m) include site-specific measures where relevant to manage the potential impacts on water quality and protect water resources.

Social

Proposals should, in accordance with the Guidelines:

- n) maintain or enhance safe public access to water resources, except where at the detriment of ecosystem health and/or public drinking water source protection; and

- o) maximise opportunities for water in the landscape to enhance amenity, senses of place, liveability and contribute to urban greening and mitigation of urban heat.

Cultural

Proposals should, in accordance with the Guidelines:

- p) identify, protect and, where appropriate, promote Aboriginal and other historic cultural heritage places and values.

7.3 Riverine flooding

The following measures apply to flood prone areas that are dominated by riverine processes. Coastal storm surge and other inundation associated with water bodies dominated by tidal processes is to be addressed in accordance with *State Planning Policy 2.6 State Coastal Planning*. Where there are any inconsistencies between this policy and the flood measures in Section 5.2 of *State Planning Policy 3.4 Natural Hazards and Disasters*, this policy shall prevail.

Proposals should, in accordance with the Guidelines:

- a) identify flood prone areas;
- b) not rezone, subdivide or propose additional development that intensifies land use within a defined floodway;
- c) maintain the free passage and temporary storage of floodwaters;
- d) incorporate minimum habitable floor level of 0.5 metre above the expected 1 per cent annual exceedance probability flood event (or alternative height above the defined flood event as defined in an endorsed floodplain development strategy);



- e) consider the flood risk management principles when replacing existing development within a floodway; and
- f) be informed by advice from the Department of Water and Environmental Regulation, if flooding is likely and no flood mapping exists.

7.4 Infrastructure and supply

Water demand and supply

Proposals should, in accordance with the Guidelines:

- a) minimise future water demand by ensuring that development is designed to conserve and use water efficiently; and
- b) demonstrate secure, sustainable and fit-for-purpose drinking and non-drinking water supply for domestic consumption, public open space irrigation and industry. This should include consideration of future rainfall projections that incorporate climate change and, where a licence is required, within water allocation limits.

Dams, crossings and rural drains

Proposals should, in accordance with the Guidelines:

- c) demonstrate that the dam, crossing or rural drain and their associated clearing and site works manage water resources appropriately and do not result in unacceptable off-site impacts.

Local planning schemes and/or local planning policies should, in accordance with the Guidelines:

- d) specify instances where the construction of dams, crossings and rural drains is exempt from development approval; and

- e) outline development requirements for dams, crossings and rural drains in response to local conditions.

Stormwater and groundwater

Proposals should, in accordance with the Guidelines:

- f) ensure stormwater and groundwater management systems are designed and constructed in accordance with the *Decision process for stormwater management in Western Australia, Stormwater Management Manual for Western Australia and the Australian Rainfall and Runoff Guidelines*, and in consultation with the relevant water management agency and/or infrastructure manager(s);
- g) provide for the retention, detention, conveyance and treatment (where required) of stormwater and manage groundwater inundation, including treatment of groundwater discharges, while also protecting and enhancing environmental functionality, local amenity and liveability; and
- h) incorporate water sensitive design, in the early stages of the planning process. This should include setting aside sufficient land for drainage areas as part of an integrated stormwater drainage system.

Wastewater

- i) Proposals are required to connect to or provide for reticulated sewerage where:
 - i. deemed reasonable;
 - ii. required on planning grounds; or

- iii. the decision maker determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources.

Refer to the Guidelines for details on the assessment of these criteria;

- j) Proposals for on-site wastewater disposal¹ may be considered where the decision maker is satisfied that:
 - i. reticulated sewerage is not required in accordance with measure 7.4(l) of this policy;
 - ii. the highest groundwater level is greater than 0.5m from the natural ground surface for rezoning proposals to create unsewered lots less than 1 hectare in size;
 - iii. each lot can accommodate on-site wastewater disposal in accordance with *AS/NZS 1547:2012 On-site domestic wastewater management* where relevant;
 - iv. the site requirements for on-site wastewater disposal outlined in the Guidelines can be met; and
 - v. development will be serviced by an appropriate on-site wastewater system that will manage risk to the environment and public health where relevant.
- k) Proposals are, in accordance with the guidelines, encouraged to incorporate the beneficial use and re-use of wastewater; and

¹ On-site disposal of trade waste to be managed in accordance with an industry regulation approval under the *Environmental Protection Act 1986*, where relevant.



- l) local planning schemes should in accordance with the Guidelines require the provision of reticulated sewerage where appropriate.

7.5 Specific area measures: Public drinking water source areas

In addition to all other measures contained in this policy, the following policy measures apply to public drinking water source areas that are constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* (identified on the policy map of Public Drinking Water Source Areas). They may also be used for guidance within non-constituted drinking water source areas such as remote communities, mine sites and catchments identified as future public drinking water source areas.

The protection of public drinking water source areas and other sources of public drinking water should not be compromised. There is a presumption against development or land uses that pose an increased risk to public drinking water source areas.

Proposals should, in accordance with the Guidelines:

- a) be consistent with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*. Proposals inconsistent with this document should not be supported;
- b) identify public drinking water source area boundaries, priority areas, wellhead protection zones, reservoir protection zones and water off-take points (that is, reservoirs and abstraction bores);
- c) include measures to address risk to the drinking water resource. These measures should be incorporated into a Water Management Report where required;

- d) provide for connection to reticulated sewerage for all urban and industrial subdivision;
- e) where practical, maintain or increase native vegetation coverage to protect water quality; and
- f) be referred to the Department of Water and Environmental Regulation and the relevant licenced water service provider for advice, prior to making a determination on:
 - i. regional and sub-regional frameworks, region and local planning schemes and scheme amendments, planning strategies, precinct plans, activity centre plans and structure plans;
 - ii. subdivision applications that are inconsistent with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*; and
 - iii. development applications involving a use class that is: listed as 'incompatible', 'compatible with conditions', or not identified in *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

The Metropolitan Region Scheme (MRS) and corresponding local planning schemes should, in accordance with the Guidelines:

- g) include Priority 1 areas within the Water Catchment reservation;
- h) include Priority 2 areas within the 'Rural-Water Protection' zone (or equivalent); and
- i) identify Priority 3 and Priority 3* areas as Special Control Area (or equivalent) in the local planning scheme.

Region schemes and local planning schemes outside the MRS area should, in accordance with the Guidelines:

- j) identify and protect public drinking water source areas (Priority 1, 2 and 3) as Special Control Areas.

Planning decisions involving the intensification of land uses in Priority 1 and 2 areas should be based on the following and in accordance with the Guidelines:

- k) there is a general presumption against the intensification of land uses;
- l) proposals will only be considered where the land is located in the MRS area and has been identified for development in the manner proposed through a strategic planning document prepared by the Western Australian Planning Commission (WAPC), such as a sub-regional planning framework or subregional structure plan; and
- m) planning decisions should give due regard to the detailed assessment of the associated risk to the drinking water source. Criteria to inform this assessment are provided in the Guidelines.

7.6 Specific area measures: Peel-Harvey coastal plain catchment

In addition to all other measures contained in this policy, specifically 7.2 water quality, the following measures apply to planning proposals in the Peel-Harvey coastal plain catchment (identified on the policy map of *Peel-Harvey Coastal Plain Catchment*).

Proposals should, in accordance with the Guidelines:

- a) have regard to the water quality objectives contained in *Environmental Protection (Peel Inlet – Harvey Estuary) Policy Approval Order 1992* for the Peel Harvey estuarine system;



- b) protect remnant vegetation and maintain or increase deep-rooted perennial vegetation coverage to improve water quality;
- c) protect and revegetate waterways and drains with endemic plant species to improve the values to the Peel-Harvey estuarine system and/or engineer and manage rural drains to reduce nutrient export; and
- d) manage nutrient export when they involve:
 - *agriculture – intensive*
 - *animal husbandry – intensive*
 - *animal establishments or rural pursuits* that exceed recommended stocking rates

In this regard:

- the use of closed agricultural systems is encouraged;
- there is a presumption against non-closed agricultural systems on sites with low or very low capability land for the intended land use or sites prone to nutrient export;
- in all other instances, applicants should demonstrate that nutrient export will be managed within acceptable levels.

Region and local planning schemes and local planning policies should in accordance with the Guidelines:

- e) identify the Peel-Harvey coastal plain catchment in scheme maps; and
- f) include specific provisions in scheme text to protect water resources.

7.7 Specific area measures: Swan Canning river system

In addition to all other measures contained in this policy, the following measures apply to planning proposals that are within the Swan Canning river system and that are wholly or partially within, abut the water or land of the Swan Canning Development Control Area (DCA) or are, in the opinion of the WAPC, likely to affect the waters of the DCA.

The Swan Canning river system refers to the catchment areas of the Swan, Canning, Helena, Southern and Avon (to Moondyne Brook) rivers. The DCA was established in the *Swan and Canning Rivers Management Act 2006* (both areas are identified on the policy map of *Swan Canning River System*).

Proposals should, in accordance with the Guidelines:

- a) maintain and enhance the natural ecosystem and hydrological functions of the river system, and demonstrate detrimental impacts have been mitigated;
- b) demonstrate a benefit to the community and a functional need to be located within the river and/or foreshore reserves, where the proposal is located on public land;
- c) maintain and enhance public access to and along the rivers and its foreshores, including through the establishment of foreshore reserves;
- d) consider the importance of the river as a strategic water transport network for commercial and recreational use;
- e) maintain and enhance the natural landscape character and sense of place of the river system;

- f) maintain and enhance views to or from the Swan Canning river system from public places;
- g) identify and protect Noongar and other cultural heritage places and values;
- h) protect, maintain or increase vegetation coverage (preferably with endemic species); and
- i) maintain or establish ecological and public open space linkages to the Swan Canning river system for wildlife habitat and movement and natural water flows.



8 DEFINITIONS

Agriculture - intensive: as per *Planning and Development (Local Planning Schemes) Regulations 2015*.

Animal husbandry - intensive: as per *Planning and Development (Local Planning Schemes) Regulations 2015*.

Closed agricultural system: a system of intensive agricultural production or animal husbandry where there is zero or minimal discharge of nutrient rich liquid or solids or non-nutrient contaminants to the immediate environment. Nutrient enriched liquid and solids waste and non-nutrient contaminants are removed from the property and disposed in an environmentally safe manner.

Crossing: a structure or works such as a ford or low-level crossing, culvert, causeway or bridge to allow a waterway to be crossed from one waterway bank to another by a track, road, pipeline or railway.

Dam: any artificial structure, barrier or levee, whether temporary or permanent, which does or could impound, divert or control water, silt, debris or liquid borne materials, together with its appurtenant (associated) works.

Ecological linkages: a series of (both contiguous and non-contiguous) patches which, by virtue of their proximity to each other, act as stepping stones of habitat which facilitate the maintenance of ecological process and the movement of organisms within, and across, a landscape.

Flood prone area: land susceptible to inundation by the probable maximum flood event. Generally used interchangeably with floodplain.

Floodplain: the area inundated in a flood event on a waterway, which may include the floodway and flood fringe areas. For land planning purposes, the one percent (1 in 100) Annual Exceedance Probability event is typically adopted.

Floodway: the area of land that would be affected by river flooding in a one percent (1 in 100) Annual Exceedance Probability flood event for a waterway. This area is generally a high flood risk area where floodwaters are flowing fast and deep.

Flood fringe: the area of land that would be affected by river flooding in a one percent (1 in 100) Annual Exceedance Probability flood event but not designated as floodway.

Foreshore area: the land that adjoins or directly influences a waterway. It is the area of transition between the edge of the waterway channel and the furthest extent of riparian vegetation, the floodplain and riverine landforms; or a negotiated area endorsed by the Department of Water and Environmental Regulation (and on the advice of the Department of Biodiversity, Conservation and Attractions where it relates to the Swan Canning Development Control Area).

Foreshore reserve: all or part of a foreshore area that is publicly owned and vested with a local government or State Government department. It may be reserved under a planning scheme, for purposes such as foreshore protection; or foreshore protection and public recreation.

Guidelines: refers to Planning for Water Guidelines.

Groundwater: the area of an aquifer in which all pores and fractures are saturated with water. Also known as water in the phreatic zone.

On-site wastewater disposal: disposal of wastewater within the boundaries of the freehold lot or survey strata within which the wastewater was generated.

On-site wastewater system: a wastewater treatment and disposal or reuse system that receives treats and applies wastewater to a land application area located within the boundaries of the freehold lot or survey strata within which wastewater was generated.

Priority agricultural land: as per *State Planning Policy 2.5 Rural Planning*.

Priority areas: Priority 1, 2, 3 and 3* areas assigned by the Department of Water and Environmental Regulation to guide land use and management decisions in public drinking water source areas in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

Protection zones: wellhead protection zones and reservoir protection zones that surround drinking water off-take points assigned by the Department of Water and Environmental Regulation in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for public drinking water source areas*.

Public drinking water source area: underground water pollution control areas, catchment areas and water reserves that are constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*.

Public health: as per *Public Health Act 2016*.

Reticulated sewerage: a network of sewers and associated wastewater treatment plant managed by a sewerage service provider.



Sensitive water resource areas: areas in which development has the potential to affect water dependent ecosystems, natural waterways and estuaries, wetlands and selected coastal inlets and embayment that have been recognised at either the State or National level as having high ecological, social, cultural and/or economic values and are sensitive to contamination associated with land use and development. They include:

- a) estuary catchments on the Swan and Scott Coastal Plains;
- b) land that drains to and is within two kilometres of Irwin Inlet, Wilson Inlet, Torbay Inlet, Manarup Lagoon, Lake Powell, Princess Royal Harbour and Oyster Harbour;
- c) land that drains to and is within two kilometres of the estuarine areas of the following: Dampier Creek (Broome), Hill River, Irwin River (Mid West), Margaret River (South West), Murchison River, Hardy Inlet, Chapman River, Walpole-Nornalup Inlet, Wellstead Estuary and Greenough River;
- d) land that drains to and is within two kilometres of the following coastal embayments: Cockburn Sound, Coral Bay, Cowaramup Bay, Flinders Bay, Geographe Bay, Jurien Bay, Koombana Bay, Mangles Bay, Peaceful Bay, Roebuck Bay, Shark Bay (south of the northern tip of Peron Peninsula) and Warnbro Sound;
- e) land that drains to and is within one kilometre of other estuarine areas, except for portions approved by Government for uses such as ports;
- f) within one kilometre up groundwater gradient and 250 metres down groundwater gradient of a significant wetland; or where the groundwater gradient is unknown or seasonably variable within one kilometre of the significant wetland;

- g) habitats of specially protected water dependent fauna and the area within one kilometre of groundwater dependent threatened ecological communities and groundwater dependent priority ecological communities; and
- h) wild rivers catchments.

Site specific assessments undertaken during the planning process may identify additional significant water resources.

The sensitive water resource area boundaries are identified on the policy map of *Sensitive Water Resource Areas* and may be refined through higher resolution mapping in accordance with the definition provided above.

Sewage: any kind of sewage, faecal matter or urine, and any waste composed wholly or in part of liquid.

Significant wetland: include Ramsar wetlands and those listed in the Australian Government's Directory of Important Wetlands in Australia; wetlands categorised as Conservation Category in the Department of Biodiversity, Conservation and Attraction's Swan Coastal Plain wetlands dataset, wetlands listed in the South Coast Significant Wetlands dataset, other endorsed wetland dataset and other wetlands that have been identified for protection during the land planning process.

Stormwater: water that flows over ground surfaces and in natural streams and drains, as a direct result of rainfall over a catchment. Stormwater consists of rainfall runoff and any material (soluble and insoluble) mobilised in its path of flow.

Trade waste²: any wastewater, discharged from a business or industry, aside from that which comes from staff amenities or office facilities.

Wastewater: sewage, and does not include stormwater, surface water or ground water of a type that is ordinarily drained from land as part of the provision of a drainage service. This includes trade waste.

Water resources: includes watercourses, waterways and their estuaries, inlets and floodplains, wetlands, groundwater, surface water, stormwater and drainage. A water resource includes all aspects of the water resource, including water, organisms and other components and ecosystems that contribute to the physical condition and ecological health of the water resource.

Water service provider: a company, non-governmental organisation or other person providing water services under and in accordance with the *Water Service Act 2012*.

Waterway: any river, creek, stream or brook, including its foreshore area or reserve, floodplain, estuary and inlet. This includes systems that flow permanently, for part of the year or occasionally; and parts of the waterway that have been artificially modified.

Wetland: an area of seasonally, intermittently or permanently waterlogged or inundated land, whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland and sumplands.

Wetland buffer: an area of terrestrial land immediately surrounding a wetland that provides spatial separation between the wetland and adjacent land use(s).

² On-site disposal of trade waste to be managed in accordance with an industry regulation approval under the *Environmental Protection Act 1986*, where relevant.



Department of **Planning,
Lands and Heritage**



For public comment

Draft

State Planning Policy 2.9

Planning for Water Guidelines

For the implementation of State Planning Policy 2.9

Planning for Water

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Disclaimer

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In partnership with:



When gazetted, the new SPP 2.9 and this Guideline will replace the following policies and guidelines:

1. *State Planning Policy 2.1 Peel-Harvey Coastal Plain Catchment*
2. *State Planning Policy 2.2 Gnangara Groundwater Protection*
3. *State Planning Policy 2.3 Jandakot Groundwater Protection*
4. *State Planning Policy 2.7 Public Drinking Water Source Policy*
5. *State Planning Policy 2.9 Water Resources*
6. *State Planning Policy 2.10 Swan-Canning River System*
7. *Better Urban Water Management*
8. *Government Sewerage Policy*
9. *Government Sewerage Policy Explanatory Guidelines*

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1 INTRODUCTION

The Guidelines should be read in conjunction with the *State Planning Policy 2.9 Planning for Water* (SPP 2.9).

1.1 Purpose of these Guidelines

The Guidelines provide support for decision-making authorities, planners, landowners/proponents and referral agencies to implement SPP 2.9. Specifically, they assist in:

- i. determining appropriate land use planning practices in relation to water resources across Western Australia;
- ii. specifying the requirements to be met at each stage of the planning process; and
- iii. ensuring that necessary water resource management measures are incorporated into land development.

1.2 How to use the Guidelines

These Guidelines provide guidance on satisfying the requirements of SPP 2.9 policy measures. Specifically, the information provided seeks to inform the planning and development approvals processes, including key concepts, considerations for proposals as well as supporting information and resources.

In accordance with measure 7.1(b) of SPP 2.9, a Water Management Report (WMR) is required in most, but not all instances, to demonstrate the appropriate protection, management and use of water resources. The type of WMR to accompany proposals should correspond to the relevant planning decision. Appendices B, C, D and E provide guidance on the preparation and contents of a WMR and how water resources should be considered at each stage of the planning process. This is achieved by identifying the various actions and investigations required to support the planning decision being made.

1.3 Supporting documents

Implementation of SPP 2.9 is supported by several documents, policies and guidelines produced by other Western Australian State government agencies with a responsibility for water resource management. Key documents include, but are not limited to:

- i. *Decision Process for Stormwater Management in Western Australia* (Department of Water and Environmental Regulation (DWER), 2017).
- ii. *Stormwater Management Manual for Western Australia* (the former Department of Water (DoW), 2004-2007).
- iii. *Environmental Factor Guideline - Inland Waters* (EPA, 2018).
- iv. *Water Resource Considerations When Controlling Groundwater Levels in Urban Development* (DoW, 2013).





- v. *Draft Specification Separation Distances for Groundwater Controlled Urban Development* (IPWEA, 2016).
- vi. *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016) and other water quality protection notes prepared by DWER.
- vii. *Guideline for the Approval of Non-Drinking Water Systems in Western Australia* (DoW, 2013).
- viii. *Public Parkland Planning and Design Guide WA* (Government of Western Australia, 2014).
- ix. *Swan Canning River Protection Strategy* (Department of Biodiversity, Conservation and Attractions (DBCA, 2015).
- x. Corporate Policy Statement No. 42: Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area (DBCA, 2016) and other Swan Canning planning and development policies, guidelines, plans and procedures prepared by DBCA. *A methodology for the Evaluation of Wetlands on the Swan Coastal Plain, Western Australia* (DBCA, 2017).
- xi. Operational Policy: Identifying and Establishing Waterway Foreshore Areas (DoW, 2012).
- xii. *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (Agriculture WA (Van Gool, D; Angell, K; and Strange, L), 2000).
- xiii. *Water monitoring guidelines for better urban water management strategies and plans* (DoW, 2012).

- xiv. DWER regional water plans, water quality improvement plans, water supply plans and strategies, water allocation plans, drinking water source protection reports, drainage and water management plans, river action and recovery plans and floodplain mapping.
- xv. *National Water Quality Management Strategy - Australian Drinking Water Guidelines* (National Health and Medical Research Council, 2011, updated 2018).
- xvi. *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017).
- xvii. *Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012).
- xviii. *Environmental Guidance for Planning and Development – Guidance Statement 33* (EPA, 2008).
- xix. *A Guide to Managing and Restoring Wetlands in Western Australia* (the former Department of Environment and Conservation, 2012).
- xx. *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (The Australian Institute of Disaster Resilience, 2017).

1.3.1 Mapping and data

SPP 2.9 and Guidelines are supported by interactive maps available online at www.dplh.wa.gov.au. This mapping identifies areas where geographical specific provisions of SPP 2.9 apply, including:

- i. Public drinking water source areas (PDWSA), priority areas and protection zones;
- ii. Peel-Harvey coastal plain catchment;

- iii. Swan Canning river system and Swan Canning Development Control Area; and
- iv. sensitive water resource areas.

Other useful sources of geographic data include:

- v. DataWA's Shared Land Information Platform (SLIP) via www.data.wa.gov.au;
- vi. Local Government IntraMaps (on individual websites);
- vii. Australian Government's National Map;
- viii. DPIRD's natural resource information (NRInfo) mapping;
- ix. WALGA's LGmap;
- x. DWER mapping tools, including floodplain mapping and Perth groundwater map;
- xi. clearing controlled land under the *Country Areas Waters Supply Act 1947*;
- xii. waterways management areas under the *Waterways Conservation Act 1976*; and
- xiii. proclaimed groundwater areas, surface water areas, rivers and irrigation districts under the *Rights in Water and Irrigation Act 1914*.



1.4 Integrated water resource management

Integrated water resource management is defined as:

A process which promotes the co-ordinated development and management of water, land and related resources in order to maximise the resultant economic and social welfare in an equitable manner without compromising the sustainability of vital ecosystems (Global Water Partnership, 2000).

It includes the management of all water resources including sustainable drinking and non-drinking water supplies; stormwater, groundwater and wastewater management; flood and inundation risk management; and protection of water quality and water-dependent ecosystems. Integrated water management should be applied in planning and development decision-making to ensure that the environmental, social, cultural and economic values of water resources are recognised and maintained. To achieve this, all water-related matters across the planning framework are consolidated and included in the requirements of SPP 2.9.

Water Sensitive Design (WSD) helps to deliver integrated water resource management. Historically referred to as Water Sensitive Urban Design, WSD is a planning and engineering approach that incorporates elements of the water cycle into the design of towns and cities. Its relevance extends beyond urban zoned land and has evolved to apply to a wide range of zones and land uses, including *industrial, recreation, tourist* and *rural residential*. WSD outcomes also support the vision of water sensitive or waterwise places that are cool, liveable, green and sustainable, places where people want to live, work and spend their time.

The key principles that support WSD, which are to be incorporated into development where appropriate, are to:

- i. provide protection from flooding (1 in 100 (1 per cent) annual exceedance probability (AEP) flood event);
- ii. maximise water use efficiency and facilitate fit-for-purpose water sources including water reuse;
- iii. minimise runoff and manage rainfall/stormwater as close to source as possible;
- iv. mimic and enhance natural systems;
- v. retain and restore wetlands and waterways;
- vi. minimise pollution inputs and outputs in flows and in receiving environments;
- vii. protect the quality of water that is draining from development;
- viii. create fit-for purpose, safe and sustainable water management systems; and
- ix. ensure that economic, social and cultural values of water resources are recognised and maintained.



2 GUIDING PRINCIPLES

The following principles provide the contextual framework for the implementation of SPP 2.9. They should be used to guide the proponent in the preparation of a WMR and for the decision-maker to acknowledge when considering water resource matters and making decisions in relation to planning and development.

1. Outcome-focused decision-making

Discretion in planning and development decision-making should focus on achieving the policy outcomes of SPP 2.9.

2. Early consideration

Water resources are identified and addressed from as early as possible in the planning process and at all subsequent stages. Water resource considerations should not be deferred if they are likely to pose significant issues that will become more difficult to resolve at subsequent planning stages.

3. Site-responsive solutions

Investigations and consideration of water resources should respond to only those identified issues relevant to the site, the potential impacts of activities undertaken on the site and impacts from or to the surrounding water resources. Proposed water management measures should be tailored to local and site-specific attributes.

4. Risk management

The nature and scale of the required information, investigation or response provided should be commensurate with the significance of the water resources and the level of risk the proposed planning activity could create.

5. Evidence-based decision-making

Planning decisions are supported by reliable, current and accurate evidence to objectively assess water resource matters. Where preliminary investigations suggest an enhanced level of risk to the environment, community or water resource is evident, more detailed investigations may be required.

6. Collaboration

The preparation and assessment of water management reports should draw on all relevant disciplines through an integrated and collaborative approach to ensure all stakeholder interests and objectives are understood and considered.

Early engagement with State and local government, assessing authorities, regulators, service providers, industry bodies and the community (where appropriate) is encouraged.

7. Precautionary principle

The presumption against approving further strategic planning proposals, subdivision and development applications or intensification of land uses where there is a lack of certainty that the potential for significant adverse impacts can be adequately avoided, mitigated or managed in the opinion of the decision-maker.

8. Intergenerational equity

Planning and development decisions should consider the needs of future generations.



3 ADDRESSING CLIMATE CHANGE

SPP 2.9 encourages proposals to adapt to the predicted impacts of climate change in relation to water resources. Managing the impacts of climate change is essential for the sustainable management of our State's water resources. Climate change impacts should be addressed in the consideration of water resource matters and, where applicable, reflected in the WMR.

Timely consideration of climate change impacts on infrastructure will help produce infrastructure that is more resilient, adaptable and ultimately reduce future costs. For example, it may reduce the need for expensive retro-fits to infrastructure or the construction of new infrastructure to respond to climate change impacts.

Changes to Western Australia's climate, including rainfall, temperature, evaporation and extreme weather events, influences the availability and quality of water resources as described below:

1. reduced rainfall across the South-West land division has:
 - a. reduced groundwater and surface water availability for non-drinking water supplies to irrigate green spaces;
 - b. increased climate independence of drinking water supplies;
 - c. increased the need to fully consider water conservation and supplementary water supplies for non-drinking water uses;

- d. impacted on water quality due to changing quantity and quality of inflows or exposure of acid sulfate soils due to falling groundwater levels;
 - e. impacted on water-dependent fauna, flora and ecosystems, for example increasing the importance of dry season refuges for aquatic fauna and/or changing their location; and
 - f. increased the need to consider the migration or passage of aquatic fauna;
 2. increasing frequency of heatwaves that may result in increasing water demand and greater need for green spaces and temperature- mitigating designs;
 3. sea level rise, which may increase estuarine and riverine flood levels, groundwater levels and the potential for salt water intrusion into groundwater and surface water resources;
 4. changes in the frequency and magnitude of extreme weather events that may alter the frequency and extent of flooding and droughts;
 5. increasing water temperature, which lowers oxygen levels and increases the risk of algal blooms and fish kills; and
 6. increasing the bushfire risk posed by native vegetation that is important for protection of water resources.

Further advice is available via DWER's website, including the *Report card of climate change and Western Australian aquatic ecosystems* (National Climate Change Adaptation Research Facility 2011) and *Climate change adaptation briefing note 3: Planners* (National Climate Adaptation Research Facility 2011).



4 ADDRESSING CUMULATIVE IMPACT

Cumulative impacts are the interactions or compounding effects of one or more impacts, including past, present and (reasonably) foreseeable future pressures. Planning decisions should consider the cumulative impacts of development and land uses may cause significant and/or detrimental impacts on water resources.

The consideration of cumulative impacts takes into account the compounding effects of direct, indirect and consequential impacts over time. In many instances, individual subdivision or development proposals will not have a significant impact on water resources if appropriately managed. However, over time and where further intensification of development or a proliferation of similar proposals in the surrounding area occurs, the cumulative impact may significantly affect the water quality, quantity, physical condition and ecological health of water resources. The consideration of cumulative impacts will vary depending on the water resource issue relevant to the site and the type and scale of proposed development. No single approach to cumulative impacts can satisfy the often-unique circumstances surrounding a particular area or proposal.

Cumulative impact consideration has numerous benefits to the environment and the community. Within the land planning and development context, it is a necessary consideration to ensure that all proposed development within a particular area can occur because the cumulative impact of doing so has been factored into the decision. It can assist in avoiding the scenario where most of the permitted development occurs, but the remaining proposals may become more constrained and difficult

to deliver due to the cumulative impact of the previous development now representing a significant constraint (for example, drainage or flooding).

Cumulative impacts should particularly be considered at the regional and district levels of planning (such as the preparation and amendment of strategies and schemes). It is a complex and difficult task to determine the extent and analysis of cumulative impacts and therefore identifying and understanding cumulative impacts is a shared responsibility, requiring consultation with other stakeholders, particularly DWER. Consideration of cumulative impacts is required at subdivision if not already considered through zoning or structure planning. Cumulative impacts should not be considered a reason for refusal at the development approval stage.

Cumulative impact consideration will not be relevant for all planning and development decisions and should be undertaken only where there is the likelihood of significant impacts from more than one proposal. Considerations should be 'fit for purpose' and adapted to the site-specific circumstances faced. In the majority of circumstances, it will likely be a qualitative assessment of any potential cumulative impacts. In more limited circumstances, the potential cumulative impacts may require additional technical information to support a decision. The relevant information should be included within the WMR as part of the planning and water resource context.

In planning decisions, the decision-maker considers cumulative impacts at a strategic level as a four-stage process:

- i. Determine the spatial area for which the impact could occur, inclusive of areas that may in the future be considered for intensification or a change in land use. Depending on the nature of the affected water resource(s), the area will vary.
- ii. Determine the potential extent of development that may result in a cumulative impact, inclusive of areas that may in the future be intensified. This will be based on the lot sizes, zoning and any other relevant planning instruments.
- iii. Evaluate the overall impact of such development. In most instances the evaluation will be qualitative.
- iv. Decide on appropriate actions. For example, if the cumulative impact is considered significant, it may not be appropriate to support the proposal. This may involve refusing the strategic proposal or amending the proposal to reduce the cumulative impact (e.g. smaller land area rezoned).

For example:

1. A proposal to rezone an area of rural land to the urban zone. The area subject to the proposal has a major rural drain traversing the site that serves a broader catchment area. If insufficient land is set aside to allow for future upgrades to the rural drain, there is the potential for the rezoning and ultimate development of the area to constrain land use planning in the broader catchment area. The decision-maker should, in consultation with DWER, consider the cumulative impact of any land use and development changes to the broader catchment area and the potential impacts on the area subject to the rezoning proposal.



2. A proposal for a small subdivision (and resulting development) has the potential to impede the movement of flood waters along a small section of a waterway with the spatial area involving a small number of adjoining lots. Within this area, there is the potential for five additional buildings to be constructed that may have the potential to impede water flow in a flood event. The decision-maker should consult with DWER to understand the likely cumulative impacts and factor this into their decision.

3. A subdivision proposal in PDWSA involves the creation of lot sizes that are smaller than recommended in *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (WQPN 25). The decision-maker should, in consultation with DWER, consider the cumulative impact on the PDWSA if the larger area was to be subdivided and developed in a similar manner when making a decision.



Consistent with the guiding principle for risk management in section 2 of these Guidelines, the nature and scale of a cumulative impact assessment should reflect the significance of the water resource(s) and the level of risk from the proposal(s), including risks to intergenerational equity.



5 WATER MANAGEMENT REPORTS

A water management report (WMR) is a document which addresses all water-related matters relevant to a planning proposal. A WMR is required in most, but not all instances, to demonstrate the appropriate protection, management and use of water resources. The proponent is responsible for preparing a WMR to support their proposal, in accordance with measure 7.1(b) of SPP 2.9. The information contained within a WMR should demonstrate achievement of the SPP 2.9 outcomes.

In line with the Guiding Principles in section 2, the content of the WMR will depend on the level of planning process and the characteristics of the site of the proposed development. The WMR does not need to be a lengthy or complex document, however, all water resources relevant to the site and surrounds (including cumulative and downstream impacts) need to be addressed. In addition, the information provided in the WMR, should appropriately correspond with the level of risk to and from water resources from the planning activity.

For proposals with minimal water management matters, a separate WMR may not be required, instead the relevant information can be contained as a section of a larger planning report. Where there is no planning report that is accompanying the application, the relevant information may be submitted in an alternative format to the satisfaction of the decision-making authority.¹

Where required, site-specific advice regarding existing data, investigations, documents and modelling should be sought from DWER, water service providers and/or the relevant State government agencies and local government, where necessary. Where requested by a decision-making authority, DWER will also provide advice regarding the adequacy of each WMR as part of the planning referral process (refer to Table 1 for WMR approval authority).

Consultation with all relevant agencies, service providers and affected infrastructure/land owners/managers is necessary to seek advice on key matters and to develop proposed management strategies. Therefore, establishment of a multidisciplinary project team (refer to Appendix A) is recommended.

The composition of the multi-disciplinary team depends on the land use change being proposed. For example, a WMR for rural and agricultural development will require expertise from a broader range of disciplines such as agricultural science, animal science, horticulture, irrigation design, soil survey and land capability assessment. This will facilitate a greater understanding of any competing objectives and provide an opportunity to optimise outcomes.

5.1 Water Management Report types

The type of WMR required should correspond to the relevant planning instrument as shown in Figure 1 and further explained in Table 1. It is recognised that not all proposals will fit neatly within the WMR and planning instrument hierarchy. In this instance, the WMR will need to consider the information requirements of each level that the proposal fits into.

Additional guidance on the preparation of a WMR is provided in sections 5.2 to 5.6 and Appendices B, C, D and E.

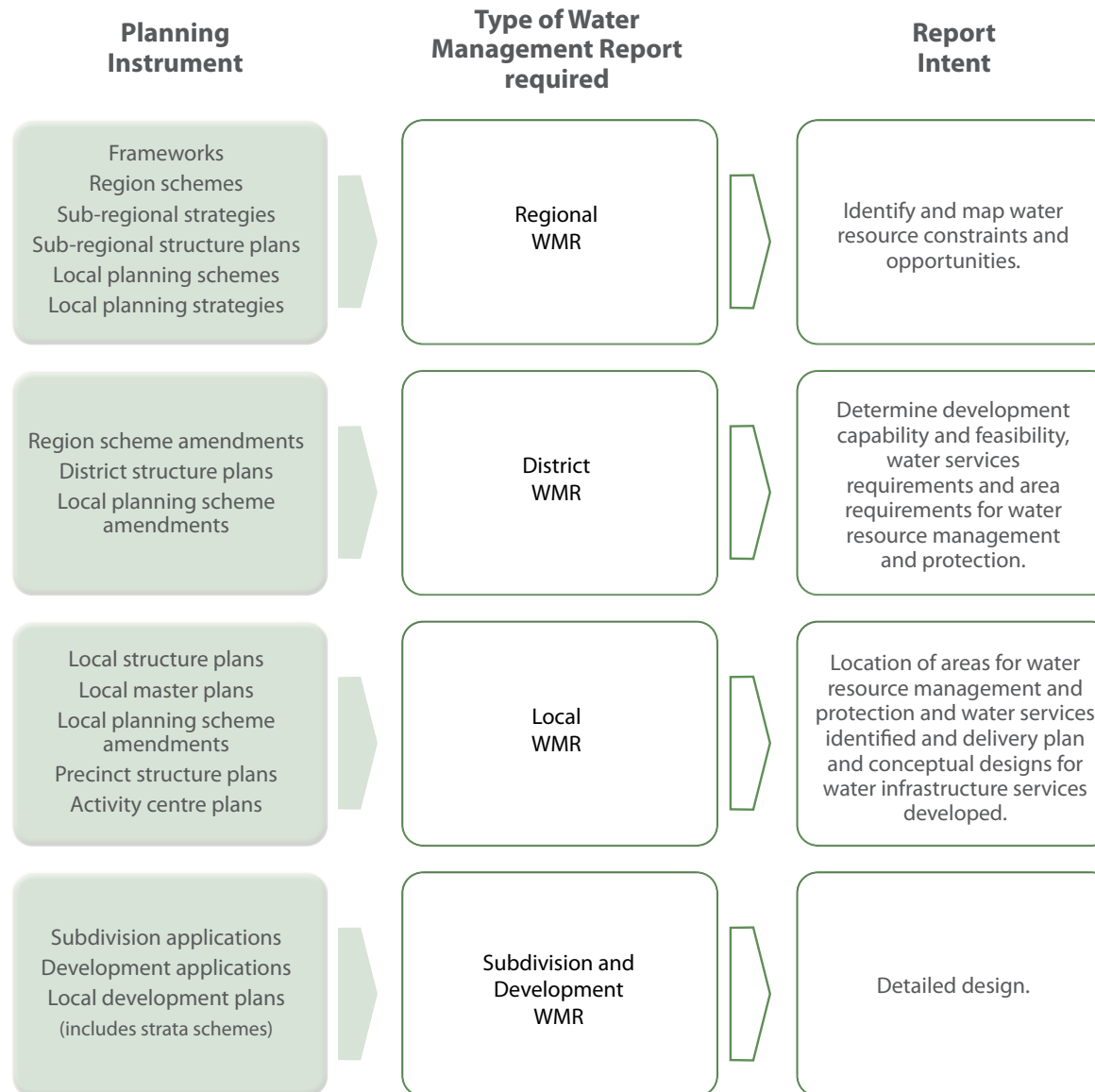
The consideration of water resources should not be deferred to later stages of the planning process. By the time a project has been through regional, district and local structure planning processes, water resource issues should be adequately addressed and should not require resolution at the subdivision or development application stage where there are greater limitations to resolving them.

In addition, where no or limited pre-existing information is available site-specific investigations may be required. The cost and time needed to undertake these investigations should be identified early and factored into project schedules.

¹ 'Decision-making authority' is defined as the WAPC, local government or other 'responsible authority' defined under the *Planning and Development Act 2005*.



Figure 1: The WMR and planning instrument hierarchy^{2,3}



Note: If the previously approved WMR specifically states that there is sufficient information and the proposal complies with the previously approved WMR, a further WMR is not required.

² It is recognised that classifying the local planning strategy and local planning scheme as district level tools may cause confusion. However, separating this broader level of planning from the more local planning that occurs via local structure plan is the more important characteristic.

³ Strata schemes also extends to leaseholder strata and survey-strata development.



Table 1: Water Management Reports (WMR) to inform land use planning in Western Australia

Planning stage/ instrument	Likely proponent	Notes	Type of WMR	Further Information	Responsibility for approval
Frameworks, Region schemes, Sub-regional strategies, Sub-regional structure plans	State Government	Regional WMR may be informed by State Strategies or a water supply strategy	Regional WMR	section 5.2 Appendix B	WAPC with endorsement of WMR from DWER
Local planning schemes, Local planning strategies	Local government	WMR can be presented as a water management section in local planning scheme and/or strategy document and/or a stand-alone document	Regional WMR	section 5.2 Appendix B	WAPC with endorsement of WMR from DWER
Region scheme amendments	State Government/ local government/ landowner/developer	A region scheme amendment proposal (including the rezoning to or lifting of urban deferred land)	District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
District structure plans	State Government/ local government/ landowner/developer		District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
Local planning scheme amendment	Local government/ landowner/developer	If a local planning scheme amendment is concurrently being proposed with a region scheme amendment or local structure plan, a combined WMR can be developed as long as water resource information is adequate for both planning instruments	District WMR*	section 5.3 Appendix C	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s)
Local structure plans, precinct structure plans, master plans and activity centre plans	Local government/ landowner/developer		Local WMR*	section 5.4 Appendix D	WAPC with endorsement of WMR from DWER (in close consultation with relevant LG/s ⁴)
Subdivision, development, local development plans and strata scheme applications	Landowner/developer	If the approved WMR for the preceding planning level states that there is sufficient detailed information to support the current planning level, and the proposal is consistent with the previously approved WMR and the site will be connected to services including drinking water, wastewater and drainage systems and all relevant policies and design requirements can be satisfied, a WMR is not required. Condition of subdivision to be applied requiring detailed design to be in accordance with endorsed WMR and/or connect to services above.	Subdivision and Development WMR*	section 5.5 Appendix E	WAPC with endorsement of WMR from Local Government, or Local Government (where they are the decision-maker) with the advice from DWER where requested

* If the previously approved WMR specifically states that there is sufficient information and the proposal complies with the previously approved WMR, a further WMR is not required.

⁴ Where the local government is not the decision maker they must support the Local WMR prior to finalisation the more important characteristic.



5.2 Regional Water Management Report

Regional level planning is generally “high level” strategic planning, which provides a broad scale framework for development of an area in the medium to long term (five to thirty plus years). As outlined in Figure 1, regional land use planning is usually facilitated by the preparation of a regional strategy or regional structure plan. These strategies provide the broad framework for planning at the regional and sub-regional level, and the strategic context for local planning schemes and region schemes.

A Regional WMR will generally be prepared by State Government and may cover more than one local government area. A Regional WMR for a local planning scheme or a local planning strategy will be prepared by local government.

The WMR report should be attached as an appendix and summarised in a chapter of the regional/sub-regional structure plan or strategy or in the local planning scheme or strategy. The Regional WMR should be developed in consultation with the relevant State government agencies, local government(s) and infrastructure managers/owners and be referred to DWER for endorsement prior to WAPC approval.

A Regional WMR is required to identify water resources, drinking and non-drinking water supplies and other issues for management which can be used to underpin planning controls in region and local planning schemes. This includes, at an appropriate scale, the identification and mapping of water resources, source of drinking water and non-drinking water, areas of catchment flooding and seasonal inundation, depth to groundwater, opportunities for alternative water supplies and infrastructure co-location.

The main water management questions a Regional WMR will need to answer include:

- i. Where are water resources, PDWSA and sensitive water resource areas located?
- ii. Where is future land use change likely and what impacts will this have for water resources management?
- iii. What types of development are the areas suitable for in the context of water resources?
- iv. What is the water availability in the area (existing or potential alternative sources)?
- v. What water resource and infrastructure asset protection measures are needed?
- vi. What water services/infrastructure may be needed (for example public drinking water, reticulated wastewater systems and plants, and managed drainage systems)?
- vii. What water matters need to be resolved in future planning?

The information used to develop a Regional WMR is likely to include the collation and analysis of existing information and mapping, consideration of policy, guidelines and legislation, broad water resource requirements, a fatal flaw assessment and summarised expectations of water resource issues to be managed. The requirements for preparation of a Regional WMR are outlined in Appendix B.

5.3 District Water Management Report

A District WMR is prepared by a proponent to demonstrate that the land can support the proposed development and how the appropriate water resource protection and management outcomes will be delivered. The District WMR should expand on and/or address the matters identified in the Regional WMR (if one exists) and/or the Drainage and Water Management Plan⁵ (if one exists). The District WMR should also identify, in more detail, land areas required for water management.

Region scheme amendments are always required to be informed by a District WMR. District structure plans are required to be informed by a District WMR unless a Regional WMR provides sufficient detail. The decision-maker will refer a District WMR to DWER for endorsement, in close consultation with the relevant local government(s), State government agencies and infrastructure managers/owners prior to WAPC assessment of the planning proposal.

The main water management questions a District WMR will need to answer include:

- i. What are the sources of public or private drinking water and non-drinking water for the development?
- ii. Where are water resources, PRDWSA and sensitive water resource areas located?
- iii. Is the land and water resources capable of supporting development without adversely impacting the water resources on the site?

⁵ Prepared by DWER.



- iv. What areas are required for water management and protection and what is left for development?
- v. How will drinking and non-drinking water supplies and services be provided for?
- vi. Will the proposed development have an impact on upstream, downstream or adjacent land users?

Where appropriate, the District WMR must identify land to be set aside for water resources, major infrastructure (natural and constructed) and areas of Aboriginal or other heritage value. This includes, wetlands and their buffers, waterways and their foreshore areas or reserves, living stream corridors, discharges and groundwater subsoil discharges, floodwater storage areas, flow paths for major flooding and major water supply/sewerage infrastructure (such as pump stations and treatment plants) and their buffers. This information should be 3D-modelled where appropriate. The requirements for preparation of a District WMR are outlined in Appendix C.

The District WMR should identify and evaluate the water demands, water sources and delivery options for drinking and non-drinking water. If drinking water is unavailable from an existing drinking water supply network, the WMR should demonstrate the technical viability and financial sustainability of establishing a drinking water supply, including infrastructure planning (refer to section 8.2).

If non-drinking water is unavailable from groundwater or surface water resources, the WMR must identify technically viable and financially sustainable alternative non-drinking water source options (refer to section 8.2).

Consultation with the water service provider and local government who will supply the proposed development should also be undertaken as early as possible.

5.3.1 Crossing local government boundaries

A coordinated approach should be undertaken between local governments, proponents and consultants when preparing a District WMR that is located across or adjacent to local government boundaries. Responsibilities for implementing the District WMR must be clearly defined and ensure that the requirements of both local governments can be met for key issues such as flood management and infrastructure provision.

5.3.2 Fragmentation of land ownership

Land ownership is likely to be fragmented in an area of district size. Decisions will need to be made about who bears the costs and who coordinates studies. Some ways of dealing with these circumstances include a coordinated approach by several landowners or proponents, or coordination by local governments, with an agreed mechanism or arrangement between landowners for funding the study, such as through a development contribution scheme.

5.3.3 Broader catchment planning considerations

A District WMR must always consider water resources and associated risks to and from the development at a catchment scale, even when the catchment (surface water, groundwater and/or flood) extends beyond the planning area. More information on catchment drainage planning is provided in section 8.6.

Critical considerations that are likely to require information gathering and/or modelling of the proposal area and broader catchment include:

- i. flood levels and floodplain areas;
- ii. incoming upstream surface water flows and downstream discharges;
- iii. regional groundwater flows and levels;
- iv. sensitive water resource areas;
- v. waterways and their foreshore areas and wetlands and their buffers;
- vi. surface water and groundwater management and their interactions;
- vii. anticipated demand for and availability of fit for purpose water demands;
- viii. pre/post development topography;
- ix. adjoining tenure and land uses;
- x. other pre-existing land planning approvals; and
- xi. water supply and wastewater infrastructure need to support development and protect the environment.

The decision to undertake modelling or other investigations outside of the planning area must take into consideration the site and its surrounding water resources. For example, a site located within the catchment of a wetland will need to consider the potential impact to the wetland from development practices which may include clearing, filling and draining the land, changes to groundwater quality and levels, and changes to surface water flows, quality and timing, noting that the wetland's surface and sub-surface catchments may have a significant spatial extent. Certain activities, such as the taking of water for public open space irrigation, may need to be restricted in these areas or managed closely, depending on the location. This could trigger the need for alternative water sources for public open space irrigation.



Similarly, a site adjacent to a drain or waterway that receives flow from a large external catchment must consider the spatial extent of land required to manage incoming and outgoing flood flows without increasing the flood risk of the general area.

Figures 2 and 3 provide examples of where consideration of factors outside the immediate planning area have been critical to the successful development of the WMR.

5.4 Local Water Management Report

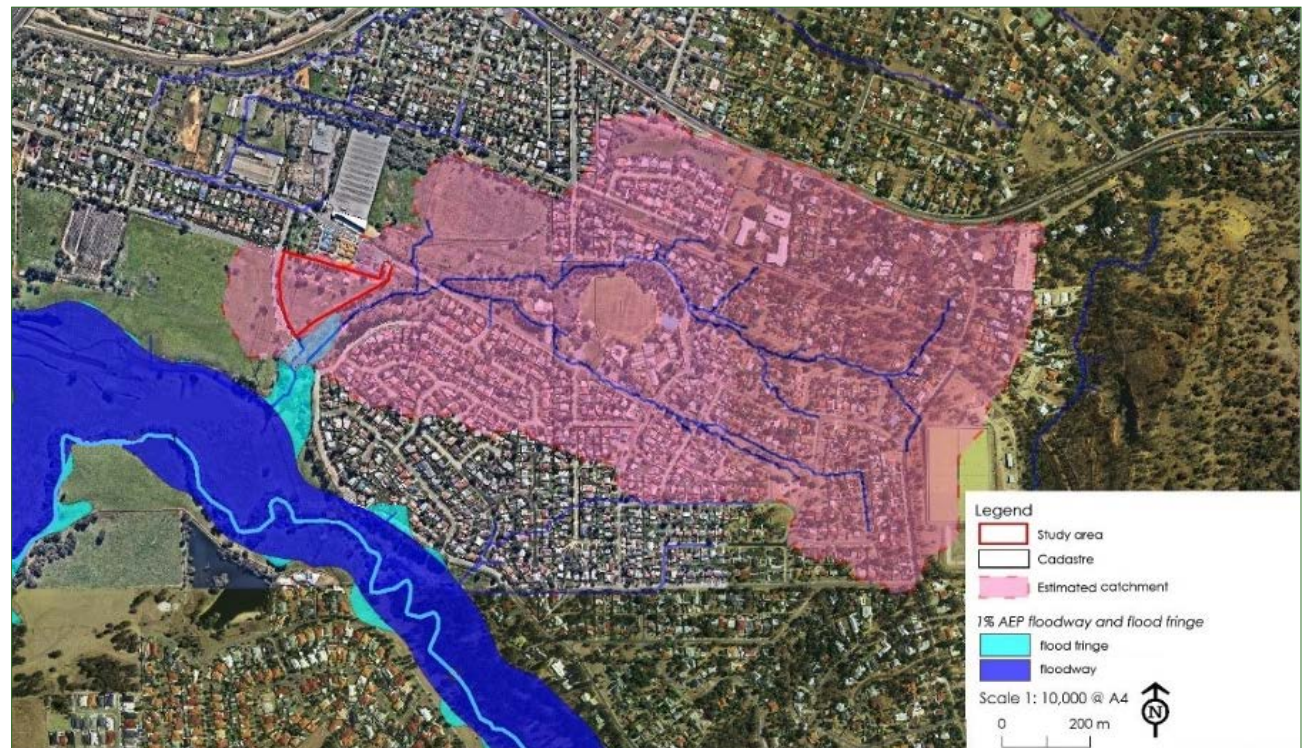
A Local WMR is prepared by a proponent to demonstrate feasibility of the water management systems and strategies with conceptual plans and designs that are proposed for implementation through detailed design and development. The Local WMR should expand and/or address the matters identified in the District WMR (if one exists) and identify in more detail land areas required for water management.

A local structure plan or precinct structure plan (including masterplans and activity centre plan) is required to be informed by a Local WMR unless a District WMR exists and provides sufficient information.

The decision-maker will refer a Local WMR to DWER for endorsement, in close consultation with relevant State government agencies (DBCA and DPIRD for instance) and the relevant local governments(s) prior to WAPC consideration of the planning proposal. Where the local government is not the decision-maker they must support the Local WMR prior to finalisation.

Lodgement of a local structure plan or precinct structure plan (including masterplans and activity centre plans) is typically the first major milestone of a design process that responds to site conditions to locate public open

Figure 2: The combined influences of riverine flooding downstream of this study area and a large upstream drainage catchment needed to be understood to ensure that adequate flood protection is given to the proposed development as well as existing land uses



spaces, set out lot and road layouts, as well as design the necessary systems and infrastructure that will service the future proposed land uses. Consequently, water planning as part of the concept design is a critical element of this process and requires a preliminary design of 'whole of development' water management systems/strategies to guide future detailed designs.

The Local WMR must confirm the feasibility of the preferred water supply sources and where possible, delivery arrangements. This includes sources of water which are available to meet the expected water demand for drinking and non-drinking uses. To determine the availability of groundwater and surface water on the site

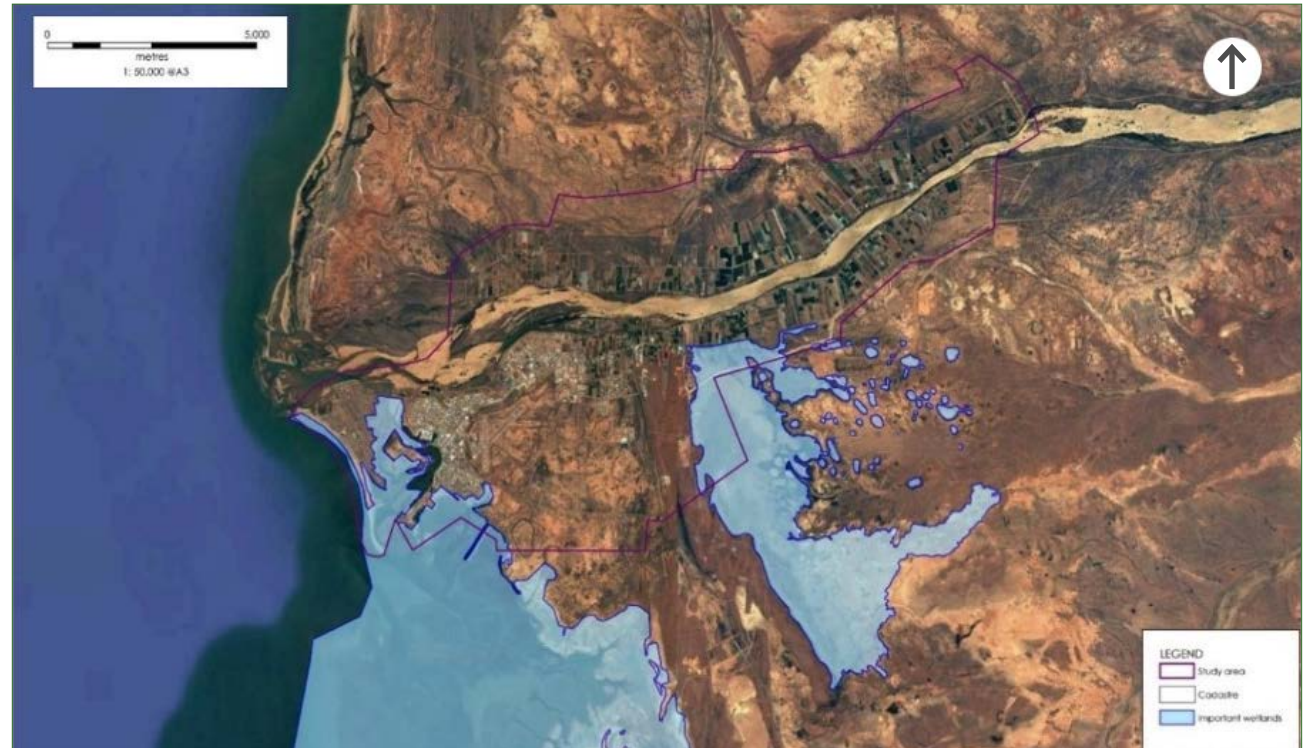


and to identify any potential sources of water, consultation with DWER is recommended. Consultation with the water service provider who will supply the proposed development should also be undertaken as early as possible.

The main water management questions a Local WMR will need to answer include:

- i. How will water be managed within the development? Demonstrate proof of concept (that is, providing a short synopsis of a certain method or idea(s) to demonstrate its feasibility and set controls for subsequent planning stages).
- ii. How much land is needed for water management and protection and where will it be located including areas for treating the quality of stormwater and groundwater subsoil discharges, wetland buffers and waterway foreshore areas, protection zones, flood storage areas and major flow paths?
- iii. Who will deliver services (water, sewer and water for public open space), where will the services be located, are these services secured and when will they be provided?

Figure 3: The protection of wetlands and coastal areas adjacent to and beyond this study area are a critical component of district planning





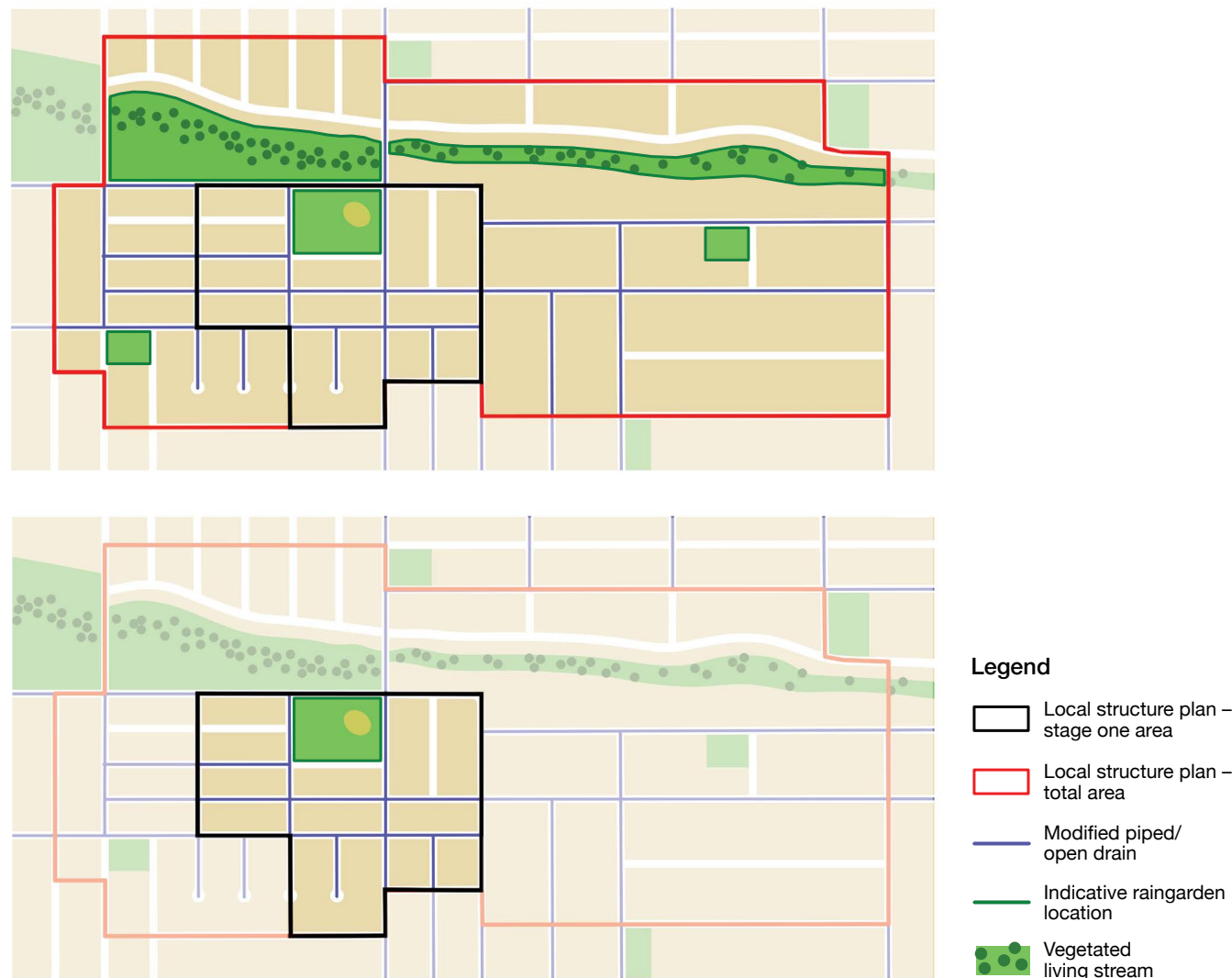
Where a local structure plan or precinct structure plan is amended, and these changes may have an impact on water management and protection, the Local WMR must be updated to explain the impact of these changes. This may include changes to residential density, drinking and non-drinking water sources, amount of flood storage area, proximity of development to sensitive water resource areas, waterways and their foreshore areas and wetland and their buffers. The requirements for preparation of a Local WMR are outlined in the Appendix D.

5.4.1 Planning considerations for staged developments

A Local WMR is required to address the entirety of the proposal area and provide enough detail to demonstrate feasibility of the water management systems and strategies, water supplies and acceptability of water resource protection. For multi-stage developments it is reasonable to provide differing levels of detail for the various stages. The first stage of the development will act as a 'template' for subsequent stages, demonstrating street and lot scale systems, while still providing critical information for major elements of the design at a broader scale for the whole structure plan area.

Figure 4 is an example of stormwater management systems for a staged development.

Figure 4: The ultimate (top) and interim (bottom) stormwater management system layouts for this site show an increased level of detail for the initial stages of a proposed development





5.5 Subdivision and Development Water Management Report

A Subdivision and Development WMR is required to demonstrate in detail that all water matters within or impacting on the site will be appropriately managed.

1. A Subdivision and Development WMR **will not** be required where:
 - a) the site will be connected to services including drinking water, wastewater and drainage systems to the satisfaction of the service provider, and all relevant policies and design requirements can be satisfied;
 - b) there is an approved WMR (usually Local WMR) which provides guidance for development of the site, confirms that no further WMR is required and the proposal doesn't significantly differ from the approved WMR⁷; **and/or**
 - c) sufficient information has been provided, to the satisfaction of the decision-maker, which demonstrates that the proposal is unlikely to impact upon or be impacted by further water systems or water resource planning.
2. A Subdivision and Development WMR **may** be required when lodging a subdivision or development application, in any of the following instances (only where it has not been addressed in an earlier stage of the planning process):

- a) no prior approved WMR has been prepared that is relevant to the specific subdivision or development;
- b) a prior approved WMR exists but provides insufficient detail to properly inform detailed design;
- c) where the proposal deviates from the requirements of a previously approved WMR;
- d) the proposal is impacted by any published floodplain mapping or contains areas designated as 'floodway, or, the site is located on land likely to be impacted by flooding where no floodplain has been defined;
- e) finished ground levels and/or the area required for drainage have not been identified;
- f) the site is located within a PDWSA or within or adjacent to sensitive water resource areas;
- g) there is a risk that the development will disturb soil or groundwater contamination associated with a registered contaminated site;
- h) the proposal may cause an increase in saline groundwater discharge because of native vegetation clearing;
- i) connection to existing water, wastewater and/or drainage systems is not currently possible;
- j) Wastewater treatment and disposal is proposed on a site located within a PDWSA or mapped sensitive water resource area;
- k) Irrigation with nutrient rich wastewater or fertigation is proposed;

- l) Where a foreshore management plan or wetland management plan is required;
- m) the site contains high groundwater or surface water; and/or
- n) construction of a new drain or modification of an existing drain is proposed.

In determining whether a Subdivision and Development WMR may be required, proponents in consultation with decision-makers should consider the size, characteristic and/or complexity of the proposal in accordance with the Guiding Principles (refer to section 2). There may be proposals where water resource matters can be addressed to the satisfaction of the decision-maker without a WMR.

If a WMR is required, it is to be submitted to the WAPC and/or local government as part of the planning application to inform the assessment. The Subdivision and Development WMR requires consultation with DWER (and other relevant State government agencies whose functions may be impacted) prior to approval of the subdivision or development application by the WAPC or local government. Where justified, the WAPC, in agreement with the applicant, may extend the determination period of 90 days to allow further information to be provided.

For urban development, conditioning the preparation of a WMR is not appropriate.

For non-urban development and where an approved Local WMR exists, the Subdivision and Development WMR will be required to be lodged and approved prior to any site works as a condition of subdivision. Where no approved Local WMR exists, the Subdivision and Development WMR will be required upfront and will form part of the subdivision application.

⁷ A proposal is considered consistent with the approved Local WMR when there have been no changes to the design that could impact on water resource management of the site. Changes that could impact on water resource management could include but is not limited to changes in; density or land use, size and location of public open space, waterway foreshore or wetland buffers and significant changes to stormwater management.



The main water management questions a Subdivision and Development WMR will need to answer include:

- i. How much land is needed for water management and protection and where will it be located (for example, identification of wetland buffers and waterway foreshore areas)?
- ii. What should the refined infrastructure design look like?
- iii. How will the detailed design of the proposal prevent or reduce impacts to water resources (including downstream environments)?
- iv. How will dewatering be managed to ensure that impacts to environmental assets are avoided?
- v. How will water resources, PDWSA and sensitive water resources areas be protected and managed by the detailed design?
- vi. Who will deliver services (water, sewer and water for public open space), are these services secured and when will they be provided?
- vii. Will the proposed water management system be sustainable?

The requirements for preparation of a Subdivision and Development WMR are outlined in the Appendix E.

5.5.1 Infill

Decisions related to infill proposals should be supported by sufficient information, as determined by the decision-making authority, to demonstrate that the existing water systems and services have the capacity to support future development, including sewerage, drinking and non-drinking water (including for public and private open spaces), flood storage, stormwater management and high groundwater management. In addition, consider the cumulative impacts of similar developments within the catchment, including the potential for groundwater rise.

Where appropriate, infill projects should be informed by a WMR that is likely focused on capacity of existing systems and services. Consideration of replacing ageing or inadequate infrastructure with multi-functional systems to improve amenity, water quality and efficiency may be necessary.



5.6 Process for preparing a Water Management Report

To optimise outcomes for both water resources and the proposed land use and development, the following seven-step process will assist in the preparation of WMRs.

5.6.1 Step 1: Site and development context

Identify which planning instrument the proposal represents (refer to Figure 1) and determine if there are existing approved WMRs that are relevant to the site.

In addition, to address the outcomes and apply the measures of SPP 2.9, an understanding of the site and development context is required. This includes an understanding of the built and natural features and their relationship to the broader context of the surrounding area



to establish whether this will influence the design of the development. It is critical that the site and development context influences are considered in an integrated and iterative manner so that place-responsive outcomes can be optimised.

5.6.2 Step 2: Consideration of important environments

Identify important environments to inform the relevant WMR.

To assist in the identification of important environments a review of the below information sources is recommended. This includes, but not limited to:

- i. sensitive water resource areas (refer to policy map of Sensitive Water Resource Areas);
- ii. Swan Canning river system (refer to policy map of Swan Canning River System);
- iii. Peel-Harvey coastal plain catchment (refer to policy map of Peel Harvey Coastal Plain Catchment);
- iv. PDWSA (refer to policy map of Public Drinking Water Source Areas);
- v. other waterway and wetland mapping;
- vi. Ministerial Statements (EPA) and implementation conditions; and
- vii. other environmental datasets and existing studies.

Other important environments include, but are not limited to:

- viii. significant ecosystems as identified in the Environmental Factor Guidelines: Inland Waters (EPA, 2018) (such as regionally significant natural areas, threatened and priority ecological communities, flora and fauna; remnant native vegetation and ecological linkages, and significant public amenity, recreation and social values);
- ix. water resources protected by Environmental Protection Policies under Part III of the *Environmental Protection Act 1986*;
- x. clearing controlled land under Part IIA of the *Country Areas Water Supply Act 1947*;
- xi. waterway management areas under the *Waterways Conservation Act 1976*;
- xii. environmentally sensitive areas under the *Environmental Protection Act 1986*;
- xiii. Aboriginal heritage sites under the *Aboriginal Heritage Act 1972*;
- xiv. matters of national environmental significance under the Australian Government's Environmental Protection and Biodiversity Conservation Act 1999 (for example world heritage properties, national heritage places, habitats of migratory species and nationally threatened species and ecological communities, Bush Forever sites);

- xv. the conservation estate (for example national parks, nature reserves and regional parks) and areas reserved through the planning process for purposes that include conservation; and
- xvi. cave and aquifer ecosystems.

Following the identification of important environments, the relevant WMR should capture how they can be protected and sustained. This requires consideration of hydrological conditions (water quality and quantity), the hydrological processes that support these environments (refer to section 5.6.3), as well as physical protection measures such as revegetated wetland buffers and waterway foreshore areas and/or reserves.



5.6.3 Step 3: Understanding hydrological processes

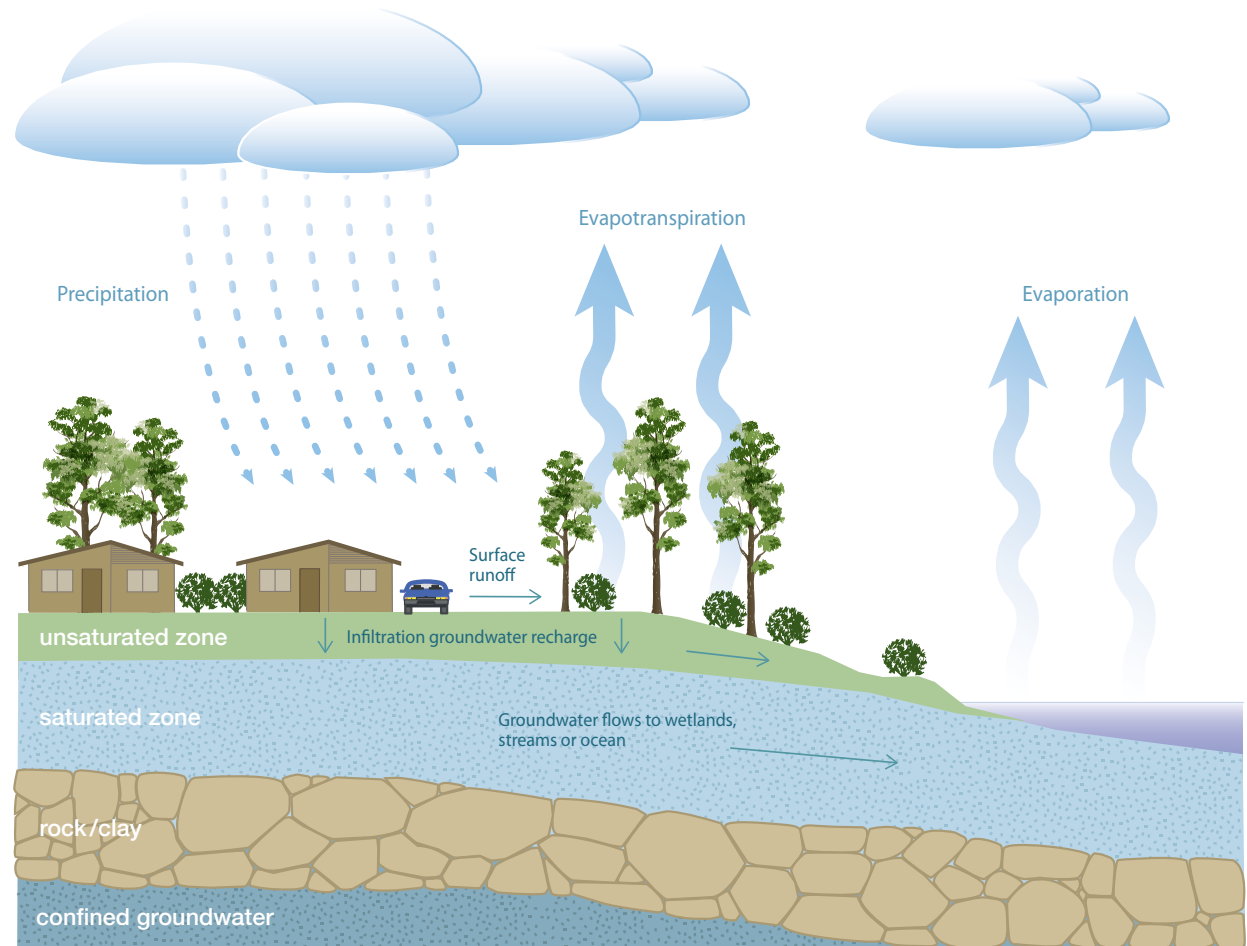
Understand and communicate the hydrological character of a site as a critical component to the successful delivery of site-specific solutions.

For example, sites with sandy soils and little evidence of surface water flows require a different design response to sites where water is evident at the surface in waterways, wetlands, waterlogged soils or where groundwater is close to the soil surface. Figure 5 shows the components of the water cycle or hydrological cycle.

There is a need to understand the surface water and groundwater fluxes of the area and how this is related to the hydrological regimes of the site. Depending on the complexity of the area, this could be done using a mass water balance or modelling exercise such as a catchment or local area model. This will enable a preliminary assessment of how much water is allocated to existing uses (natural and consumptive). This tool could also be used to enable a preliminary assessment of how much water will be available for use after development and to provide a preliminary indication of the need for alternative water sources, so that opportunities for other fit-for-purpose sources can be identified. DWER's drainage and water managements plans may also provide this type of information.

Generally, the most successful approach to designing with water is to mimic the dominant natural processes and water movement pathways and be guided by observable signals in soils, landform and vegetation types. As a result, the best way to understand the hydrological processes is

Figure 5: The hydrological system (DWER 2004 to 2007)





to visit the site and use site-specific, fit-for-purpose data to identify the water resource context and answer the following questions:

- i. What is the history of the site and surrounds that may have left a legacy of contamination or nutrient enrichment and may require remediation or careful management?
- ii. What hydrological processes support the existing water-dependent environmental values?
- iii. What are the existing water sources and the environments, people and activities that they support?
- iv. Can existing water systems be adapted and integrated so that the development can be placed on the site?
- v. Are there any other key risks which may result from development of the land, which relate to water resources such as flood risks, acid sulfate soils, highly permeable soils, surface and groundwater, contaminated sites and high groundwater?

5.6.4 Step 4: Fit-for-purpose water sources and service delivery

Identify sustainable fit-for-purpose water sources and wastewater management solutions to inform and integrate with land planning.

The availability and suitability of public drinking water and non-drinking water sources and the required government approvals need to be considered early in the planning process to facilitate solutions that are efficient and cost-

effective⁸. Specifically, water supply and service delivery options should be identified, assessed and a preliminary concept developed when preparing a District WMR.

Feasibility should also be demonstrated when preparing Local WMR. This requires the consideration and quantification of water demands and wastewater streams resulting from a development, including:

- i. drinking water and household use (such as gardens, showers, toilets, swimming pools, vehicle washing);
- ii. irrigation (such as for public open space, schools, recreational facilities, horticulture, agriculture);
- iii. manufacturing and processing; and
- iv. construction.

With an understanding of the likely water demands, consideration can be given to the potential water sources that may be applied to meet those demands. Although conventional development results in separate systems for water and wastewater, opportunities for integrated solutions should be considered wherever possible. This may include:

1. drinking water from integrated supply systems and/or desalination plants;
2. groundwater and surface water including water licences obtained via trades, transfers or leases;
3. stormwater/surface water harvested from an impervious surface, or drainage system (subject to ecological water requirements being met for receiving environments);

4. rainwater harvested on-site;
5. sub-surface drainage water;
6. greywater or wastewater generated and treated on-site;
7. treated wastewater sourced from an integrated collection network (sewer mining); and
8. treated wastewater sourced from a centralised treatment plant.

For large scale developments, staged implementation of final servicing solutions will also be required and included in the preparation of a WMR.

It is important to thoroughly investigate the land use planning impacts, regulatory processes (for example licence, permit or monitoring requirements) and approvals pathways of decision-making authorities associated with different water sources and wastewater systems. This is to determine the impact on the developable land and economic feasibility of a project. For example, land may be needed for treatment plants, odour and noise buffers, pump stations and bore infrastructure.

In addition, it is important to consider who will take responsibility for the ongoing operation of any fit-for-purpose water source. In the case where the water source is less conventional (for example sewer mining), consideration of who will operate and maintain the assets needs early consideration and buy-in. In some cases, this may involve coordination with a water service provider, the local government or a third-party specialist. It is critical that there is clarity between the proponent and service

⁸ DPLH has developed a calculator as a method of assessing rainfall as an alternative water source for rural living proposals where reticulated water is not available – refer to DPLH's website to access this tool.



provider/local government/third-party specialist as to who will inherit the scheme, what the required service strategy or maintenance plan is, and how this will be funded.

5.6.5 Step 5: Consideration of critical site conditions

Consider critical site conditions and issues that may trigger a requirement for more detailed investigations and analysis.

These site conditions include, but are not limited to:

- i. contaminated sites and acid sulfate soils;
- ii. highly permeable sandy soil with poor phosphorus retention capacity;
- iii. water balance change;
- iv. PDWSAs;
- v. sensitive water resource areas and other important environments;
- vi. limited available drinking or non-drinking water resources;
- vii. water and wastewater service infrastructure capacity and capability upgrades (considering staging);
- viii. multiple or fragmented landownership;
- ix. mosquito/midge/disease vector management and control;
- x. flood or significant inundation risk;
- xi. high groundwater systems and dewatering requirements; and/or
- xii. proposals involving land uses with potential to impact on water quality.

The following investigations and assessments may need to be undertaken to address site specific risks and issues:

1. Monitoring and site investigations

To gain an understanding of the site's existing environment, its ability to support development and the type of water management systems that will be appropriate, monitoring and site investigations should be undertaken. These should be targeted and must consider the effects of seasons (winter/summer and wet/dry) and episodic variations where relevant. Monitoring is an iterative process and as such the duration will be dependent on several factors including but not limited to: the level of risk to and from the water resources being monitored; seasonal and episodic variability; the proposed land use management approaches; and the results presented by the monitoring. Monitoring should therefore be started as soon as possible and factored into development timeframes. For more information refer to *Water monitoring guidelines for better urban water management strategies and plans* (DoW, 2012).

2. Detailed site water balance

A detailed site water balance may be undertaken to understand and quantify the potential impacts and opportunities associated with various land uses and water management actions to provide for and sustain the environment and guide the design of water management and use strategies. For example, a detailed site water balance may reveal an opportunity to collect and store water for future reuse as a fit-for-purpose water source that would have previously occurred in the landscape and eventually evaporated away. Considerations that may result in significant changes to the site water balance include:

- a) changes to groundwater levels or groundwater quality that could impact on PDWSA, sensitive water resource areas, water-dependant ecosystems or terrestrial vegetation;
- b) increased recharge and/or reduced evapotranspiration raising groundwater levels and inundating public and private open spaces and/or damaging infrastructure or built form;
- c) changes in the volume, quality, seasonality or direction of surface water flows causing hydrological changes that could impact on PDWSA, sensitive water resource areas, water dependant ecosystems, downstream water users and/or terrestrial vegetation;
- d) water brought in from off-site sources to support proposals; and/or
- e) potential impacts of climate change.

3. Modelling of critical water systems

Modelling of critical water systems (surface water and/or groundwater) may need to be undertaken to quantify flood risk, predict flows, levels and/or water quality in response to different land uses, activities and management options and enable site-responsive designs for water management systems and the surrounding development.

4. Water demand analysis

A water demand analysis for an alternative servicing strategy may need to be undertaken to consider and identify opportunities for alternative drinking and non-drinking water sources, water and wastewater servicing approaches and strategies to meet the expected drinking and non-drinking water demands.



5.6.6 Step 6: Consideration of management approach

Identify a management approach in all WMRs that provides for the delivery and ongoing sustainable management of water resources and infrastructure as a key consideration of the planning and development process.

Accordingly, collaboration with all relevant stakeholders and/or the project team will ensure appropriate water management measures are supported by the owner of the water resources and/or infrastructure. Key considerations for implementation and asset management planning for water infrastructure include:

- i. water management systems designed to retain and restore healthy ecosystems and maintain the hydrological regime;
- ii. water management systems designed for protection of water resources in the long-term;
- iii. identification of who will deliver the infrastructure in the short-term, how it will be delivered and when;
- iv. identification of an appropriate long-term asset manager and ceding of any associated land free of charge;
- v. identification of appropriate maintenance regimes for water management assets and systems;
- vi. potential climate change mitigation measures and provision for their future implementation;
- vii. monitoring and reporting in accordance with approved monitoring program and maintenance plan; and
- viii. financial sustainability of water infrastructure after development, particularly where non-traditional approaches are proposed.

5.6.7 Step 7: Future investigations

Clearly identify in all WMRs requirements for future stages of planning and development.

The findings of investigations and analysis undertaken for previous planning stages should be used as the basis for further investigation and planning decision-making at subsequent stages. Where further investigations are required these must be clearly stated in the WMR, including details of what investigations are required, the purpose of the investigation, when it is to be completed by and by whom. It is required that the endorsed WMR will contain one of the following statements by the decision-maker:

“More detailed Water Management Reports will be required to support future planning decisions in this proposal area.”

Or

“This Water Management Report contains sufficient detail to support future planning decision within the proposal area and therefore no further Water Management Report will be required in accordance with the Planning for Water Guidelines.”

For multi-stage developments or in other situations, it may be necessary to provide an updated WMR for approval in response to changes in site conditions, policy requirements and/or community expectations. When a proposal or design is significantly changed any prior approval of a WMR will not be considered valid.



6 ENVIRONMENTAL, SOCIAL AND CULTURAL VALUES

6.1 Wetlands and waterways

Wetlands and waterways provide a range of ecosystem functions, including providing habitat for a wide variety of fauna and flora, have cultural significance and are valued for passive and active public recreation and social amenity. They also reduce the impacts of flood by storing and detaining stormwater, improve water quality by trapping sediments, and capture and store nutrients and other pollutants. Consequently, development should, where possible, seek to protect and restore wetlands and waterways, recognising their value as ecological assets as well as providing social benefits including recreation, improved mental and physical health and urban heat mitigation.

The ecological integrity of wetlands and waterways are protected and enhanced through the establishment of wetland buffers and waterway foreshore areas that maintain and/or improve the physical condition, ecological health, functions, values and community benefits of waterways and wetlands. Waterway foreshore areas and wetland buffers allow for future restoration where degradation has occurred (for example realignment of straightened channels, controlling erosion and restoration of endemic native vegetation).

Waterway foreshore areas and wetland buffers function by:

- i. separating a waterway or wetland from the adjacent land use(s) and related activities that pose risks to their values, including habitat modification and loss, changes to hydrology, declining water quality, weed incursion and damage by people, vehicles and animals;
- ii. reducing the chance that a waterway or wetland may adversely affect the surrounding land use(s) (for example, through flooding, hydrological change or midges and mosquitoes);
- iii. maintaining the ecological processes and functions of the waterway or wetland; and
- iv. providing habitat important for many native flora and fauna species.

For foreshore areas and wetland buffers to perform their protective functions, ecological linkages and the allocation of enough land for an appropriate width of healthy native vegetation is critical and should be identified and considered as early as possible in the planning process. This should occur as part of the preparation of WMRs, consistent with *Environmental Guidance for Planning and Development: Guidance Statement 33* (EPA, 2008) and *Operational Policy: Identifying and Establishing Waterway Foreshore Areas* (DoW, 2012) and Appendices B, C, D and E of this Guideline.

Waterway foreshore areas and wetland buffers assist with protecting water quality. However, they are not designed to protect water quality from the land uses described in section 6.3 of this Guideline. Where these land uses are proposed near a waterway or wetland an additional separation distance may be required. The additional separation distances must consider the values, features





and functions of the wetland or waterway; the water quality risk and vulnerability of the wetland or waterway, topography, stormwater velocities and the effectiveness of measures designed to minimise nutrient and non-nutrient contaminant export. Different methods are used to identify land for waterway foreshore areas and buffers for wetlands to ultimately be reserved in a region scheme or local planning scheme. For this reason, it is important to first determine whether a given ecosystem is a waterway or wetland (refer to SPP 2.9 Definitions and SLIP dataset). In cases where it is not clear, proponents should seek advice from DBCA and DWER.

6.1.1 Identifying waterway foreshore areas

A foreshore area is the land that adjoins or directly influences a waterway. It is the area of transition between the edge of the waterway channel and the furthest extent of riparian vegetation, the floodplain and riverine landforms.

A preliminary foreshore area should be determined as part of a district WMR and refined as part of a local WMR. The dimensions of foreshore areas are site-specific and based on the defined floodway (refer to section 7.3); climate; hydrology; ecological, social and cultural values; biological and physical features of the waterway, including erosion and other channel formation processes that may change its shape and direction (morphology); consideration of disease vector and nuisance insects (such as mosquitoes and midges); and the existing and proposed adjacent land uses.

Foreshores are often variable in width along a section of a waterway. The widths of the foreshore should be indicated in the WMR, measured separately for each bank outwards from either the outer edge of riparian vegetation

or the high-water mark (bankfull) level, whichever is the greatest. The width of the foreshore area or reserve should be at least a minimum of 30 metres for waterways and a 'development setback' of 50 metres for estuaries. The foreshore area is a negotiated distance with DWER (or DBCA for foreshores within or abutting the Swan Canning development control area). DWER (and/or DBCA) advice is provided to the land use planning decision maker. Foreshore widths of less than 30 metres for waterways or a development setback of 50 metres for estuaries are generally not considered to provide adequate protection for the ecosystem. In some circumstances, especially where significant ecological, social or economic values are present, there may be the need for a wider foreshore area or reserve. This will minimise the potential for loss of valuable habitat and the degradation of foreshore and waterway values.

In limited circumstances, exceptions to the minimum width of the foreshore may be granted. Examples include some small subdivisions and development applications where the proposed land use or development poses an insignificant additional risk to the waterway. In these circumstances, a non-standard foreshore width that adequately protects the waterway may be requested. Justification will be required for any areas of the foreshore where the width is proposed to be less than 30 metres for waterways or a 'development setback' of less than 50 metres for their estuaries.

Operational Policy: Identifying and Establishing Waterway Foreshore Areas (DoW, 2012) and *Determining Foreshore Reserves* (Water and Rivers Commission, 2001) provides guidance on the method for identifying and establishing a waterway foreshore reserve; and the land uses and activities that are compatible with a foreshore area or reserve. A checklist of threats and issues to consider for

waterways is provided in chapter B5 of *Environmental Guidance for Planning and Development: Guidance Statement 33* (EPA, 2008).

Foreshore areas should be planned with sufficient distance between the waterway and adjacent land use(s) to allow for:

- i. unimpeded movement of floodwaters during large flood events;
- ii. conservation of the waterway environment, including riparian vegetation;
- iii. maintenance of the natural hydrology of the waterway;
- iv. accommodation of elevated water levels and storm surges due to climate change;
- v. management of pests and weeds, specifically declared plants;
- vi. public access and recreational use of the foreshore and the waterway, where appropriate;
- vii. no new installation or placement of public utility infrastructure (for example electricity, gas and sewerage) or on-site wastewater management systems;
- viii. views of the waterway from public places;
- ix. rising river levels and storm surges;
- x. protection and enhancement of landscape and landform, where needed;
- xi. adequate separation distance from disease vector and nuisance insects such as mosquitoes and midges; and



- xii. no direct discharge of stormwater runoff and/or mobilised groundwater (via pipes and drains for example), consistent with the *Decision Process for Stormwater Management in Western Australia* (DWER 2017).

6.1.2 Identifying wetland buffers

A wetland buffer is an area of (usually) terrestrial land immediately surrounding a wetland that provides spatial separation between the wetland and adjacent land use(s).

The process to determine an appropriate wetland buffer should be undertaken on a case-by-case and consider the physical characteristics relevant to the wetland, including the wetland values, attributes and the surrounding land use. Based on the physical characteristics of a wetland, a negotiation buffer can be achieved. Further guidance on the determination of appropriate and functional buffers between wetlands and proposed land uses is contained in *Guidance Statement 33: Environmental Guidance for Planning and Development* (EPA, 2008) and in the *Draft Guideline for the Determination of Wetland Buffer Requirements* (WAPC, 2005).

Advice can also be sought from DBCA regarding the identification of wetlands to be protected including mapping datasets, evaluation methodology, wetland boundary delineation, buffer restoration and preparation of wetland management plans. Further advice on hydrology can be sought from DWER.





6.1.3 Reservation of wetland buffers and waterway foreshore areas

Foreshore areas and wetland buffers identified in planning proposals are often reserved in region schemes or local planning schemes and placed in public ownership. This is to prevent the area from being used for any other land use purpose to allow for seasonal fluctuations and increases in water levels, as well as in some cases to allow people to access the area for recreational purposes. Following reservation in a region scheme or local planning scheme, a management order may be placed on the reserve to ensure it will be managed by a local government or a State government agency for purposes such as foreshore protection and public recreation, or conservation. The relevant WMR should identify the appropriate waterway or wetland manager prior to the approval of the foreshore reserve or wetland buffer. As foreshore reserves and wetland buffers are primarily ceded for conservation purposes, they are not included in any public open space contribution calculation.

Significant wetlands and their buffers, and waterways and their foreshore areas, are often required to be ceded to the Crown free of charge at subdivision stage, in accordance with section 152 of the *Planning and Development Act 2005*. Where public acquisition of private land planned for future foreshore reserve or wetland buffer purposes is not likely to occur in the short-term, development should not be permitted within the area of reservation if it is likely to impact on the natural values of the land, or if it would prejudice its timely transfer to the Crown in the future. Where a wetland and buffer are identified, a Wetland Management Plan will need to be prepared to support a subdivision application or as a condition of subdivision – refer to *DBCA's Guidelines checklist for preparing a wetland management plan* (DEC, 2008).

In limited cases, wetlands and their buffers, and waterways and their foreshore areas, will remain in private ownership. This is generally less desirable as management practices may be inconsistent across multiple landowners and public access may be restricted. In these circumstances, the options for protection in the planning process are:

- i. a conservation covenant;
- ii. a restrictive covenant;
- iii. applying conditions that ensure building envelopes are located outside of the buffer or foreshore area and where appropriate, requiring the installation of wildlife-friendly fences or other barriers;
- iv. preparation of a wetland or foreshore management plan; and/or
- v. provisions within a local planning scheme or WMR which require the preparation of a foreshore or wetland management plan.

Where a wetland and buffer or waterway foreshore area are identified, a wetland management plan or foreshore management plan will need to be prepared to support a subdivision application or as a condition of subdivision. For wetland management plans, refer to DBCA's Guidelines checklist for preparing a wetland management plan (DEC, 2008). For foreshore management plans, contact DWER for advice.

The level of detail required within a wetland management plan or a foreshore management plan will vary depending on the nature of the water resource, its condition and the scale of the planning proposal. Accordingly, the plan may be incorporated as part of the WMR, or for larger proposals, may be a separate stand-alone report.

6.1.4 Sustainable management of wetlands and waterways

The establishment of appropriately vegetated wetland buffers and waterway foreshore areas help manage threats to the long-term health of wetlands and waterways. However, it should be recognised that wetlands and waterways in developed areas require ongoing management of the site and activities that may individually or cumulatively cause adverse impact including susceptibility to the effects of future climate change. These issues and the key design elements below should be addressed in the relevant WMR.

For further guidance on the management and restoration of wetlands refer to *A Guide to Managing and Restoring Wetlands in Western Australia* (DEC, 2012). For further guidance on the management and restoration of waterways refer to the *River restoration manual – a guide to the nature, protection, rehabilitation and long-term management of waterways in Western Australia* (Water and Rivers Commission and Department of Environment 1999–2003).

6.1.5 Bushfire risk and management of buffer and foreshore areas

Waterway foreshore areas and wetland buffers are generally bushfire prone areas that have implications for bushfire risk management and the design of future land developments in their vicinity. Consideration of bushfire risk management in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the development of a bushfire management plan is likely to be required.



Bushfire management plans must be developed after the identification of the waterway foreshore area and wetland buffer, and consider any future waterway foreshore area or wetland buffer restoration plans. No bushfire mitigation strategies are to be contained within a waterway foreshore area or wetland buffer.

6.1.6 Works on a wetland or waterway/ watercourse⁹

Permits are required from DWER under the *Rights in Water and Irrigation Act 1914* to undertake works that obstruct, interfere, or destroy the bed or banks of a watercourse or wetland (for example works relating to pumps, dams, crossings, boat ramps or jetties) in proclaimed surface water areas, rivers and irrigation districts. Permits are also required in unproclaimed areas where the taking, storing or diverting of water is involved and the watercourse or wetland is accessed by road or reserve. Proposals are likely to require a permit if they include any of the following activities:

- i. clearing of native vegetation in the watercourse or wetland;
- ii. altering the route or profile of the watercourse or wetland in any way;
- iii. excavating the watercourse or wetland bed or banks;
- iv. filling, stockpiling material and operating earth moving machinery on the watercourse or wetland bed or banks;

- v. interfering with existing flow regimes through watercourses by dams, weirs, pits, pumps, drains or pipelines;
- vi. obstructing flow with material or objects and causing water to pond and inundate land and native vegetation;
- vii. drilling, blasting or other exploration activities in the watercourse or wetland;
- viii. constructing structures in or across the watercourse or wetland, including dams, roads, culverts, causeways or crossings, riffles, pylons or fish ways; and
- ix. carrying out any other activity that interferes with riparian areas, pools or the water table in such a way that it alters the natural environment, interferes with the existing flow of water or the use of that watercourse or wetland by others.

Refer also to section 8.3.

6.2 Sensitive water resources

6.2.1 Identifying sensitive water resources

SPP 2.9 requires proposals to identify and protect sensitive water resources. This should be addressed in all WMRs and relevant proposals. Sensitive water resources can be identified through:

- i. 'Sensitive water resource areas' as defined in the definitions of SPP 2.9 and the policy map of sensitive water resource areas. The water resources and adjoining lands are mapped at a State-wide level to support planning decisions. Development within these areas has the potential to affect water-

dependent ecosystems, that have been recognised at either or State or National level as having high ecological, social and/or economic values.

- ii. Any additional significant water ecosystems identified through environmental impact processes in accordance with *Environmental Factor Guidelines – Inland Waters*.

6.2.2 Protection of sensitive water resource areas

Sensitive water resource areas will generally require a high level of protection and management.

All sensitive water resource areas should be identified in the relevant WMR with appropriate management measures identified. For example, sensitive water resource areas can be protected through:

- i. retention, and where possible, enhancement of vegetation (including endemic species where possible), and ecological linkages within these areas;
- ii. appropriate siting, design and management of land uses with potential to impact on water quality (refer to section 6.3);
- iii. consideration of the potential impact of a proposal on hydrological regimes;
- iv. development managed in accordance with the *Stormwater Management Manual for Western Australia for WA* (DoW, 2004-2017) and *Decision Process for Stormwater Management in WA* (DWER, 2017);
- v. appropriate disposal of wastewater; and
- vi. the consideration of cumulative impact on water quality and hydrological regimes.

⁹ Watercourse' is the term used under the *Rights in Water and Irrigation Act 1914*.



6.3 Water quality

A key outcome of SPP 2.9 is to maintain or enhance water quality through ensuring that future development is sited appropriately, and measures are in place to manage the risks associated with potential contaminants.

Proposals should prevent an increase in, or where possible reduce, nutrient loads and non-nutrient contaminants entering water resources. Water quality can be managed through the following means:

- i. Stormwater and groundwater management systems which are designed in accordance with WSD principles and practices. Development should not result in an increase in nutrient loads into receiving waters, including groundwater. DWER's Urban Nutrient Decision Outcomes tool may be used to evaluate nutrient reduction decisions for urban development.
- ii. Management of sediment associated with site works. Detailed information on industry best practice for erosion control is provided in *Best Practice Erosion and Sediment Control* (IECC, 2008).
- iii. Identification and management of contaminated sites. Contaminated sites are regulated by DWER through the *Contaminated Sites Act 2003 and Contaminated Sites Regulations 2006*. Where a known or suspected contaminated site is present, the WMR should identify the location and condition of the site(s) with reference to separate documents and processes being undertaken in accordance with the *Contaminated Sites Act 2003 and Contaminated Sites Regulations 2006*.

Where there are specific requirements relating to water management within and surrounding the known or suspected contaminated site these should be identified and considered in the development of conceptual water management designs. Practitioners are expected to refer to the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and DWER guidelines when conducting site assessments.

- iv. Identification and management of acid sulfate soils in accordance with *Acid Sulfate Planning Guidelines* (DPLH, 2008). The *Acid Sulfate Planning Guidelines* outline how acid sulfate soils are to be addressed at various stages of the planning process.

Where a site has been identified, more detailed investigations should be undertaken prior to ground disturbing and/or groundwater disturbing activities. *Identification and Investigation of Acid Sulfate Soil*





and *Acidic Landscapes* (the former Department of Environmental Regulation, 2015) provides guidance on works that require further investigation.

- v. Construction dewatering is required to be undertaken consistent with *National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in high groundwater environments* (Water Quality Australia, 2018).
- vi. Management of land uses that have the potential to impact on water quality in accordance with sections 6.3.2, 6.3.3 and 6.3.4.

6.3.1 Specific land uses and water quality

A wide range of land uses have the potential to impact on water quality through the export of nutrient (primarily phosphorus and nitrogen) and non-nutrient contaminants. These land uses and associated contaminants are listed in *Assessment and Management of Contaminated Sites – Contaminated Sites Guidelines - Appendix B* (DWER, 2014). Further guidance on land uses with high nutrient export risk are detailed in section 6.3.3 and provided in DWER Water Quality Protection Notes.

The assessment of planning proposals with the potential to impact water quality should have due regard to the advice and recommendation of the EPA and/or DWER and not duplicate the roles of these agencies in the implementation of Part IV and V of the *Environmental Protection Act 1986*.

- i. Where environmental impacts may be significant, local government is required to refer proposals to the EPA under Part IV of the *Environmental Protection Act 1986*. A proponent may also elect to refer a proposal to the EPA.

- ii. DWER regulates industrial emissions and discharges from prescribed premises to the environment through a works approval and licensing process, under Part V of the *Environmental Protection Act 1986*. ‘Prescribed premises’ are industrial premises with potential to cause emissions and discharges to air, land or water. They are listed in Schedule 1 of the *Environmental Protection Regulations 1987*.
- iii. Where proposals are not referred to the EPA under s48A or s38 of the *Environmental Protection Act 1986*, DWER can assess an application for prescribed premises concurrently with applications for planning approval. It is common for DWER to defer formal determination until after the relevant planning decision has been made. However, this can vary under certain circumstances. *Industry Regulation Guide to Licensing* (DWER, 2019) outlines DWER’s implementation approach to Part V of the *Environmental Protection Act 1986* where planning approval is required.

6.3.2 Locating high nutrient land uses

Proposals should be located on land where nutrient export to significant water resources can be effectively managed.

The following land uses are associated with high nutrient export:

- i. *agriculture intensive; particularly annual horticulture*. The land use ‘Agriculture – intensive’ encompasses a wide variety of agricultural pursuits, and the associated nutrient requirements vary significantly. Annual horticulture has particularly high phosphorus inputs. Annual horticulture involves the production of plants with short-term life cycles (typically completed

within the period of a year). Crops include annual fruits (strawberries, melons, etc.), vegetables (for example potatoes, lettuce, cabbages, tomatoes, pumpkins), commercial turf production and cut flowers.

Some land uses included within the definition of *Agriculture – intensive* such as the production of native flowers have low nutrient inputs and unlikely to have a detrimental impact on significant water resources, regardless of location. This includes some forms of aquaculture, as well as the production of native plants or other crops with low nutrient requirements.

- ii. *animal husbandry – intense*.
- iii. *animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates. These rates are prescribed in *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000). In areas where these guidelines do not apply, contact DPIRD for recommended rates.

Land where nutrient export to significant water resources can be effectively managed is generally:

1. located outside sensitive water resource areas;
2. characterised by site and soil conditions that are favourable to the retention of nutrients:
 - a) This can be identified at a regional scale by DPIRD soil-landscape and land capability mapping in conjunction with advice from DPIRD and DWER. The land uses identified above may not be suitable for land identified on these maps with greater than 50 per cent: high to extreme



phosphorus export hazard or very low to low land capability for the intended land use. Site-specific soil and land capability assessment, including testing of soils for phosphorus buffering is recommended when DPIRD's mapping is not available at the required scale or accuracy;

- b) This excludes land with high groundwater, a high density of artificial drains or frequent flooding; or
- 3. where it can be demonstrated that the proposal will not contribute to an increase in nutrient levels in surface or groundwater to the satisfaction of local government (in consultation with DPIRD and DWER). For example, this may involve demonstration that nutrient inputs will be low or that closed agricultural systems will be used.

SPP 2.9 states that flexibility to the siting of land uses should be applied to priority agricultural land. *State Planning Policy 2.5 Rural Planning* identifies priority agriculture land as:

"land of State, regional or local significance for food production purposed due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services. Priority agricultural land is derived from High Quality Agriculture Land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land require for environmental purposes."

It is acknowledged that intensive agriculture and animal premises are important contributors to the food security and economy of Western Australia. Priority agricultural

land is preserved for the purpose of maintaining important agricultural activities. Processes to designate priority agricultural land should consider the potential impact on water resources of nutrient intensive land uses.

6.3.3 Management of water quality

Proposals should demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas. Where a development application involves a land use with the potential to impact water quality, local government may consider the likely effect of the development on water resources and means proposed to mitigate impacts in accordance with the *Planning and Development (local Planning Schemes) Regulations 2015 (clause 67)*. A detailed WMR as described in section 5.1 will not be required. Planning assessment should not duplicate the assessment of water quality impacts that is required under separate legislation.

Where a proposal involves irrigation with nutrient rich wastewater or fertigation, local government may require a nutrient and irrigation management plan to be prepared to ensure nutrients and water is used effectively while export to receiving waters is minimised. Refer to DWER's *Water Quality Protection Note 33: Nutrient and Irrigation Management Plans (WQPN33)* for further guidance.

In all other instances the following information can be used as a guide to demonstrate that contaminants will be effectively managed. For simple proposals, this may be provided through an annotated site plan. For more complex or higher risk proposals, more detailed information may be required.

1. Identify nutrient inputs and/or other contaminants in accordance with *Assessment and management of contaminated sites – Contaminated sites guidelines* (DWER, 2014).
2. Identify receiving water resources, including sensitive water resource areas (refer to section. 6.2) and any other water resource down-gradient from the site.
3. Show potential drainage of nutrients and/or other contaminants to water resources.
 - a) where the proposal is located on urban and industrial land, this may simply involve showing the location of soakwells and/or municipal stormwater infrastructure.
 - b) where the proposal involves high nutrient inputs, this may involve topography (indicating direction of water movement across the site), soil type; and groundwater gradient – particularly for sandy soils.
4. Demonstrate how potential impacts on water quality will be managed.
 - a) for commercial or industrial land uses, this may involve appropriate wastewater disposal systems and bunding/containment areas.
 - b) where the proposal involves high nutrient inputs, this may involve:
 - i. establishment of vegetated waterway foreshores and wetland buffers and additional separation distances required to protect water quality in waterways and wetlands from pollutants (refer to section 6.1). It is noted that vegetated buffers do not effectively reduce phosphorus export, particularly in soils with low phosphorus



- retention. However, they can contribute to the improvement of other water quality parameters;
- ii. soil amendment to improve onsite nutrient retention;
- iii. compliance with relevant industry code of practices or DWER guidance documents; and/or
- iv. the use of closed agricultural systems is encouraged in sensitive water resource areas.

Proposals for closed agricultural systems must clearly state containment methods and methods for removal and disposal of liquid and solid waste off-site.

6.3.4 Strategic planning for primary production and processing precincts, animal premises and intensive agriculture

State Planning Policy 2.5 Rural Planning Guidelines outline matters that need to be considered when planning for priority agricultural land and primary production and processing precincts. This includes relevant environmental matters and land required for environmental conservation. This should be informed by the identification of:

- i. sensitive water resource areas and receiving waters;
- ii. potential impact on water resources; and
- iii. planning control required to manage potential impact on water resources.

Where it is not practicable to locate these land uses away from sensitive water resource areas, measures should be in place to reduce nutrient export in consultation with referral agencies. For example, the WMR may include:

1. limiting precinct area to locations with better soils, particularly when located on the Swan Coastal Plain;
2. using soil amendments or infrastructure to capture and treat contaminants;
3. restoration, protection and management of waterway foreshore reserves and wetland buffers;
4. implementing best practice measures;
5. siting land uses away from water resources or flood prone land where nutrients can be easily mobilised and transported to water resources; and
6. protection, maintenance or increase in coverage of deep-rooted perennial vegetation.

6.3.5 Considerations for local government

Local planning schemes and local planning policies should include site-specific measures where relevant to manage the potential impacts on water quality, particularly within sensitive water resource areas. This may include:

- i. identification of specific land uses with high nutrient export risk and define in accordance with section 6.3.2- 6.3.4;
- ii. requirements for development applications with the potential to impact on water quality to demonstrate that appropriate design, infrastructure and management regimes can manage water quality risks;
- iii. facilitation of closed agricultural systems;
- iv. other site-specific measures such as controls on the siting and management of equine precincts, limiting stocking rates and the requirement for livestock management plans;

- v. implementation of water sensitive design principles; and
- vi. enhancement, protection and management of waterway foreshore reserves and wetland buffers.

6.4 Aboriginal and historic cultural heritage

Proposals and WMRs are to consider Aboriginal and historic heritage as follows.

6.4.1 Aboriginal cultural heritage

Water resources are of ongoing cultural significance to Aboriginal people. Water resources that may be Aboriginal sites protected under the *Aboriginal Heritage Act 1972* include foreshores, natural wetlands, waterholes, springs, rivers, creeks, streams and swamps.

The following information can be used as a guide to identify Aboriginal cultural heritage and ensure it is effectively managed. Where relevant, this information should be captured in a WMR.

- i. The Aboriginal Heritage Inquiry System lists the location of Aboriginal heritage places that have been reported to the DPLH.
- ii. *The Aboriginal Heritage Due Diligence Guidelines* (DPLH, 2013) provides guidance on the likelihood of a proposal adversely impacting an Aboriginal heritage site when the Aboriginal place has been reported to DPLH.
- iii. Proponents should seek advice from DPLH if considering undertaking an Aboriginal heritage survey or if they are uncertain on how a proposal may impact on Aboriginal heritage.



- iv. Proponents are encouraged to consult with local Aboriginal people in considering how a proposal can support the preservation of cultural values of the water resource, the heritage management strategies to minimise or avoid any adverse impacts to Aboriginal heritage sites and to obtain cultural appropriate knowledge about land and water management. This consultation can include determined native title holders, registered native title claimants and any other Aboriginal people who can demonstrate relevant historic cultural knowledge of a particular area.
- v. In the event that a proposal will adversely impact on a water resource that is an Aboriginal site protected by the *Aboriginal Heritage Act 1972* an approval under section 18 of the Act will be required for the proposal to lawfully proceed.
- vi. In the event that a proposal will adversely impact an Aboriginal site, measures that minimise the impact are encouraged.

6.4.2 Other historic cultural heritage

Consideration of other historic heritage in accordance with *State Planning Policy 3.5 Historic Heritage Conservation* may be required. This includes consideration of:

- i. the World Heritage List;
- ii. the National Heritage List;
- iii. the State Register of Heritage Places; and
- iv. the relevant Local Government's Local Heritage Survey and Heritage List.





7 RIVERINE FLOODING

Floods are a natural phenomenon that occur when water covers land that is usually dry, and can vary in size, frequency and impact. A changing climate is expected to alter the frequency and scale of flooding and its associated impacts. Planning and development needs to anticipate, respond to and manage these impacts.

In flood prone areas, understanding the development capability of the land in relation to the full range of flood risk leads to more sustainable floodplain development and improved resilience of future development.

This section addresses riverine flooding and the measures provided in section 7.3 of SPP 2.9. Coastal storm surge and other inundation associated with water bodies dominated by tidal processes is to be addressed in accordance with *State Planning Policy 2.6: State Coastal Planning*. In estuaries and tidal reaches of rivers, the effects of predicted sea level rise and storm surge should be considered in conjunction with riverine flood modelling and mapping to determine the appropriate design response to combined impacts. Flooding can also occur in urban and rural water systems in response to design issues, capacity constraints or blockage. This type of flooding is addressed as part of the management of stormwater, consistent with the *Stormwater Management Manual for Western Australia* (DoW, 2004-2007), the *Decision Process for Stormwater Management in Western Australia* (DWER, 2017), *Australian Rainfall and Runoff* (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019) and *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017).

7.1 Identifying flood prone land

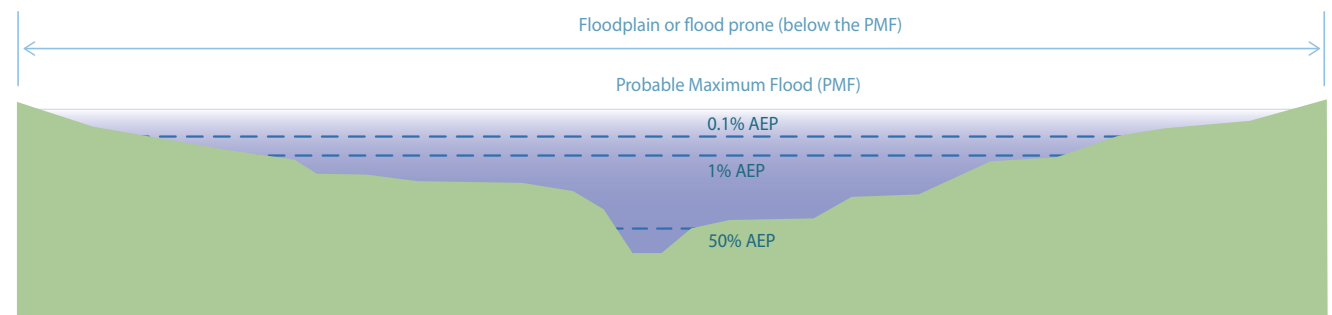
DWER's floodplain mapping identifies areas with flood risk. Flood studies are a scientific investigation of flooding using computer modelling, field data and information from past flood events to understand flood behaviour and prepare floodplain maps.

In most cases, the defined flood event represents the 1 in 100 (1 per cent) AEP flood event. The 1 per cent AEP flood has a 1 per cent chance of being exceeded in any given year. In locations where, insufficient information is available to adequately estimate the 1 per cent AEP flood,

an observed flood event (such as the floods at Moora in 1999, Warmun in 2011 and Blackwood River in 1982) may be used as the defined flood event. Floods larger than this can occur, but with a reduced probability.

The probable maximum flood is the largest flood event that could possibly occur at a particular location. The extent of the probable maximum flood defines the largest area deemed to be inundated by floods and generally defines the floodplain. These terms are illustrated in Figure 6 below.

Figure 6: Flood events terminology





A floodplain development strategy or floodplain management study outlines options for managing flood risk to current and future development. These studies may further define the floodplain into floodway and flood fringe zones (refer to SPP 2.9 Definitions and Figure 7), each with a different set of development considerations.

When defining floodway and flood fringe areas consideration is given to:

- i. flood behaviour (including risk, hazard and likely effects of future development);
- ii. potential access and isolation issues;
- iii. local planning needs;
- iv. environmental issues, including identifying and protecting waterway foreshore areas and wetland buffers (refer to section 6.1); and
- v. social factors (such as recreation and heritage).

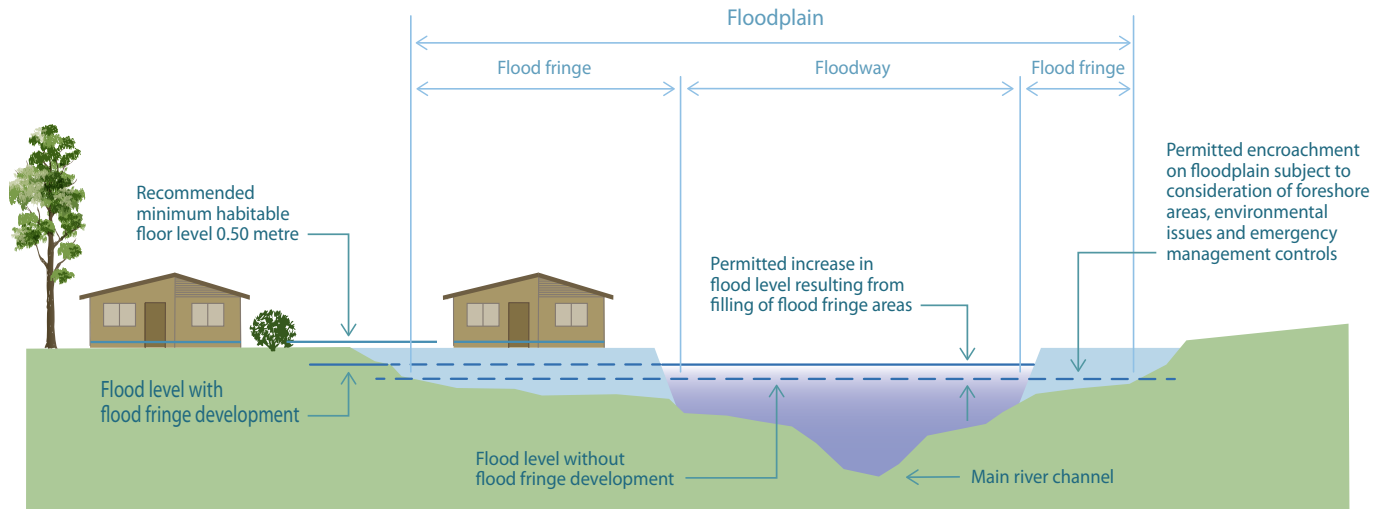
7.2 Identifying flood information in local planning instruments

The adoption of a risk management approach enables planning and investment to be focused on understanding and managing flood risk. DWER has completed floodplain mapping for key waterways in Western Australia. This spatial information is available to view and download from DWER's website and should be reflected in local planning schemes (for example, as special control areas) or in local planning policy mapping where appropriate.

Additional provisions; land use, subdivision and development within this special control area is to comply with all the measures set out in SPP 2.9.

Where no flood mapping exists, advice should be sought from DWER.

Figure 7: Flood criteria and terminology



Suggested wording for a "Flood Prone Land" special control area is as follows:

Purpose: To minimise the potential risk to people and flood damage resulting from decisions relating to land use and development on defined floodplains.

Objectives:

1. To identify land within the Scheme area at risk of being affected by flooding;

2. To assist in the protection of life, property and community infrastructure from flood hazard;
3. To assist the natural flood carrying capacity of floodplains by ensuring any use or development maintains the free passage and temporary storage of flood waters; and
4. To protect water quality and waterways as natural resources in accordance with *State Planning Policy 2.9 Water Resources*.



7.3 Planning and development in flood prone land

Development proposed within a floodplain, or on flood prone land likely to be impacted by flooding where no floodplain, flood fringe or floodway has been defined, will require assessment by DWER. The WMR is to include, but is not limited to, a flood risk assessment to demonstrate no impact on surrounding areas, including cumulative considerations of current, future and residual flood risk. The WMR must demonstrate acceptable vertical separation (that is, minimum habitable floor level as per SPP 2.9), safe access and evacuation procedures and provision of an adequate waterway foreshore area.

There is a presumption against the intensification of development within a defined floodway through rezoning, subdivision or development. It is recommended that any defined floodway is included within an appropriate foreshore reserve and ceded to State or local government free of charge as part of a planning process (rezoning or subdivision). The process of identifying a foreshore reserve is based on various considerations as outlined in section 6.1. The foreshore reserve may be greater than the defined floodway.

Proposals on land located in the flood fringe (or floodplain where no flood fringe is defined) may be acceptable subject to achieving a minimum habitable floor level of 0.5 metres above the expected 1 per cent AEP flood event, and appropriate emergency management controls. In flood fringe areas, the cumulative impact of development has already been considered, and no additional assessment of afflux resulting from a proposal is required. However, appropriate vertical separation, safe access and evacuation procedures and provision of an adequate waterway foreshore area must be demonstrated.

If development in the floodplain is unavoidable, for the proposal to be deemed acceptable the WMR must demonstrate the following:

- i. modelling of the cumulative impact of any proposed development or fill on upstream and downstream areas;
- ii. earthworks design to provide acceptable vertical separations;
- iii. staging plan to manage changed flood regimes during interim stages;
- iv. design of a road network to provide access and egress routes that are safe for use during floods consistent with the latest State and National guidance (such as the *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (The Australian Institute of Disaster Resilience, 2017)); and
- v. provision of an adequate waterway foreshore reserve.

Maintaining the function of the floodplain is essential to ensure it can perform its natural functions of flow conveyance and storage. Therefore, no structures will be approved for construction within a defined floodway where they are considered to constitute an obstruction during flooding.

Exceptions may be provided on advice of DWER where:

1. the proposal is for a land use that is considered by the decision-maker to not introduce unacceptable risk to people, property or infrastructure and will maintain the free passage and temporary storage of floodwaters. These land use proposals need to be considered on a case by case basis;

2. existing structures are to be replaced with the same or lesser width of obstruction and the proposal can achieve acceptable vertical separation;
3. critical community facilities are required and can demonstrate acceptable management of impact; or
4. the proposal is for a boundary realignment and use of land where there is no increase in development.

Consideration should be given to the potential impacts of future changes in climate on flood behaviour, the risk to the community and the adaptability of management measures to the change. The impacts of changes to rainfall and mean sea level rise (on inland flood levels) should be considered separately to understand the drivers of change, and in combination to assess the potential cumulative impacts.

Vulnerable and essential infrastructure, such as hospitals, schools, emergency response buildings, evacuation centres, essential services (for example power and water) and aged care facilities should be located outside of known flood prone areas where possible. Alternatively, the proposal should provide for a higher level of flood protection (for example consideration of evacuation routes and procedures) to ensure assistance can be provided in a flooding event.

Where a published and DWER endorsed floodplain management strategy or other water management document is available, guidance for the appropriate response to flood risk will be provided in the document and should be identified in the relevant WMR.



7.3.1 Notification of title in flood prone areas

Notifications on title may be required as a condition of approval for lots of subdivision and development proposals located within the floodway, flood fringe or flood plain. Notifications on title advise prospective purchasers of the potential for flood hazards and help with managing expectations. The recommended condition (including the notification itself) is provided in the Model Subdivision Conditions Schedule.

For development approvals, local governments should use section 70A of the *Transfer of Land Act 1893*. It is strongly encouraged that proponents make prospective purchasers aware of the existence of the notifications on title on affected lots, such as through contracts of sale. Prospective purchasers of land/lots/dwellings located within the area to which the policy applies may wish to contact the relevant local government for further advice.





8 INFRASTRUCTURE AND SUPPLY

8.1 Water demand

The continued growth of Western Australia's population and economy means demand for water is increasing. As a result, strategies for the sustainable, efficient and optimal use of water resources are encouraged to ensure access to climate resilient water supplies for domestic consumption, household and public open space irrigation, recreational facilities, agricultural and industrial purposes. Optimising the use of sustainable groundwater and surface water through efficiency measures and trading water entitlements to higher-value uses can help to defer or avoid the cost of developing higher-cost alternative supplies. An understanding of likely impacts of climate change, particularly where groundwater and surface water availability is declining in the South West due to reducing rainfall needs to be considered and, where applicable, reflected in the WMR.

Strategies to conserve and use water efficiently include:

- i. efficient irrigation infrastructure and agricultural processes consistent with industry best practice;
- ii. co-locating infrastructure (for example co-locating school ovals and public parks, locating district playing fields close to potential water sources such as wastewater treatment plans);
- iii. public open space planning to provide a mix of types and prioritise where water is used for maximum community benefit (for example minimising water use on non-active open space while optimising water

use on active playing fields and hydro zoning public open space, using sensor-based irrigation systems and the use of appropriate species to minimise irrigation and nutrient requirements);

- iv. using alternative water sources (such as treated wastewater, stormwater, rainwater tanks and grey water); and
- v. using metering systems to monitor and adaptively manage irrigation and water use.

8.2 Water supply and alternative water sources

Where it is not possible to connect to existing services or where additional water, wastewater or drainage infrastructure capacity is required to service proposed development, alternative servicing arrangements (using sources such as treated wastewater, greywater, stormwater and drainage water) may be proposed. The demand and availability of water for non-drinking water purposes needs to be assessed early in the planning process and in these cases, the WMR must provide a greater level of detail including details of the arrangements and land areas that will be required to provide for the new or modified infrastructure.

Non-drinking water supplies are those that use a fit-for-purpose water sources in lieu of public water supply scheme water. Non-drinking water supplies can have lower quality standards than drinking water, but are still suitable for many uses such as outdoor household irrigation, public open space irrigation, agriculture, industrial uses, fire-fighting, as well as in-house/domestic non-drinking water uses such as toilet flushing.

Where a development is proposed to be serviced by a non-drinking water supply and has a minimum volume to become operational, the WMR must provide details of interim arrangements including as a minimum:

- i. interim source options (partial or temporary);
- ii. roles and responsibilities including both implementation and operational funding models;
- iii. regulatory requirements and the timing of these to avoid delays; and
- iv. triggers for when the partial or temporary solution needs to be upgraded or replaced.

The use of alternative water sources must be safe, fit-for-purpose, meet regulatory, public health and environmental standards, and reflect community expectations. The *Guideline for Approval of Non-Drinking Water Systems* (DoW, 2013) describes four stages to plan and establish a non-drinking water system in urban developments and provides the general consideration and specific approval requirements. The timing for completing these studies, identified in the (former) Department of Water guideline document, will depend on the scale and complexity of the water supply issue.

In assessing and securing optimal, sustainable and fit-for-purpose water supply, consultation with the relevant service provider(s) and local government is required to gain their in-principle agreement to allow for connection to existing systems and/or a 'commitment to adopt' new infrastructure post-construction. The WMR should include a summary of this consultation including confirmation that connection to all necessary services is both possible and feasible.



Where the availability of groundwater and surface water is limited, investigations should be undertaken at the district planning stage to determine the feasibility and optimal scale of alternative non-drinking water supply options.

8.3 Dams, crossings and rural drains

Dams, crossings and rural drains should maintain the natural flow and ecology of waterways and wetlands allowing for the passage of aquatic fauna. This will minimise the risk of fragmenting aquatic fauna populations, restricting migration to breeding grounds, limiting available habitat or causing the local extinction of aquatic fauna.

Where a dam, crossing or rural drain proposal is situated on land within a surface water area, river or irrigation district proclaimed under the *Rights in Water and Irrigation Act 1914*, a licence/permit from DWER is required, as well as development approval (if required) from the relevant local government authority. Further information on rural dam construction and operation, licencing, permitting, legal responsibilities, design, construction, operation and minimising harm to watercourses and aquatic fauna is provided in:

- i. *Supplementary Information for Permit Applications to Interfere with Bed or Banks of Watercourses* (DoW, 2012)¹⁰;
- ii. *WQPN 53 Dam Construction and Operation in Rural Areas* (DWER, 2019);

- iii. *Water Note 26: Simple Fishways* (Water and Rivers Commission, 2002);
- iv. *Building Creek Crossings* (DoW, 2010); and
- v. *Crossing Creeks: Stream Crossings on Farms* (DoW, 2008).

Where a proposed dam (or modification to a dam, or other flow control structure) has the potential to result in a significant impact on the environment, the proposal should be referred to the EPA for consideration under Part IV of the *Environmental Protection Act 1986*.

Drainage and pumping for the purpose of controlling salinity is regulated under the *Soil and Land Conservation Regulations 1992*. These regulations require landholders intending to drain or pump water from under the land surface and then discharge that water onto other land, into other water or into a watercourse, to notify the Commissioner of Soil and Land Conservation via a *Notice of Intent to Drain*. Notification allows for the proposed works to be assessed by the Commissioner. It does not allow the Commissioner to object to issues not covered by the Act including general planning and development issues such as the impact on public infrastructure (roads) or visual amenity. Refer to DPIRD for further information on rural drainage to control salinity.



¹⁰ This guide was prepared for surface water areas, rivers and irrigation districts proclaimed under the *Rights in Water and Irrigation Act 1914*, however the advice is relevant for all watercourses.



8.3.1 Local planning schemes and local planning policies

SPP 2.9 states that local planning schemes or/and local planning policies should outline development requirements for dams, crossings and rural drains in response to local conditions. This may include the assessment of, and application of approval conditions, related to:

- i. consideration of upstream or downstream impacts;
- ii. design to ensure environmental flows are maintained;
- iii. vegetation clearing and revegetation requirements;
- iv. scale and purpose;
- v. topography;
- vi. setbacks from property boundaries or environmental features;
- vii. visual impact;
- viii. spoil disposal;
- ix. design for fauna movement/passage;
- x. discouraging dams on watercourses where there are viable off-stream alternatives;
- xi. reducing watercourse crossings to a minimum and consolidating crossings with other infrastructure, where practicable;
- xii. mitigating the risks or impacts from site disturbance, including erosion, sedimentation, weed introduction, vegetation clearing, loss of habitat and changes to ecological values;
- xiii. construction standards and maintenance;

- xiv. consultation with agencies, including DWER, DBCA and DPIRD (where relevant);
- xv. engineering assessments or surveys, and/or any other locally relevant issues that may be applicable; and
- xvi. maintenance, safety or potential liability issues, including rural drains when they extend beyond the property boundary.

If there are no other water resource matters relevant to the proposal, dams and crossings are not likely to require a WMR, however, they will need to minimise impacts to the environment and the downstream environment and other water users.

8.3.2 Exemption from development approval

SPP 2.9 states that local planning schemes or/and local planning policies should specify instances where the construction of dams, crossings and rural drains are exempt from development approval. The construction of dams, crossings and rural drains and associated clearing/site works constitutes development under the *Planning and Development Act 2005*. As such, development approval may be required, unless exemption is provided through the provisions of the local planning scheme and/or local planning policy.

The local government should identify exemptions in response to local conditions. For example, it may provide exemption for dams, crossings and rural drains in rural zones except where they:

- i. are likely to have an impact on downstream users of ground or surface water;
- ii. may have an offsite impact on another landowner;

- iii. may affect / undermine public infrastructure such as roads; or
- iv. involve drains that extend beyond the property boundary, which may result in maintenance, safety or liability issues for local government.

8.4 Stormwater management

Stormwater management systems should be designed in consultation with DWER and the relevant local government and be consistent with the *Stormwater Management Manual for Western Australia* (DoW, 2004-2017), *Australian Rainfall and Runoff* (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019), *Australian Run-off Quality: A guide to water sensitive urban design* (Institution of Engineers Australia, Melbourne Victoria, 2006) and *Local Government Guidelines for Subdivisional Development* (IPWEA, 2017). Design objectives for stormwater management are provided in the *Decision Process for Stormwater Management in Western Australia* (DWER, 2017) and, where available, relevant drainage and water management plans produced by DWER.

Stormwater management systems should:

- i. mimic natural hydrological processes;
- ii. prevent and reduce pollution through the application of non-structural and structural controls and the management of runoff from small rainfall events;
- iii. minimise the effective imperviousness of a development area and use overland flow paths to reduce changes to pre-development hydrology and reduce the transport of pollutants to receiving water bodies;



- iv. be integrated within the built form (such as within road reserves, public spaces and public open space) to enhance amenity;
- v. retain and increase vegetation throughout the urban landscape such as on buildings, in carparks and in road reserves;
- vi. be integrated early in the land and water planning process so that the necessary investigations are undertaken to inform decisions at each stage of land planning and ensure enough land is set aside for water management;
- vii. be designed to respond to site constraints while reflecting the economic, social and environmental outcomes sought for the site;
- viii. be designed to provide serviceability, amenity and road safety during minor rainfall events; and
- ix. be designed to protect public and private infrastructure and buildings from localised flooding and inundation during major rainfall events.

8.5 High groundwater

The decision to manage groundwater to protect infrastructure and support development should be based on a detailed understanding of the pre-development groundwater regime and dependent ecosystems, the changes that may occur as a result of land use change, and an assessment of the risk this presents to the environment and proposed development. In areas of high groundwater (permanently or seasonally), management of risks from water-logged soils or groundwater inundation may need to be considered as part of development. Contact DWER for more information about site indicators that help to identify areas of high risk from waterlogged soils.

Consideration of these risks is particularly important in the design of public and private open spaces and proponents can respond to these risks by:

- i. providing for functional open spaces and critical assets in areas not prone to inundation;
- ii. creating landscape designs that are consistent with the natural environment;
- iii. designing infrastructure and buildings to withstand wetting and drying cycles;
- iv. filling and/or draining parts of the land required for functional open spaces and critical infrastructure
- v. broad scale filling of the land; and/or
- vi. broad scale draining of the land provided that offsite impacts can be managed.

Broad scale filling of sites to significantly elevate the ground level in response to high groundwater is not a preferred approach and should be carefully considered in the context of impacts to the developments ability to retain native vegetation and trees; and sustainability of basic raw materials extraction and transportation.

Similarly, broad scale draining of the land is generally not preferred and it is critical to consider the potential impacts of groundwater drainage systems in the context of impacts to water quality, hydrology, and the environment.

Proposals to install a groundwater management system are to be consistent with *Water Resource Considerations when Controlling Groundwater Levels in Urban Development* (DoW, 2013) and clearly articulate the impact the proposed measures will have on the predevelopment groundwater systems and the receiving environments.

Considerations for groundwater management include:

1. the location and level of protection required for sensitive water resource areas and other important environments;
2. changes to catchment hydrology resulting from land use change for example acid sulfate soils, rising groundwater levels from vegetation clearing or decreased abstraction;
3. historical land uses impacts on water quality for example contaminated sites, nutrient/pesticide plumes;
4. groundwater quality and treatment prior to reuse or discharge to a receiving environment;
5. geotechnical conditions, site topography and adjacent land uses; and
6. the potential for re-use as a water source for irrigation.

8.6 Catchment drainage planning

Catchment drainage planning is the process undertaken to understand the movement of water through a catchment and identify the spatial areas needed to manage catchment-scale flooding and drainage. This work will show how the existing pre-development catchment behaves and informs district stage planning to provide a coordinated approach to the spatial requirements for flood and drainage management while avoiding fragmented outcomes at subsequent planning stage(s).

Catchment drainage planning should consider the capacity of the drainage system to accept additional flows and runoff volumes and ensure flooding, stormwater and groundwater can be adequately managed; noting that



a simplistic approach that presumes a lack of capacity may limit the viability of development or redevelopment in areas where increased density is desirable. Areas that require catchment drainage planning should be determined in consultation with DWER and current and/or proposed asset owner(s) based on the prevailing water characteristics of the area and the impact that these will have on spatial requirements for multiple use corridors, natural and/or piped drainage or living stream corridors, flood storage areas, wetlands and/or waterways in the district planning stage. DWER should be contacted for further information on the areas, responsibility and guidance relating to catchment drainage planning.

The successful implementation of a catchment drainage plan by multiple landowners and developers over extended timeframes is reliant on a suitable level of detail being provided in the District WMR to address these issues. A District WMR must respond to catchment drainage planning and include, as a minimum:

1. land areas required for major rainfall event management and documentation of design principles, objectives and management strategies;
2. drainage invert levels, dimensions, peak flows and top water levels at critical points in the system coinciding with relevant cadastral, land ownership or planning boundaries;
3. identification of land set aside for flood storage and flows;

4. definition of retention/detention/treatment requirements and allowable discharge rates for individual lots, development precincts and or sub catchments;
5. indicative waterway foreshore, wetland buffer and landscaping requirements, including consideration of public amenity, safety (lighting and visibility), maintenance requirements and bushfire management;
6. indicative waterway foreshore areas and wetland buffers;
7. strategies addressing the identified opportunities and risks to water resources, the environments and urban form including:
 - a) the management of high groundwater;
 - b) the management of water quality including risk of contaminant mobilisation; and
 - c) provision of linkages between existing and future environmental and community assets, both through and beyond the development area;





8. documentation of strategies proposed to address water quality risks, sensitive water resource areas and important environments; and
9. a detailed staging and implementation plan including staging of subsequent development proposals, processes for setting aside land for flood storage, funding arrangements, construction responsibilities and requirements, and management responsibilities and requirements.

Catchment drainage planning should be undertaken by or in collaboration with current and/or proposed asset owner(s) to ensure that proposals are consistent with their management approach and capabilities.

8.6.1 Interim arrangements for catchment drainage systems

Where a future development is proposed to be connected to a catchment drainage system that is yet to be established, the WMR must provide details of interim arrangements including:

- i. land required for interim drainage infrastructure;
- ii. location of infrastructure outside the subject land and a description of how access will be secured;
- iii. potential environmental issues and management;
- iv. who will be responsible for establishing the catchment drainage system; and
- v. modification of the interim arrangements when the catchment drainage system is established.

8.7 Wastewater

All proposals are to demonstrate that future development will be provided with appropriate wastewater services.

In most instances, this will involve connection to reticulated sewerage.

In Western Australia the provision of reticulated sewerage minimises health, environmental, social and economic risk to the community and supports the widest variety of land uses. The requirement to connect to reticulated sewerage was broadly established in 1981 and has been consistently supported by successive governments.

It is acknowledged that on-site wastewater disposal technologies have advanced considerably in recent decades, however there are still significant risks associated with their use and they are not considered an appropriate alternative to reticulated sewerage. In a limited number of instances, such as low-density development outside PDWSAs and sensitive water resources areas where reticulated sewerage is not feasible, they may be an acceptable method of servicing.

For lots less than one hectare, connection to a reticulated water supply will generally be required. For lots larger than one hectare, refer to *State Planning Policy 2.5 Rural Planning* for guidance on the servicing for rural living lots.

8.7.1 Beneficial use and re-use of wastewater

SPP 2.9 states that proposals are encouraged to incorporate the beneficial use and re-use of water resources. This is an important component of integrated water resource management and response to increasing pressures on water resources. As wastewater can contain

a wide range of pathogens and contaminants, proposals involving its use and re-use must comply with relevant health and environmental regulation.

8.7.2 Instances where reticulated sewerage is required

SPP 2.9 contains broad criteria for outlining instances where reticulated sewerage is required. The information below provides further guidance and should be used to support the assessment of relevant criteria in accordance with measures 7.4i) and 7.4 j) of SPP 2.9.

1. Where reticulated sewerage is deemed reasonable by the decision maker. Further guidance on the test of reasonableness is available within the *Model Conditions Schedule* (WAPC, 2019).
2. Where reticulated sewerage is required on planning grounds, which includes:
 - a) where the provision of reticulated sewerage is required by a local planning scheme or a strategy or plan endorsed by the WAPC;
 - b) when any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage;
 - c) where the decision maker determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage;
 - d) where the decision maker determines that the absence of reticulated sewerage will jeopardise future land uses provided for in:
 - i. a proposed or approved local planning scheme or scheme amendment; or
 - ii. in a proposed or endorsed WAPC policy, strategy or plan; and/or



- e) where the decision maker determines that the absence of reticulated sewerage will prejudice, physically or financially, the ability to provide sewerage to the local area.
- 3. Where the decision-maker determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources. This includes instances where:
 - a) the site requirements for sewage systems contained within these Guidelines cannot be reasonably met;
 - b) the impact of on-site wastewater disposal is deemed likely to have a detrimental impact on the water quality of a PDWSA, sensitive water resource areas or other waterway or wetland. Where approval of any future or proposed application without connection to reticulated sewerage is likely to set a precedent for similar proposals in the local water catchment, the cumulative impact will be considered; and
 - c) urban, industrial or commercial subdivision is proposed in Priority 3 PDWSA.
- 4. Where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level.

8.7.3 Reticulated sewerage – demonstration of serviceability

Where a proposal involves connection to a reticulated sewerage scheme that is yet to be established, the proponent should provide sufficient information to demonstrate that reticulated sewerage services can reasonably be provided to the land. The WMR should provide:

- 1. details of proposed reticulated sewerage scheme, including:
 - a) method of treatment and disposal (technology and operation);
 - b) land required for sewerage infrastructure and disposal;
 - c) where infrastructure is located outside the subject land, describe how access will be secured;
 - d) potential impact on nearby land and required separation distance; and
 - e) potential environmental issues and management.
- 2. details and timing for regulatory approvals.
- 3. identification of potential service provider. Reticulated sewerage must be provided in accordance with the terms of a license issued by the Economic Regulation Authority, unless the sewerage service provider has an exemption for the reticulated sewerage service which is granted by the Minister for Water under section 7 of the *Water Services Act 2012*. It is acknowledged that it may not be feasible to obtain a water services licence in the early stages of the planning process.

To ensure that reticulated sewerage services will be provided, local planning scheme provisions should include the requirement for future development to be connected to a reticulated sewerage scheme.

8.7.4 Reticulated sewerage - survey strata

Where a survey-strata scheme is to be connected to reticulated sewerage, arrangements are to be made at the time of subdivision to ensure that a separate sewer connection will be available to each lot. Either the plan of subdivision or accompanying servicing plan is to illustrate the indicative connections and pipes within the scheme that is intended for separate use or occupation. Depending on the nature of the proposal, this may include:

- i. installation of connections and sewerage pipes within the strata; and/or
- ii. easements or caveats to secure corridors for the future installation of connections and pipes.

Information on the water and sewer details for survey-strata lots to be sought from the Department of Mines, Industry Regulation and Safety.

8.7.5 Onsite wastewater disposal

Where reticulated sewerage is not required in accordance with measure 7.4(j) of SPP 2.9, on-site wastewater disposal may be considered where the responsible authority is satisfied that:

- 1. Each lot can accommodate on-site sewage disposal in accordance with *AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012) (AS/NZS 1547). This should generally be provided in the form of a Site and Soil Evaluation (SSE) (refer to section 8.7.6); and
- 2. The site requirements (as outlined in sections 8.7.7 – 8.7.10) for on-site sewage disposal can be met. Information on compliance should be provided in the WMR and may be in the form of a:



- a) checklist or statement against criteria, and/or
- b) site plans showing (where relevant):
 - i. existing and proposed buildings, paved surfaces (including driveways, verandas and alfresco areas), private bores and soak wells. This is particularly relevant for infill subdivision where existing dwellings are to be retained;
 - ii. land application areas. For residential subdivision that provides for single houses, areas should be in accordance with Table F.3 of Appendix F. Where hydraulic loads can be estimated for non-residential subdivision/development or built strata areas should be calculated in accordance with Table F.2 of Appendix F;
 - iii. setbacks from water resources; and
 - iv. PDWSAs and protection zones and sensitive water resource areas.

8.7.6 Site and soil evaluations

An SSE should be appended to a WMR, where a WMR is required. They may be required in support of the following proposals:

1. local planning scheme amendments and structure plans that involve on-site wastewater disposal.
2. subdivision applications that propose on-site wastewater disposal. A SSE should be provided prior to determination of the application if it has not been provided at the earlier stage of the planning process. Where the WAPC, after considering advice from referral agencies, is satisfied that the proposal is low-risk and the proposed lots can accommodate on-site

wastewater disposal but require further information to inform the location of building envelopes or types of systems required, a SSE may instead be required as a condition of subdivision.

3. development applications that propose on-site wastewater disposal and have the potential to impact on significant water resources, where the lot has major constraints or where it is not clear that the lot is large enough to accommodate proposed infrastructure and land application area. A SSE should be provided prior to determination of the application.

Where required, a SSE should be prepared in accordance with *AS/NZS 1547* and:

- i. demonstrate that the proposed lots can accommodate on-site wastewater disposal;
- ii. identify soil category in accordance with *AS/NZS 1547* procedure;
- iii. identify separation from highest groundwater levels, including perched water table where relevant;
- iv. identify flooding zones and areas subject to seasonal inundation; and
- v. identify the type of treatment and disposal system required and any other associated site works such as fill or drainage that may be required.

Proponents are also responsible for engaging with a suitably qualified professional to undertake a SSE related to on-site wastewater disposal when required. In accordance with *AS/NZS 1547*, the SSE should be signed off by a suitable qualified professional (such as a soil scientist) and to the satisfaction of the local government and the Department of Health (DoH).

The scale and level of detail of the SSE should be matched against the health and environmental risks associated with the site and proposed development, and determined in consultation with referral agencies. For complex sites, more detailed information will be required. The information requirements will be reduced where health or environmental impacts are considered minimal. Templates for SSE are available on DoH website.

Where it is not evident that separation distances from groundwater will be achieved, a hydrogeological assessment of the site under the wettest time of the year conditions may be required. This includes instances where there is no reliable information on groundwater levels or areas where the groundwater is known to be relatively high. Where there is reliable data from nearby groundwater monitoring bores or groundwater models, it may not be necessary to determine groundwater levels through additional bore holes or pits.



8.7.7 Site requirements: Lot size

Table 2: Minimum lot sizes

Location/Land use	Minimum lot size	Notes
PDWSA in rural, rural residential/rural living zones	One to four hectares	Minimum lot size dependent on priority area (P1, P2, P3) and zone. Refer to <i>Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas</i> (DWER, 2016) for further guidance.
In sensitive water resource area	One hectare	Land in a sensitive water resource area that is already zoned for urban use with a residential density coding of R2 to R12.5 under a local planning scheme or structure plan endorsed by the WAPC, may be subdivided in accordance with the existing density coding. Where R10 subdivision is proposed, it should be demonstrated that the density coding was assigned with the understanding that reticulated sewerage would not be provided. Smaller lots in a sensitive water resource area may be considered for non-residential subdivision on a case-by-case basis where it can be demonstrated that the proposal meets the minimum site requirements and the responsible authority, in consultation with relevant agencies, is satisfied that the proposal is consistent with the objectives of SPP 2.9.
Outside PDWSA and sensitive water resource areas	2,000m ²	Does not apply for rock. For clay soils, secondary treatment systems will be required to achieve this lot size (refer to Table F.1 in Appendix F).
Outside PDWSA and sensitive water resource areas and: i. infill residential or commercial subdivision in existing urban areas; ii. residential and commercial subdivision in towns outside the Metropolitan and Peel Region Scheme areas without an established reticulated sewerage scheme; or iii. residential and commercial subdivision in towns outside the Metropolitan and Peel Region Scheme areas with existing sewerage schemes (as listed in Appendix F) where unsewered subdivision at the density proposed is specifically provided for through the provisions of the local planning scheme or a local structure plan endorsed by the WAPC.	1,000m ²	The average lot size is not to be less than 1,000m ² , with a minimum individual lot size of 950m ² . Does not apply for rock or soil category 6 (medium to heavy clay), where larger lot sizes are required. For soil categories 4 (clay loams) and 5 (light clays), secondary treatment systems will be required (refer to Table F.1 in Appendix F). For lots less than 2000m ² , an assessment of the best practicable servicing option may be required.
Survey strata lot or strata lot for an approved grouped dwelling, commercial or industrial development (outside PDWSA)	Case-by-case assessment	The on-site system for strata schemes must service each lot and should be owned and operated by a single person or entity contracted to provide the service, or the strata company for the strata scheme. An acceptable maintenance program should be in place for the on-site wastewater system. Due regard to be given to impacts within sensitive water resource areas.



8.7.8 Site requirement: setbacks from water resources

An on-site wastewater system should not be located within:

1. a wellhead protection zone or on Crown land within a reservoir protection zone;
2. 100 metres of the high-water mark of a reservoir, or 100 metres of any bore used for public drinking water supply where:
 - a) a wellhead protection zone or reservoir protection zone has not been assigned;
 - b) where existing lots would be rendered undevelopable by the wellhead protection zone;
3. 30 metres of a private bore used for household/ drinking water purposes;
4. 100 metres of a waterway or wetland and not within a waterway foreshore area or wetland buffer.
The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation;
5. 100 metres of a drainage system that
 - a) is located down-groundwater-gradient;
 - b) discharges directly into a waterway or significant wetland without treatment; and
 - c) intersects groundwater; or
6. any area subject to inundation and/or flooding in a 10 per cent AEP rainfall event.

Smaller setbacks from reservoirs or bores used for public drinking water supply will not be supported. In all other instances, smaller setbacks may be considered where

a proponent demonstrates to the satisfaction of the responsible authority, in consultation with the relevant advisory agencies, that the reduced setbacks will not have a significant impact on the environment or public health. In seeking a reduced setback, secondary treatment systems with nutrient removal may be required.

8.7.9 Site requirement: separation from groundwater

The discharge point of the on-site wastewater system should be at least the following distances above the highest groundwater level, taking into account long-term variability, possible groundwater rise following development and perched water tables¹¹:

1. PDWSA - 2 metres; and
2. All other areas -
 - a) loams and clay soils - 0.6 metres
 - b) gravels – 1 metre
 - c) sands - 1.5 metres.

Where the use of fill is proposed to achieve separation distances, proponents may be required to provide additional information to demonstrate that solutions are effective, do not impact on other lots through water diversion, are not cost prohibitive and will not compromise amenity or landscape values. Where a substantial amount of fill is required, conditions of subdivision may require fill to be provided prior to lots being created or a notification on title.

¹¹ A perched water table is groundwater that is trapped above an impermeable soil layer, such as clay or rock, and forms a lens of saturated material in the unsaturated zone.



The use of drains or fill to achieve separation distances will only be considered for land that is already zoned for more intense development and where a drainage management plan is provided to the satisfaction of the responsible authority in consideration of advice from referral agencies to demonstrate:

- i. how separation from groundwater will be achieved;
- ii. adequate separation between land application area and drains in accordance with section 8.7.8; and
- iii. that re-directed water will not impact upon surrounding properties or receiving water bodies.



8.7.10 Site requirement: land application area

The land application area is the unencumbered area to which treated wastewater from an on-site wastewater system is distributed for further in-soil treatment and absorption or evaporation. Each lot should be of sufficient size to accommodate development and an unencumbered land application area. The land application area should:

1. be restricted to the distribution of treated wastewater;
2. be sized in accordance with Tables F.2 and F.3 in Appendix F;
3. be kept free of any temporary or permanent structures;
4. be designed so that activities do not interfere with the function of the land application systems and avoid potential for human contact with effluent residues. Unless allowed for in the design, the land application area should:
 - a) not be built on or paved in a manner which precludes reasonable access;
 - b) not be subject to vehicular traffic (other than a pedestrian-controlled lawnmower);
 - c) not be subject to regular foot traffic such as pathways and clothesline areas; and
 - d) be kept in a manner which enables servicing and maintenance;

5. incorporate setbacks from lot boundaries, infrastructure and hardpan/bedrock as prescribed under *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and associated codes of practice); and
6. where slope exceeds one in five (1:5), the land application area should be engineered to prevent run-off from the land application area. Surface contours should be provided on the site plan.

The location of land application areas outside building envelopes may be approved based on the recommendations of the SSE and advice from referral agencies where proposed location meets requirements outlined above.

8.7.11 Type of on-site treatment system required

All proposed on-site systems should be approved for use in Western Australia under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and certified in accordance with relevant standards for primary¹² and/or secondary treatment¹³.

¹² **Primary treatment** involves the separation of suspended material from sewage in septic tanks, primary settling chambers, or other structures (including those which may be used to treat trade waste), before discharge to either a land application area or secondary treatment process. Primary treatment systems are certified in under *Australian/New Zealand Standard 1546.1:2008 On-site domestic wastewater treatment units – Septic tanks (AS/NZS 1546.1:2008)*. Primary treatment systems include septic tanks with leach drains.

¹³ **Secondary treatment** involves microbiological digestion and physical settling and filtering processes and decomposition of sewage constituents following primary treatment. **Secondary treatment systems** are certified in accordance with *Australian/New Zealand Standard 1546 2017 On-Site Domestic Wastewater Treatment Units Secondary treatment systems (AS1546.3:2017)*.

Where reticulated sewerage will not be provided, the type of on-site system required should be identified through the preparation and assessment of planning proposals to which SPP 2.9 applies.

The type of on-site wastewater system required should be determined in accordance with the recommendations of the SSE and advice from referral agencies.

Applications to construct or install an apparatus for the treatment of sewage in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* may be informed by the information contained in this section, however it is intended to be used as guidance and should not be applied with stringent regulatory effect.

Relevant considerations include:

- i. Site and soil conditions.
- ii. Potential impact on water resources. Within PDWSAs and sensitive water resource areas, secondary treatment systems with nutrient removal are recommended, particularly where lots are less than one hectare in size or where soils have low capacity to retain nutrients. The systems should meet the criteria for nutrient removal of Table 2.2 of *AS1546.3:2017*. However, where these systems are not suited to the proposed land use or there are issues with the availability of maintenance personnel, other site-specific solutions should be considered.
- iii. Proposed land use. The on-site wastewater system should be designed to accommodate hydraulic loads (including seasonal variation) and composition of wastewater generated (including trade waste where applicable).



- iv. The availability of systems and maintenance personnel required to service secondary treatment systems in accordance with certification requirements. This is particularly important in rural and remote areas.
- v. Secondary treatment systems should only be required in response to site constraints or to manage specific risks to public health, the environment or water resources.

8.7.12 Best practicable servicing option

Where a planning proposal includes provision for lots less than one hectare and reticulated sewerage is not available, an assessment may be required to determine the best practicable option for sewerage servicing.

Within PDWSA, instances where reticulated sewerage connection will be required as the best practicable servicing option should be in accordance with *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016).

In other instances, the assessment to determine the best practicable service option should include:

1. Wastewater treatment and disposal option costs, including but not limited to:
 - a) connection to an existing sewerage scheme. Where the subject land is remote from the development front, consideration should be given to delaying development until services are available;
 - b) development of a new reticulated scheme servicing a local area; or
 - c) on-site treatment and disposal.

2. Land use planning impacts:
 - a) identify if the lack of reticulated sewerage will restrict opportunities to intensify or change land uses in the future. This is particularly important where more intense land uses are provided for in a strategic plan prepared or endorsed by the WAPC, local planning strategy or local planning scheme;
 - b) identify if the lack of reticulated sewerage will jeopardise the provision of sewerage infrastructure to nearby land; and
 - c) for non-residential/industrial proposals, identify if land uses should be restricted based on volumes of wastewater (including trade waste) that are likely to be generated.
3. Public health and environmental impacts:
 - a) identify potential impacts on sensitive water resource areas, marine reserves¹⁴, karst systems or declared rare flora¹⁵ or fauna habitats;
 - b) for non-residential/industrial proposals, consider the type of land uses provided for, and the contaminants likely to be present in trade waste;
 - c) where on-site wastewater disposal is proposed, and approval is likely to set a precedent for similar unsewered subdivision in the local catchment, cumulative impacts should be considered;

¹⁴ Environment quality targets are outlined in management plans for Marine Parks and Reserves.

¹⁵ On-site wastewater treatment systems have the potential to affect native flora species. Declared Rare Flora (DRF) are protected under the *Wildlife Conservation Act 1950* (WC Act 1950). The taking of DRF is prohibited unless an application is approved under the WC Act 1950. DBCA recommends proponents consider applying for a DRF permit if there is any activity within 50 of DRF that has the potential to impact upon the flora species.

- d) identify measures to reduce impacts; and
 - e) where on-site wastewater disposal is considered, information from local government should be sought on the performance of on-site systems in the local area at the proposed density. The creation of lots less than 2000m² may not be supported where local government or referral agencies advise that on-site disposal in the local area has been problematic.
4. Administrative impacts:
 - a) details of servicing/maintenance arrangements and mechanisms in place to support these arrangements; and
 - b) details of regulatory requirements if a new reticulated scheme servicing a local area is proposed.

For localities that do not have an established reticulated sewerage scheme, detailed information should not be required unless the scale of settlement expansion may warrant the provision of a new reticulated sewerage scheme.

8.7.13 Trade waste management

Trade waste may contain a range of environmentally hazardous materials that must not be discharged to the environment (refer to the *Environmental Protection (Unauthorised Discharges) Regulations 2004* and *Environmental Protection (Controlled Waste) Regulations 2004*).



Most reticulated sewerage schemes are not designed to accept trade waste, which could pose threats to public health and safety, and to the environment. Discharge of trade waste to a reticulated sewerage scheme will be subject to strict acceptance criteria in accordance with the *Water Services Act 2012*. The sewerage service provider may require proponents to:

- i. comply with an appropriate permitting scheme;
- ii. provide a level of on-site treatment of trade waste prior to discharge to the reticulated sewerage scheme; and
- iii. comply with other alternative arrangements as reasonably required by the sewerage provider.

If reticulated sewerage is not available or trade waste cannot be accepted by the sewerage service provider, alternative arrangements will need to be made.

Where it is known that the proposal will involve the onsite disposal of trade waste, additional information may be required to demonstrate that appropriate infrastructure is incorporated into the development, ensuring that environmentally hazardous material is not disposed of on-site or into stormwater drainage. This can be demonstrated in accordance with section 6.3.3 of these Guidelines. Where it is possible to estimate the quantity of trade waste to be disposed of onsite, site plans should include an appropriately sized land application area. Where relevant, on-site disposal of trade waste is to be managed in accordance with an industry regulation approval under Part V of the *Environmental Protection Act 1986*.



9 PUBLIC DRINKING WATER SOURCE AREAS

Public drinking water source areas (PDWSA) provide drinking water to communities around Western Australia. They are protected via constitution under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* as underground water pollution control areas (UWPCAs), water reserves or catchment areas. There are approximately 140 PDWSAs servicing towns and cities across Western Australia. The requirements of this section apply to constituted PDWSAs. They may also be used for guidance within non-constituted drinking water source areas such as remote communities and mine sites.

9.1 Key concepts and assumptions

The following key concepts underpin the protection of PDWSAs:

1. The State is committed to implementing the *National Water Quality Management Strategy - Australian Drinking Water Guidelines* (National Health and Medical Research Council, 2011, updated 2018) (*Australian Drinking Water Guidelines*), which is the main reference for the protection, management and supply of safe drinking water to consumers.
2. Drinking water source protection should not be compromised. Safe, reliable, and good quality drinking water is critical to ongoing development in Western Australia and the health of its people.
3. PDWSAs are managed through a multiple barrier approach because no single barrier is effective against all conceivable sources of contamination.
4. Prevention is better than cure. For drinking water supplies, source protection is the single most effective mechanism to protect drinking water quality and public health.
5. Further development increases risks to drinking water quality and public health. This is an inevitable consequence of more chemical, biological and physical hazards being introduced due to more people, buildings, vehicles and rubbish associated with land use intensification. Whilst it may be several years before contamination incidents occur or become evident, the consequences can be catastrophic and are generally irreversible.
6. Risks in PDWSAs are public health risks. Evaluation of risk associated with development in PDWSAs should incorporate a preventative approach in accordance with the *Australian Drinking Water Guidelines*. Risk assessments should include maximum and residual risk, the probability (likelihood) and consequence of contamination.
7. Drinking water quality and quantity are linked and should not be managed in isolation.
8. The precautionary principle should be applied, via a presumption against inappropriate development in PDWSAs.





9. Intergenerational equity and sustainable use: the present generation should ensure that the health, diversity and productivity of our water sources are maintained or enhanced for the benefit of future generations.

9.2 Integrated water resource management and water source protection

Western Australia has an integrated land use and water resource management system that protects water quality and public health. This approach aims to ensure the provision of safe, good quality drinking water at a reasonable cost to consumers now and in the future. It ensures that PDWSA protection is considered and implemented throughout the planning process.

A key component of the integrated approach is the identification of priority areas within PDWSAs. DWER identifies these via a drinking water source protection report or land use and water management strategy for each PDWSA, available on DWER's website. The priority areas are as follows:

1. Priority 1 (P1) source protection areas are usually assigned over Crown land. They are managed in accordance with the principle of "risk avoidance" to ensure there is no degradation of the water resource. This is the highest level of protection for the water source and generally applies to land owned by the State that is characterized by low-intensity and low-risk land use, such as forestry. Protection of the public water supply outweighs virtually all other considerations in respect to the use of this land.

2. Priority 2 (P2) source protection areas are usually assigned over rural land. They are managed in accordance with the principle of "risk minimisation" to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists. Protection of public water supply sources is a high priority in these areas.
3. Priority 3 (P3) areas are usually assigned over urban land. They are managed in accordance with the principle of "risk management", which primarily involves some restriction on land uses with the potential to impact water quality. In these areas, supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. If the water source does become contaminated, the water may need to be treated or an alternative water source found. Priority 3* (P3*) areas are assigned over land that was previously priority (P1) or priority 2 (P2) in the Metropolitan Region Scheme and was rezoned to 'urban'. P3* is a variation of the P3 management approach of risk management with additional restrictions on land uses with potential to impact on water quality.

In addition to priority areas, DWER assigns protection zones (wellhead protection zones and reservoir protection zones) to protect the water source from contamination in the immediate vicinity of drinking water abstraction points (that is, bores for groundwater sources and reservoirs for surface water sources).

Further information about DWER's management of PDWSAs is provided in *Strategic Policy: Protecting PDWSAs in Western Australia* (DWER, 2016) and *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016).

9.3 Region and local planning schemes

Section 7.5 of SPP 2.9 identifies how PDWSAs and their associated priority areas should be represented in region and local planning schemes. Scheme text accompanying special control areas should address the following:

1. The acceptability of subdivision and use classes within Priority 1, 2, 3 (and P3* if applicable) areas should be based upon *Water Quality Protection Note 25 Land Use Compatibility Tables for Public Drinking Water Source Areas* (DWER, 2016) (WQPN 25).
2. The advice of DWER and the relevant licenced water service providers (licenced by the Economic Regulation Authority under section 5 of the *Water Services Act 2012*) is to be sought and given due regard by the decision-maker prior to making a determination on:
 - a) regional and sub-regional frameworks, region and local planning schemes and scheme amendments, planning strategies, precinct structure plans, activity centre plans and structure plans;
 - b) subdivision applications that are inconsistent with WQPN 25; and
 - c) development applications involving a land use that is listed as 'incompatible', 'compatible with conditions', or not identified in WQPN 25.
3. WMRs are to identify PDWSAs, priority areas, protection zones and drinking water abstraction points, and include measures to address or manage contamination risks to the drinking water source.



4. Where possible, proposals should maintain or increase native vegetation coverage to protect water quality.
5. Connection to reticulated sewerage where required in accordance with WQPN 25 and section 8.7.

Suggested wording for a 'PDWSA' special control area is as follows:

Purpose: To identify and protect public drinking water source areas.

Objectives:

- i) provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use
- ii) identify land that has been designated as a public drinking water source area
- iii) implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.

Additional provisions:

1. All development in the special control area requiring planning approval shall be subject to the local government's discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.
2. The local government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is

identified as 'compatible with conditions' or 'incompatible' in the relevant priority classification in the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas*.

3. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas* shall not be approved, unless exceptional circumstances apply.
4. In determining or making recommendation on an application for planning approval or making recommendation on an application for subdivision in the special control area, the Local Government shall have due regard to:
 - i. *State Planning Policy 2.9 Planning for Water* and associated guidelines
 - ii. Advice received from the Department of Water and Environmental Regulation
 - iii. Compliance with the Department of Water and Environmental Regulation's *Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas*
 - iv. Recommendations of the relevant drinking water source protection report or land use and water management strategy
 - v. The potential risk of contamination to the public drinking water source area resulting from a proposed land use and/or development

- vi. The retention of native vegetation and protection of wetlands and waterways
 - vii. The drainage characteristics of the land, including surface and groundwater flow, and the adequacy of proposed measures to meet water quality targets and manage run-off and drainage.
5. Development must be connected to reticulated sewerage, where required in accordance with *Water Quality Protection Note No.25: Land use compatibility tables for Public Drinking Water Source Areas*.

9.4 Considerations for proposals and decisions

The location of PDWSAs and their priority areas and protection zones are available on State and local government geographic information systems, the DWER website and the Australian Government's National Map.

Planning decisions on the acceptability of subdivision and specific land uses within PDWSAs should be based upon WQPN 25. This document:

1. provides guidance on the permissibility of use classes within Priority 1, 2, 3 areas. In general:
 - a) land uses described as 'incompatible' should not be permitted;
 - b) land uses described as 'compatible with conditions' should not be permitted unless the decision-maker has exercised its discretion by granting planning approval, having due regard to advice from DWER and best management practices to protect the quality of the drinking water source can be met. The application must



- also comply with other applicable development standards and requirements of the local planning scheme; and
- c) land uses described as ‘acceptable’ can be permitted providing that they comply with the development standards and requirements of the local planning scheme.
2. provides reference to best management practices for different types of land uses and activities to ensure protection of water quality and public health when undertaking appropriate development within PDWSAs, which can inform conditions of planning approval.
3. provides detailed information on priority areas and protection zones, including how they are assigned and managed.
- When located within a PDWSA, proposals and any relevant WMR should respond to the following considerations to address water quality risks:
- i. Land uses and activities should be in accordance with WQPN 25.
 - ii. Early and ongoing consultation with DWER, and where relevant the licensed water supply and wastewater service provider, should be undertaken during the development of all WMRs.
 - iii. Relevant recommendations of the drinking water source protection report or land use and water management strategy (available on DWER’s website) should be incorporated into a WMR.
 - iv. Mapping should be provided that overlays proposed developments with the PDWSA boundary, priority areas and protection zones, and water off-take points (that is reservoirs and abstraction bores).
 - v. A risk assessment of current versus proposed land use should be conducted in accordance with the preventive risk management framework advocated by the *Australian Drinking Water Guidelines*.
 - vi. The design and purpose of public open space should prioritise the retention of native vegetation. Incorporate protection zones into public open space where possible, preferably in public open space for conservation. Where the retention of native vegetation is not possible, design should minimise the need for irrigation, fertiliser and pesticides. For example, irrigated turf areas should be minimised, and the use of local native species is preferred.
 - vii. Stormwater drainage should be directed away from drinking water abstraction points.
 - viii. Retain and rehabilitate existing vegetation to the maximum extent possible, particularly on the margins of waterbodies and in protection zones.
 - ix. Infrastructure corridors (including road, rail, electricity, telecommunications, drainage, gas, sewerage, water conduits, and private infrastructure such as fuel and mineral slurry pipelines) should be located outside protection zones or as agreed with DWER.
 - x. Connection to reticulated sewerage is required for all urban and industrial subdivision in PDWSAs in accordance with WQPN 25.
 - xi. Temporary pumping infrastructure should be located outside the PDWSA where possible. Where this is not possible, it is not to be located within a protection zone.
 - xii. Sewerage pump stations should be located outside PDWSAs and automated telemetry of sewerage levels must be in place to prevent overflows. Where this is not possible, sewerage pump stations are to be located outside protection zones and should be sized to service the smallest catchment area that is operationally practicable. They should be sized for the capacity and use of the development only (that is, not to service a larger catchment area extending beyond the development).
 - xiii. Site-responsive design should be used to direct surface and subsoil drainage away from drinking water extraction points such as via slopes and road cambers (curve upwards in the middle). Stormwater management infrastructure and/or subsoil drains should not discharge within protection zones. Where unavoidable, biofiltration is to be used.
 - xiv. Construction waste materials and litter should be collected daily and stored in weatherproof containers until removed off-site. Construction and development planning should include adequate contingency in the case of contamination incidences, in accordance with *WQPN 10 Contaminant Spills – Emergency Response Plans* (DWER, 2020).
 - xv. For large scale urban subdivision, pre-development, construction and post-development water quality monitoring programs should be consistent with *Australian Drinking Water Guidelines* and include



monitoring for pathogens, nutrients and other contaminants, and a contingency action plan, with appropriate trigger values, responsibilities and reporting requirements.

9.5 Assessing land use intensification risk to drinking water resources

Measures contained in this section of the Guidelines are to be applied to high-level strategic plans and region scheme amendments. SPP 2.9 provides for a general presumption against the intensification of land uses in Priority 1 and 2 areas, specifies limited instances where intensification may be considered and states that associated planning decisions should only be made with a detailed understanding of risks to the drinking water resource. The understanding of risk should be based on information provided by the referral agencies and the relevant licenced water service provider and address the following criteria:

- i. strategic importance of drinking water source;
- ii. nature of the water resource and its vulnerability to contamination;
- iii. presence of acid sulfate soils that may be disturbed by the installation of subsurface infrastructure;
- iv. risk assessment of existing vs. proposed land uses, in accordance with the *Australian Drinking Water Guidelines* preventive risk framework;
- v. proximity to water supply bores/reservoirs;
- vi. number and projected yield of bores/reservoirs potentially affected;
- vii. potential cost to the State associated with the relocation of infrastructure or substitution with other water sources;

- viii. operational costs associated with managing increased risk of contamination, including monitoring and compliance operations and water treatment; and
- ix. where intensification of a given area is likely to set a precedent for further intensification in the local area, the cumulative impact on the water resource should be considered.



10 PEEL-HARVEY COASTAL PLAIN CATCHMENT

The Peel-Harvey coastal plain catchment refers to the catchment of the Peel Inlet and Harvey Estuary that lies on the Swan Coastal Plain (refer to SPP 2.9 Policy mapping of Peel-Harvey Coastal Plain Catchment). The Peel Inlet and Harvey Estuary are part of the Peel-Yalgorup System, a wetland system with considerable environmental, economic, social, cultural and scientific values recognised for its international significance under the Ramsar Convention. A combination of land clearing, agricultural production and residential development has led to the progressive nutrient enrichment of the Peel-Harvey estuary and its waterways. This has resulted in the subsequent deterioration of water quality, habitat and ecological values across the catchment.

Land use planning decisions should be compatible with achievement of the objectives and maintenance of the *Environmental Quality Criteria in the Environmental Protection (Peel Inlet Harvey Estuary) Policy 1992*, the *Ministerial Conditions imposed in Bulletin 994 "Peel Region Scheme"* and the *Water Quality Improvement Plan for the Rivers and Estuary of the Peel Harvey System – Phosphorous Management* (EPA, 2008). They should also satisfy the requirements of relevant Peel Region Scheme and Greater Bunbury Region Scheme policies.

The *Water Quality Improvement Plan for the Rivers and Estuary of the Peel Harvey System – Phosphorous Management* (EPA, 2008) aims to improve water quality by reducing phosphorus discharges from the catchment



through changes to agricultural and urban practices and land use planning. This plan identifies the status of phosphorus loads. It also identifies the values of water bodies and the water quality objectives that will protect these values, including management measures and control actions and can be used to inform relevant WMRs.

10.1 Considerations for proposals and decisions

Section 7.6 of SPP 2.9, contains a range of policy measures that apply to proposals within the Peel-Harvey Coastal Plain Catchment. These measures should also be

reflected in WMRs relating to land within the Peel Harvey Coastal Plain Catchment. Further guidance on the implementation of these measures is outlined below.

1. Reduce nutrient export to the Peel-Harvey estuary system having regard to the water quality objectives contained in *Environmental Protection (Peel Inlet – Harvey Estuary) Policy Approval Order 1992*. This may be achieved by:
 - a) compliance with relevant regulatory and policy-based design criteria that have been developed to achieve the objectives, such as the *Peel Region Scheme Priority Agricultural and Rural Land Use Policy*;



- b) stocking rates that are consistent with *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000);
 - c) connection to a reticulated sewerage system in accordance with the requirements of the Peel Region Scheme and section 6.4 of SPP 2.9; and
 - d) management of irrigation and fertiliser use that reduces the export risk of nutrients to the estuary or other receiving waters.
2. Protect remnant vegetation and maintain or increase deep-rooted perennial vegetation coverage to improve water quality. The purpose of this measure is to mitigate the impact that land clearing and the intensification of land uses have had on water quality within the catchment. Actions to comply with this measure will depend on the nature of the proposal and include:
- a) minimising the clearing of remnant vegetation;
 - b) rehabilitation of remnant vegetation; and
 - c) establishment of deep-rooted perennial vegetation. Preferably this would be undertaken with endemic plant species, however exotic species may be supported where they will improve water quality outcomes.
3. Protect and revegetate waterways and drains with endemic plant species to improve the values to the Peel-Harvey estuarine system or engineer drains to reduce nutrient export.

Waterways and, where appropriate, drains should be protected and revegetated to enhance the landscape, ecological and aquatic values of the Peel-Harvey estuarine system. This should include

- a) the use of endemic plant species;
- b) the exclusion of livestock from waterways and drains to reduce soil erosion, and nutrient and organic matter inputs; and
- c) minimisation of stagnant water where possible to reduce mosquito breeding.

Where a proposal involves the construction of a new drain or will impact an existing drain:

- i. The most appropriate approach to complying with this measure will depend on the form, function and location of the drain and should be informed by advice from DPIRD and DWER.
- ii. Drainage should be designed to maximise the retention of water on-site and reduce nutrient export. Direct drainage off-site will generally not be permitted without adequate nutrient reduction measures to the satisfaction of DWER.

Rural drainage and pumping requires a notice of intent to drain under the *Soil and Land Conservation Act 1945* (refer to section 8.3).

4. Manage nutrient export when they involve:
- a) *Agriculture – intensive*;
 - b) *Animal husbandry – intensive*; or
 - c) *Animal establishments or rural pursuits* involving stocking rates that exceed recommended stocking rates. These rates are prescribed in *Stocking Rate Guidelines for Rural Small Holdings*,

Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000).

These land uses are associated with high nutrient inputs. The inappropriate siting and management of land uses with high nutrients has potential to significantly increase nutrient (particularly phosphorus) loads entering the Peel-Harvey estuarine system. As a result, there is a presumption against any further ‘in-ground’ intensive agricultural activities that are likely to pose significant risks to catchment water quality.

With regards to these land uses, there is a presumption against non-closed agricultural systems on sites with low or very low capability land for the intended land use or sites prone to nutrient export. Land capability and nutrient export hazard can be identified at a broad scale using DPIRD’s *Soil and land capability for the Peel Harvey Coastal Plain Catchment* mapping, in conjunction with advice from DPIRD and DWER. Site-specific soil and land capability assessment, including testing of soils for phosphorus buffering is recommended when DPIRD’s mapping is not available at the required scale or accuracy. Additional guidance for horticultural proposals is provided in the model local planning policy *Horticultural Developments in Local Government of the Peel-Harvey Coastal Plain Catchment* (PHCC, 2016).

The use of closed agricultural systems is encouraged to reduce the risk of nutrient export to the Peel Inlet and Harvey Estuary. Closed agricultural systems, which have zero or minimal discharge of nutrient rich liquid or solids to the immediate environment, such as hydroponics or intensive livestock in sheds, are



preferred in the Peel-Harvey coastal plain catchment. Proposals for closed agricultural systems must clearly state containment methods and methods for removal and disposal of liquid and solid waste off-site. Where high-nutrient agricultural land uses are not closed agricultural systems and are sited appropriately, applicants should demonstrate that nutrient export will be managed within acceptable levels and to the satisfaction of local government (in consultation with DPIRD and DWER). Refer to section 6.3.

10.2 Local planning schemes

As per measures 7.6e) and 7.6f) of SPP 2.9, local planning schemes should identify the Peel-Harvey coastal plain catchment in scheme maps and include specific provisions in scheme text to protect water resources. It is recommended that the schemes:

1. require decisions to be guided by the advice of DWER and DPIRD, and the Environmental Quality Objectives as set out by the *Environmental Protection Policy (Peel-Harvey Estuarine System) 1992*;
2. require proposals to identify the Peel-Harvey coastal plain catchment and include measures to reduce nutrient export;
3. include measures to protect, maintain or increase deep-rooted perennial vegetation (including native) coverage to improve water quality;
4. prioritise the revegetation of waterways and drains with endemic plant species to provide buffering to the Peel-Yalgorup System and other wetlands;
5. require land uses to be sited in areas where nutrient export can be managed within acceptable levels;

6. provide a presumption against the following land uses in soils with low capability to retain nutrients as identified in the Phosphorus Export Hazard layer (Natural Resource Information Mapping):
 - a) *agriculture – intensive*: in-ground annual horticulture;
 - b) *animal husbandry – intensive*: poultry (free range), piggeries (free range and housed) and cattle feedlots; and
 - c) *animal establishments or rural pursuits* involving stocking rates that exceed *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia* (DPIRD (Van Gool, D; Angell, K; and Strange, L), 2000);
7. require proposals for '*agriculture – intensive*' and '*animal husbandry – intensive*' land uses to demonstrate that nutrient risk will be managed appropriately;
8. facilitate closed systems that do not result in nutrient export;
9. require connection to reticulated sewerage in accordance with the Peel Region Scheme and SPP 2.9; and
10. require development approval to keep horses, sheep, goats and other grazing animals in the rural residential, residential and special residential zones and for tourist development.





11 SWAN CANNING RIVER SYSTEM

The WAPC, Swan River Trust, DBCA and State and local governments are responsible for the effective planning and management of land use and development within, abutting and affecting the waters within the Swan Canning development control area (DCA), at all stages of the planning process.

The State Government has recognised the importance of the Swan Canning river system by legislating specifically for its planning, protection and management through the *Swan and Canning Rivers Management Act 2006*. The Swan Canning river system refers to the catchment area of the Swan, Canning, Helena, Southern and Avon (to Moondyne Brook) rivers (refer to the policy map *Swan Canning River System*).

The *Swan and Canning Rivers Management Act 2006* establishes the Swan Canning catchment area, the river reserve, the riverpark and the DCA and creates a governance, regulatory and approvals process to guide land use planning decision-making for the river system.

The DCA includes the waters of the Swan River (upstream of the Fremantle Port Authority boundary), Canning River (to its confluence with Stinton Creek), Helena River (to the lower diversion dam), Southern River (to the Allen Road crossing) and Avon River (to its confluence with Moondyne Brook), and adjoining parks and recreation reserves, as identified to the extent shown on the policy map of *Swan Canning River System*.

The *Swan Canning Rivers Management Act 2006* and the *Metropolitan Region Scheme* set the administrative decision-making process for development applications

associated with the DCA. The location of the development application proposal in relation to the DCA determines the decision-making authority and the referral requirements as shown in Figure 8 and as follows:

- i. Proposals that fall wholly within the DCA are determined by the Minister for the Environment on the advice of DBCA.
- ii. Proposals that are partially within or abut the waters of the DCA are to be determined by the WAPC on the advice of DBCA (as a delegate for the Swan River Trust).
- iii. Proposals on lots that abut land within the DCA or, in the opinion of the WAPC, are likely to affect the waters of the DCA are to be determined by the WAPC or the relevant local government (as a delegate of the WAPC) on the advice of DBCA (as a delegate for the Swan River Trust).

Proposals that may affect the waters of the DCA include, but are not limited to, developments that might mobilise sediment, nutrients and non-nutrient contaminants to the DCA via streams, stormwater or groundwater management infrastructure, or groundwater flows; or may alter the hydrology of the DCA.

11.1 Considerations for proposals and decisions

In accordance with section 7.7 of SPP 2.9, proposals and decisions should aim to ensure that planning and development protects and enhances the ecological health, community benefits, amenity and heritage value of the Swan Canning river system for the public benefit of Western Australia. This includes consideration of water

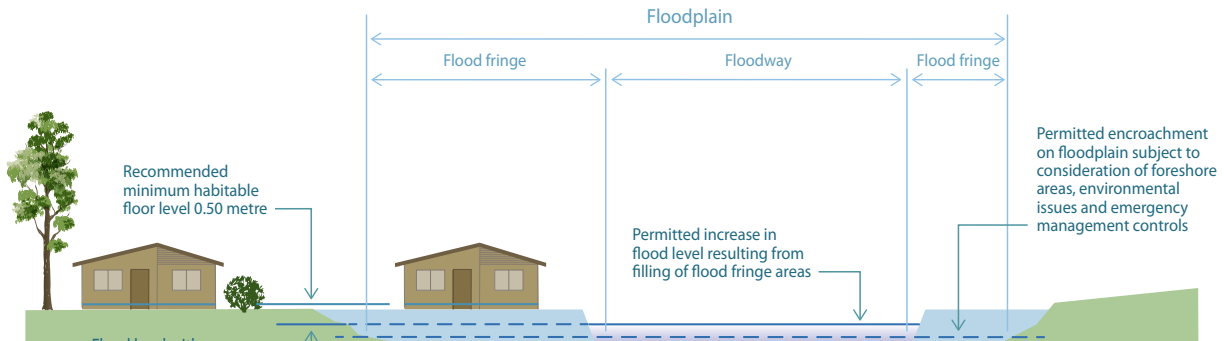
resource management requirements at all planning stages and should be addressed in an applicable WMR, as described in Appendices B, C, D and E.

The proponent and decision-maker shall consider:

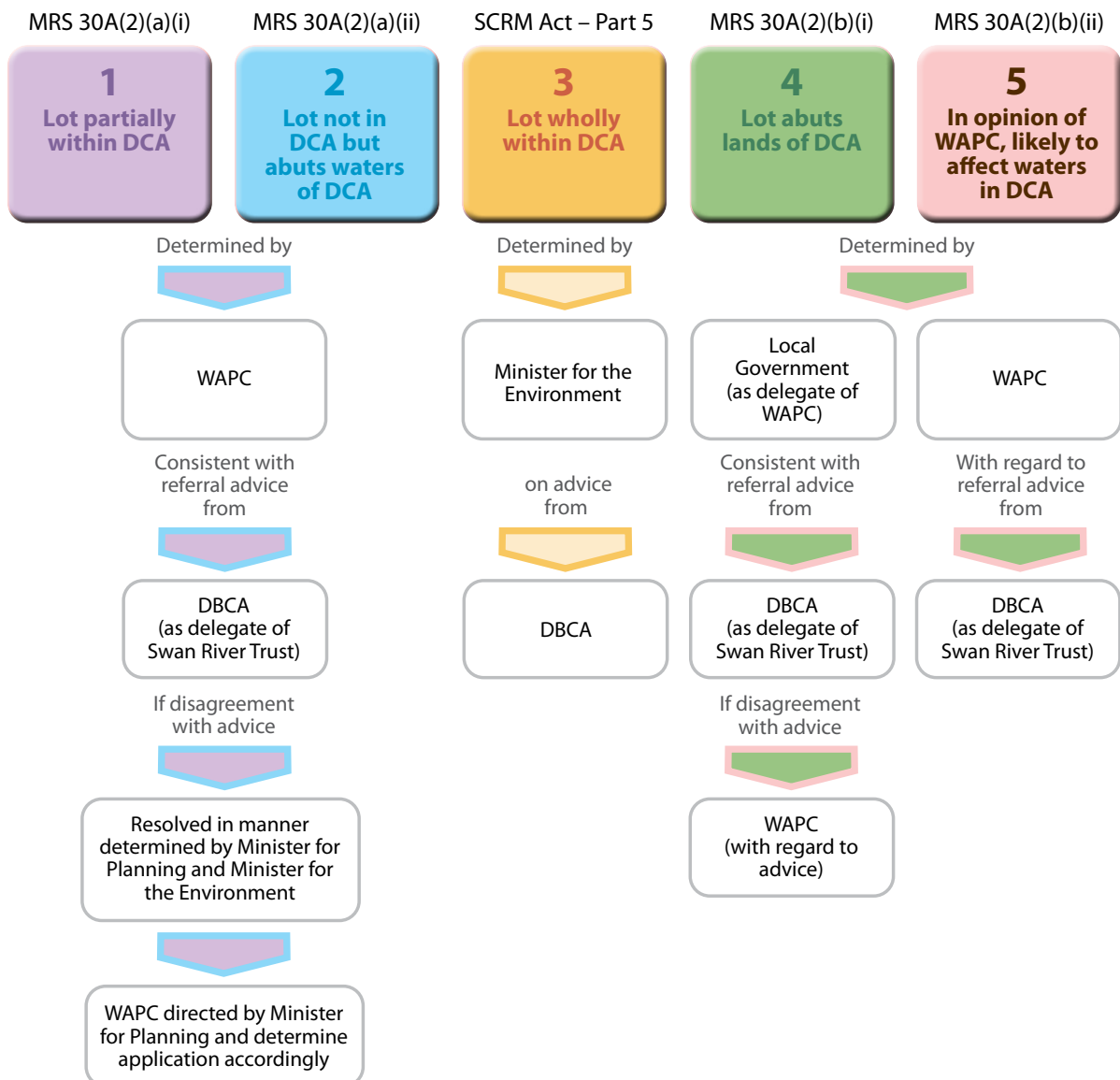
- i. the operational policies, guidelines and water quality improvement plans of the Swan River Trust and DBCA applicable to the Swan Canning river system;
- ii. ecological water requirements and hydrological regimes;
- iii. the prevention of mobilisation of nutrients, non-nutrient contaminants and sediment from the development site to the rivers;
- iv. protection and restoration of the natural ecosystem and hydrological functions of the river system, including river pools and channels, wetlands, tributaries, floodplain, saltmarshes and bushland associated with the rivers;
- v. minimising channel disturbance and adverse impacts on river health by avoiding dredging where possible, except when used to re-establish ecological features or maintain existing navigation channels; and avoiding, where possible, filling/reclamation within the rivers and their floodplains (including temporary filling);
- vi. the prevention of erosion of the riverbank and sediment transport;
- vii. foreshore stabilisation practices that protect river ecosystems and minimise aesthetic and amenity impacts, including soft engineering, where appropriate;



Figure 8: Swan Canning Development Control Area (DCA) determination process for development applications



Note: Development Assessment Panels may act in the place of WAPC, where relevant





- viii. the maintenance of light access required by river ecosystems by managing artificial light spill and built-form overshadowing;
- ix. protection and re-establishment of aquatic and riparian vegetation, using endemic species wherever possible, to stabilise riverbanks, provide wildlife habitat, intercept nutrients, provide shade and improve river water quality;
- x. ongoing management strategies to monitor and minimise adverse impacts on the river;
- xi. the creation and maintenance of foreshore reserves to contribute to a continuous reserve network along the river foreshore and the expansion of existing reserves where considered an inadequate width;
- xii. functional need of a structure to be located within the river and/or foreshore reserve and community benefit by way of public access to the foreshore and structure itself, when proposing public and/or commercial jetties, club facilities for water-based sports and similar structures;
- xiii. the adequate setback of footpaths, cycleways and carparks from the river to prevent the need for future asset protection via foreshore stabilisation;
- xiv. the context of the river setting, landscape features and the characteristics of the development site, including building height, bulk, scale, form, orientation and location, to maintain a sense of place and views of the river;
- xv. using external finishes and materials based on materials and hues naturally occurring in the area;
- xvi. the social, cultural, physical and historical setting of the river, as described in the Swan River System Landscape Description;
- xvii. climate change and the need to mitigate against and adapt to predicted impacts. For example, design development to accommodate storm surges and rising river levels, which may include installation of structures that can be easily removed and allow for practical reinstatement of the foreshore; and/or create and maintain adequate foreshore reserves to accommodate storm surges and rising river levels;
- xviii. the adequate setback between the rivers and development in local planning schemes and other planning instruments, to allow for natural estuarine processes, conservation of environmental values, protection of significant landscapes, provision of public access and to maintain views to and from the river from public places;
- xix. the design of bridges and culverts that provide for fauna movement and the retention of waterway alignments; and
- xx. clear demarcation between privately owned land and the foreshore reserve.





12 ROLES AND RESPONSIBILITIES

The management of water resources is the shared responsibility of landowners/proponents, government, service providers, industry and the community.

This section summarises the key responsible authorities and stakeholders, and their respective responsibilities in implementing SPP 2.9.

12.1 Landowners/proponents

Landowners/proponents are to prepare planning applications and provide information to support their application consistent with SPP 2.9 and the Guideline requirements. Close consultation with relevant agencies during all stages of the planning process is necessary. This should include, but not be limited to, consultation with:

- i. DWER, in the provision of advice related to regulation, policy, guidance material and existing studies, potential impacts on water resources, including PDWSA, groundwater, estuaries, wetlands and waterways;
- ii. DBCA in the provision of advice on biodiversity values, including threatened species and ecological communities, wetland delineation and evaluation and planning for the Swan Canning river system;
- iii. DPIRD, in the provision of advice related to soil conservation and specifically for proposals comprising agricultural practises nutrient management;

- iv. DoH, in the provision of advice related to the requirements for domestic on-site wastewater systems, and mosquito, midge, disease vector management control;
- v. the water service provider who will supply the proposed development; and
- vi. local government in relation to management of future assets, locally significant water resources, engineering and design requirements and desired community outcomes.

12.2 Local governments

Local governments have the following responsibilities in relation to the implementation of SPP 2.9:

- i. ensuring local planning instruments, including strategies, schemes, scheme amendments and structure plans have due regard to SPP 2.9 and these Guidelines;
- ii. administering development controls in accordance with the local planning scheme, with due regard to SPP 2.9 and other policies and publications outlined in these Guidelines;
- iii. preparation of local planning policy in relation to water resources including seeking advice from relevant agencies and/or service providers, and giving due regard to that advice;
- iv. preparation of WMR in support of local planning strategies, local planning scheme amendments and/or local structure plans, including consideration of relevant advice from other agencies and/or service providers, and giving due regard to that advice;

- v. provision of advice to the WAPC as to the adequacy of Subdivision and Development WMR where appropriate;
- vi. Provision of advice to DWER on any WMR in their local government area;
- vii. provision of advice on proposals for on-site wastewater management including health and hydraulic loading matters, including where required, the adequacy of a SSE; and
- viii. determination of development applications in accordance with SPP 2.9 and these Guidelines.

Local planning instruments should be considered as a mechanism for implementation of SPP 2.9 objectives. Appropriate mechanisms include:

1. special control areas, which can be used to designate flood prone areas, strategic resource precincts and PDWSA;
2. local planning scheme provisions and zoning tables, to control land use and trigger the need for planning approval for developments; and
3. local planning policies, to support implementation of SPP 2.9 in local contexts for specific development aspects.

Local government should consider opportunities for implementation of SPP 2.9 objectives as part of any review or amendment to local planning schemes, strategies and/or policy.



12.3 Department of Planning Lands and Heritage (DPLH)

DPLH has the following responsibilities in relation to the implementation of SPP 2.9:

- i. ensuring regional planning instruments determined or developed under delegated authority, including strategies, schemes and scheme amendments and structure plans are aligned with the requirements set out in SPP 2.9 and these Guidelines;
- ii. assessing and determining strategic proposals, subdivision and development applications under delegated authority in accordance with SPP 2.9 and these Guidelines;
- iii. referring proposals to relevant State agencies and/or local government, and water service providers for comment and/or assessment;
- iv. monitoring the implementation and effectiveness of SPP 2.9 and these Guidelines; and
- v. the provision of advice to the Minister for Planning.

12.4 Department of Water and Environmental Regulation (DWER)

DWER has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice to decision-making authorities related to water resources, including PDWSA, water allocation and supply planning, groundwater, stormwater, waterways and their estuaries and floodplains;

- ii. preparation of drainage and water management plans, where appropriate, to address critical catchment-scale issues and management opportunities for high risk priority development areas;
- iii. preparation and review of drinking water source protection reports, water allocation plans, water quality improvement plans and undertaking water supply planning;
- iv. provision of advice to decision-making authorities related to environmental management, including regulation of industry, native vegetation clearing and contaminated sites;
- v. preparing and reviewing policies, guidelines and information that guides appropriate environmental and water resource management, many of which form key resources and reference documents that guide implementation of SPP 2.9;
- vi. review and endorsement of Regional, District and Local WMRs, having consideration of and due regard to the advice of relevant local government and water services providers;
- vii. providing support to the local government in their consideration of Subdivision and Development WMRs;
- viii. administering, updating and providing advice on the implementation of water and environmental legislation; and
- ix. updating instruments and mapping relating to water resources as required such as PDWSA and floodplain mapping.

12.5 Environmental Protection Authority (EPA)

In relation to the implementation of SPP 2.9, the EPA has responsibility to provide State Government with advice on the environmental impacts of development proposals and statutory planning schemes in accordance with Part IV of the Environmental Protection Act 1986.

12.6 Department of Biodiversity, Conservation and Attractions (DBCA)

DBCA has the following responsibilities in relation to the implementation of SPP 2.9:

- i. review of Regional, District and Local WMRs and provision of advice to decision-making authorities on biodiversity values, including wetlands and threatened species and ecological communities and wetlands on matters related to the *Biodiversity Conservation Act 2016*, including threatened species and ecological communities; the conservation estate and lands managed under the *Conservation and Land Management Act 1984*;
- ii. performing its statutory planning functions for the Swan Canning river system; and
- iii. updating instruments and mapping datasets relating to water resources as required.



12.7 Department of Primary Industries and Regional Development (DPIRD)

DPIRD has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice on the prevention and mitigation of land degradation, including salinity, flooding, soil erosion and eutrophication, in accordance with the *Soil and Land Conservation Act 1945*;
- ii. management and licensing of aquaculture, including environmental management and biosecurity;
- iii. provision of advice on stocking rates on rural small holdings;
- iv. provision of advice on proposals for agricultural and aquaculture land use and development;
- v. provision of advice on dams, crossings and rural drains, where relevant; and
- vi. updating instruments and mapping relating to water resources as required such as soil-landscape and soil information, land capability information and phosphorus export hazard mapping.

12.8 Department of Health (DoH)

DoH has the following responsibilities in relation to the implementation of SPP 2.9:

- i. provision of advice on proposals for on-site wastewater management including health and hydraulic loading matters, including where required, the adequacy of soil and site evaluations;
- ii. provision of advice related to the requirements for mosquito, midge and disease vector management and control;

- iii. provision of advice on drinking water quality to protect public health; and
- iv. updating instruments and mapping relating to water resources as required.

12.9 Western Australian Planning Commission (WAPC)

The WAPC has the following responsibilities in relation to the implementation of SPP 2.9:

- i. assessing and determining proposals in accordance with SPP 2.9 and these Guidelines;
- ii. referring proposals to relevant State agencies and/or local government, and water service providers for comment and/or assessment; and
- iii. the provision of advice to the Minister for Planning.

12.10 Water service providers

Water (including drinking water, non-drinking water, wastewater and drainage) service providers have the following responsibilities in relation to the implementation of SPP 2.9:

- i. consideration of, and planning for, service delivery requirements to support areas identified for urban expansion through regional and district planning stages; and
- ii. the provision of advice related to connection to infrastructure in accordance with the *Water Services Act 2012*.



APPENDIX A EXAMPLE OF AN INTER-DISCIPLINARY TEAM

Collaboration with State and local government, assessing authorities, regulators, service providers and the community (where appropriate) is encouraged to ensure that water resource matters have been considered holistically and managed appropriately.

In addition, it is recommended that an inter-disciplinary project team (refer to Table A.1) be established at project inception to develop and deliver integrated water resource management solutions. This will facilitate a greater understanding of any potentially competing objectives and design elements and provide an opportunity to optimise outcomes. To achieve this, the objectives for

each discipline and the potential implications of a decision on a design element need to be understood and explored so that any synergies can be enhanced, and conflicts can be addressed. For example, a project engineer's objective may be to achieve dry lots, however, this strategy can result in the need to clear vegetation (through addition of fill) or impact the area of useable public open space in areas with high groundwater or poorly draining soils.

Table A.1: Example of an inter-disciplinary team for a Water Management Report (WMR)

Discipline	Discipline's main contribution to the WMR	Examples of design elements and issues considered by discipline	Examples of potential implications of design element decisions
Planner/ urban designer	Consideration of how Water Sensitive Design (WSD) elements are expected to be accommodated in the public realm	<ol style="list-style-type: none"> 1. Access to water servicing 2. Placement of infrastructure to maximise multiple use benefits 3. Streetscape/road reserves, public open space (POS) location and configuration 4. Public access roads and linear multiple use corridors 5. Topographic constraints & opportunities 	<ol style="list-style-type: none"> i. Implications for lot density/yield and/or development viability based on available water servicing sources and infrastructure ii. Narrower road reserves may not be able to accommodate raingardens/tree-pits iii. Locations of footpaths may reduce ability to use stormwater to passively irrigate trees iv. The location or configuration of POS may compromise drainage designs and drainage can compromise the functionality of POS v. Road alignments or location of public access ways may block or otherwise constrain important overland flood flow paths or change catchment calculations vi. Road layouts may result in increased spacing of subsoil drains and drive increased fill
Civil engineer/ hydrologist	Consideration of the critical elements of design for engineering assets	<ol style="list-style-type: none"> 1. Catchment and modelling assumptions 2. Infrastructure connections 3. Catchment flood management 4. Groundwater and stormwater management 5. Multifunctional POS (locations and design details for storages) 6. Flowpaths in relation to road design including kerbing 7. Road design 	<ol style="list-style-type: none"> i. Overly conservative infiltration rates, failure to maintain pre-development hydrology and simplistic modelling assumptions will result in oversized infrastructure, increased maintenance costs and can reduce functionality of POS ii. Servicing strategies and/or land use/clearing can impact on site and local water balance iii. Constraints on the spatial extent of the urban form and elevations required to reduce the risk from flooding, while not impeding or increasing flood risk in the general area iv. Increased materials required for areas that are seasonally inundated and/or have high groundwater v. Installation of a Gross Pollutant Trap upstream of raingardens may reduce the frequency and volume of water entering the raingarden and impact raingarden plant health due to lack of water vi. Servicing strategies (particularly for gravity sewer) can increase actual fill requirements vii. Failure to accommodate upstream inflows may result in future flooding



Discipline	Discipline's main contribution to the WMR	Examples of design elements and issues considered by discipline	Examples of potential implications of design element decisions
			<ul style="list-style-type: none"> viii. Road design features including camber and conventional kerbing can block or impede overland flowpaths ix. Sag locations can block or impede stormwater flows from entering stormwater management systems and/or prevent passive watering of street trees x. Land may be needed for treatment plants, odour and noise buffers, pump station and/or bore infrastructure xi. Overflow levels or pathways adjusted without consideration of hydraulic impacts may result in increased or premature flooding of surrounding land and/or private properties
Landscape architect	Consideration of the critical elements of design for WSD/landscape assets	<ul style="list-style-type: none"> 1. Fit-for-purpose water supply 2. Species specification 3. Soil specification 4. Streetscape design 	<ul style="list-style-type: none"> i. Plant specification may not accurately reflect access to passive watering, and therefore may reduce survival and increase maintenance ii. Incorrect specification of soils (permeability and organic content) may cause inundation, plant death and/or poor downstream water quality iii. Landscape features and structures can block or impede stormwater flows to drainage systems and overland flowpaths and/or prevent passive watering
Architect	Consideration of the critical elements of design for buildings	<ul style="list-style-type: none"> 1. Use of green infrastructure (walls, facades, roofs) 2. Water efficiency measures 	<ul style="list-style-type: none"> i. Green infrastructure may not be viable without consideration of water availability and appropriate fit-for-purpose source planning ii. Predicted water demands may significantly vary if water efficiency measures are not fully implemented
Soil scientists	Consideration of the critical elements of design for on-site sewerage systems	<ul style="list-style-type: none"> 1. Impact of sewerage systems on the developable land 2. Soil type and permeability 3. Land application area 	<ul style="list-style-type: none"> i. The size of the land application area for treatment and disposal, depends on several factors including the system used, soil type and slope ii. Impacts to sensitive receiving environments and biodiversity values
Environmental consultant	Consideration of the critical elements of design relevant to the site and surrounds, including impacted upstream or downstream environments	<ul style="list-style-type: none"> 1. Protection of PDWSAs, sensitive water resource areas and other important environments 2. Runoff rates and catchment losses 3. Water balance 4. Water demand 5. Water quality impacts/risk assessment 	<ul style="list-style-type: none"> i. Land and restoration requirements for waterway foreshore areas and/or wetland buffers ii. Land may be needed for treatment plants, odour and noise buffers, pump station and bore infrastructure iii. Risk of water balance changes resulting from drainage, clearing and increased or reduced groundwater use iv. Impacts to sensitive receiving environments and biodiversity values



APPENDIX B

REGIONAL WATER MANAGEMENT REPORT

B.1 Background

This appendix should be read in conjunction with section 5.2 and other relevant sections of the Guidelines.

Region schemes, sub-regional strategies, sub-regional frameworks, sub-regional structure plans, local planning schemes and local planning strategies are required to be informed by a Regional Water Management Report (WMR). The Regional WMR is required to demonstrate consideration of integrated water resource management at a strategic level to support the land use and development changes proposed in the plans.

A Regional WMR will generally be prepared by State Government and may cover more than one local government area. The Regional WMR should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners and ultimately referred to the DWER for endorsement, prior to WAPC approval.

Local planning strategies and schemes should be supported by water management information at a similar strategic level to regional planning instruments although may not require a full standalone water management report.

A Regional WMR seeks to:

- i. identify and map significant water resources, PDWSAs and sensitive water resource areas;
- ii. identify mechanisms to protect and manage water resources;
- iii. consider the need for additional water sources to support the future land use; and
- iv. present information to guide subsequent stages of planning and design.

The information required to develop and inform a Regional WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. surface water and groundwater mapping and monitoring;
2. desktop historical land use assessment;
3. water balance modelling – catchment level;

4. infrastructure services (water, wastewater and drainage) planning;
5. flood mapping and modelling;
6. mapping of sensitive water resource areas; and
7. information about Aboriginal and other heritage values

B.2 The requirements

Table B.1 outlines the components of a Regional WMR.

The level of detail provided in a Regional WMR is at a catchment level and broad scale. More detailed investigations will be required at subsequent planning stages to demonstrate that the zoning can be supported in accordance with the Guiding Principles in section 2.



Table B.1: General requirements (where applicable) for a Regional WMR

Component	Description of requirements
Principles and objectives	Recognition of the requirements of SPP 2.9.
Planning context	For regional planning issues, scope the opportunities for achieving integrated water management solutions and commit to a process of integrated assessment and consideration.
Water resource context	<ol style="list-style-type: none"> 1. Identification and mapping of water resources and associated buffers where relevant including: <ol style="list-style-type: none"> a) surface water catchments; b) waterways and their estuaries, inlets and floodplains; c) wetlands and their catchments; d) groundwater systems; e) natural and constructed drainage systems; f) sensitive water resource areas and other important environments; g) PDWSAs and their priority areas and protection zones; and h) catchment flooding and seasonal inundation. 2. Identification of options for existing and new secure, sustainable and fit-for-purpose water supplies and waste water serves, including: <ol style="list-style-type: none"> a) location and capacity of existing and proposed water service facilities (water supply services, reticulated wastewater systems and plants, desalination plants, advanced water recycling plants and managed drainage systems; and b) availability of groundwater and surface water allocation. 3. Identification of Aboriginal heritage values and other heritage values, mapped as appropriate. 4. Identification and mapping of options for ecological linkages both within and connecting outside the strategy area and between water-dependent and terrestrial ecosystems.
Issues identification	<ol style="list-style-type: none"> 1. Identification of water related issues and a risk assessment to determine if further work is required at this planning stage or if it can be addressed in future stages of planning and strategies. 2. Identification of potential water quantity and quality impacts from proposed land use change. 3. Outline of regulatory requirements under water and environmental legislation. <p>Notes:</p> <ol style="list-style-type: none"> i. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines. ii. Technical reports may be required to address critical large-scale issues. For example, catchment scale flooding and inundation or water quality modelling may be undertaken at this stage where significant impacts are likely or in the catchments of sensitive water resources.
Water balance modelling ¹⁶ (if required)	Inclusion of pre-development catchment scale water balance modelling may be undertaken to inform the land use scenario assessment and identify risks to and from the environment. This may assist in the identification of new or altered fit-for-purpose water sources.
Water demand assessment ¹⁷ (if required)	<ol style="list-style-type: none"> 1. Inclusion of a desktop assessment of water demands, and wastewater generation associated with the proposed land uses and aligned to staged population forecasts. 2. Identification of the need and potential opportunities for new or augmented fit-for-purpose water sources and wastewater infrastructure required to meet demands, highlighting shortfalls requiring additional planning and opportunities for water reuse, recycling and infrastructure. 3. Where new water supply or wastewater infrastructure is proposed, consideration should be given to co-location to facilitate efficient and beneficial use of land, water and other resources. For example, a wastewater treatment plant co-located with regional playing fields or an industrial precinct to provide a fit-for-purpose water supply and minimise buffer requirements.
Implementation plan	Confirmation of requirements for future planning and development including: <ol style="list-style-type: none"> 1. Is a WMR required to inform future stages of planning and/or design and when? 2. What actions are required by whom to secure water supply and wastewater services? 3. What actions, including monitoring and investigations, are required by whom to address site specific issues? 4. What controls and triggers have been put in place to avoid cumulative impacts occurring at the subsequent planning stages?
Other	Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development.

¹⁶ In determining whether modelling is required, the proponent needs to consider the most efficient way to investigate and define the development potential of the lands.

¹⁷ In determining whether modelling is required, the proponent needs to consider the most efficient way to investigate and define the development potential of the land.



APPENDIX C

DISTRICT WATER MANAGEMENT REPORT

C.1 Background

This appendix should be read in conjunction with section 5.3 and other relevant sections of the Guidelines.

A District WMR is prepared by a proponent to demonstrate that the land can support the proposed development and that appropriate water resource management and protection outcomes can feasibly be delivered.

District WMRs should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners, and will be ultimately referred to the DWER for endorsement prior to WAPC approval.

A District WMR seeks to:

- i. demonstrate that the land can support the proposed development and that appropriate water management solutions can be delivered, including land to be set aside;
- ii. gain support for the proposed water management strategies for the site; and
- iii. present critical information to guide subsequent stages of planning and design.

The information required to develop and inform a District WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. mapping of water resources and associated indicative buffers;
2. surface water monitoring (including flow, quality and level measurement);
3. groundwater monitoring (including quality and level measurement);
4. modelling of surface water and groundwater systems at an appropriate level of detail and/or complexity for the site and planning context, such as:
 - a) site drainage modelling;
 - b) floodplain modelling;
 - c) surface and groundwater interactions modelling; and
 - d) water balance modelling;
5. desktop historical land use assessment;
6. geotechnical investigations including soil profile, permeability and nutrient retention capacity;
7. flora, fauna and vegetation surveys;

8. vegetation type mapping and condition assessment;
9. tree type and condition assessment;
10. feature survey;
11. assessment of available drinking water and non-drinking water;
12. assessment of sewerage system capacity or land capability where on-site wastewater management systems are proposed; and
13. Aboriginal heritage survey or equivalent.

Additional modelling or design work may be required for site-specific requirements.

C.2 The requirements

Table C.1 outlines the components of a District WMR.

The level of detail provided in a District WMR will vary in response to the size and/or complexity of the proposal and pre-development site in accordance with the Guiding Principles in section 2.



Table C.1: General requirements (where applicable) for a District WMR

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> 1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments, including Regional WMR's where relevant. 2. Identification of site-specific water management objectives, outcomes and design criteria to be achieved in relation to: <ol style="list-style-type: none"> a) protection of water resources and other important environments; b) stormwater and groundwater management; c) water efficiency and fit-for-purpose use; and d) achieving liveability outcomes.
Planning context	<p>Identification of the current and next planning stage, any existing higher order plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.</p>
Water resource context	<ol style="list-style-type: none"> 1. Identification, characterisation¹⁸, and mapping of water resources, including: <ol style="list-style-type: none"> a) surface water catchments and associated landform and geotechnical conditions; b) waterways and their estuaries, inlets, floodplains¹⁹, indicative foreshore areas and reserves; c) wetlands, their catchments and indicative buffers; d) groundwater systems and associated hydrogeology; e) natural and constructed drainage systems; f) sensitive water resource areas and other important environments; g) PDWSAs and their priority areas and protection zones; and h) catchment flooding and seasonal inundation. 2. Identification of Aboriginal heritage values and other heritage values. These areas should be mapped where appropriate. 3. Identification and mapping of ecological linkages both within and connecting outside the strategy area and between water-dependent and terrestrial ecosystems. 4. Identification and mapping of available fit-for-purpose water sources and wastewater servicing capacities. 5. Discussion of parameters and assumptions for use in modelling and/or design processes, supported by results and findings of monitoring and site investigations where available, including: <ol style="list-style-type: none"> a) in-situ soils hydraulic conductivity and recommended design infiltration rate; b) in-situ soils nutrient retention capacity; c) catchment slope, land use and roughness; d) runoff rates and catchment losses; e) rainfall event intensity, frequency and duration patterns; and f) annual and seasonal rainfall and evaporation rates.
Issues identification	<ol style="list-style-type: none"> 1. Identification of water resource risks and issues (quantity and quality) relevant to the development of the site, including: <ol style="list-style-type: none"> a) potential sources of contamination, including acid sulfate soils; b) risk of water balance changes resulting from drainage, land clearing and increased or reduced groundwater use; c) impacts to water quantity and quality from proposed land use change; d) risk of flooding or inundation (surface water and/or groundwater); e) water source and system availability and capacity (drinking and non-drinking); f) wastewater treatment system availability and capacity; g) drainage system availability and capacity; and h) sensitive water resource areas, PDWSA and other important environments. 2. Where appropriate, identification of water related issues to be addressed in future stages of the planning process. <p>Notes:</p> <ol style="list-style-type: none"> i. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines. ii. If drinking water is unavailable from an existing drinking water supply network, the WMR must demonstrate the technical viability and financial sustainability of establishing a drinking water supply, including infrastructure planning (refer to section 8.2). iii. If non-drinking water is unavailable from groundwater or surface water resources, the WMR must identify technically viable and financially sustainable alternative non-drinking water source options (refer to section 8.2).

¹⁸ Characterisation means a detailed description of the key characteristics of the water resource and should include both qualitative and quantitative information.

¹⁹ Floodplains are relevant to both the 'Water resource context', for example their values, physical condition and ecological health; and under 'Stormwater and groundwater management strategy' for flood risk management.



Component	Description of requirements
Water balance modelling (if required)	<ol style="list-style-type: none"> 1. Inclusion of pre-and post-development water balances to inform the determination of hydrological regimes of water dependant ecosystems to be protected, likely groundwater rises and options for use of drinking and non-drinking water sources. 2. Identification of future infrastructure requirements, options and necessary approvals. <p>Notes: Sites likely to require a site water balance at this stage include sites that are in PDWSAs.</p>
Water demand assessment	<p>Inclusion of a water and wastewater demand assessment. The assessment should be aligned to staged population forecasts and identification of available fit-for-purpose water sources required to meet demands, applying water efficiency principles and highlighting shortfalls requiring additional planning and opportunities for water reuse and recycling.</p> <p>Notes:</p> <ol style="list-style-type: none"> i. Where a shortfall in available drinking and non-drinking water sources is identified, including for irrigation of public open spaces and schools, water source planning should be undertaken to provide details of the arrangements and land areas that will be required to provide for additional water supplies, and the ongoing costs of providing these. This includes, where relevant, roles and responsibilities, funding models for capital and operational costs, and triggers for infrastructure development, to take account of staged development and minimum operating volumes for varying systems (refer to section 8.2). ii. Where groundwater is identified as the preferred water source for irrigation of public open spaces and schools, any potential shortfall in availability or high-level of competition anticipated for access to the remaining resource should be identified. Where this is the case, consideration should be given to the establishment of a single overarching groundwater licence held by the local government and based on an agreed schedule for delivery of public open space.
Water and wastewater strategy	<p>Confirmation of servicing strategy for drinking water, non-drinking water and wastewater and propose water efficiency strategies to achieve targets.</p> <p>Notes:</p> <ol style="list-style-type: none"> i. Where additional capacity is required in water, wastewater or drainage systems or alternative servicing arrangements are proposed, infrastructure planning should be undertaken to provide details of the arrangements and land areas that will be required to provide for new or modified infrastructure. Refer to section 8.2. ii. Where new wastewater treatment plants are proposed, consideration should be given to co-location to facilitate efficient and beneficial use of land, water and other resources. For example, a wastewater treatment plant co-located with regional playing fields or an industrial precinct to provide a fit-for-purpose water supply and minimise buffer requirements. Refer to section 8.2.
Stormwater and groundwater management strategy	<ol style="list-style-type: none"> 1. Identification of strategy and land areas required for management of stormwater to satisfy the requirements of relevant State and local government policies and to address stated principles, objectives and design criteria in relation to: <ol style="list-style-type: none"> a) the annual water and long-term balance (including a definition of an appropriate controlled groundwater level for protection of sensitive water resource areas and environmental assets); b) small rainfall events; c) minor rainfall events; and d) major rainfall events. 2. Identification of cross-boundary requirements and catchment elements of design including invert levels, flood levels and flow rates at cadastral and/or staged planning boundaries to avoid off site impacts or cumulative impacts at subsequent planning stages. Catchment drainage planning may need to be undertaken if it has not already been completed for the catchment. <p>Notes:</p> <ol style="list-style-type: none"> i. Flood risk management is required for sites identified in floodplain mapping or on land likely to be impacted by flooding where no floodplain has been defined. Refer to section 7. ii. Stormwater management systems should be designed consistent with the <i>Decision Process for Stormwater Management in WA</i> (DWER, 2017), <i>Stormwater Management Manual for Western Australia</i> (DWER, 2004), <i>Australian Rainfall and Runoff</i> (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019) and the latest version of <i>Local Government Guidelines for Subdivisional Development</i> (IPWEA). iii. Where installation of a drainage system to control or lower groundwater levels is proposed and has the potential to adversely affect sensitive water resources or other important environments, further investigation and justification of the strategy is required as part of the WMR, including definition of discharge locations, treatment requirements and an acceptable controlled groundwater level.



Component	Description of requirements
Monitoring program	<ol style="list-style-type: none"> 1. Definition of pre-development requirements to inform any future Local WMRs and outline post-development requirements to improve understanding of environmental impacts of development where necessary. 2. Consideration of impacts on public health in PDWSA (in accordance with <i>Australian Drinking Water Guidelines</i>). <p>Notes:</p> <ol style="list-style-type: none"> i. Monitoring should be in accordance with Guiding Principles and section 5. ii. For more information and guidance on water monitoring, refer to <i>Water monitoring guidelines for better urban water management strategies and plans</i> (DoW 2012).
Implementation plan	<p>Confirmation of requirements for future stages of planning and development including:</p> <ol style="list-style-type: none"> 1. Is a WMR required to inform future stages of planning and/or design and when? 2. What actions are required by whom to secure water services? 3. What actions, including monitoring and investigations, are required by whom to address site-specific issues? 4. What controls and triggers have been put in place to avoid cumulative impacts occurring that the subsequent planning stages?
Other	<ol style="list-style-type: none"> 1. Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development. 2. Inclusion of maps and drawings to present key information including: <ol style="list-style-type: none"> a) location plan, site context plan and/or subdivision layout plan; b) structure plan; c) site condition plan, geotechnical plan and/or environmental plan; d) surface water context plan, and conceptual system layout showing modelling results for small, minor and major rainfall events; e) groundwater context plan; and f) landscape plans and typical cross sections for water management systems integrated with streetscapes and public open spaces.



APPENDIX D

LOCAL WATER MANAGEMENT REPORT

D.1 Background

This appendix should be read in conjunction with section 5.4 and other relevant sections of the Guidelines.

A Local WMR demonstrates 'proof of concept' for the water management systems and strategies that are proposed for implementation through detailed design and development.

A Local WMR seeks to:

- i. demonstrate how proposals have responded to site specific water related issues and opportunities and will achieve the outcomes of the SPP2.9;
- ii. gain approval for water management strategies and conceptual designs for the site; and
- iii. present critical information to guide subsequent stages of planning and design.

Local structure plans and precinct structure plans (including masterplans and activity centre plans) are always required to be informed by a WMR. Water planning and design is a critical element of this process and requires preliminary design of conceptual 'whole of development' water management systems and strategies to guide detailed designs that may be developed stage by stage.

The WMR should be developed in consultation with DWER, relevant State government agencies, local government(s) and infrastructure managers/owners and ultimately submitted to DWER for endorsement. Where the local government is not the decision maker they must support the Local WMR prior to finalisation.

The information required to develop and inform a Local WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

1. mapping of water resources and associated confirmed buffers;
2. surface water monitoring (including flow, quality and level measurement);
3. groundwater monitoring (including quality and level measurement);
4. modelling of surface water and groundwater systems at an appropriate level of detail and/or complexity for the site and planning context. This could include:
 - a) site drainage modelling;
 - b) floodplain modelling;
 - c) surface and groundwater interactions modelling; and
 - d) water balance modelling;

5. desktop historical land use assessment;
6. geotechnical investigations including soil profile, permeability and nutrient retention capacity;
7. flora, fauna and vegetation surveys;
8. vegetation type mapping and condition assessment;
9. tree type and condition assessment;
10. feature survey;
11. assessment of available drinking water and non-drinking water;
12. assessment of sewerage system capacity or land capability where on-site wastewater management systems are proposed; and
13. Aboriginal heritage survey or equivalent.

Additional modelling or design work may be required for site-specific requirements.

D.2 The requirements

Table D.1 outlines the components of a Local WMR.

The level of detail provided in a Local WMR will vary in response to the size and/or complexity of the proposal and pre-development site in accordance with the Guiding Principles in section 2.



Table D.1: General requirements (where applicable) for a Local WMR

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> 1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments including Regional/District WMRs. 2. Identification of relevant site-specific water management objectives and outcomes to be achieved.
Planning context	Identification of the current and next planning stage, any existing higher order plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.
Water resource context	<ol style="list-style-type: none"> 1. Identification, characterisation²⁰, and mapping of water resources, including determination of appropriate buffers and foreshore areas if they have not previously been identified, and supported by results and findings of monitoring and site investigations including: <ol style="list-style-type: none"> a) surface water catchments and associated landform and geotechnical conditions; b) waterways and their estuaries, inlets, floodplains²¹, foreshore areas and reserves, wetlands, their catchments and buffers; c) groundwater systems and associated hydrogeology; d) natural and constructed drainage systems; e) sensitive water resource areas and other important environments; f) PDWSAs and their priority areas and protection zones; and g) catchment flooding and seasonal inundation. 2. Identification of Aboriginal heritage values and other heritage values. These areas should be mapped where appropriate.
Issues identification	<ol style="list-style-type: none"> 1. Identification of water resource risks and issues relevant to the development of the site, including: <ol style="list-style-type: none"> a) potential sources of contamination including acid sulfate soils; b) risk of water balance changes resulting from drainage, land clearing and increased or reduced groundwater use; c) impacts to water quantity and quality from proposed land use change; d) risk of flooding or inundation (surface water and/or groundwater); e) water source and system availability and capability (drinking and non-drinking); f) wastewater treatment system availability and capacity; g) drainage system availability and capacity; h) regulatory requirements under water and environmental legislation; i) sensitive water resource areas, PDWSA, other important environments and environmental assets requiring protection; and j) where appropriate, identification of water related issues to be addressed in future stages of the planning process. <p>Notes: Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.</p>
Water balance modelling	<ol style="list-style-type: none"> 1. Inclusion of a detailed pre-and post-development site water balance is required to quantify likely changes in response to development. Critical elements of the water balance that should be considered include: <ol style="list-style-type: none"> a) infiltration and recharge; b) runoff and drainage; c) evapotranspiration; and d) new water brought, if it is sourced from a disconnected surface water catchment or confined aquifer. <p>Notes: The findings of the site water balance must be considered throughout the WMR and applied to inform an integrated water resource management approach to minimise associated risks to and from the environment.</p>
Water demand assessment	Inclusion of a water and wastewater demand assessment for all proposed uses demonstrating application of water conservation and efficiency strategies to achieve relevant targets.

²⁰ Characterisation means a detailed description of the key characteristics of the water resource and should include both qualitative and quantitative information.

²¹ Floodplains are relevant to both the 'Water resource context', for example their values, physical condition and ecological health; and under 'Stormwater and groundwater management strategy' for flood risk management.



Component	Description of requirements
Water and wastewater servicing strategy	<ol style="list-style-type: none"> 1. Confirmation of connection to drinking and fit-for-purpose non-drinking water (including irrigation of public open spaces and schools) and wastewater services with secure water service providers. 2. Inclusion of design information for proposed water distribution systems, and/or wastewater collection systems including pipe layouts. 3. Identification of locations for key infrastructure elements including storage tanks, pumping stations and associated buffers, groundwater bores including wellhead protection zones, and treatment systems and associated buffers. This includes triggers for infrastructure development, to take account of staged development and minimum operating volumes for varying systems. <p>Notes:</p> <ol style="list-style-type: none"> i. Where an alternative approach to drinking or non-drinking water supply or wastewater servicing is proposed, it is necessary to provide confirmation of service delivery arrangements including ongoing management roles and responsibilities and any interim and/or staging requirements. Guidance is provided in the <i>Guideline for the Approval of Non-Drinking Water Systems in Western Australia</i> (Department of Water, 2013). Refer to section 8.2. ii. Where on-site wastewater disposal is proposed, the WMR should include a site and soil evaluation in accordance with AS/NZS 1547 to demonstrate the site is suitable for long-term on-site wastewater disposal. The level of information required will be commensurate with the scale and nature of the proposal. Refer to section 8.7.6.
Stormwater and groundwater management design	<ol style="list-style-type: none"> 1. Inclusion of surface water management system design details and modelling results including: <ol style="list-style-type: none"> a) presentation and justification of modelling parameters; b) demonstration of compliance with inflows and outflows specified in WMR for previous planning stages or defined through catchment scale modelling; c) design of small rainfall event management systems; d) design of minor rainfall event management systems including conveyance system layout, invert levels, hydraulic grade lines and dimensions; e) design of major rainfall event management systems including overland flowpath layouts and dimensions including flow depths and velocities; f) storage system invert levels, high water marks and dimensions; and g) integrated street and landscape designs. 2. Where temporary dewatering is required, outline of the requirements, including how the quality and quantity of the dewatering discharge will be managed. 3. Where groundwater management (permanent dewatering) is required, inclusion of design details and modelling results are required to be provided in the WMR including: <ol style="list-style-type: none"> a) presentation and justification of modelling parameters; b) definition of an appropriate controlled groundwater level for protection of sensitive water resources and other important environments; c) design of groundwater management system including system layout, critical invert levels, demonstration of a free-draining outlet, integration with stormwater management and a workable earthworks strategy; d) predicted groundwater levels between subsurface drainage lines and relationship to buildings, infrastructure, open spaces and environmental impacts; and e) design of water quality treatment systems (where required) to treat groundwater discharged from subsoil drains and temporary dewatering systems. <p>Notes:</p> <ol style="list-style-type: none"> i. Stormwater management systems should be designed consistent with the Decision Process for <i>Stormwater Management in Western Australia</i> (DWER, 2017), <i>Stormwater Management Manual for Western Australia</i> (DWER, 2004), <i>Australian Rainfall and Runoff</i> (Commonwealth of Australia (Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I) 2019), the latest version of <i>Local Government Guidelines for Subdivisional Development</i> (IPWEA) and any other site-specific documents. ii. Where a new catchment drainage system is required the WMR must provide details of the proposed implementation strategy to ensure that the service is delivered ahead of staged development. Refer to section 8.6. iii. Flood risk management is required for sites identified in floodplain mapping or on land likely to be impacted by flooding where no floodplain has been defined. Refer to section 7.
Earthworks strategy	<p>Inclusion of preliminary earthworks model that aligns to proposed stormwater sub catchments and demonstration that proposed locations for street-scale design elements are viable. For instance, identification of proposed roadside raingardens or swales should coincide with sag locations.</p> <p>Notes:</p> <p>Where management of a groundwater system is required, design details and modelling results integrating with the proposed earthworks model are required. Refer to section 8.5.</p>



Component	Description of requirements
Water quality management strategy	<ol style="list-style-type: none"> 1. Inclusion of water quality modelling to demonstrate compliance with relevant water quality targets. Water quality targets are provided in water quality improvement plans and can be site-specific. 2. Consideration of separation distances from waterways and wetlands required to protect water quality (in addition to waterway foreshore areas and wetland buffers).
Management of works	Confirmation of requirements for protection of the environment and management of construction activities including dewatering, acid sulfate soils, constructed best management practices, and dust, sediment and erosion control, timing and possible staging.
Monitoring program	<p>Inclusion of a sampling and assessment plan that contains duration and arrangements for ongoing actions.</p> <p>Notes:</p> <ol style="list-style-type: none"> i. Monitoring should be in accordance with Guiding Principles and section 5. ii. For more information and guidance on water monitoring, refer to <i>Water monitoring guidelines for better urban water management strategies and plans</i> (DoW 2012).
Maintenance plan	Confirmation of requirements for maintenance of proposed assets, systems and strategies to inform future asset owners and managers.
Implementation plan	<ol style="list-style-type: none"> 1. Confirmation of requirements for future planning and development including: <ol style="list-style-type: none"> a) Is a WMR required to inform future subdivision and/or development? b) Who is responsible for detailed design and construction of the site and water, wastewater and drainage systems? c) What staging is proposed over what timeframe? d) What actions are required by whom and when to address remaining site-specific issues, including restoration of wetlands and their buffers and waterways and their foreshore area?
Other	<ol style="list-style-type: none"> 1. Summation of critical information and design requirements for key disciplines to consider in future stages of planning and development. 2. Inclusion of maps and drawings to present key information. These may include: <ol style="list-style-type: none"> a) location plan, site context plan and/or subdivision layout plan; b) structure plan; c) site condition plan, geotechnical plan and/or environmental plan; d) surface water context plan, and conceptual design drawings showing modelling results for small, minor and major rainfall events; e) groundwater context plan, typical cross sections and conceptual design drawings; and f) landscape plans and typical cross-sections for water management systems integrated with streetscapes and public open spaces.



APPENDIX E

SUBDIVISION AND DEVELOPMENT WATER MANAGEMENT REPORT

E.1 Background

This appendix should be read in conjunction with section 5.5 and other relevant sections of the Guidelines.

A Subdivision and Development WMR is required to demonstrate in detail how water management matters within or impacted by the development will be appropriately managed. A Subdivision and Development WMR is not required if there is an approved WMR (usually Local WMR) which provides guidance for development of the site, confirms that no further WMR is required and the proposal doesn't significantly differ from the approved WMR.

Where a Subdivision and Development WMR is required, it is necessary for the WMR to be submitted to the WAPC and/or local government for consideration as part of the assessment of the planning application. The WAPC or the local government may seek advice from the relevant agencies on the suitability of the information provided in the WMR to inform decision-making, and instigate a "stop the clock" if the report does not provide sufficient information.

The information required to develop and inform a Subdivision and Development WMR will vary significantly with the scale and complexity of the site and planning proposal but may include:

- i. management of water dependent ecosystems;
- ii. surface water monitoring and modellings (including for 1 EY event);
- iii. groundwater monitoring and modelling (map groundwater level contours – existing and proposed, identify floor level heights and fill requirements, identify groundwater recharge rates, subsoil strategy (if relevant) and identify nutrient level and pollutant pathways;
- iv. more detailed geotechnical investigations including soil profile, permeability and nutrient retention capacity;
- v. conservations and efficient use of drinking water; and
- vi. a foreshore management plan or wetland management plan (if relevant).

E.2 The requirements

Table E.1 outlines the components of a Subdivision and Development WMR.

The level of detail provided will vary in response to the size and/or complexity of the proposal and pre-development site) in accordance with the Guiding Principles in section 2.



Table E.1: General requirements (where applicable) for a Subdivision and Development WMR

Component	Description of requirements
Principles and objectives	<ol style="list-style-type: none"> 1. Recognition of the requirements of SPP 2.9 and other relevant State planning instruments, including Regional/District/Local WMRs where relevant. 2. Identification of relevant site-specific water management objectives and outcomes to be achieved.
Planning context	Identification of any existing district and/or local plans and strategies, as well as existing planning approvals or conditions on or adjacent to the site.
Site characteristics and issues	<ol style="list-style-type: none"> 1. Identification of key site characteristics that affect water management within the site. These may include: <ol style="list-style-type: none"> a) environmental features requiring protection such as sensitive water resource areas, PDWSA, wetlands and their buffers, waterways and their foreshores areas, other important environments, Aboriginal heritage values and other heritage values; b) environmental conditions requiring management such as flood risk, natural and constructed drainage systems, potential impacts to PDWSAs, nutrient and irrigation management, contaminated sites, acid sulfate soils and land uses with potential to impact on water quality; and c) geotechnical conditions such as topography, soil descriptions, site classification zones, proposed earthworks and approximate finished contour levels. 2. Identification of water supply risks and issues relevant to the development of the site, including, where relevant, groundwater licensing, bore construction and yield testing details. 3. Identification of regulatory requirements under water and environmental legislation. 4. Identification of water management systems that have been implemented and include provision for the site such as constructed water distribution systems, wastewater collection systems, and drainage and flood management systems including overland flow paths and water quality management systems. 5. Identification of proposed public open space, water source bore(s), water requirements and water balance and indicative irrigation schedule. <p>Notes:</p> <ol style="list-style-type: none"> i. Additional detail may be required where no previous WMR exists. This may include, where appropriate, mapping of water resources, supported by results and findings of monitoring and site investigations, including surface water catchments, waterways and their floodplains, estuaries, inlets and foreshore areas, wetlands and their buffers, groundwater aquifers, depth to groundwater and drainage network designs. ii. As mentioned in section 6.1.3, a foreshore management plan or wetland management plan may be required to support the WMR. iii. Guidance on specific water management requirements is provided in sections 6-11 of the Guidelines.
Water balance modelling (where required)	<ol style="list-style-type: none"> 1. Inclusion of a detailed site water balance may be required to quantify likely changes in response to the development that have not been adequately addressed in a previous WMR. Critical elements of the water balance that should be considered include: <ol style="list-style-type: none"> a) infiltration and recharge; b) runoff and drainage; c) evapotranspiration; and d) new water (for example, if it is sourced from a disconnected surface water catchment or confined aquifer). 2. Identification of sites likely to require a site water balance at this stage, including: <ol style="list-style-type: none"> a) sites located within a sensitive water resource area; b) proposals requiring a nutrient irrigation management plan; and c) constrained sites with restricted outfall.
Water demand assessment (where required)	Inclusion of a water demand assessment demonstrating application of water conservation and efficiency to achieve relevant targets may be required where this has not been adequately addressed in a previous WMR
Water and wastewater servicing strategy	<ol style="list-style-type: none"> 1. Confirmation of connection to drinking and non-drinking water (including irrigation of public open spaces and schools) and wastewater service delivery arrangements. 2. Where an alternative approach to drinking or non-drinking water supply or wastewater servicing is proposed, confirmation of service delivery arrangements is necessary including ongoing management roles and responsibilities and any interim and/or staging requirements where this has not been adequately addressed in a previous WMR. 3. Where on-site wastewater disposal is proposed, inclusion of a site and soil evaluation in accordance with <i>AS/NZS 1547</i> is required to demonstrate the site is suitable for long-term on-site wastewater disposal. The level of information required will be commensurate with the scale and nature of the proposal.



Component	Description of requirements
Stormwater and groundwater management design	<p>1. Inclusion of stormwater and groundwater management plans supported by relevant stormwater and groundwater modelling for the site, where it has not been provided in enough detail in higher level documents. Information required in the WMR may include, where relevant:</p> <ul style="list-style-type: none"> a) presentation and justification of modelling parameters; b) demonstration of compliance with inflows, storage volumes and outflows specified in higher order water planning documents or defined through catchment scale modelling; c) design of small rainfall event management systems for the development site; d) design of minor rainfall event management systems including layout, invert levels, hydraulic grade lines; e) design of major rainfall event management systems including overland flowpath layouts and dimensions including flow depths and velocities, safety criteria; storage system invert levels, high water levels and dimensions; f) design of subsoil drains including invert levels, demonstration of a free draining outlet, integration with stormwater management and a workable earthworks strategy; g) predicted groundwater levels between subsurface drainage lines and relationship to buildings, infrastructure, open spaces and environmental impacts; h) design of water quality treatment systems to treat groundwater discharged from subsoil drains and temporary dewatering systems; and i) integrated street and landscape designs. <p>Notes:</p> <ul style="list-style-type: none"> i. Additional detail may be required where no previous WMR exists and/or there are site-specific issues to address. This may include: <ul style="list-style-type: none"> a) proposals including construction of new drains or modification of existing drains; b) sites impacted by any published floodplain mapping or containing areas designated as 'floodway'; and c) sites on land likely to be impacted by flooding where no floodplain has been defined. ii. Design objectives for stormwater management are provided in the <i>Decision Process for Stormwater Management in Western Australia</i> (DWER, 2017) and relevant drainage and water management plans. iii. For non-urban developments the principles of the <i>Decision Process for Stormwater Management in Western Australia</i> (DWER, 2017) are still relevant.
Management of works	Confirmation of requirements for protection of the environment and management of construction activities including dewatering, acid sulfate soils, best management practices, dust, approvals for drainage or groundwater pumping, sediment and erosion control, timing and possible staging.
Monitoring program	<p>1. Inclusion of a sampling and assessment plan that contains duration and arrangements for ongoing actions.</p> <p>2. Monitoring in accordance with Guiding Principles (refer to section 2).</p>
Maintenance plan	Confirmation of requirements for maintenance of proposed assets, systems and strategies to inform future asset owners and managers.
Implementation plan	<p>1. Confirmation of requirements for future planning and development including:</p> <ul style="list-style-type: none"> a) Who is responsible for detailed design and construction of the site and water, wastewater and drainage systems? b) What staging is proposed over what timeframe? c) What actions are required by whom and when to address any remaining site-specific issues?
Other	<p>1. Inclusion of maps and drawings to present key information. These may include:</p> <ul style="list-style-type: none"> a) location plan, site context plan and/or subdivision layout plan; b) subdivision plan or building layout; c) site condition plan, geotechnical plan and/or environmental plan; d) surface water management system design drawings showing modelling results for small, minor and major rainfall events; e) groundwater management system design drawings and typical cross sections; f) alternative supply schematic and plan; g) nutrient and irrigation management plan; h) rehabilitation plan; i) irrigation system design drawings and bore construction details; and j) landscape plans and typical cross sections for water management systems integrated with streetscapes and public open spaces.



APPENDIX F

SITE REQUIREMENTS FOR ON-SITE WASTEWATER SYSTEMS

F.1 Minimum lot sizes for residential development in clay soils and rock

Table F.1: Minimum lot sizes for residential development serviced by on-site wastewater disposal in clay soils and rock located outside PDWSA and sensitive water resource areas

Soil category ²²	Soil texture	Minimum lot sizes m ² (R-code) ²³	
		Primary treatment	Secondary treatment
4	Clay loams	2,000 (R5)	1,000 (R10)
5	Light clays	4,000 (R2.5)	1,000 (R10)
6	Medium to heavy clay	Special design requirements and distribution techniques or soil modification procedures will be necessary. Refer to Table L1 of AZ/ NZS 1547 for more details.	2,000 (R5)
–	Rock	Special design requirements and distribution techniques or soil modification procedures will be necessary.	

F.2 Calculating land application area size based on wastewater volume

The size of the land application area can be determined as follows:

1. Estimate hydraulic load (L/day):
 - a) occupancy rate (persons) x design loading rate (L/person/day)
2. Calculate land application area (m²):
 - a) hydraulic load (L/day) x conversion factor from Table F.2.

Table F.2: Conversion factors to calculate the minimum required land application area for subdivision/development (conversion factors are determined using hydraulic load of 1 L/day)

Soil category	Soil texture	Conversion factors	
		Primary treatment	Secondary treatment
1	Gravels and sands	0.377	0.2
2	Sandy loams	0.377	0.2
3	Loams	0.477	0.25
4	Clay loams	0.689	0.286
5	Light clays	1.284	0.333
6	Medium to heavy clays	Special design requirements and distribution techniques or soil modification procedures will be necessary	0.5

²² Soil categories, extrapolated from Table 5.1 AS/NZS 1547, are to be determined by undertaking an SSE as per *Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management* (Standards Australia/New Zealand Standard, 2012).

²³ Minimum lot sizes are based upon area required to accommodate dwelling, primary on-site wastewater system, land application areas and associated setback distances.



a. Land application areas for single houses

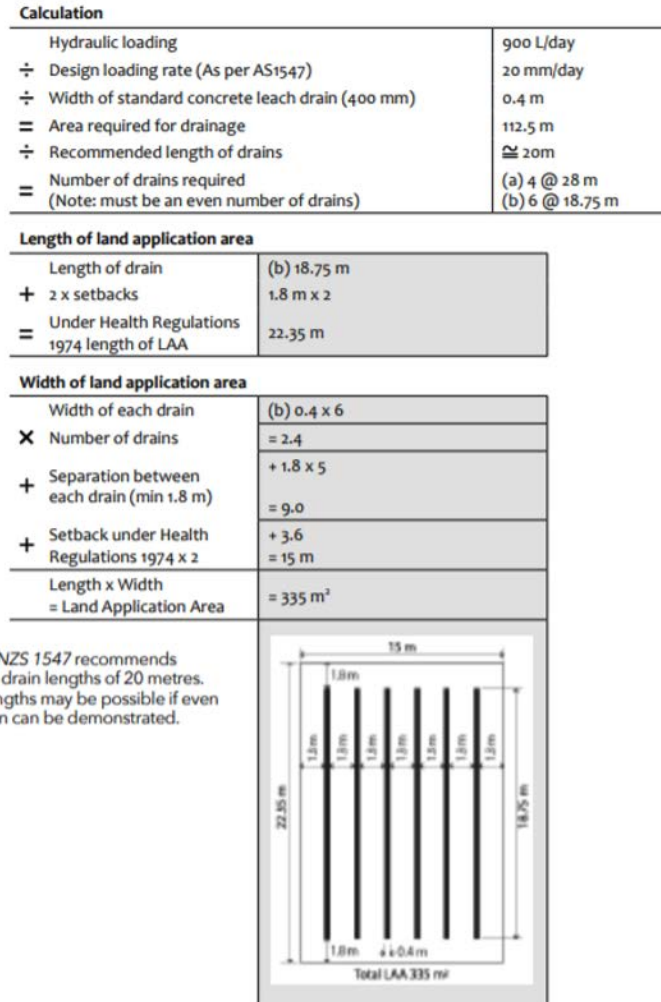
Table F.3: Land application areas for single house (occupancy: 6 persons/5-bedroom house)

Soil category	Soil texture	Land application area (m ²) ²⁴	
		Primary treatment (includes area required for setbacks)	Secondary treatment (excludes setbacks)
1	Gravels and sands	339	180
2	Sandy loams	339	180
3	Loams	429	225
4	Clay loams	620	257
5	Light clays	1,156	300
6	Medium to heavy clays	Special design	450

Table F.3 may be used to inform residential subdivision applications. It is based upon Table F.2. Different sized areas may be required at development or building stage in response to anticipated hydraulic load.

A sample calculation for determining the land application area for a primary treatment system in Soil Categories 1 and 2 is provided in Figure F.1.

Figure F.1: Sample calculation for determining the land application areas for a single house with primary treatment system in soil categories 1 and 2



²⁴ The land application area has been determined using design loading rates for trenches and beds, extrapolated from Table L1 Australian Standard AS/NZS 1547 On-Site Domestic Wastewater Management (Standards Australia/New Zealand Standard, 2012). Calculations used a hydraulic loading of 900litres/day, which is based on the occupancy of 6 persons in a 5-bedroom house and a wastewater design flow of 150L/person/day. Values for primary treatment include setback distances. Note that values for secondary treatment exclude setback distances, which will vary depending on the system used.



b. Localities outside the Metropolitan Region Scheme and Peel Region Scheme areas with reticulated sewerage schemes²⁵

The following localities have established reticulated sewerage schemes. Lots outside these localities are generally serviced with on-site wastewater systems.

Albany	Cowaramup	Greenough	Manjimup	Prevelly
Augusta	Cranbrook	Halls Creek	Margaret River	Quairading
Australind	Cunderdin	Harvey	Marvel Loch	Quindalup
Beverley	Dalwallinu	Hopetoun	Meckering	Ravensthorpe
Binningup	Dalyellup	Horrocks	Merredin	Roebourne
Boddington	Dampier	Hyden	Moora	Seabird
Bootenall	Dardanup	Jerramungup	Morawa	South Hedland
Boulder	Denham	Jurien Bay	Mount Barker	Southern Cross
Boyanup	Denison	Kalbarri	Mukinbudin	Tambellup
Bremer Bay	Denmark	Kalgoorlie	Mullewa	Three Springs
Bridgetown	Derby	Kambalda	Munglinup	Tom Price
Brookton	Dongara	Karratha	Nannup	Toodyay
Broome	Donnybrook	Katanning	Narembeen	Varley
Bruce Rock	Dowerin	Kellerberrin	Narrogin	Wagin
Brunswick	Dumbleyung	Kojonup	Newdegate	Walpole
Bunbury	Dunsborough	Koolyanobbing	Newman	Wickepin
Burekup	Eaton	Koorda	Norseman	Wickham
Busselton	Emu Point	Kulin	Northam	Williams
Calingiri	Eneabba	Kununurra	Nyabing	Wiluna
Capel	Esperance	Lake Argyle	Ongerup	Wongan Hills
Carnarvon	Exmouth	Lake Grace	Onslow	Wundowie
Cervantes	Finucane Island	Lancelin	Pannawonica	Wyalkatchem
Christmas Island	Fitzroy Crossing	Laverton	Paraburdoo	Wyndham
Cocos Island	Geraldton	Ledge Point	Pemberton	Yerecoin
Collie	Gnarabup	Leeman	Picton	York
Coolgardie	Gnowangerup	Leinster	Pingelly	
Coral Bay	Goomalling	Leonora	Pingrup	
Corrigin	Green Head	Lower King	Port Hedland	

²⁵ As at 1/12/2017

ATTACHMENT NO. 4



Bassendean Town Centre Draft Masterplan

Community Survey Engagement Report

October 2021

**Creating
Communities**

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1. Introduction

1.1. Project Background

The Bassendean Town Centre Masterplan project will create an overarching land use plan that sets the conditions to attract investment and enhance the vibrancy and liveability of the town centre precinct for the next 20 years.

The masterplan is being progressed in response to extensive community input from the BassenDream Our Future project, which is clear: the community wants a more vibrant, inviting and connected town centre that is easy to access, has a diversity of local goods and services, and is an attractive place to live, shop, relax and spend time. Above all the majority of the community wants a town centre that is sustainable and supports and serves people from all walks of life.

This initial feedback from the BassenDream Our Future project informed the Town's leading plan, the Strategic Community Plan, which prioritised future planning and revitalisation of the Bassendean Town Centre as a key project.

The previous engagement found what the community wants for the Bassendean town centre, but not how to make this happen – which is where the masterplan comes in. It also emphasised the need for the Council and Town staff to take the lead on revitalising the town centre.

The BassenDream the Town Centre project is the next step in the BassenDream Our Future process. Following the development of early masterplan concepts in early 2021, in partnership with Creating Communities the Town of Bassendean hosted two Design Workshops to present and receive feedback on the early concept versions. The feedback from the Design Workshops informed the development of a single Draft Masterplan, which was then advertised for public comment through a community survey.

1.2. About this Report

This report presents the feedback from the community survey on the Draft Masterplan that was open across August – September 2021. The key findings and insight from this feedback will inform a final Masterplan Concept to be presented to the Town of Bassendean Council prior to submission to the Western Australia Planning Commission (WAPC) for endorsement.

2. Purpose of the Masterplan

The masterplan represents a strategic vision for the Bassendean Town Centre over the next 20 years and beyond, with a focus on delivering vibrant places for people to live, work and play. The principles and key features of the masterplan provide the tools and guidance to manage the redevelopment and change in the town centre over time.

Its purpose is to:

- Set the conditions needed to attract investment and enhance the vibrancy and liveability of the town centre precinct for the next 20 years
- Create a more thriving, inviting and connected town centre that is easy to access, has a diversity of local goods and services, is an attractive place to live, shop, relax and spend time
- Develop a town centre that is sustainable and supports and serves people from all walks of life into the future

2.1. Key Principles

The following key principles were developed through engagement with the community and guide the masterplanning process:

- A liveable, green and shaded town centre
- An accessible town centre that is open for business
- A mix of old and new – preserving the character of Bassendean whilst embracing new opportunities for improved amenity

2.2. Difference to other Town of Bassendean planning documents

Unlike the Local Planning Strategy and Scheme the masterplan is not a detailed statutory plan that sets and enforces planning rules. It is a vision and strategy specific to the town centre that will guide future revitalisation and inspire investment and future development. It will help to inform updates to the Local Planning Strategy and Local Planning Scheme which set out the planning rules that must be followed.

3. Comparison to LandCorp Plan

The Bassendean Town Centre Draft Masterplan is not a new version of the LandCorp project. The current process has been led by the Town of Bassendean, covers a broader area, is informed by the principles from *Bassendream Our Future* (the community engagement project in 2019) and the new Strategic Community Plan. Additionally, there is a commitment to preserving, enhancing, and improving the total area of open space in the town centre – not reducing it. Key local town centre assets such as Bassendean Oval have been included in the boundary as the connection between these key sites is important from an integrated planning approach.

3.1. Differences to LandCorp Plan

The focus of the LandCorp Plan was on where new development would go. The new Draft Masterplan concept considers all elements of the town centre including public amenity, public open space, transport, connection, and heritage in addition to where new development might occur.

Outside of the process being led by the Town of Bassendean and more comprehensive community engagement, there are several significant differences which are listed below.

3.1.1. Project Process Differences

- Covers the whole town centre as one plan – not just selected elements
- Develops multi-use community spaces
- Broader engagement with landowners and community
- Guarantee of no net loss of open space
- Identifies options for enhanced amenity
- Identification of improved transport connections and upgrades

3.1.2. Features of LandCorp Plan not in the Masterplan

- Residential development surrounding the Western and Southern boundary of Bassendean Oval
- Larger property developments on BIC reserve
- Identification of a large area of BIC reserve for development
- Identification of large area of Bassendean Oval for development to the South

4. Engagement Process

4.1. Previous Engagement Initiatives and Participation

- Extensive engagement from the BassenDream our Future process including stakeholder meetings; workshops; drop-in sessions; survey and other engagement activities
- Masterplan specific - one-on-one meetings with key stakeholder organisations including:
 - Town of Bassendean Elected Members and Executive
 - State Government departments and agencies (Department of Planning, Lands and Heritage; Western Australian Planning Commission; Department of Communities; Department of Transport; Public Transport Authority; Main Roads WA)
 - Key strategic landowners (e.g. Hawaiian; Swan Districts Football Club; Bassendean Hotel; private landowners)
- Masterplan specific - five (5) focus groups targeted at different stakeholder groups:
 - Local business owners, operators and owners of commercial land within the town centre boundary.
 - Owners and tenants of residential land within the town centre boundary.
 - Representatives of local community organisations operating in or with a strong connection to the town centre.
 - Representatives of the land development investment industry.
 - Community members who previously registered their interest in the BassenDream Our Future project.
- Two (2) community design workshops promoted to landowners, stakeholders, community groups, and residents which presented three (3) masterplan concepts:
 - Session 1: Saturday 17 April 9am – 11:30am. This session was attended by 38 individuals
 - Session 2: Tuesday 20 April 6:30pm – 9:00pm. This session was attended by 64 individuals

4.2. Draft Masterplan Engagement (Findings in this report)

- Four (4) drop-in information sessions promoted to the whole community via flyer, posters, social media, and direct email.
 - Session 1: Saturday 7 August 9am – 1pm at the Bassendean Community Hall
 - Session 2: Thursday 12 August 1pm – 4pm at Hawaiian Shopping Centre
 - Session 3: Thursday 19 August 9am – 12pm at Hawaiian Shopping Centre
 - Session 4: Sunday 29 August 9am – 1:30pm at Old Perth Markets
- Community survey promoted to the whole community via flyer, posters, social media, and direct email. The survey was available to complete online or via hardcopy submissions provided at locations throughout the Town.
 - The community survey received 669 responses

4.3. Reporting Considerations

In the analysis of the survey responses, it was noted that a number of respondents provided identical comments on multiple items. Of these responses:

- At least eight (8) provided identical comments in relation to the Swan Districts Football Club and Bassendean Oval
- At least six (6) provided identical comments in relation to Casa Mia and future considerations for this site.

4.4. Additional Feedback Submissions

Several submissions were received from residents and stakeholders which provided feedback outside the framework of the community survey. These submissions have been provided in full to the Town of Bassendean for their consideration along with this report.

5. Overview of Findings

The following section provides an overview of the findings from the Community Survey. A detailed breakdown of respondent demographics, survey responses, and further feedback is provided in Section 5.

5.1. Overall Level of Support

Question 18 of the survey asked respondents to indicate their overall level of support for the Draft Masterplan. Each response was given a weighting, from -5 (Very Opposed) through to +5 (Very Supportive). The average of these weights provides an overall level of support across all respondents.

OVERALL WEIGHTED AVERAGE:	+2.02 (Supportive)
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The final weighted average is +2.02 which indicates an average response of “Supportive” for the Draft Masterplan.

5.2. Level of Support for Draft Masterplan Elements

The table below provides an overview of feedback for Questions 6 to 13 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (supportive/opposed) with the majority has been highlighted.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	NEITHER	OPPOSED
Proposed provision of Public Open Space	83.6%	10.5%	6%
Proposed provision of Trees and Greenery	83.8%	11.1%	5.2%
Proposed Community, Recreation, and Sporting Facilities	82.2%	11.9%	5.8%
Proposed Pedestrian and Cyclist Movement Networks	75.8%	16%	8.3%
Proposed Vehicle Movement Networks	63.1%	22.7%	14.3%
Proposed Location of New Developments	64.6%	13.1%	22.3%
Heritage Retention and Considerations	84.1%	11.5%	4.5%
Proposed Heights	59.4%	15.4%	25.2%

5.3. Pedestrian Only Zone

The table below provides an overview of feedback for Question 14 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (support/opposed) with the majority has been highlighted.

NOTE: Only respondents that indicated a level of support or opposition have been included in the table below (those that indicated “Very Supportive”, “Supportive”, “Opposed”, or “Very Opposed”). Those that indicated “Neither Supportive nor Opposed” have not been included, therefore percentages do not add up to 100% in the tables provided below.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	OPPOSED
The Pedestrian Only Zone proposed in the Draft Masterplan	77.3%	13.8%

5.4. Bassendean Oval Elements

The table below provides an overview of feedback for Questions 15 to 17 of the community survey. The percentage of those Supportive (indicating “Very Supportive” or “Supportive”) and those Opposed (indicating “Opposed” or “Very Opposed”) is provided.

The level of support (support/opposed) with the majority has been highlighted.

NOTE: Only respondents that indicated a level of support or opposition have been included in the table below (those that indicated “Very Supportive”, “Supportive”, “Opposed”, or “Very Opposed”). Those that indicated “Neither Supportive nor Opposed” have not been included, therefore percentages do not add up to 100% in the tables provided below.

QUESTION: INDICATE LEVEL OF SUPPORT FOR	SUPPORTIVE	OPPOSED
Changing the fence line to create access to a greater external area of the oval	73.7%	12.2%
Removing the fence line and making the Bassendean Oval Reserve an open access area	30.6%	52%
The built form development on the Bassendean Oval Reserve	55.9%	26.2%

5.5. Draft Masterplan Positives & Concerns

The table below provides an overview of the top comments provided in the community survey. Respondents were asked to provide feedback on the aspects of the Draft Masterplan they found “positive” or had “concerns” around. Each response has been analysed and themed according to its content, under the following categories:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General & Other Comments

The top three (3) themes for each category have been listed in descending order of frequency. Only themes that occurred more than once have been included. The number in brackets (X) indicated the frequency of this theme.

The full list of responses is available in Sections 7.6 & 7.7

CATEGORY	POSITIVES	CONCERNS
COMMUNITY & PUBLIC REALM	<ul style="list-style-type: none"> • Public Open Space/Green Space (96) • Cultural & Heritage Considerations (36) • Community/Recreation Facilities (31) 	<ul style="list-style-type: none"> • Lack of Heritage/Cultural Considerations (28) • Trees & Vegetation (3)
MOVEMENT & TRANSPORT	<ul style="list-style-type: none"> • Pedestrian Only Zone (74) • Pedestrian/Cyclist Movement (35) • Overpass/Crossings (28) 	<ul style="list-style-type: none"> • Traffic Management & Access (33) • Pedestrian Only Zone (31) • Lack of Parking (29)
BUILT FORM & DEVELOPMENT	<ul style="list-style-type: none"> • Increased Residential/Density (46) • Better Land Use/Development Potential (24) • Density around Train Stations (12) 	<ul style="list-style-type: none"> • Building Heights (101) • Impact on Schools (27) • Concerns of Development Locations (24)
BASSENDEAN OVAL RESERVE	<ul style="list-style-type: none"> • Redevelopment of Bassendean Oval (59) • Upgraded SDFC Facilities (32) • Changes to the Oval Fence (15) 	<ul style="list-style-type: none"> • Removing the Oval Fence (58) • Redevelopment of SDFC Facilities (42) • Opposed to Bassendean Oval Proposal (25)
GENERAL & OTHER COMMENTS	<ul style="list-style-type: none"> • General Support (45) • Nothing/Negative Comment* (14) • More People (13) 	<ul style="list-style-type: none"> • No concerns/Positive Comment* (43) • Everything (15) • Project Implementation/Process Concerns (6)

*Note – some respondents provided negative comments in the “positives” section, or positive comments in the “concerns” section. To maintain consistency throughout the reporting these comments have been analysed according to the section they were submitted in.

5.6. Draft Masterplan Suggestions & Additional Comments

The table below provides an overview of the top comments provided in the community survey. Respondents were asked to provide feedback on any “suggestions” or “additional comments” they had on the Draft Masterplan. Each response has been analysed and themed according to its content, under the following categories:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- Engagement Process
- General & Other Comments

The top three (3) themes for each category have been listed in descending order of frequency. Only themes that occurred more than once have been included.

The full list of responses is available in Sections 7.8 & 7.9

CATEGORY	SUGGESTIONS	ADDITIONAL COMMENTS
COMMUNITY & PUBLIC REALM	<ul style="list-style-type: none"> • Greater Focus on Heritage/Culture (21) • Suggestion on Playgrounds/POS (14) • Suggestion on Trees/Vegetation (12) 	<ul style="list-style-type: none"> • Suggestion on Schools (17) • Greater Focus on Heritage/Culture (10) • Upgrades to Old Perth Road (7)
MOVEMENT & TRANSPORT	<ul style="list-style-type: none"> • Traffic Movement & Access (24) • Parking Considerations (23) • Pedestrian Crossings/Access (14) 	<ul style="list-style-type: none"> • Parking Considerations (10) • Pedestrian Crossings/Access (5) • Traffic Movement & Access (4)
BUILT FORM & DEVELOPMENT	<ul style="list-style-type: none"> • Suggestion on Heights (42) • Location of Development/s (17) • Less Density/Buildings (12) 	<ul style="list-style-type: none"> • Suggestion on Heights (11) • Location of Development/s (7) • Pursue Modern/Progressive Developments (4)
BASSENDEAN OVAL RESERVE	<ul style="list-style-type: none"> • Considerations for Football Club Facilities (34) • Minimal Intervention to Oval (20) • Upgrades to Bassendean Oval (17) 	<ul style="list-style-type: none"> • Considerations for Football Club Facilities (16) • Upgrades to Bassendean Oval (8) • Minimal Intervention to Oval (7)
ENGAGEMENT PROCESS	<ul style="list-style-type: none"> • Negative Comment on Engagement (6) • Comment on Council/Town (5) 	<ul style="list-style-type: none"> • Positive Comment on Engagement (8) • Comment on Council/Town (6) • Negative Comment on Engagement (4)
GENERAL & OTHER COMMENTS	<ul style="list-style-type: none"> • General Positive Comment (11) • Comment on Presentation/Document (6) • General Negative Comment (5) 	<ul style="list-style-type: none"> • Unsure/No Comment (128) • General Positive Comment (37) • Make it Happen (23)

6. Recommendations

The following recommendations are made to propose changes to the Draft Masterplan to inform the development of a final Bassendean Town Centre Masterplan. These changes have been informed by stakeholder and community feedback. All elements of the Draft Masterplan will be retained in the final Bassendean Town Centre Masterplan - unless stated below.

6.1. Pedestrian Only Zone

While overall there was a high level of support for the proposed pedestrian only zone on the east side of Old Perth Road, between Guildford Road and Wilson Street location (site # 20 on the Draft Masterplan), as a means to activate this area of the town centre, some community members raised concerns that by prioritising pedestrians and creating an alfresco area that will replace some car bays this might impact businesses and the town centre. It was also noted by some community members that this area of Old Perth Road had been closed previously without success.

Recommendation:

That a trial of the pedestrian only zone be undertaken using temporary measures to close the area and permit alfresco dining, street activation and other uses. This trial should include pre-measurement of the level of community use, as well as measuring community use of the area during the trial. Engagement should be undertaken with businesses and property owners to plan the trial. The trial process should also review how this pedestrian focussed initiative impacts on car parking in the town centre.

6.2. Swan District Football Club Facilities

Extensive engagement through a series of meetings with the CEO and Board of the Swan Districts Football Club, plus through their involvement in the focus groups and design workshops the proposed site for the new club facilities was to the Western End of the ground, with a future renegotiated lease transfer from the clubs existing premises to new premises. It was discussed at the time that while this is not totally ideal from a spectator point of view in being at one end of the ground, it was felt that other benefits could potentially outweigh this issue. Swan Districts Football Club also advised that they had discussions with Hawaiian to connect this new development with Hawaiian's shopping centre to the West. This site was therefore identified as part of the draft Masterplan as potential mixed-use development to the western end of the oval for the following reasons:

1. It reflected and expanded upon the previous design concepts prepared by Swan Districts Football Club that were presented to the Bassendean Town Centre Masterplan project team
2. Enabled the provision of "air rights" to be sold for residential development that would help fund the development of club facilities

3. Would enable the integration of other community facilities and civic spaces that would create mutual benefit
4. The proposed new land parcel is more attractive and more valuable land than the club's existing location which is on the heavy traffic artery of Guildford Road, and therefore would attract greater investor interest
5. Would enable a closer connection of the club, its community development functions and operations with the core of the town centre and the neighbouring shopping centre
6. Would prevent the club from having to relocate until a new facility is built – whereas redeveloping the existing facility on the current club site will displace the club for 2-3 years without alternative accommodation.

However, in a submission made by the Club's Board as part of the final round of consultation the Club requested that the club remain in its existing location unless the oval can be realigned (i.e. shifted more diagonally) to place the new facility more towards the flank of the ground to the north west.

Unfortunately, if an appropriately sized WAFL ground was to be maintained the realignment of the ground would require the removal of a section of the bund/bank to the south of the ground. Clear direction was provided by Town of Bassendean Council that this bund/bank should not be impacted in anyway in the masterplanning process due to its reported cultural significance.

The Bassendean Oval Reserve is comprised of two sites; one small parcel is owned by the Swan Districts Football Club with a conditional title and the other being a Crown Reserve managed by the Town. Both sites are reserved as Parks and Recreation under the Metropolitan Region Scheme and therefore, any residential development would need to be supported by an amendment to that scheme, as well as to the local scheme. Such amendments would need to be progressed by the relevant development proponent and would be subject to separate public consultation and decision-making processes.

Recommendation A:

That Swan Districts Football Club remain in its current location (site #7 on the Draft Masterplan) applying the proposed site boundary from the Draft Masterplan for these facilities. The opportunity to develop air rights above their facility (pending a Metropolitan Scheme Amendment) could be pursued to enable the club to attract investment options to fund the renewal of their club facilities.

As proposed new developments in the Draft Masterplan received majority support in the final community engagement due mainly due to being located away from other existing residential development, the proposed future maximum height of the building/s should be retained.

Note: The proposed footprint of the site is not fully congruent with the Swan Districts Football Club's conditional title boundary, but we are advised that discussions between

the Town of Bassendean and Swan Districts Football Club have reached agreement on this approach.

The pursual of a Metropolitan Scheme Amendment and local Planning Scheme Amendment would then be the responsibility of Swan Districts Football Club.

Recommendation B:

The proposed development at the Western End of the ground location (site #6 on the Draft Masterplan) that previously proposed to how the Swan Districts Football Club facilities should be retained but amended to remove reference to the inclusion of Swan Districts Football Club facilities and will be changed to reference the opportunity to provide other community / civic facilities within the future development of the site.

The opportunity to sell air rights above the facility (pending a Metropolitan Scheme Amendment) can be pursued by the Town of Bassendean to fund the provision of community and civic facilities.

As proposed new developments received majority support in the final community engagement due, mainly due to being located away from other existing residential development, the proposed future maximum height of the building will be retained, but within the footprint of the existing lease area.

The pursual of a Metropolitan Scheme Amendment and local Planning Scheme Amendment would then be the responsibility of the Town of Bassendean.

6.3. Bassendean Oval Fence Line

There was a high degree of support for retaining a fence around Bassendean Oval with most of the community and stakeholder support being for the new fence line proposed in the masterplan. This new fence line concept location (site # 35 on the Draft Masterplan) was devised from previous community engagement and proposes moving the fence boundary inwards to create greater community access to large exterior areas of the oval reserve and to create better community access to the ground and surrounds during the week and on non-game days. This approach also enables managed access for WAFL game days or other special events to ensure ticketing and entrance fees can be charged for such events.

There was little support for removing the fence completely.

Recommendation:

That the recommended new fence line and operation of access to the ground for the community to be finalised as per the masterplan. The proposed fence line needs to take into account the recommended changes to the Draft Masterplan regarding Swan Districts Football Club now to remain on their current site. The final design of the fence line should be done in consultation with Swan Districts Football Club to ensure both

community needs and club operational needs are considered in the planning of the fences and gates.

6.4. Development Sites in proximity to St Michael's School

Concerns were raised by some members of the St Michael's School Community regarding the proximity of proposed future development sites within proximity to the school – particularly to the north. The key concerns were in relation to overlooking and overshadowing of areas of the school's grounds.

Recommendation:

That any future potential developments adjoining or within proximity of St Michael's School have specific guidelines developed through the Precinct Structure Planning process that prevents overlooking and over shadowing of the school grounds. this approach should be consistent with State Planning Policy 7.3 - Residential Design Codes Volume 2 for Apartments, which addresses such issues.

6.5. Bowls Club Fence Line

While not raised a key issue by stakeholders within the Draft Masterplan engagement, a recent Council resolution was to change the fence line of the Bowls Club to provide better access between the Bowls Club, the Tennis Club and Guildford Road.

Recommendation:

This change to the fence line should be reflected in the Final Masterplan to ensure consistency across all planning documents.

6.6. Casa Mia School Site

The site occupied by Casa Mia School is owned by the Town of Bassendean and is already zoned residential use under the local scheme. The site is currently used for educational purposes by Casa Mia Montessori, with the school having a lease agreement with the Town until 2027.

Previous council deliberations on this matter indicate that the Town of Bassendean Council will consider its options for the future use of the site after 2027, which include the continuation of the school or redevelopment for medium/high density residential purposes.

This site (#39 on the Draft Masterplan) was labelled with the following text "The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site."

However issues were raised by some community members in the Draft Masterplan feedback regarding the future of Casa Mia School with some indicating confusion in relation to the status of the site.

Recommendation:

The Town continue to provide community and stakeholders clear information as to the status of the site and any decision that is made regarding the any intended future use of the site before the Casa Mia lease expires in 2027.

6.7. Upgrades along Old Perth Road

A high degree of support was provided to the proposed upgrades to Wilson St, Hamilton St, and Old Perth Rd - to include landscaping, street trees, and improved pedestrian amenity (site #23 on the Draft Masterplan),

Additionally there was a high level of support for Old Perth Rd to be improved to include a heritage walk (site #24 on the Draft Masterplan), with points of interest on cultural and historical elements, extending from the RSL through to the new public open space (site #16 on the Draft Masterplan) and Swan River.

Recommendation:

That these two elements be combined into an integrated approach and that the proposed upgrades are extended further along Old Perth Road to the River.

6.8. Hawaiian Shopping Centre Development

A proposal for two development parcels on the Hawaiian Shopping Centre site was initially included in the draft masterplan concepts presented to the community. These parcels indicated the potential for additional development on the site, with the location and heights reflecting feedback from consultation with community and stakeholders. The indicated parcels did not represent a particular plan for development by the Town of Bassendean, or intention to develop the site, but merely a reflection of the feedback and what could be possible.

As the site is privately owned, the Town of Bassendean has no power to initiate development on this site, with any development being subject to a development application process. This would in turn require its own consultation and public advertising process.

This was reflected in the updated draft masterplan, which highlights the whole Hawaiian Shopping Centre site and notes that any further development would require an additional development application and process, entirely separate to the Town Centre Masterplan.

Recommendation:

That the Hawaiian Shopping Centre site remains as indicated in the draft masterplan, with future development requiring a submission through the appropriate planning frameworks and the development of a Local Development Plan (LDP). A LDP is a specific plan for a lot which supplements the local planning scheme and design guidelines, and addresses site specific opportunities or constraints to achieve a higher quality design outcome and more streamlined application process.

7. Detailed Findings

The following section provides the detailed findings of the community survey. A total of 669 responses were received to the survey, which was available to be completed online and via hardcopy submissions.

A copy of the full survey is provided in the Appendix.

The detailed findings are provided under the following headings:

- Respondent Demographics
- Overall Level of Support
- Level of Support on Draft Masterplan Elements
- Pedestrian Only Zone
- Bassendean Oval Elements
- Draft Masterplan Positives
- Draft Masterplan Concerns
- Draft Masterplan Suggestions
- Additional Comments

7.1. Respondent Demographics

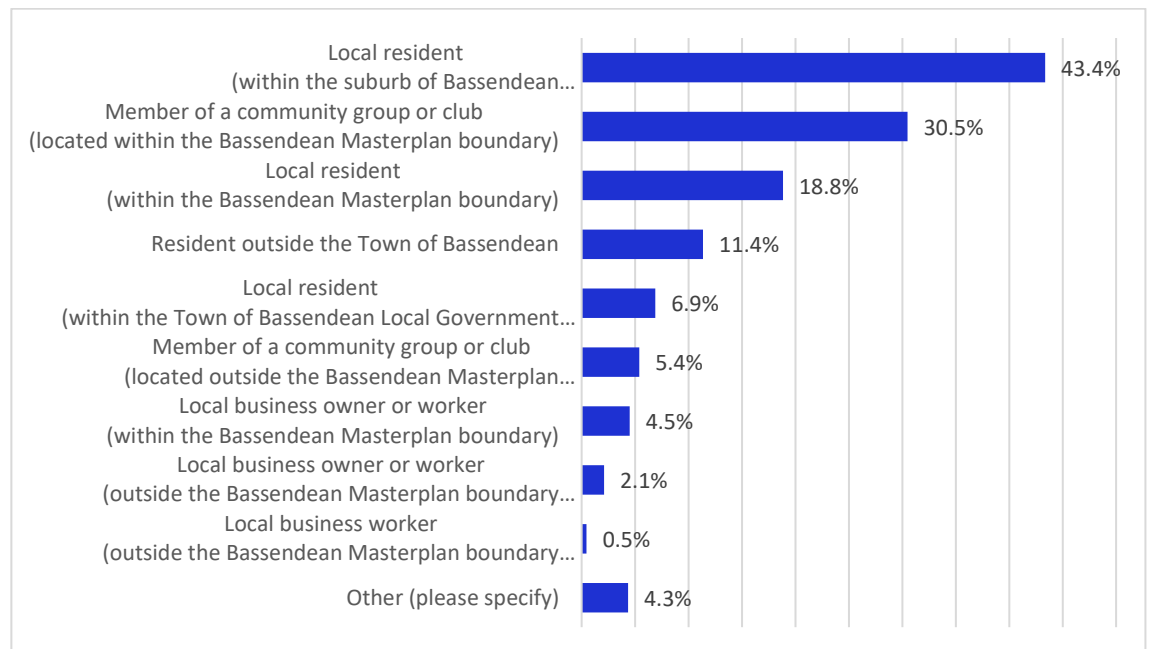
The following section provides the detailed findings of Question 1 to Question 5 in the community survey. These questions asked respondents about their demographic information and connection to the Town of Bassendean.

Respondents were required to answer these questions, with 669 responses provided to each question.

7.1.1. Connection to the Bassendean Town Centre

In this question respondents were asked to indicate their connection with the Bassendean Town Centre.

FIGURE 1: RESPONDENT DEMOGRAPHICS - CONNECTION TO TOWN CENTRE



- 69.1% of respondents were 'Local Residents' and among them 43.4% were from within the suburb of Bassendean, but outside the Bassendean Masterplan Boundary; 18.8% were within the Bassendean Masterplan boundary; and 6.9% were within the Town of Bassendean Local Government Area,
- 35.9% were a 'Member of a community group or club' and among them 30.5% were located within the Bassendean Masterplan boundary, and 5.4% were located outside the Bassendean Masterplan boundary but within the Town of Bassendean Local Government Area,
- 11.4% were Residents outside of the Town of Bassendean, and
- 7.0% were Local Business Owner or Worker and among them 4.5% were within the Bassendean Masterplan boundary, 2.1% were outside the Bassendean Masterplan boundary, but within the Town of Bassendean Local Government Area, and 0.5% were outside the Bassendean Masterplan boundary but within the Town of Bassendean Local Government Area.

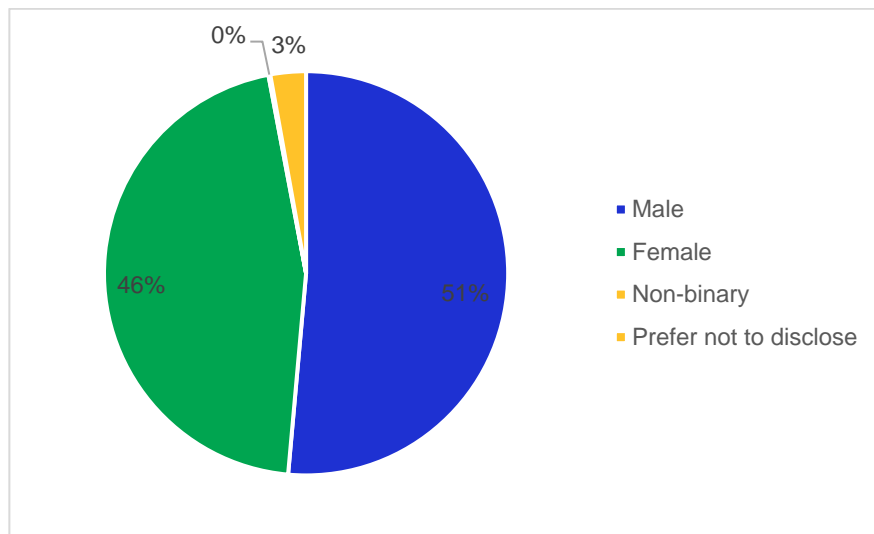
7.1.2. Name and Address

The responses to this question have not been disclosed to protect the anonymity of respondents.

7.1.3. Gender

In this question, respondents were asked to provide their gender. Respondents were given the chance to select male, female or non-binary or decline to disclose their gender.

FIGURE 2: RESPONDENT DEMOGRAPHICS - GENDER OF RESPONDENTS

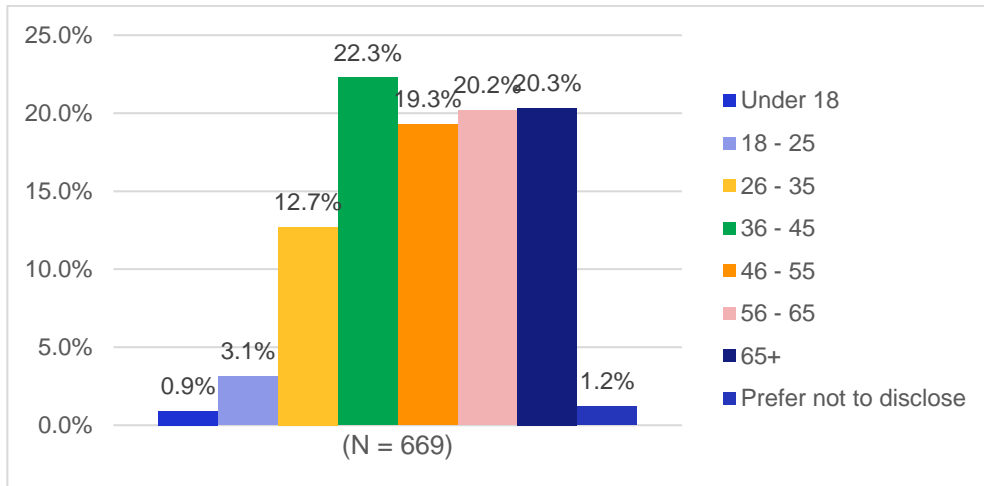


- 51.4% of respondents were male
- 45.6% of respondents were female

7.1.4. Age

In this question, respondents were asked for their age.

FIGURE 3: RESPONDENT DEMOGRAPHICS - AGE OF RESPONDENTS

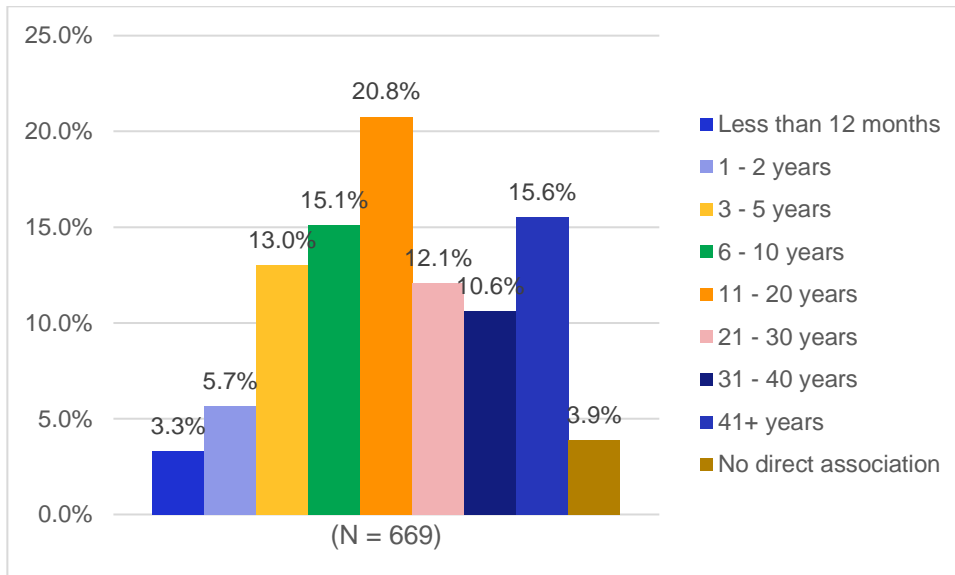


- 22.3% of respondents were from the age group 36 - 45 years,
- 20.3% of respondents were from the age group 65+ years,

7.1.5. Length of Association with the Town of Bassendean

In this question, respondents were asked the length of time they have been associated (lived, worked, etc.) with the Town of Bassendean.

FIGURE 4: RESPONDENT DEMOGRAPHICS - LENGTH OF ASSOCIATION WITH TOWN OF BASSENDEAN



- The most common response was an association with the Town of Bassendean for 11 -20 years (20.8% of respondents),
- 15.6% of respondents had an association with the Town of Bassendean for 41+ years, and
- 15.1% of respondents were in association with the Town of Bassendean for 6 - 10 years.

7.2. Overall Level of Support

The following section provides the detailed findings of Question 18 in the community survey. This question asked respondents about their overall level of support for the Draft Masterplan.

The number of responses to this question was 569.

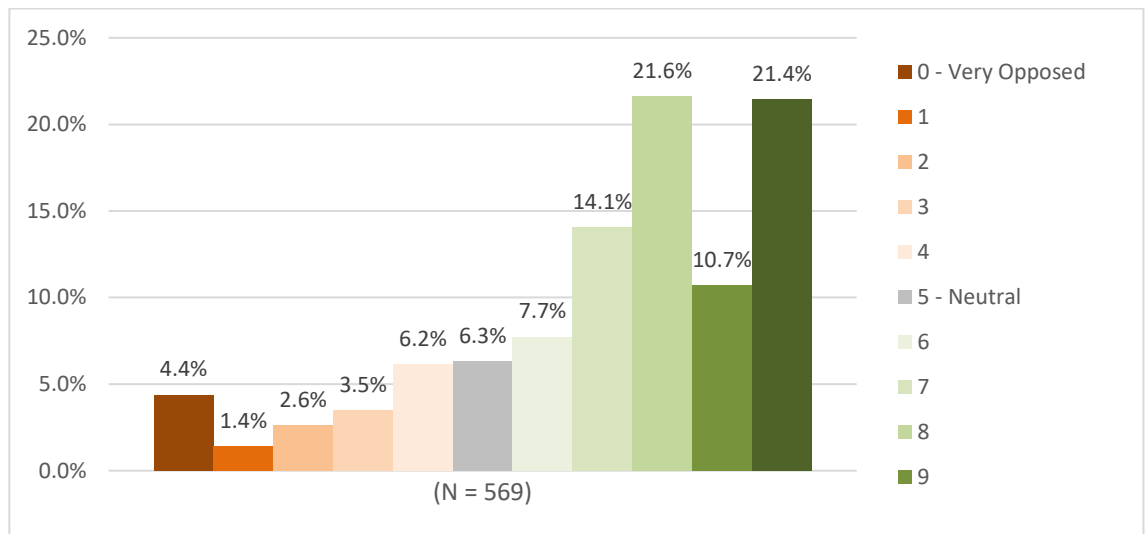
Respondents were able to indicate their level of support from a range of 0-10, with 0 being “Very Opposed” and 10 being “Very Supportive”. Each response was allocated a weighting according to the below:

- 0 – Very Unsupportive (-5)
- 1 (-4)
- 2 (-3)
- 3 (-2)
- 4 (-1)
- 5 – Neither Supportive nor Opposed (0)
- 6 (+1)
- 7 (+2)
- 8 (+3)
- 9 (+4)
- 10 – Very Supportive (+5)

The sum of the response weightings has been divided by the total number of responses to provide an overall weighted average.

OVERALL WEIGHTED AVERAGE :	+2.02 (Supportive)
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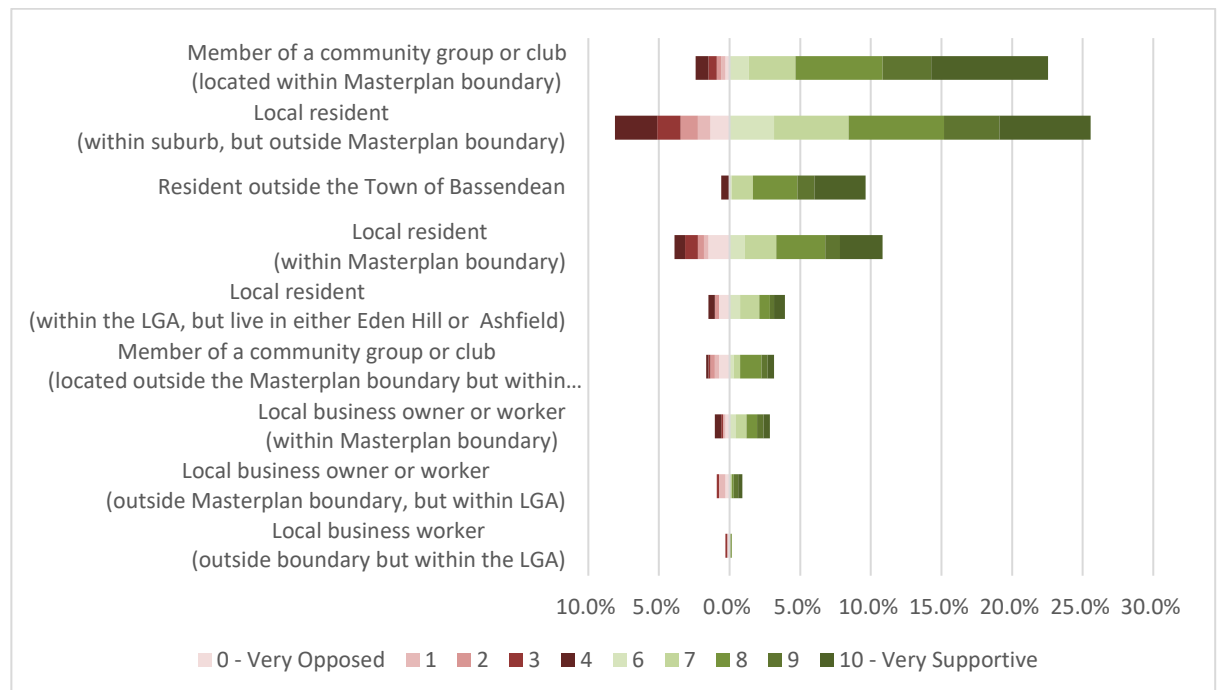
FIGURE 5: OVERALL LEVEL OF SUPPORT FOR THE DRAFT MASTERPLAN



- The majority of respondents (75.6%) were supportive of the Draft Masterplan overall,
- 6.3% were Neutral, and
- 18.1% were opposed to the Draft Masterplan overall.

When the data was disaggregated according to respondents' association with the town, the breakdown of those opposed versus unopposed did not change markedly. The majority of respondents (79.5%) were Supportive and 20.5% were Opposed to the Draft Masterplan.

FIGURE 6: OVERALL LEVEL OF SUPPORT FOR THE DRAFT MASTERPLAN BY ASSOCIATION WITH THE TOWN



- Of those who were supportive of the Draft Masterplan overall:
 - 25.6% were local residents (within suburb, but outside Masterplan boundary)
 - 22.6% were members of a community group or club (located within Masterplan boundary)
 - 10.8% were local residents (within Masterplan boundary)
- Of the respondents who were opposed of the Draft Masterplan overall:
 - 8.1% were local residents (within suburb, but outside of Masterplan boundary)
 - 3.9% - Local resident (within Masterplan boundary)
 - 1.7% - Member of a community group or club (located outside and Masterplan boundary but within the LGA)

7.3. Level of Support on Draft Masterplan Elements

The following section provides the detailed findings of Question 6 to Question 13 in the community survey. These questions asked respondents to indicate their level of support for various aspects of the Draft Masterplan.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average.

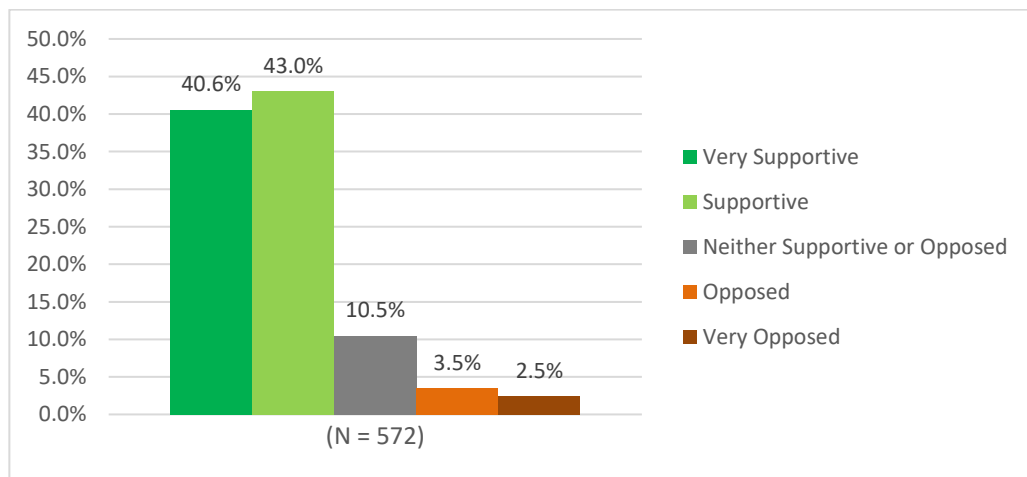
7.3.1. Provision of Public Open Space

Respondents were asked to indicate their level of support for the “proposed provision of public open space in the Draft Masterplan”.

The number of responses to this question was 572.

OVERALL WEIGHTED AVERAGE :	+1.16 (Supportive - Very Supportive)
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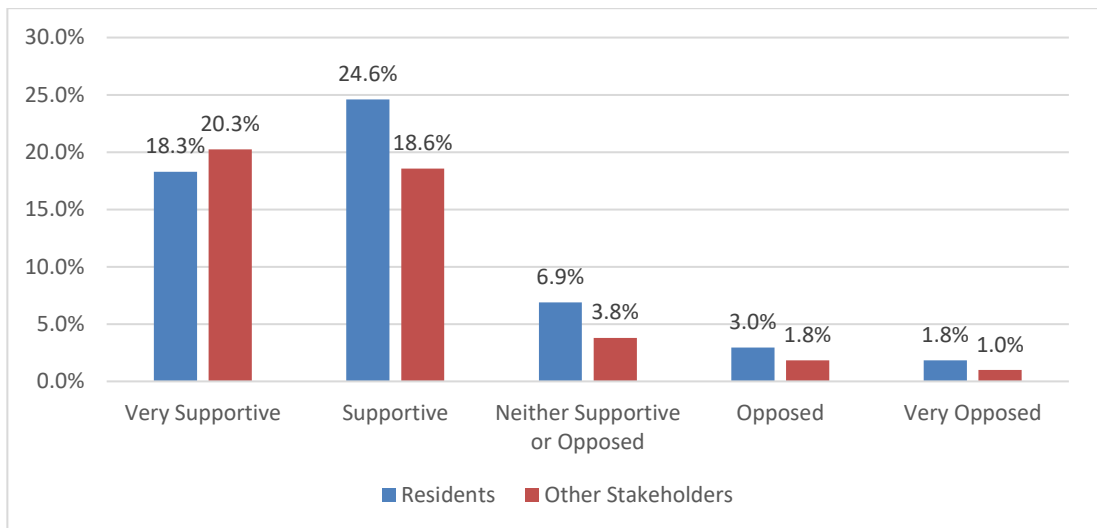
FIGURE 7: LEVEL OF SUPPORT FOR PROPOSED PROVISION OF PUBLIC OPEN SPACE



- The majority of respondents (83.6%) were supportive of the provision of public open space as proposed in the Draft Masterplan (40.6% were Very Supportive and 43.0% were Supportive),
- 10.5% of respondents were Neither Supportive nor Opposed, and
- Only a few (6.0%) were opposed to the provision of public open space (3.5% were Opposed and 2.5% were Very Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the provision of public open space was then analysed and is presented in the graph below.

FIGURE 8: LEVEL OF SUPPORT FOR PROVISION OF PUBLIC OPEN SPACE ACCORDING TO TOWN ASSOCIATION



- For all data points, Residents were more supportive of the provision of public open space than Other Stakeholders.

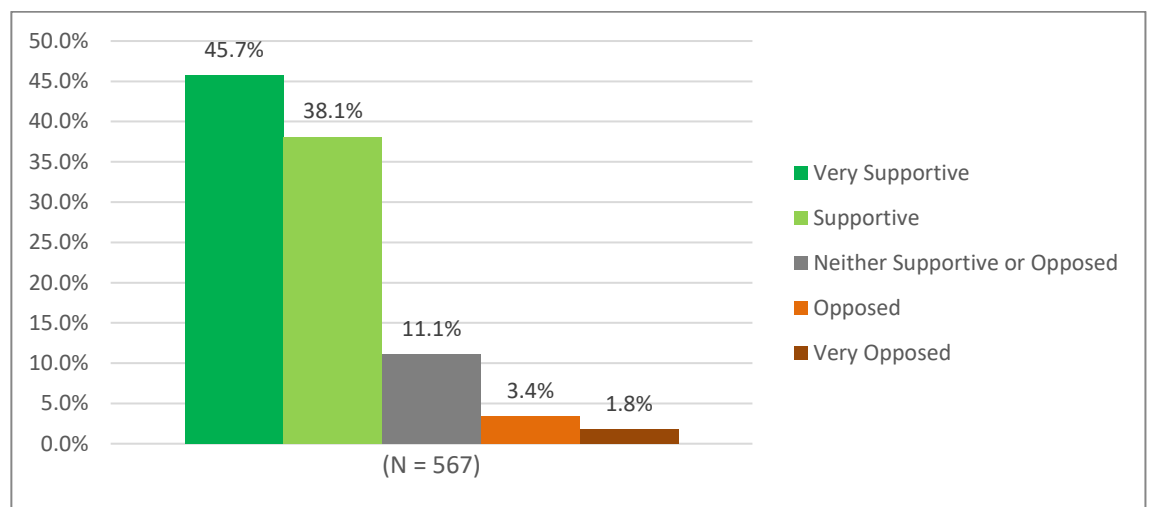
7.3.2. Provision of Trees and Greenery

Respondents were asked to indicate their level of support for the “proposed provision of trees and greenery in the Draft Masterplan”.

The number of responses to this question was 567.

OVERALL WEIGHTED AVERAGE :	+1.23 (Supportive – Very Supportive)
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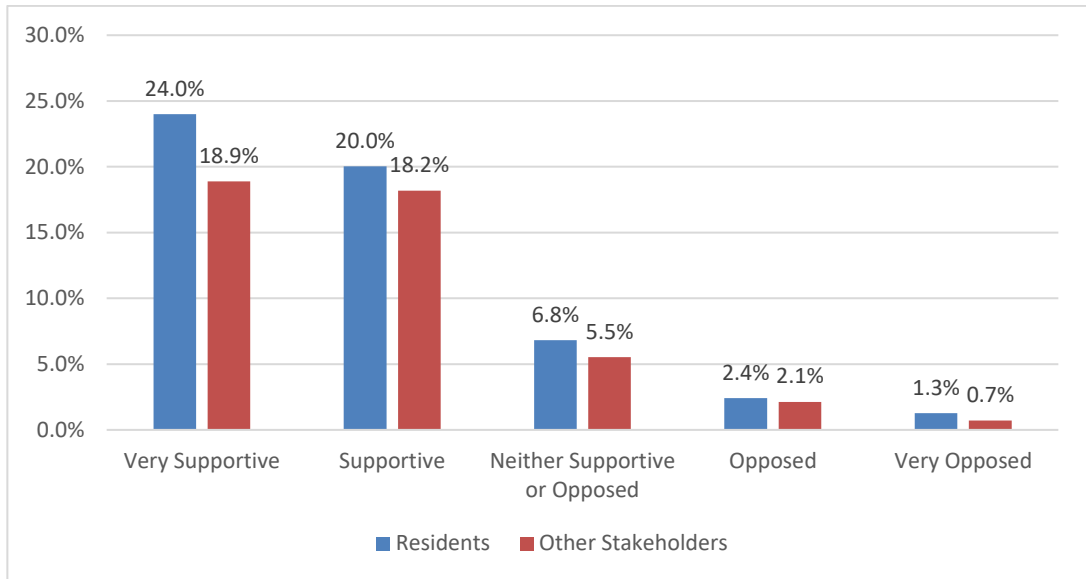
FIGURE 9: LEVEL OF SUPPORT FOR PROPOSED PROVISION OF TREES AND GREENERY IN THE DRAFT MASTERPLAN



- The majority of respondents (83.8%) were supportive of the proposed provision of trees and greenery in the draft masterplan (45.7% were Very Supportive and 38.1% were Supportive),
- 11.1% of respondents were Neither Supportive nor Opposed, and
- Only 5.1% of respondents were opposed to the proposed provision of trees and greenery (1.8% were Very Opposed and 3.4% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed provision of trees and greenery was then analysed and is presented in the graph below.

FIGURE 10: LEVEL OF SUPPORT TO PROPOSED PROVISION OF TREES AND GREENERY BY TOWN ASSOCIATION



- For all data points, Residents were more supportive of the proposed provision of trees and greenery than Other Stakeholders.

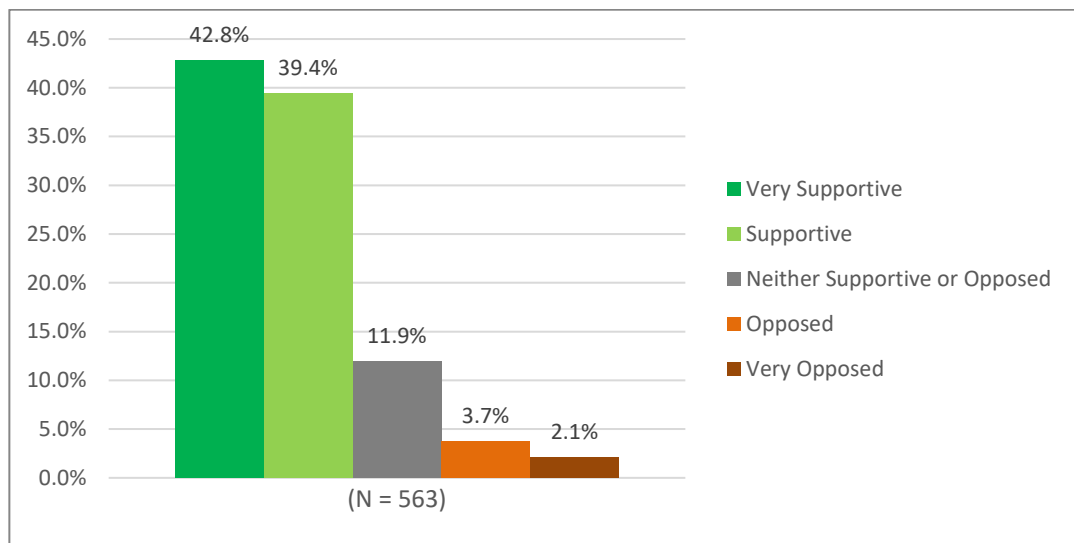
7.3.3. Proposed Community, Recreation, and Sporting Facilities

Respondents were asked to indicate their level of support for the “proposed community, recreation and sporting facilities in the Draft Masterplan”.

The number of responses to this question was 563.

OVERALL WEIGHTED AVERAGE :	+1.17 (Supportive – Very Supportive)
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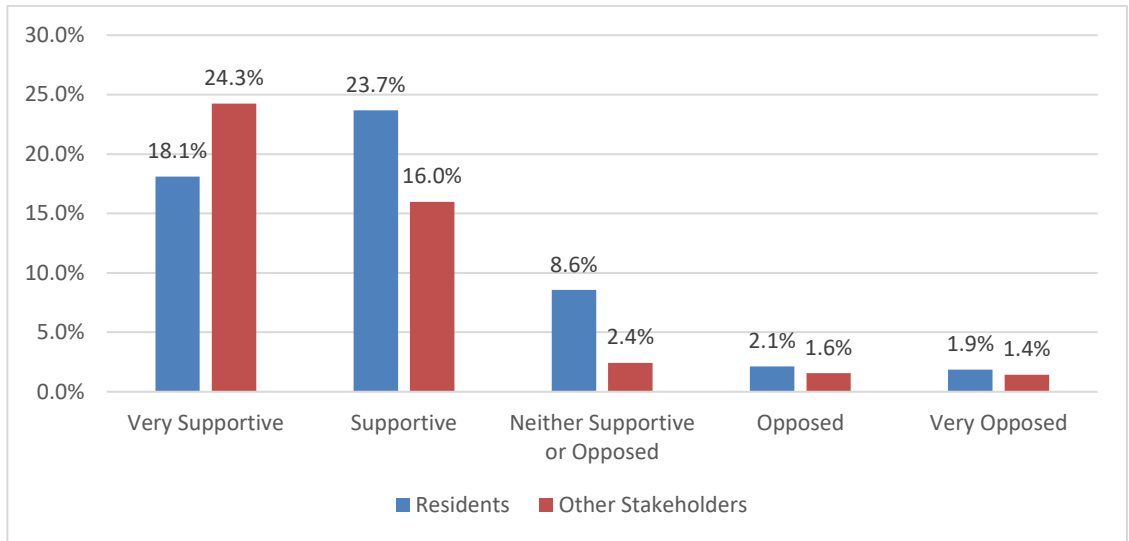
FIGURE 11: LEVEL OF SUPPORT FOR PROPOSED COMMUNITY, RECREATION, AND SPORTING FACILITIES



- The majority of respondents (82.2%) were supportive of the proposed community, recreation, and sporting facilities (42.8% were Very Supportive and 39.4% were Supportive),
- 11.9% were Neither Supportive nor Opposed, and
- Only 5.9% of respondents were opposed to the proposed community, recreation, and sporting facilities (2.1% were Very Opposed and 3.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed provision of community, recreation and sporting facilities was then analysed and is presented in the graph below.

FIGURE 12: LEVEL OF SUPPORT FOR PROPOSED COMMUNITY, RECREATION AND SPORTING FACILITIES BY TOWN ASSOCIATION



- More of those respondents who said they were 'Very Supportive' of the proposed provision of community, recreational and sporting facilities were Other Stakeholders than Residents. This indicates that there is strong support from other Stakeholders about the proposed community, recreation and sporting facilities in the Draft Masterplan.

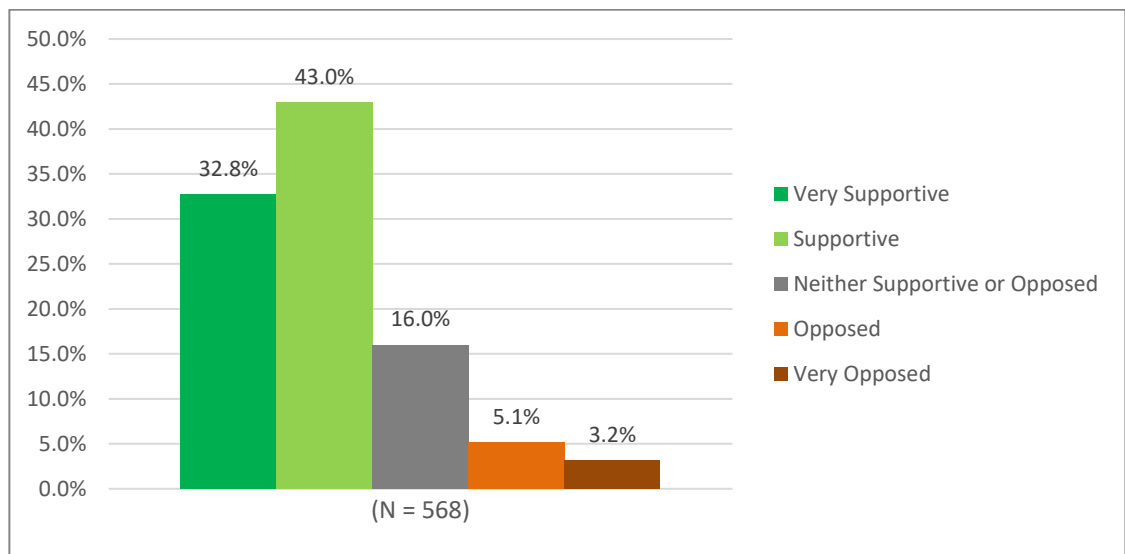
7.3.4. Proposed Pedestrian and Cyclist Movement Networks

Respondents were asked to indicate their level of support for the “proposed pedestrian and cyclist movement networks in the Draft Masterplan”.

The number of responses to this question was 568.



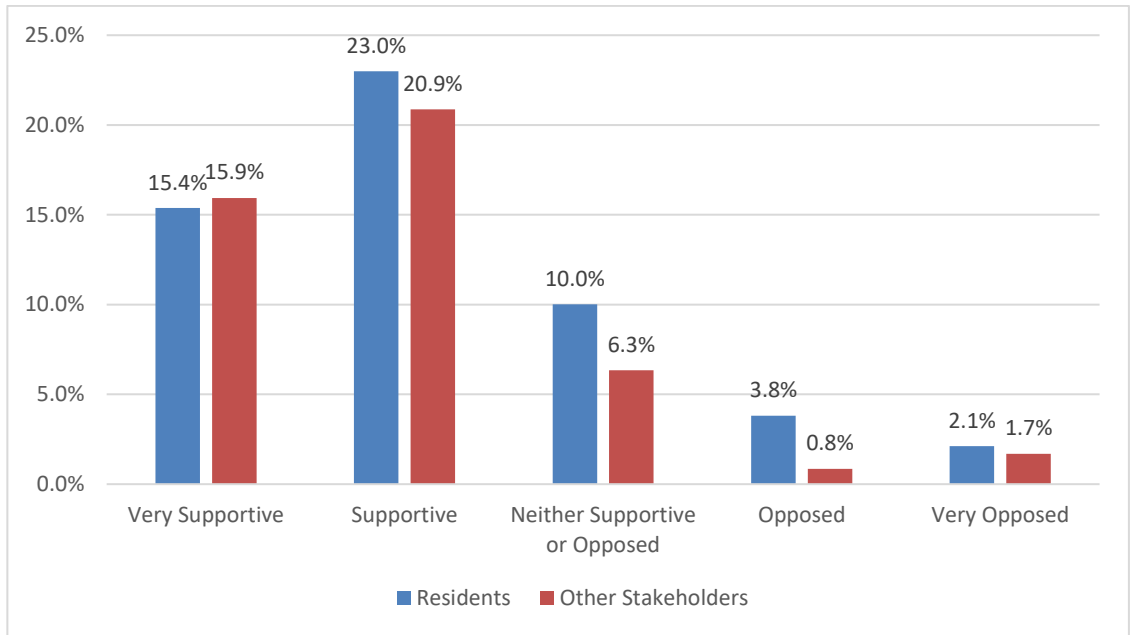
FIGURE 13: LEVEL OF SUPPORT FOR PROPOSED PEDESTRIAN AND CYCLIST MOVEMENT NETWORKS



- The majority of respondents (75.7%) were supportive of the proposed pedestrian and cyclist movement networks (32.8% were Very Supportive and 43.0% were Supportive),
- 16.0% of respondents were Neither Supportive nor Opposed, and
- Only 8.3% of respondents were opposed to the proposed pedestrian and cyclist movement networks (3.2% were Very Opposed and 5.1% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed pedestrian and cyclist movement networks was then analysed and is presented in the graph below.

FIGURE 14: LEVEL OF SUPPORT FOR PROPOSED PEDESTRIAN AND CYCLIST MOVEMENT NETWORKS BY TOWN ASSOCIATION



- The most common response from both Residents and Other Stakeholders was that they were Supportive of the proposed pedestrian and cyclist movement networks outlined in the Draft Masterplan. A further 15% of both Residents and Other Stakeholders said they were Very Supportive.

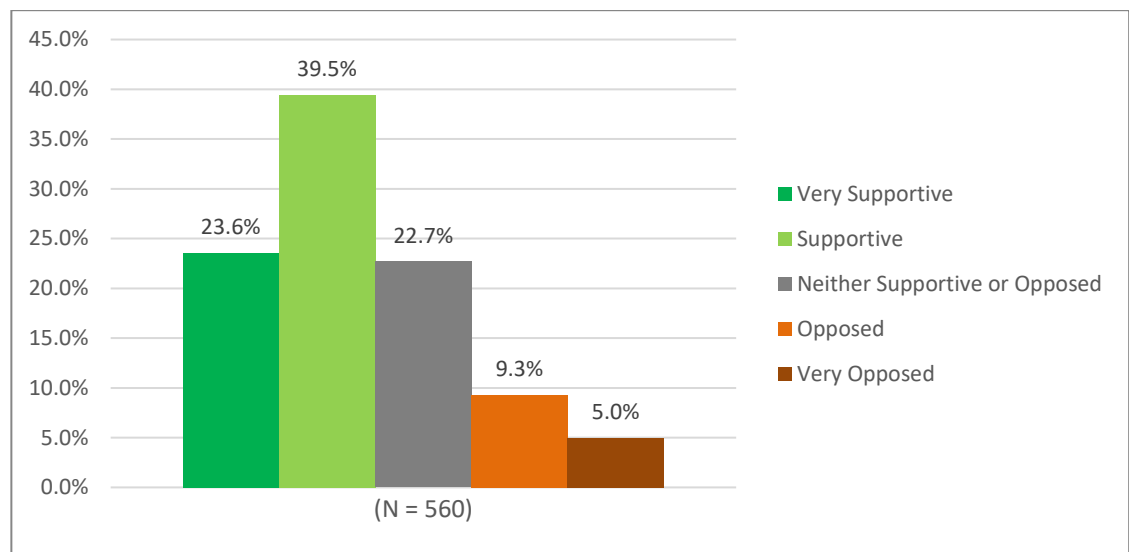
7.3.5. Proposed Vehicle Movement Networks

Respondents were asked to indicate their level of support for the “vehicle movement networks of the Draft Masterplan”

The number of responses to this question was 560.

OVERALL WEIGHTED AVERAGE :	+0.67 (Supportive)
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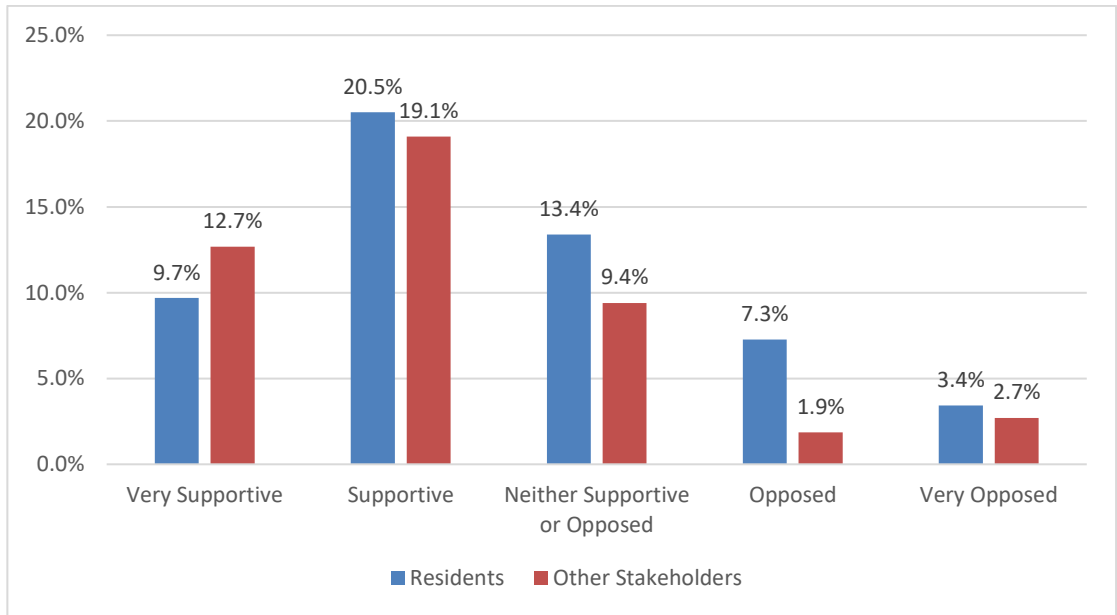
FIGURE 15: LEVEL OF SUPPORT FOR VEHICLE MOVEMENT NETWORKS



- The majority of respondents (63.0%) were supportive of the proposed vehicle movement networks in the Draft Masterplan (23.6% were Very Supportive and 39.5% were Supportive),
- Almost a quarter (22.7%) of respondents were Neither Supportive nor Opposed, and
- 14.3% of respondents were opposed to the proposed vehicle movement networks (5.0% were Very Opposed and 9.3% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed vehicle movement networks was then analysed and is presented in the graph below.

FIGURE 16: LEVEL OF SUPPORT FOR VEHICLE MOVEMENT NETWORKS BY TOWN ASSOCIATION



- There was strong support for the proposed vehicle movement networks by both Residents and Other Stakeholders. Those Opposed were more likely to be Residents, with 10.7% saying they were either Opposed or Very Opposed (as compared to 4.6% of Other Stakeholders).

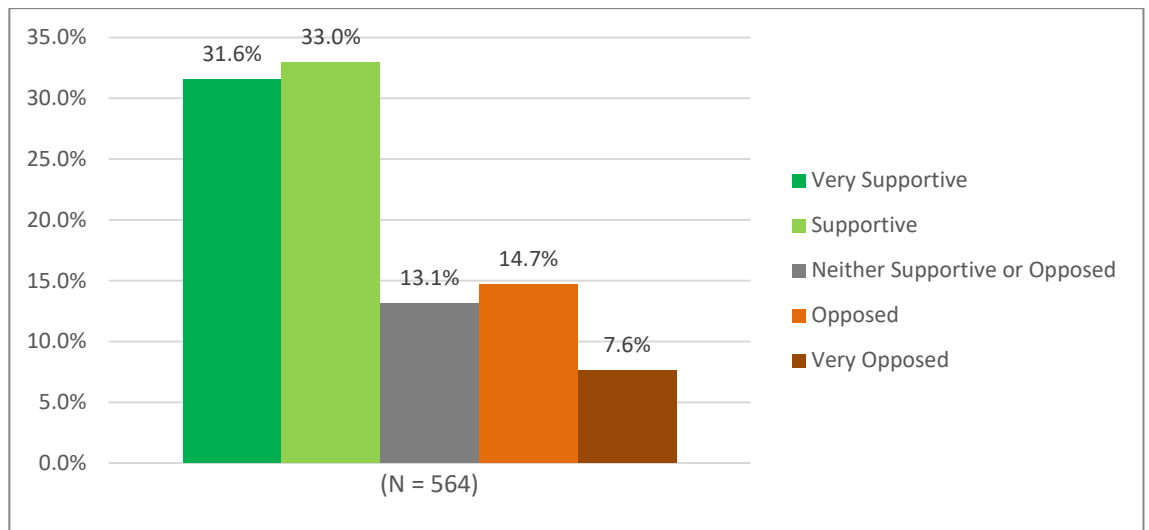
7.3.6. Proposed Location of New Developments

Respondents were asked to indicate their level of support for the “location of new developments in the Draft Masterplan”.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE :	+0.66 (Supportive)
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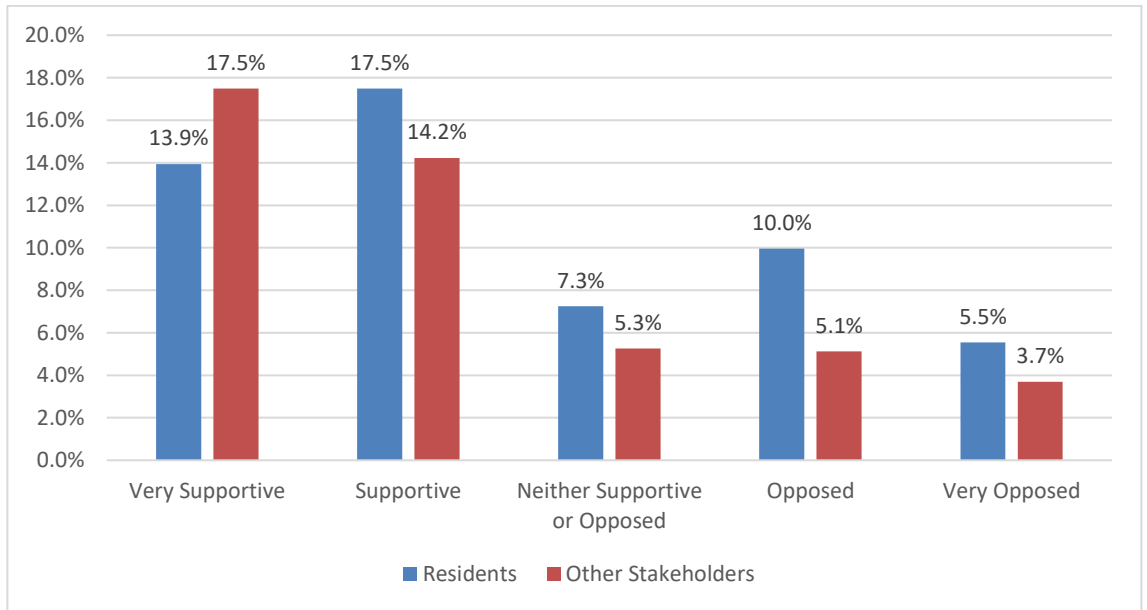
FIGURE 17: LEVEL OF SUPPORT FOR THE LOCATION OF NEW DEVELOPMENTS



- The majority of respondents (64.5%) were supportive of the location of new development in the Draft Masterplan (31.6% were Very Supportive and 33.0% were Supportive),
- 13.1% were Neither Supportive or Opposed, and
- 22.3% were opposed to the location of new developments (7.6% were Very Opposed and 14.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the proposed location of new developments was then analysed and is presented in the graph below.

FIGURE 18: LEVEL OF SUPPORT FOR LOCATION OF NEW DEVELOPMENTS BY TOWN ASSOCIATION



- More of those respondents who said they were ‘Very Supportive’ of the proposed location of new developments were Other Stakeholders than Residents. This indicates that there is particularly strong support from Other Stakeholders about the location of new developments in the Draft Masterplan.

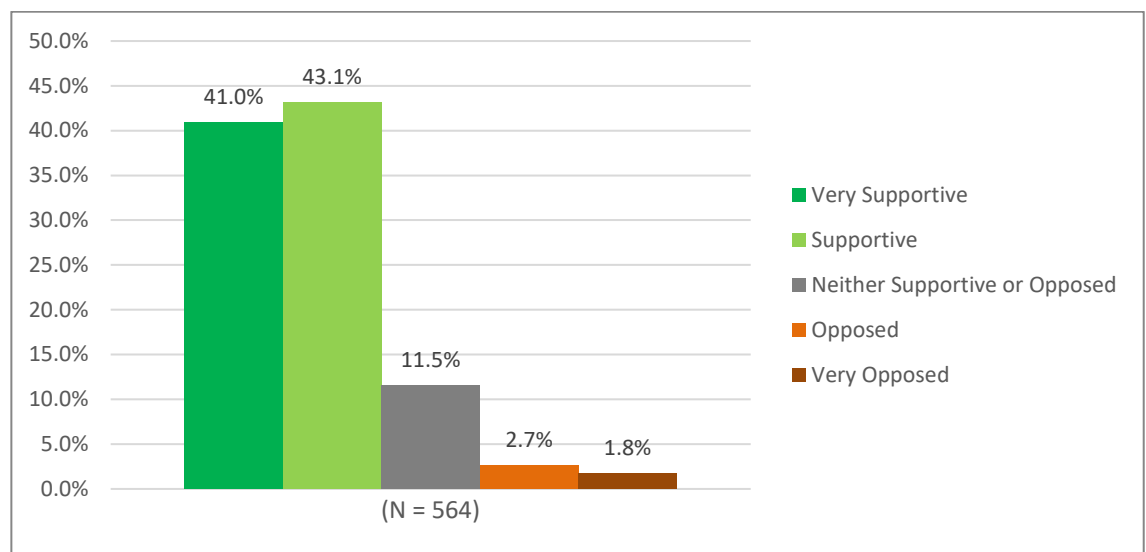
7.3.7. Heritage Retention and Considerations

Respondents were asked to indicate their level of support for the “heritage retention and considerations in the Draft Masterplan”.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE : **+1.19 (Supportive – Very Supportive)**

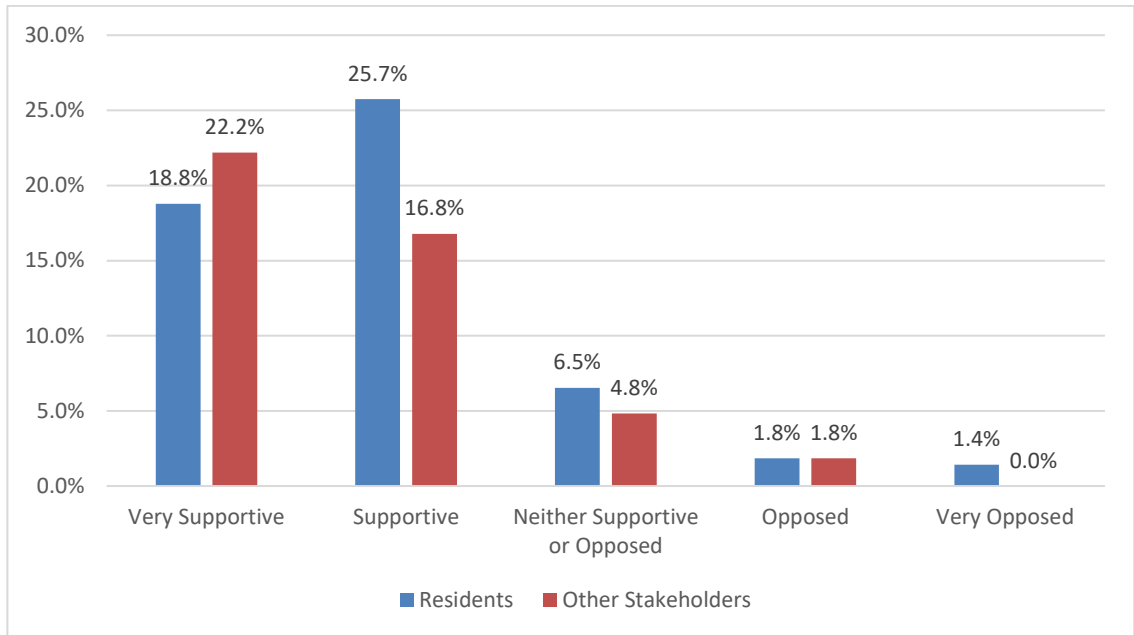
FIGURE 19: LEVEL OF SUPPORT FOR THE HERITAGE RETENTION AND CONSIDERATIONS



- The majority of respondents (84.1%) were supportive of the heritage retention and considerations in the Draft Masterplan (41.0% were Very Supportive and 43.1% were Supportive),
- 11.5% were Neither Supportive nor Opposed, and
- Only 4.4% were Opposed to the heritage retention and considerations (1.8% were Very Opposed and 2.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the heritage retention and considerations in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 20: LEVEL OF SUPPORT FOR HERITAGE RETENTION AND CONSIDERATIONS BY TOWN ASSOCIATION



- There were 0 Other Stakeholders who said they were Very Opposed and only 1.8% who said they were Opposed.
- Just 3.2% of Residents were either Opposed or Very Opposed to the proposed heritage retention outlined in the Draft Masterplan.

7.3.8. Proposed Heights

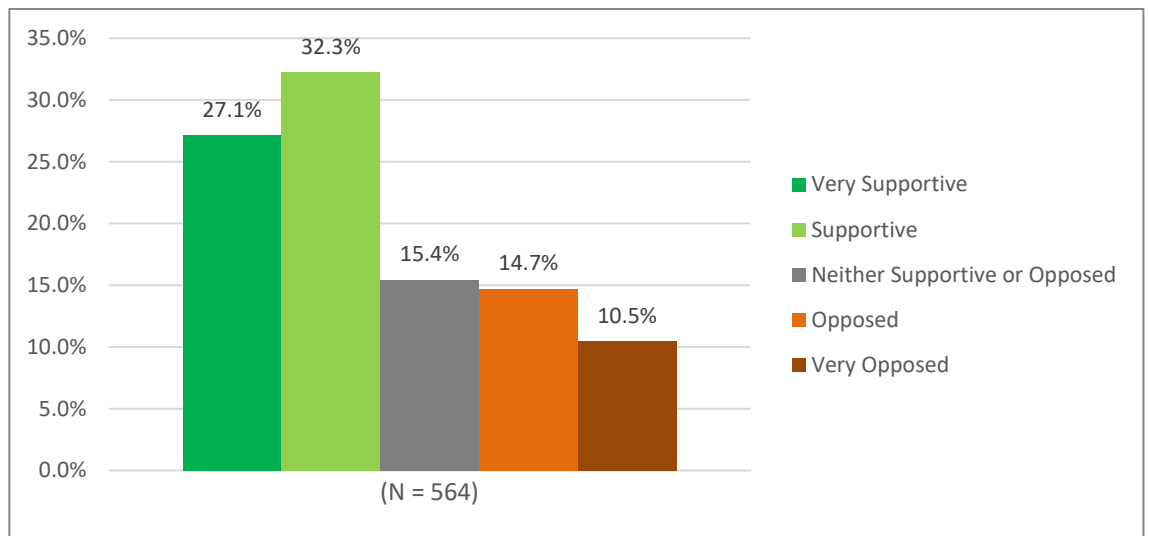
Respondents were asked to indicate their level of support for the “proposed heights of the Draft Masterplan”.

NOTE: The proposed heights were designed to align with the proposed Town Planning Scheme.

The number of responses to this question was 564.

OVERALL WEIGHTED AVERAGE :	+0.51 (Supportive)
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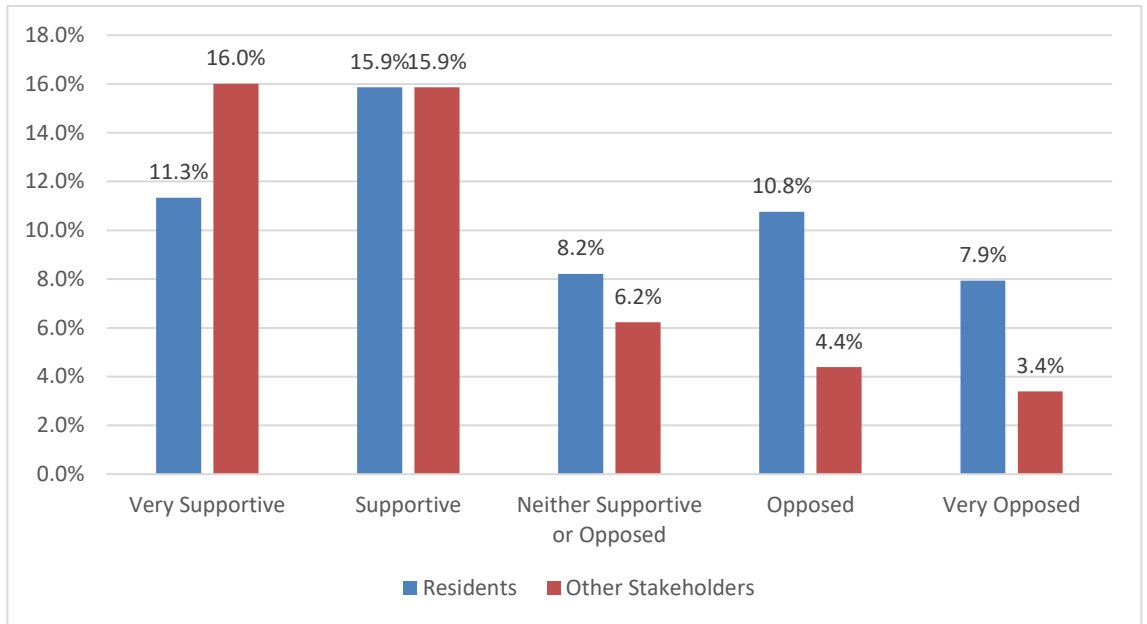
FIGURE 21: LEVEL OF SUPPORT FOR PROPOSED HEIGHTS



- More than half (59.4%) of respondents were supportive of the proposed heights in the Draft Masterplan (27.1% were Very Supportive and 32.3% were Supportive),
- 15.4% were Neither Supportive nor Opposed, and
- A quarter (25.2%) of respondents were opposed to the proposed heights of the draft masterplan (10.5% were Very Opposed and 14.7% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their support for the heights outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 22: LEVEL OF SUPPORT FOR THE PROPOSED HEIGHTS BY TOWN ASSOCIATION



- Of all the questions asked of survey respondents, this was one of the few that a large proportion of Residents said they were Opposed.
- There was a significant disparity in responses between Residents and Other Stakeholders. Overall, 28.7% of Residents said they were either Opposed or Very Opposed compared to just 7.8% of Other Stakeholders.

7.4. Pedestrian Only Zone

The following section provides the detailed findings of Question 14 in the community survey. This question asked respondents to indicate their level of support for the proposed Pedestrian Only Zone in the Draft Masterplan.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

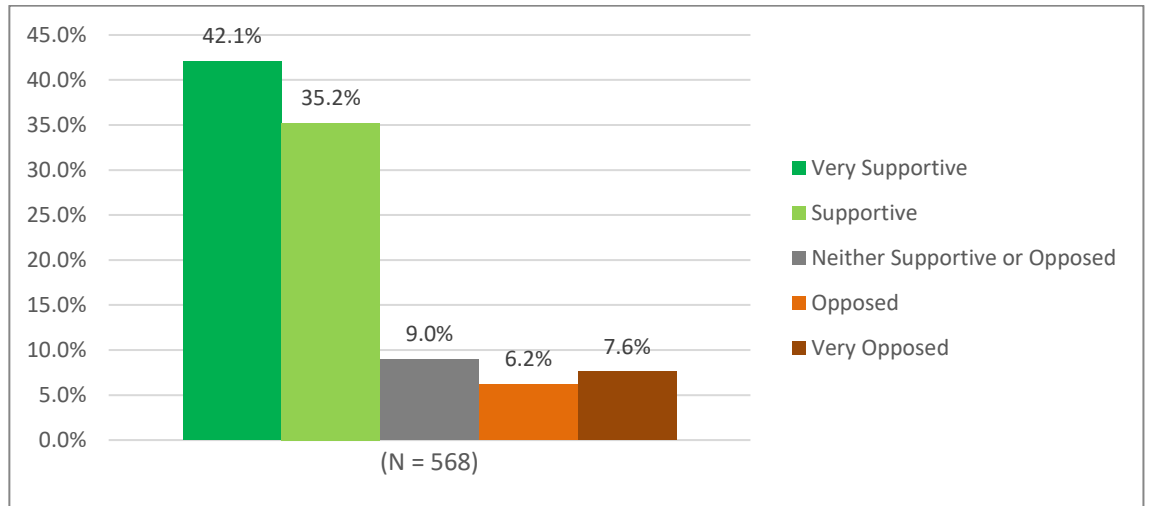
Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average. The number of responses to this question was 568.

OVERALL WEIGHTED AVERAGE :	+0.98 (Supportive)
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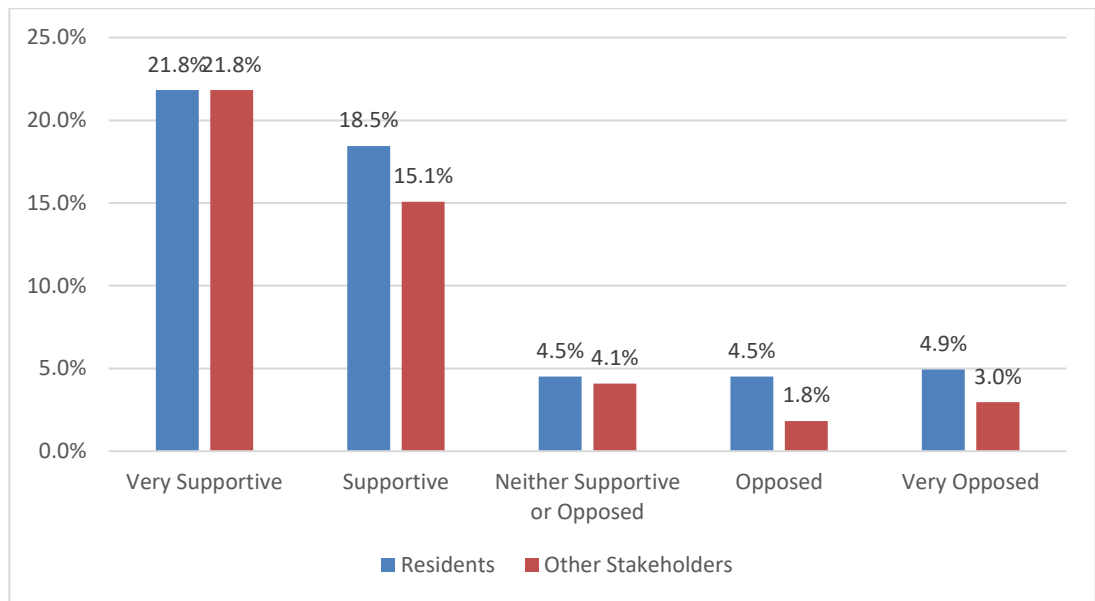
FIGURE 23: LEVEL OF SUPPORT FOR THE PEDESTRIAN ONLY ZONE



- The majority of respondents (77.3%) were supportive of the proposed Pedestrian Only Zone in the Draft Masterplan (42.1% were Very Supportive and 35.2% were Supportive),
- 9.0% were Neither Supportive nor Opposed, and
- 13.7% of respondents were opposed to the proposed Pedestrian Only Zone (7.6% were Very Opposed and 6.2% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as 'Local Residents', while Other Stakeholders were respondents who identified themselves as either a 'Local business owner or worker', 'Local business worker', 'Member of a community group or club', or 'Resident Outside of the Town of Bassendean'. Their support for the pedestrian only zone outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 24: LEVEL OF SUPPORT FOR PEDESTRIAN ONLY ZONE BY TOWN ASSOCIATION



- Of those that were Very Supportive of the pedestrian only zone, exactly half were Residents and half were Other Stakeholders. A further 18.5% of Residents and 15.1% of Other Stakeholders were Supportive.

7.5. Bassendean Oval Elements

The following section provides the detailed findings of Question 15 to Question 17 in the community survey. These questions asked respondents to indicate their level of support for various elements of the Draft Masterplan relating to the Bassendean Oval Reserve.

The available options were Very Supportive, Supportive, Neither Supportive or Opposed, Opposed, or Very Opposed.

Each response was allocated a weighting according to the below:

- Very Supportive (+2)
- Supportive (+1)
- Neither Supportive or Opposed (0)
- Opposed (-1)
- Very Opposed (-2)

The sum of the response weightings has been divided by the total number of responses for each question to provide an overall weighted average.

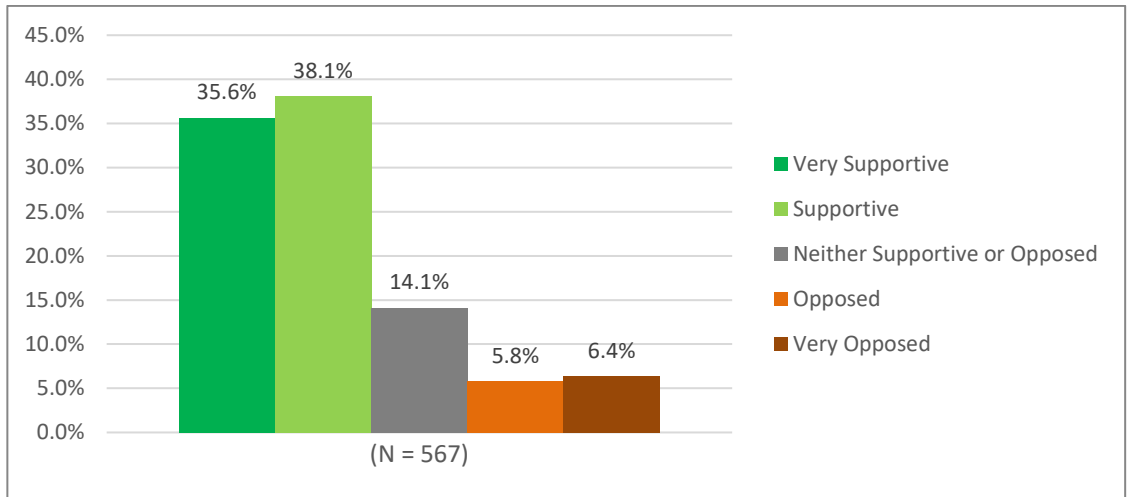
7.5.1. Changing the Oval Fence Line

Respondents were asked to indicate their level of support for “changing the fence line to create access to a greater external area of the oval and provide large entry points for people to access the oval during times when not being used for WAFL football games – while also enabling gates to be closed during WAFL games and events”.

The number of responses to this question was 567.



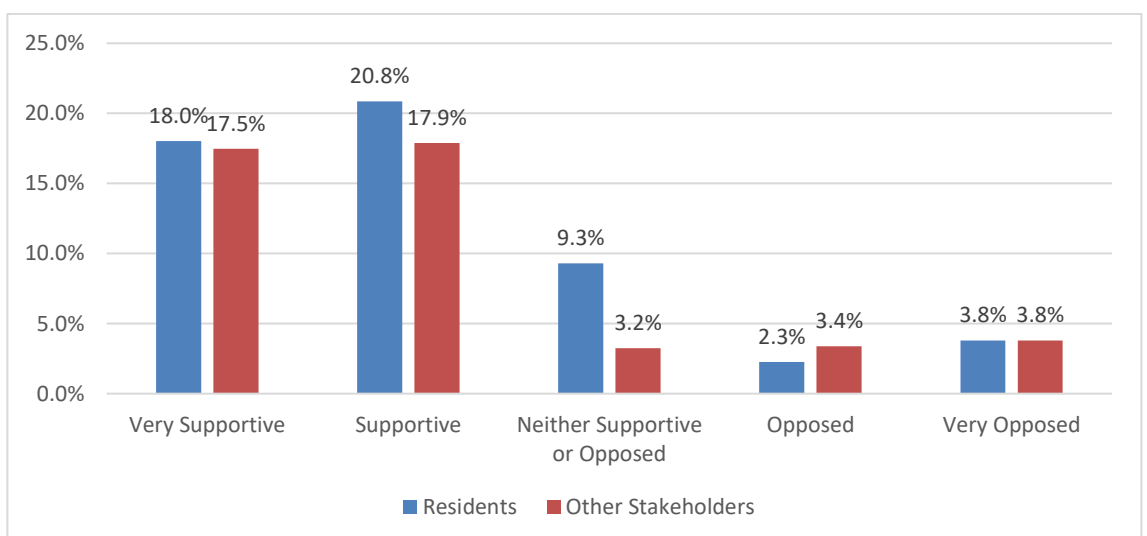
FIGURE 25: LEVEL OF SUPPORT FOR CHANGING OF THE FENCE LINE



- A majority of respondents (73.7%) were supportive of the proposed changes to the fence line in the Draft Masterplan (35.6% were Very Supportive and 38.1% were Supportive),
- 14.1% were Neither Supportive nor Opposed, and
- 12.2% were opposed to the proposed changing of the fence line (6.4% were Very Opposed and 5.8% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as 'Local Residents', while Other Stakeholders were respondents who identified themselves as either a 'Local business owner or worker', 'Local business worker', 'Member of a community group or club', or 'Resident Outside of the Town of Bassendean'. Their level of support for changing the fence line as outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 26: LEVEL OF SUPPORT FOR CHANGING THE FENCE LINE BY TOWN ASSOCIATION



- 38.8% of Residents and 35.4% of Other Stakeholders were either Supportive or Very Supportive of the proposed change.
- The level of support from both groups is higher than those who were unsupportive, with 6.1% of Residents and 7.2% of Other Stakeholders saying they were either Opposed or Very Opposed.

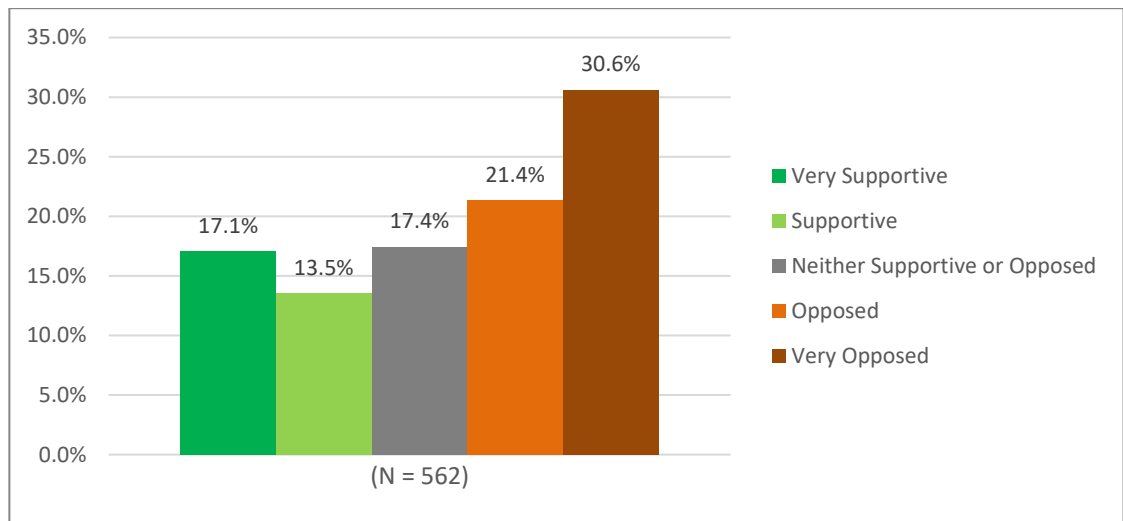
7.5.2. Removing the Oval Fence Line

Respondents were asked to indicate their level of support for “removing the fence line and making the Bassendean Oval Reserve an open access area at all times”.

The number of responses to this question was 562.

OVERALL WEIGHTED AVERAGE :	-0.35 (Opposed)
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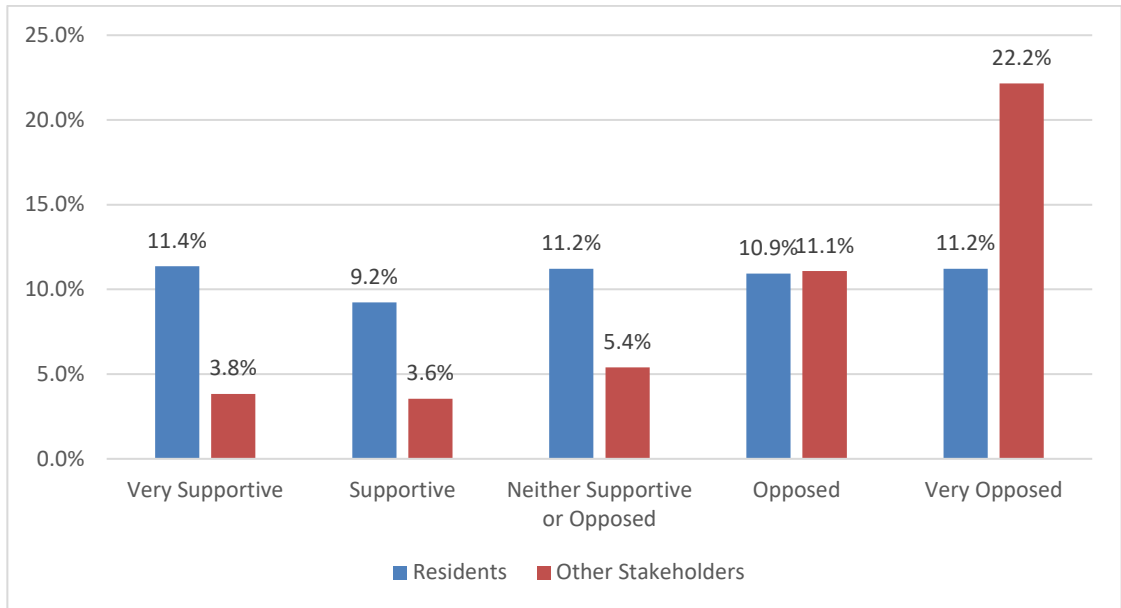
FIGURE 27: LEVEL OF SUPPORT FOR REMOVING THE FENCE LINE



- Less than a third (30.6%) of respondents were supportive of the alternative proposal to remove the fence and make the Bassendean Oval reserve open access area at all times (17.1% were Very Supportive and 13.5% were Supportive),
- 17.4% were Neither Supportive nor Opposed, and
- A majority (52.0%) of respondents were opposed to the alternative proposal of removing the fence (30.6% were Very Opposed and 21.4% were Opposed).

Respondents were then grouped according to Residents and Other Stakeholders. Residents were respondents who identified themselves as ‘Local Residents’, while Other Stakeholders were respondents who identified themselves as either a ‘Local business owner or worker’, ‘Local business worker’, ‘Member of a community group or club’, or ‘Resident Outside of the Town of Bassendean’. Their level of support for changing the fence line as outlined in the Draft Masterplan was then analysed and is presented in the graph below.

FIGURE 28: LEVEL OF SUPPORT FOR REMOVING THE FENCE LINE AT THE BASSENDEAN OVAL RESERVE BY TOWN ASSOCIATION



- The most opposed group to this proposed change were Other Stakeholders, with Residents being notably more supportive. 22.2% of Other Stakeholders described themselves as Very Opposed to this alternative plan. This is perhaps unsurprising given members of community groups and organisations (including the SDFC) fall into this category.

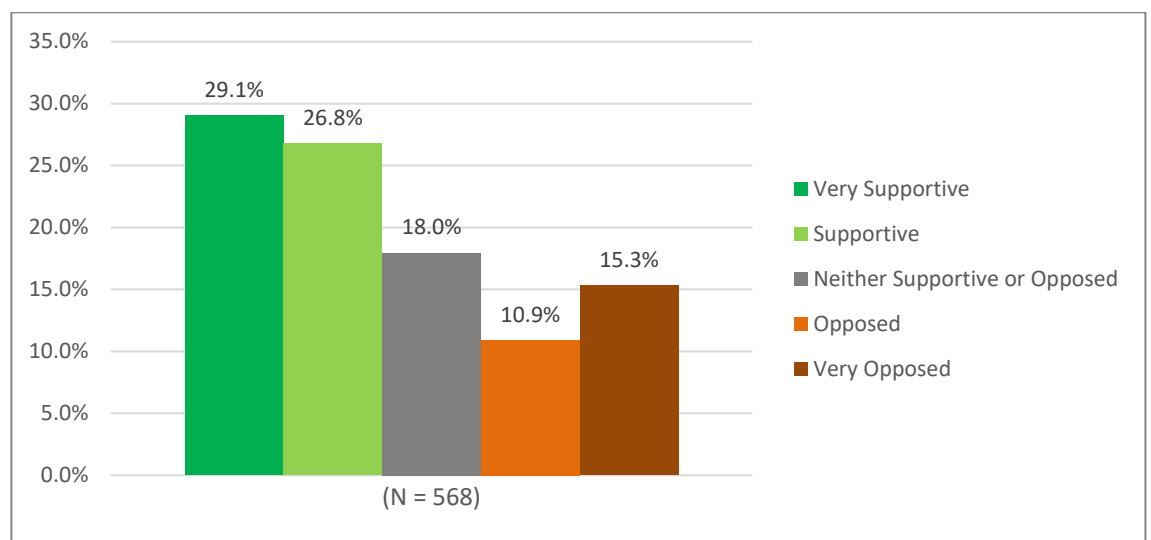
7.5.3. Proposed Developments on Bassendean Oval Reserve

Respondents were asked to indicate their level of support for “the built form development on the Bassendean Oval Reserve proposed in the Draft Masterplan”. The two development parcels proposed are situated on the existing Swan Districts Football Club facilities and to the western side of the reserve.

The number of responses to this question was 568.

OVERALL WEIGHTED AVERAGE :	+0.43 (Supportive)
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FIGURE 29: LEVEL OF SUPPORT FOR THE BUILT FORM DEVELOPMENT ON THE BASSENDEAN OVAL RESERVE



- The majority of respondents (55.8%) were supportive of the proposed built form development on the Bassendean Oval Reserve (29.1% were Very Supportive and 26.8% were Supportive),
- 18.0% were Neither Supportive nor Opposed, and
- Around a quarter (26.2%) of respondents were opposed to the proposed built form development on the Bassendean Oval Reserve (15.3% were Very Opposed and 10.9% were Opposed).

7.6. Draft Masterplan Positives

The following section provides the detailed findings of Question 19 in the community survey. This question asked respondents to provide feedback on the aspects of the Draft Masterplan that they most like.

A total of 429 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.6.1. Community & Public Realm

TABLE 1: DRAFT MASTERPLAN POSITIVES - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Public Open Space/Green Space (96)	<ul style="list-style-type: none"> • The green spaces • Green space, sport/community hub • Greener more vibrant Bassendean • Public open space, cultural considerations • The pedestrian and green elements • Creation of an open space next to the library and in front of the oval • Green space • Focus on green spaces, shade/trees and pedestrian friendly • Open spaces and greenery • The green space • Expansion of open space provided the older buildings are upgraded. • Adding more play spaces and greenery. • More open space • Green space • Retention of open spaces • Trees, open spaces and town walkway • Retention of POS and trees

KEY THEMES

RESPONSES

- Green space
- Open spaces and trees
- I like the open spaces. They look like some the football clubs in Victoria
- Public open space
- Green space and pedestrian access.
- Greenery retention and upgraded facilities
- Public open space
- Public spaces
- Green spaces, thoughtful design
- Smarter use of public space,
- Open space and greenery
- POS and community elements
- Public open space, development scale is suitable
- Open space and redeveloped areas
- Open spaces and trees
- Public open spaces (especially play spaces in the BIC reserve)
- The open space
- Public open space and greenery
- I like retention of open spaces
- Consideration to open space, tree canopy retention/improvement
- Open space
- Extra green open space
- Green space
- Creating public spaces and parks
- Open space and tree planting
- Public open space
- Plans for outdoor spaces
- The Public open Space
- Increased greening and making areas pedestrian friendly
- I like the inclusion of more open public space
- Greening the town and access to open spaces
- I like the inclusion of more trees and community access,
- Increase in access to the area and opening up more public space
- Open spaces, trees
- Green space
- The retention of parks and heritage structures.
- Added green spaces, walkway, multifunctional event space
- Provision of green space
- The changes to BIC reserve
- Greenery and upgrades to BIC reserve
- The reconfiguration of the park near St Michael's school
- Focus on parks
- More access to the green space around the oval. Botanic Loop on BIC.
- The majority of the plan is fine with respect to public open spaces
- Open spaces, greenery - that's why I moved to Bassendean
- The public open space near the RSL to be turned into a garden memorial because I think it would be great for children to visit and learn
- Green space
- Keeping public open space, trees,
- Community space being accessed.
- I like the green areas for play

KEY THEMES

RESPONSES

- The perception of open space goes some of the way to balance the proposed built infill in the town centre
- Greenspaces
- Public open spaces
- I like the consideration of green open spaces.
- More open space
- Greater green space to encourage families to spend time outside in the town
- Improvement of the BIC reserve and formally developing the piazza
- That green public open space and tree lines are respected.
- Increase in pedestrian and family friendly areas around BIC reserve and Wilson St/Old Perth Rd.
- Open spaces and pedestrian access. We don't all own cars, and also walk slower than we used to!
- Improving the BIC Reserve
- Open spaces and lots of trees. Lets keep our birds happy too + dogs. I walk the Town and River everyday
- I like how the masterplan has been designed to keep as much of the parks as possible
- A good balance of uses that has included parks and recreational alongside commercial development and residential properties.
- I like the public open spaces and greenery
- The new intersection proposed for these 2 roads which frees up more tree'd public space.
- Preservation of open public space
- Retention of open space and trees - mature trees are of great value on every level - shade, (sic), bird life, carbon storage, heritage - many are hundreds of years old.
- Botanic garden
- General accommodation for outdoor space
- Street trees, opening up areas, increase in some high rise
- I like that there is more consideration for green spaces
- I like how the green spaces will stay and the BIC will receive some updates.
- Preserving green space
- Effective retention of green.
- Green spaces and trees
- Preservation of green space
- Retention of green space
- Open walking space
-

Cultural & Heritage Considerations (36)

- The heritage considerations
- Maintaining the heritage of Bassendean.
- The historical walk through to Bassendean RSL and a military landmark placed in public open space at the corner of Kenny St and Guildford Rd to tie in with RSL.
- Allowing more diverse solar passive housing designs, whilst retaining heritage
- Protection of heritage buildings.
- Consideration of heritage elements generally good.
- New historical and cultural space.
- Heritage retained
- Retaining heritage sites
- I like retention of heritage
- Incorporating more history and culture

KEY THEMES

RESPONSES

- I would like to see Old Perth Rd looking smarter but still keeping a heritage feel
- Heritage and historical items stay.
- Consideration paid to heritage aspects of the area.
- Heritage retention
- Retention of Basso heritage and "feel"
- The retention of heritage structures.
- More recognition of Aboriginal heritage
- Retain heritage
- Keeping the heritage
- This masterplan seems to try to find a balance between retaining the history of the area, while making the space a liveable area for the community. It is encouraging to see that the site of the Casa Mia Montessori school is not listed for potential development, reflecting the community value it brings to Bassendean, contributing to the educational precinct and the community as a whole
- Heritage
- This plan has shown a willingness to accommodate most options taking into consideration heights and locations while still protecting the towns heritage.
- That it supports growth while still maintaining heritage and culture
- Balance of old and new
- Community Walk with historical places
- I like the historic walk ending at the RSL
- Retention of heritage buildings and increased density of housing to promote a more vibrant town centre.
- Keeping the heritage look of the suburb
- Mix of heritage and use of interesting, controlled design elements for new
- Retention of heritage sites.
- Let's keep the village feel of Bassendean. Keep the apartments fitting in with the beautiful old houses.
- I also greatly value the retention and maintenance of our towns history (i.e. buildings, landmarks etc).
- Preservation of heritage
- Balance of heritage and innovation in design.
- The retention of the historic buildings and facades at the west end of Old Perth Rd as it highlights their significance as the entry point to Bassendean past present and future (not just by foot or bike, mind you)

Community/Recreation Facilities (31)

- Expanded community/recreational facilities around the oval.
- Better amenity, community connection
- New BBQ & family area #12 near BIC,
- Sporting facilities
- Upgrades to toilet facilities
- Opening the location to be a safe, pleasant ,community orientated area.
- Community space, playgrounds,
- Community activity space
- Community areas
- Development of Child Health Centre and Bic reserve
- It will be great to make this a more family friendly space.
- Promoting a family friendly centre
- The emphasis on community and longer term planning
- Recreational areas
- Community amenities
- Social gathering, family play space. some developments

KEY THEMES

RESPONSES

- The inclusion of the RSL as a community veterans memorial garden
- Extension of peppercorn lease and development of memorial, historical walk ending at RSL
- Extension of the pepper corn lease for a memorial park at the Bassendean RSL
- #12, #14 and #16
- #12,#14,#15,#16
- Update of family/play spaces but would be good see incorporation of a dynamic all ages playground to attract families into town,
- Sports, community development
- Events/market space next to gates and use of council buildings for redevelopment
- Removing of the Council/Town Offices and upgrade the BIC Reserve with trees, walkway and BBQ
- The move towards being more family friendly
- Sculptures and walk trail along Old Perth Rd and Surrey St.
- Utilizing Council buildings for development.
- Development of football cycling walking and public areas for community activity and getting out in safety and healthy environments
- Its forward thinking vision and making the area more user-friendly and inviting for people to come to the Bassendean centre.
- The plan to have a more aesthetic entry to the town from the east.

Vegetation and Greenery (28)

- More greenery
- Greenery and vehicle management
- Increased greenery and canopies
- Increasing greenery.
- Greenery, paths,
- More trees
- Greenery, safer spaces
- Increased tree cover.
- Greening the town
- Addition of greenery
- Retain trees, pedestrian friendly, modern, less traffic
- Tree canopy
- Trees
- New trees on Old Perth Road Median Strips with Canopies needed
- Consideration for greenery
- Increased greenery, vibrancy,
- Greening
- The trees being added,
- Increase in natural landscapes / treescape,
- Importance of trees and vegetation in many areas
- The reflection of trees and green space being important to residents is good to see.
- Retention of existing trees and addition of more shading.
- Maintaining and increasing green space and trees
- Prioritizing keeping and enhancing the tree coverage and green spaces is great to see.
- Addressing the need for enough high-rise residential accommodation near the railway stations to save and/or plant trees to Keep Bassendean green and shady
- Planting trees.
- More trees.

KEY THEMES	RESPONSES
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- I fully support any efforts to GREEN our town and the ongoing care of our natural assets.

7.6.2. Movement & Transport

TABLE 2: DRAFT MASTERPLAN POSITIVES - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
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Pedestrian Only Zone (74)	<ul style="list-style-type: none"> • The development of Old Perth Rd especially the pedestrian only area near Guildford rd. • Pedestrian only on Old Perth Road and pedestrian overpass to train station • Improved emphasis on people instead of cars • Pedestrian freely access on Old Perth Road • Pedestrian access on Old Perth Road • Pedestrian lane on OPR, • Pedestrianised streets near the station is great • Community and public protection (pedestrian access only on Old Perth Road) • Pedestrian zones • Pedestrian zone • All the pedestrian friendly areas • Pedestrian only places • I really like the pedestrian only area for Old Perth Road • Alfresco dining • Pedestrian access areas • Pedestrian only zone on Old Perth Road, • Pedestrian mall on west end of Old Perth Rd • Pedestrianised OPR • Old Perth Road pedestrian area • The walking zone to the train station. • Closing Old Perth Road to vehicles • Pedestrian only zones • Pedestrian only zone on Old Perth Road, • Pedestrian only street • Part pedestrianised Old Perth Road • The use of the road reserves for cafes etc. • The closure of part of Old Perth Road • Pedestrianisation of OPR • I like the proposal to close one side of Old Perth Road to create a pedestrian only area. • Keeping places of interest and making it more pedestrian Friendly • Pedestrianisation of Old Perth Road • Old Perth road pedestrianizing • The pedestrian only zone • The pedestrian only section of Old Perth Road and making the train station overpass link to that. • Pedestrian only zone • Inclusion of pedestrian only area • Pedestrian only area on Old Perth Rd, • Walkway on Old Perth Road
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KEY THEMES

RESPONSES

- Pedestrian zone
- Closure of one lane of old Perth road to increase dining.
- Pedestrian area at end of old Perth road
- Pedestrian only zone with overpass
- The pedestrian zone
- The pedestrian mall on Old Perth Rd
- Pedestrian Old Perth Road
- Extending the pedestrian area and creating a more fun space
- Pedestrian only zone for half of Old Perth Road
- pedestrian access
- The closure of Old Perth Road to increase dining opportunities
- The pedestrian only area should be extended to include both sides of Old Perth Road. Having ANY traffic running through this piazza style creation will be problematic and counter productive
- The Pedestrian only patio type area also looks attractive however this could be further enhanced by including both sides of Old Perth Road between Wilson St and Guildford Road.
- The pedestrian only area between Guildford Road and Wilson Street is particularly appealing as it creates a community interaction area. This could be further enhanced by including both sides of Old Perth Road to maintain a vehicle free zone. Another alternative could be to close both sides from 5pm Thursday to Sunday?
- The pedestrian only zone on Old Perth Road.
- Pedestrian mall
- Pedestrian section of Old Perth Road,
- The pedestrian area at the top of Old Perth Road
- POS and community elements
- The pedestrian only area on Old Perth Road.
- Pedestrian area on Old Perth Road
- Pedestrian only zone.
- Creation of a place that feels calm to shop, dine, socialise
- Pedestrian zone on Old Perth Rd
- Can see merit in the pedestrian section of OPR but concerned about businesses that already have a lack of foot traffic.
- Love the shared zone on Old Perth Rd
- Pedestrian only paths on Old Perth Road.
- Pedestrian walkway
- The pedestrian-only focus/connection space on Old Perth Road is great.
- Pedestrian only areas.
- Pedestrian access only
- Pedestrian Zone on Old Perth Road
- I loved the idea of Old Perth Road being pedestrian only
- Pedestrian area
- The pedestrian zone at the top of Old Perth Rd.
- The pedestrian only section of Old Perth Road and making the train station overpass link to that.

Pedestrian/Cyclist Movement
(35)

- Increase in pedestrian/cycling areas.
- Movement and the spaces in between
- Walkways
- More pedestrian friendly
- Jetties/ facilities for improved water transport access to Bassendean from the river which links into old Perth Road.

KEY THEMES

RESPONSES

- More bike paths and walkways
- Making the Bassendean precinct more accessible to community
- Pedestrian and cycling provisions
- Increased access to facilities and for pedestrians
- The connecting pathways
- Street scape and movement network
- Pedestrian/cycle provision/priority
- Consideration for pedestrians
- Not much. Pedestrian access areas are a slight improvement.
- Pedestrian and cycling zones
- Integration of public transport, pedestrian spaces and cycling
- Pedestrian walk from train.
- Path upgrades
- Cycle access
- The pedestrian and cycling aspects
- Improved streetscaping with the intent to create better pedestrian flow and access
- Cycleways etc.
- Streetscape and movement networks
- Pedestrian access
- Pedestrian and bicycle improvements
- The public access areas - intersection of Old Perth Rd and Surrey St
- Pedestrian and cyclist access
- Alternative pedestrian entries for the oval to encourage fans to take public transport rather than creating significant traffic and parking issues for residence on Old Perth Road, West Road, Rosetta Street.
- Upgrades for cyclists
- Cycle paths.
- I like how it is more based around pedestrians and not just the motor vehicle.
- Greener streets as be cycling improvement
- Increasing accessibility of the city centre
- Better safe accessibility for pedestrians
- An attempt to improve active transport connections

Overpass/Crossings (28)

- The overpass (never should have taken the old one away)
- Railway overpass
- Footbridge over Guildford Road.
- Overpass
- Footbridge from train station to Old Perth Rd.
- The proposed underpass connecting the Eden Hill/Northern Bassendean side with the shops and cafes on the other side of Guildford Road
- Access across Guildford Road
- Pedestrian link from Old Perth Rd to the railway station
- Connection of rail station into Old Perth Road
- Bassendean Station overpass, and Second Ave Underpass underneath Guildford Rd
- Pedestrian overpass from the station
- Overpass to Old Perth Rd
- The train access
- The pedestrian bridge from the station
- Pedestrian overpass,
- Overpass to Old Perth Road

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Increased pedestrian connections, especially across Guildford road through the overpass at the train station and at the tunnel near the library, as well as from Hamilton street over along Guildford Road to the shopping centre • Improved access for all and better pedestrian link between train station and Old Perth Road. • I also like the upgrade of the underpass to be safer. It really needs to go across Guildford Road as well. • As a CBD train commuter, the idea of an overpass and easier crossing from the train. • The overpass is a great idea. • The pedestrian overpass north of the oval. • Upgrading the underpass to go under both the train line AND Guildford Road is fantastic for accessibility and safety and walkability/connection. • The pedestrian footbridge over Guildford Rd. • Reinstating the overpass from the station across Guildford Rd but the end point at OPR needs to be addressed – the rear of the Padbury building should be considered. It is shorter, could provide good access to shops/cafes through existing arcade and not necessitate closing off half the width of OPR. • Proposed train station overpass • Train overpass connecting into old Perth Road • The possibility for connection by foot from the north side of the train line to the OPR side
Planning for Old Perth Road (14)	<ul style="list-style-type: none"> • Planning around Old Perth Road • The upgrade of Old Perth Road, realignment of Old Perth Rd and Surrey St • Development of Old Perth Road. • Revitalisation of the Guildford Rd end of Old Perth Rd • Old Perth Road needs revitalising to become attractive. It's old and ugly at the moment. • Realignment of Old Perth Rd around the oval. • The development of Old Perth Road is long overdue. • The changes around the railway station and the top end of Old Perth Rd. • Any development of Old Perth Road would be welcome to make it a more vibrant and interesting space to walk to and through. • Further development of the dead spaces (empty shops/offices) on Old Perth Rd • Refurbishment of the heritage of OPR is vital and we like that this has been considered. • Strong focus on the main street • Hopefully that it will revitalise Old Perth Road. • Improvements to street scape Old Perth Road integration with station.
Increased Parking (5)	<ul style="list-style-type: none"> • New carpark at the train station • More parking for train line. • Improved parking and accessibility • More carparks • Increased parking on Bassendean Old Perth Road side to enable passengers to park on Old Perth Road side

7.6.3. Built Form & Development

TABLE 3: DRAFT MASTERPLAN POSITIVES - BUILT FORM AND DEVELOPMENT

KEY THEMES

RESPONSES

Increased Residential/Density
(46)

- Increased density
- More housing available,
- The increase in housing stock centred in the town centre
- Also increased housing density
- More development along Old Perth Road, please bring in the shops and restaurants! I think the apartments will attract and retain people and businesses.
- Provision of multi-story development in key areas including along OPR
- Density on West and Guildford Rd.
- Hopefully will create a more vibrant town centre by the introduction of new residents close to the train and Old Perth Road.
- Increase density to improve services
- Medium to High density dwellings will bring vibrancy to the city centre.
- Good to see densities increasing however considering the transit links, local facilities and housing shortage in Perth you could push much higher densities.
- I like the residential plan and support the building of apartments similar to what has happened at Claremont oval
- High density on vacant blocks on main transport routes
- I like the action on increasing density around the town centre.
- I like the build of 8 – 10 residential stories.
- An acknowledgement that density is a requirement of a suburb less than 20 minutes out of Perth and that it allows for younger adults to stay in the suburb without having to move a long way out in search of affordable housing.
- Greater density of the development in the centre (though could have been a bit more).
- Supportive of more high density housing but not 8-10 stories
- The new apartment building locations - centred around the town centre.
- Thought process around higher density development including mixed use
- High density living
- Increase in build heights to increase population density to support more restaurants.
- The rise of the height to increase population density to support additional restaurants and cafes. Giving the community greater options for dining and cafes.
- A great mix of locations and heights for potential residential developments
- The increased residential developments are mostly well thought through.
- #7
- That the high rises are clustered around the town centre not spread out into the suburb to become slum like.
- Focusing the urban infill at the heart of the town with a variety of heights makes a lot of sense and strikes a great balance.
- Allowing the building developments that Bassendean needs to get more people walking around, particularly at night.
- Higher density around Old Perth Rd.
- High rise developments 5-10 storeys
- Increased density of living
- High rises which hopefully mean some of the bigger blocks in Bassendean and Ashfield won't be rezoned so we can avoid developers sub dividing and building awful little cheap housing that detracts from the heritage feel of our suburbs
- Increasing density of the city centre
- More high density development
- Increase in some high rise

KEY THEMES

RESPONSES

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • The proposed heights throughout are reasonable. Only two development parcels on the oval. • Increased density and development around Old Perth Road • Mixed residential opportunities. • Proposed heights • Aspirational building heights • 3-5 storey/low mixed use. No high rise buildings around the oval. • Future high rise max at 10 storeys is my preferred option for a forward thinking city (Town of Bassendean). I look forward to seeing the plan come to fruition. • Lower height buildings • limiting the height of any buildings in keeping with existing buildings in the vicinity • Excellent consideration of heights and densities landing on an exciting compromise.
Better Land Use/Development Potential (24)	<ul style="list-style-type: none"> • Better land use • Integrated focus between built form, • Increased development opportunities • I feel the need to rejuvenate a very tired business precinct and city centre is long overdue. • Focus of infill development within the town centre away from most existing residential areas so long as further aggressive infill is reduced in rest of town. • Increased development potential within the Town Centre. The key to a revitalised Town is a revitalised core. • The creative use to create more community areas but also more housing and parking • Making better use of space so we can have more people living in Bassendean to bring more businesses • The Masterplan is creating better spaces for businesses and our community. • I generally support change in the area and modernize the spaces to become more user friendly. • New development sites are in locations that mean that existing houses are not overshadowed or look into by high rise apartments. • Business growth • Mixed use developments, • Using the space to build up the areas which have been neglected for too long. The apartments that have been built thus far have been very impressive. Traffic on Lord Street needs some attention e.g. round snouts etc • Finally some real progress to encourage development and rejuvenation of Bassendean. I like the way the density has been spread out. • An opportunity to generate interest in some private investment into Bassendean to increase rateable properties reducing pressure on future rates rises. Also like the idea of getting something done prior to the next takeover attempt within the LGA system • That the new residential developments planned are of similar height to those already in place along OPR. • Development locations • I like the concept of “above the shops” development in the Town Centre which will hopefully not detract from the uniqueness of the Bassendean Town Centre • #6, #7 • Using the dead space in the town centre • Within a growing community, maintaining ALL of the schooling options will become more and more important, so it's great to see the Montessori school

KEY THEMES	RESPONSES
	<p>site (site 39) excluded from 'development' opportunity - maintaining this site for long term schooling is great.</p> <ul style="list-style-type: none"> • A growing up of the area is always a plus. • Strongly supportive of opportunities to increase the vibrancy and activation of the town centre through greater levels of mixed use and a strong focus on the public domain.
Density Around Train Stations (12)	<ul style="list-style-type: none"> • As residents in a potential rezoned area, we support limiting to 2-3 story in the area and Category 3 ratings for character homes which will help keep the Bassendean charm. I like trying to increase dwellings near the hub of the train stations and shopping centre. 8-10 stories seems too high for Bassendean though. • The train stations • Transit oriented development, more variety of development options • Citing of residential developments good near Bassendean station and railway, although 4-6 levels is preferable • I like the idea of upgrading Success Hill train station • Developments in close proximity of the Bassendean Train station. • Location of high rise near train station to revitalise that end of OPR • Increased density around key facilities • I think life has to be brought to OPR. The introduction of 4-8 story dwellings south of the trainline will re-invigorate the town centre. • TODs and redevelopment of carparks. • Increased density at transport hubs; • Higher density development near train stations (particularly Success Hill Station) • I support high density housing and commercial close to the train station and town centre. This will activate the town centre.

7.6.4. Bassendean Oval Reserve

TABLE 4: DRAFT MASTERPLAN POSITIVES - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Redevelopment of Bassendean Oval (59)	<ul style="list-style-type: none"> • The development opportunities on Bassendean Oval. • Redevelopment of the oval, and • The oval • Building around Swans oval • Development on Bassendean oval • Bassendean oval amendments • Develop Bassendean Oval facilities • Get Bassendean oval into the 21st century • Opening up the oval • Retention of sporting facilities • Better use of Bassendean Oval including development • Bassendean oval upgrades • Utilising the available space (i.e. Claremont oval) • Upgrade of Bassendean Oval facilities • How it will modernise the oval and help the community with more facilities • Redevelopment of Bassendean oval

KEY THEMES

RESPONSES

- Redevelopment of the Bassendean oval
- Multi-functional events/market space behind heritage gates on either side of Bassendean Oval entry boulevard.
- Changing height restrictions around Bassendean Oval
- Increasing residential density across masterplan area but particularly Bassendean Oval.
- Utilising the land within the current oval fence boundaries to enhance dwelling options for all
- Like that Bassendean oval will be a vibrant meeting place into the future for residents to enjoy.
- Development of Bassendean Oval
- Redevelopment of Bassendean oval
- General improvements to the general area and making Bassendean oval accessible to all when games are not been played.
- Redevelopment of Bassendean's Oval site
- I am very happy that the proposed units are not getting built on the southern side of the football oval. I am very happy with all the extra heritage walking areas
- Increased in height density, particularly around Bassendean Oval.
- Development of the area around Swan Districts Football Club,
- Better amenities at Bassendean oval
- Re development of club rooms and new residential areas
- I have been a member of the swan districts football club on and off for the past 60 years and love to see the proposed redevelopment to the oval take place
- The upgrade to the development on Bassendean Oval
- Development of Bassendean oval for community and residential.
- Bassendean oval redevelopment
- The redevelopment of Bassendean Oval to allow more community facilities and residential development is great idea. We need more people to access community based organisations like Swan Districts football club which is ultimately is serving our community and creating a positive outcome for future generations.
- I support amending the plan to zone both developments on Bassendean Oval 'C & R'.
- Market spaces around the wasted oval space
- Bassendean Oval redevelopment
- Better use of Bassendean Oval
- Residential and new club at oval for our future children
- The development of Bassendean oval
- The redevelopment of the football oval to move the club rooms and build apartments.
- Development on Bassendean Oval
- Bassendean oval street realignment,
- Bassendean Oval upgrades
- Considering the amount of times we have had the opportunity to evolve we may finally achieve something. The heights within the town centre seem appropriate and the change to Bassendean Oval entrances look inviting.
- The Bassendean oval access
- The oval developments seem to be all good ones.
- Building developments on Bassendean Oval
- I think the development around the oval is the right place for it.
- The oval development.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • The "green" aspect at the town centre with the retention of the Bassendean Oval. • Creation of market space behind the heritage gates at the Oval • Access to the oval • Encourage higher usage of existing oval • No unit construction on the Old Perth Road side of Bassendean oval • Development heights - with some exceptions, especially those on Bassendean Oval • Development on western side of Bassendean oval only
Upgraded SDFC Facilities (32)	<ul style="list-style-type: none"> • Developing swan districts home ground • Upgraded football club facilities • Better facilities at SDFC at and above existing site (not behind goals) • Upgrades to facility at Bassendean oval • Redevelopment of the swan districts FC • That it will help the town of Basso and the Swannies footy club to match it with other suburbs and the richer clubs • To enable the redevelopment of the football club facilities • Development of SDFC • Retention of Football facilities • The building of new clubrooms with additional residential storeys above. • To keep the mighty Swans lucrative for all time • Choice to keep sporting facilities as they are • Redevelopment of Swan Districts football ground and clubrooms. • New club rooms for SDFC • Development of the Swan Districts clubrooms and facilities • Allowing the SDFC Club to move into the 21st Century and provide long-term social and economic benefits to the people who continue to support the club. • Great design aspects, Swan Districts deserve new club rooms • New club facilities at Bassendean Oval. Well overdue • The upgrade to the SDFC • provides the correct building development zoning on Bassendean Oval so the SDFC can build new facilities • Redevelopment of swans building • Retention of sports facilities • Keeping Swan Districts in Bassendean. • New facilities for Swan Districts Football Club • Upgraded facilities for Swan Districts • New footy buildings • The two parcels described in #17 particularly the one situated on the existing Swan Districts Football Club facilities. • New SDFC amenities. • The potential for badly needed upgrades to the aged facilities of the SDFC. • #8 #9 • Also support the opportunity for Swan Districts to have a new and more contemporary facility combined with residential development. • New Swans clubrooms and more public access
Changes to the Oval Fence (15)	<ul style="list-style-type: none"> • Bassendean oval fence move • Removal of the fence line around Bassendean oval. • Relocating the Bassendean fence line. Additional entry point to Bassendean Oval • Fencing

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Re-aligning fence of Steel Blue Oval • Fence repositioning or removal and not developing the south east ends of the oval • Fence repositioning • Opening up the oval and moving it towards the skate park. • Keeping the fence around the oval • Removing oval fence • Bassendean Oval fence line • Relocation or removal of the oval fence • Increased public access to football oval • Removal of the fence around Bassendean Oval • More access to oval reserve is a great idea. It is a great site for people to sit outside with shade, trees etc. great spot

7.6.5. General Comments

TABLE 5: DRAFT MASTERPLAN POSITIVES - GENERAL COMMENTS

KEY THEMES	RESPONSES
General Support (45)	<ul style="list-style-type: none"> • It puts people at the centre of planning • Finally getting something done in the Town that would benefit the whole town. • Innovation • All of it. Lets get on and implement it and stop procrastinating • More development • All of it • Majority of it • Bassendean has been losing the country feel for years now that we were known for. • Keeping our old trees, making more family safe space, bike paths, building parking at the train station, making Bassendean centre more lively places for us locals to go after hours so the town comes alive like they did in Maylands. • I support the redevelopment of Bassendean oval and larger entry points on non match days • Modern facility for a historical community • Refreshment and enlivenment • Progress • Rejuvenation of a tired area • An integrated approach to community development over multiple areas of the town. • All • The Development of this area is long overdue and it looks great • reactivation of the area • Most • Making Bassendean more accessible and developing in a future focussed way • Updates to the area • Forward thinking • Opportunity for our Town to finally grow to support the ratepayers. More rates equals more investment in other areas of Bassendean, Ashfield and Eden Hill. • All positive steps to improve the town area ONLY

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Provides for the orderly growth of the Town Centre and adjoining parts. • I like it in general • Bassendean its a friendly community with the community in mind with its development • They are fine • Mostly all aspects • All • All of it • The vision • Change and improvement • A positive move forward considering the many stalled proposed advancement of Bassendean over the years. • Good community involvement in the consultation process. • Modern and a comprise. The future has to be considered in a sustainable manner, which this plan does • All • Upgrading and modernisation of OPR and oval • Most of it • Focus on community engagement opportunities, • Lots of community consultation and imagination • General development opportunity • That it will benefit Bassendean • I think it's overall a great plan. I love the emphasis on better maintenance and use of business tenancies (the lack of maintenance along OPR has been a concern over the almost 10 years since we moved into the area). Support for remote/from home work and microbusinesses is an essential part of the masterplan given the change to many of our working lives over the past two years. And retention and expansion of green spaces and tree cover is what will make us stay in Bassendean for the long term.
More People (13)	<ul style="list-style-type: none"> • Generate more local business and interest in area. • Lots of people are opposed, but the only way to invigorate the centre is to have more residents. It also helps solve our density issues. • Getting shops filled on OPR • A more vibrant and populated town centre • I think this will be well suited to the town and will create more foot traffic for local businesses. • The potential vibrance invited to the township • Also building up I think that would bring more people and make it more lively. • Finally an opportunity to grow to support local businesses and events, We need more people in the town to share the load. • The main principle of making the town centre vibrant • Vibrancy in town efforts • The opportunity to bring more people to live in Bassendean. • Bringing more life to Bassendean • Explicit reference to population growth
Nothing/Negative Comment (14)	<ul style="list-style-type: none"> • it is a very badly planned master that was reflected in the way it was originally presented • Residential developments near the oval is a terrible idea- refer to complaints by tenants of Claremont oval development. Old Perth Road needs more passive surveillance towards the oval, would benefit from more on road green space/parklets with cafe or similar.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • None • Nothing • Nothing • Dislike being so built up in the town centre and around the oval • Nothing really • The lack of parking around the oval and the impact it has on local residents. • Nothing at all • None. It's a joke • Not much • None!! • The TOB has been seduced with the idea of gathering many new rate payers. Multi storey and a massive increase in residential dwellings seems a sure way to achieve this. Developers always strip every bit of greenery from work sites. The past TOB proposal packs are the new developments so likely there will be no more to replace the greenery. • Nothing
<p>Casa Mia Not Potential Development (8)</p>	<ul style="list-style-type: none"> • Casa Mia Montessori School has been taken off the list of potential development sites for the time being (4) • That the land Casa Mia Montessori School is on is not being considered for development at the moment. • The Casa Mia school sites has not been listed as a potential development site. • The Casa Mia Montessori Community School is located on site 39, which has been taken off the list of potential development sites. This provides further opportunity for the school to assist the Town of Bassendean to recognise the privilege and benefits that accord with having such a school available to residents of the Town of Bassendean and other areas. • The Casa Mia Montessori School has been taken off the list of potential development sites for the time being which gives us time to let the town of Bassendean know what an important part of the community our school is.

7.7. Draft Masterplan Concerns

The following section provides the detailed findings of Question 20 in the community survey. This question asked respondents to provide feedback on the aspects of the Draft Masterplan that they had concerns about.

A total of 444 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments

The tables below provide the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.7.1. Community & Public Realm

TABLE 6: DRAFT MASTERPLAN CONCERNS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Lack of Heritage/Cultural Considerations (28)	<ul style="list-style-type: none"> • Not enough explicit discussion of connection to Noongar country and culture • Any removal of any heritage listings/character of the area, I am supportive but don't like the houses being knocked over and rebuilt with apartments. • Heritage retention, overdevelopment, character of the town being ruined by commercial developers. • Interfering with heritage listed structures, we need history, lets preserve as much as possible whilst enhancing the area in a blended plan • Getting rid of heritage buildings • Changing the current heritage look of Bassendean • Development (potentially) not in keeping with any character of the area. A lack of infrastructure funding to ensure road and drainage assets are adequately maintained and upgraded, particularly given the state of the roads and the existence of clay soils along Old Perth Road. • Will lose the charm and feel of Bassendean • That heritage of the area must be maintained • Building height is out of keeping with the historical vibe of Bassendean. 8-10 stories is beyond necessary. Also extremely concerned that new developments

KEY THEMES

RESPONSES

will extend all round the oval (eventually). Again, completely ruins the historical vibe of the oval in a very historical town. High rise development needs to stay closer to Bassendean train station.

- The continued retention of colonial heritage on stolen land.
- Proposal #16. The removal of the oval fence which has been a great feature of the history of Bassendean not far short for 100 years.
- There are a number of questions I have about the use of Category 3 Moderate Heritage Significance placed on seemingly random residential properties around the Bassendean area. Many of these do not seem to serve any heritage value. Clarity needs to be given on why these residential properties are listed as being of heritage value.
- Losing too much of the “old” Bassendean feel
- What’s happening to the war memorial?
- Loss of space used by the RSL for the members and community
- I’m supportive of increased density around the city centre, but worry the housing will lack any character features and may detract from the current feel of Bassendean.
- Turning the RSL into a multi-storey building deeply concerns me as it is a historic building which is used by our community and veterans
- Ensuring that the range of heritage and careful design elements does not alter with change to councillors and that further consultation occurs regarding the use of Success Hill station- awareness of the small community next to the station on the master plan side being catered for in terms of heritage areas being retained and the character is not lost by denser development. This is a welcoming area for many train travellers who go to the oval-ensure that continues.
- We love the village feel of Bassendean and are very fearful this will be lost with the high density allowances that will be made with these changes.
- We are not a District Centre. We have heritage buildings which seem to not have been given full consideration from a bulk and scale perspective (only a design perspective).
- Lack of respect for heritage buildings near the Bassendean station
- Don’t like the look of too many town (sic) and apartments. Are there any designated parking areas? Big problem (sic)
- That there will be too many developments and they will take over the village feel.
- Let keep the character of our town not fill it with flats and high density living for the short term gain and short term profit
- High rise developments. They spoil the vibe and feel of the charm Bassendean town has. Building high rise along and around Old Perth won’t automatically bring life to that area. It’s a proven mistake countless times. Would hate to see Bassendean suffer the same fate
- Heritage
- Not supporting retention of heritage buildings (encouraging development rather than retention)

Trees & Vegetation (3)

- Removal of the large tree at the eastern end of Bassendean Oval to make space for oval shift
- Love the extra trees but concerned they will keep planting more gums, which have been falling and aren’t maintained in long term
- Excess trees on roadways.

7.7.2. Movement & Transport

TABLE 7: DRAFT MASTERPLAN CONCERNS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Traffic Management & Access (33)	<ul style="list-style-type: none"> • No consideration of Lord St entry into the town centre. This connection and encouraging pedestrians to walk instead of driving short distances into the town centre is paramount. The current road and environment needs to be significantly improved. I'm aware that this section is owned by Main Roads but would like to see the Town advocate harder to get this particular entry into the town redesigned and cleaned up. • Traffic and parking concerns • I would prefer more reduction of vehicular traffic • Possible impact of traffic on other access roads, of which there are few, on other residential streets. • The Whitfield Street and Old Perth Road corner is very busy due to the volume of traffic entering the shopping centre, apartment block and childcare centre. This needs to be improved and a lot of no parking rules installed. • Congestion • How traffic will flow with increased residences etc and street closures/restrictions • Traffic management on West Rd between Old Perth Rd and Guildford Rd especially if development is increased on oval. This area is already congested at times. The potential for the town to 'have its cake and eat it too' when it comes to further infill in areas outside of the masterplan area. Bassendean has already been carved up and causing increased traffic in 'quiet' streets, excessive street parking and major loss of tree canopy. • The traffic flow into Bassendean with higher density particularly cars turning into Palmerston St. too busy for a narrow road. • Access and Movement Networks plan. Prioritisation of green/tree projects. • Traffic issues on west road to get onto Guildford Rd, too many apartments, • Traffic and pedestrian access on West Rd alongside the shopping centre. It is already difficult for vehicle and pedestrian access without the added development at the oval. • Turning the centre of Bassendean into high density living with no consideration to traffic flows, increased crime, anti social behaviour and lack of parking • Too many residents in the TOB increasing traffic • Traffic movement on the new developments at the oval and at the Old Perth Road area. • West Rd congestion • It would be great to eventually have the train line sunk so that both sides of the train line can be connected at Old Perth Road. This should be on the agenda to get actioned in the future. • Traffic but I hope most residents only have one car per household • Traffic plan will not work as north road and other small side streets will become heavily congested with increase traffic flow. Guildford Road which is already heavily congested will add to vehicles using the smaller quieter side streets. • Need to narrow the streets and intersections through the centre as they are wide. Get rid of on street parking. Not needed in town centre. Should be even higher density of development near station. • Traffic flow and parking will potentially not be able to be manage. • Changes to Traffic management in the town centre. • Access for items #10 and #30 • Vehicle access North Road/Brook Street already a rat run.

KEY THEMES

RESPONSES

- I was told by one of the staff at the shopping centre meeting that access to that building would mainly be Brook Street. We already have a rat run occurring here and the extra traffic would make our lives HELL.
- Parking and traffic management, currently Whitfield St is a car park from 6.15am until 6.30pm with staff from the shopping centre. Additionally the speed bump installed is insufficient as vehicles heading south doth see it until they are on top of it due to the crest of the hill.
- Only one access in and out of the pocket of residential development south of Success Station is already a dangerous intersection. Increasing building heights and densities around the train station is great, but I have huge concerns about what that means for access for residents and emergency services.
- Traffic management on the western part of Old Perth Rd if a residential development of the size proposed is built.
- Traffic movement at the intersection of Guildford Rd and Thompson Rd (opposite the sports ground), especially in light of higher density housing.
- Reduced traffic access and parking.
- No safety upgrades for Hyde Retirement Village. A crossing from the village into the Bassendean Shopping Centre would be much appreciated. Increased signage to alter drivers along James Street. A reduction in speed limits
- Traffic congestion is just one major problem that we can for see. What do you propose to do with parking for all the proposed residents of the giant high rises? This plan saddens me and I would like to be involved in future meetings regarding these plans. Thank you for considering your locals.
- Increased congestion of pedestrians and traffic

Pedestrian Only Zone (31)

- Not sure if impact on business if OPR section made pedestrian only. Also query ability to make things happen where privately owned - things will just stay the same
- Would like to see end of OPR Guildford to Wilson as pedestrians only in both lanes.
- Old Perth road
- Pedestrian only on Old Perth Rd
- The pedestrian only zones
- Closure of Old Perth Road to 2-way vehicle access. The town centre is dead. Vehicles cannot turn right onto Old Perth Road from the traffic lights on Guildford Road so people bypass the town centre. Out of sight out of mind.
- Creating pedestrian Only zone on Old Perth Road.
- Pedestrian Only zone and removal of vehicular access. Has been tried before and failed as evidenced by the low number of active trading businesses in that area.
- Blocking lane of Old Perth Road. This road was totally blocked then Re-opened years ago because of lack of parking, don't need a repeat of the same costly mistake.
- Maybe cutting off that road completely
- Limiting the pedestrian only section to one part of the road. This makes no sense. Either a complete pedestrian only zone on Old Perth Road between Wilson and Guildford road or none.
- Having a combined vehicle and pedestrian zone between Wilson Street and Guildford Road. It would be preferable to create a total pedestrian zone and open up the roadway to restaurants/pub to create a European type Piazza.
- Having old Perth Rd as a pedestrian street only
- Old Perth road closing off east bound lane and utilise for pedestrians. Old Perth Road was closed once before and re opened roads for vets, bikes, and footpaths for pedestrians

KEY THEMES

RESPONSES

- Pedestrian path on Old Perth Road
- I disagree with closing one lane in Old Perth Road. Places like Guildford, Leederville and Fremantle manage to coexist with far busier traffic and remain very useable for the general public. Closing the road in any way will affect businesses.
- DO NOT touch or restrict the roads for pedestrians only.
- Closing of OPR to vehicles
- Old Perth Rd changing to one lane
- Closing the end of Old Perth Road
- Making Old Perth Road a single lane is stupid, counter productive, not good!!
- Closing, narrowing and obstructing old Perth Road
- Closing Old Perth Road, even one side.
- Closing one part of the OPR off for cars. People that want to support the local businesses (if some will survive) need car parking to do so.
- Pedestrian only zones.
- One way street on station end of Old Perth Road - not sure about business access.
- Partial closure of Old Perth Road for a pedestrian area. Malls or part-malls only work when the place is a significant destination (e.g. Hay / Murray St). Otherwise, vehicles are important to enable access and activation.
- Not opposed but one way of Old Perth Road , will the shops, facilities warrant this?
- The pedestrian only zone #20 is a backward step and discouraging of people entering this zone. It is unneeded because the footpaths here are very wide. See how in other parts of the metro area, pedestrians, restaurants and traffic are accommodated without the need for closing off roads.
- The pedestrian only zone on OPR. Suggest a dual use space similar to Bay View Terrace in Claremont. Especially between Parker St and Wilson St as cars can turn right into it for parking. I like the idea of a foot bridge access for the train station
- Pedestrian only access of Old Perth Road - where do we park?

Lack of Parking (29)

- No parking at oval and no ghettos to be built next to the west side of oval
- Parking with the town
- Less parking more people in Bassendean because of more units and business
- Parking
- Lack of parking on Match days or other Event Displays
- Lack of parking on football and events day
- The number of apartments on the oval. Parking/traffic issues may arise
- Parking on the new developments at the oval and at the Old Perth Road area.
- Reduction of parking spaces at the Bassendean Train station with a new development. It is almost impossible to get a car park after 9am as it is. We can't reduce parking and still expect people to use public transport. Also, all new developments must have their own sub level parking and visitor parking. The town centre already has a parking space issue. How will you accommodate the cars of all the new residents living on the oval? And their visitors? Do visitors have to pay entry to the oval on game days to see their friends and family who live there? Also reducing parking around the oval is problematic. Its already hard to go shopping on game days as the Hawaiian carpark is full.
- We lack vehicle parking now, nothing in the Plan shows more vehicle spaces only shows more vehicles.
- Works to Bassendean Station carpark- would like assurance that current parking availability won't be impacted during construction works

KEY THEMES

RESPONSES

- No parking - excess traffic will use side streets to park. Add all this with visitors coming to these places is anything going to be sustainable. In reality this will probably even effect housing prices negatively in the long term.
- Wilson car parking and multi-level parking
- Lack of sufficient parking - especially removal of car park at Development site #2. Also, the lack of information about proposed relocation of Council office, and the community centre.
- The development of the Wilson St carpark without proper parking considering the extra residence proposed for the area.
- Lack of parking.
- More parking will need to be allocated to OPR for those outside Town Centre to be able to visit Centre, so a further carpark somewhere needs to be considered. Also do not agree with trees being put down the centre of Guildford Road.
- Losing parking in the vicinity and the residential development on the perimeter of Swan Districts Oval.
- Loss of parking #2 on plan (Wilson/Guildford Rd). Important to keep this if you are losing parking on Old Perth Rd. It also encourages me to use Public Transport as I can park there to catch train.
- Loss of Wilson St Carpark and the scale of proposed residential development at all three locations with not clear provision for catering for increased vehicle traffic, let alone existing users and no clear path forward to developing the actual town centre other than residential development. In other words - hundreds of new residents with no provision for more than one vehicle per unit - and fewer options for existing users of the town centre or for passing traffic that could be attracted to potential development of the Town Centre - essentially it is a lite version of the LandCorp development that didn't thankfully go ahead
- Potentially reduced parking at and access to west end of OPR.
- Lack of parking to support new residential developments and existing businesses
- Too much high building development without proper parking can cause saturation in the area
- Lack of parking
- The amount of parking
- High rise being built on current parking area behind shops adjoining Guildford Rd. There is already problems with parking throughout shire. Off street parking is required especially around high density housing. When the current train station was upgraded in there wisdom they abolished the overpass so they could open up Old Perth Road. It's come the full circle. Get rid of half the old buildings and develop the area with commercial and residential (High rise buildings, more people
- PARKING big one
- Lack of parking
- Parking, there is not enough parking at shopping centre now and more ghettos being built on the oval where is everyone going to park game day

Pedestrian/Cyclist Movement
(11)

- Cyclists who do not consider pedestrians.
- No new walk way across Guildford road near success hill train station to Bassendean oval to much traffic it really need a high above walkway to get across Guildford road safer
- Less disabled access to shops etc
- The pedestrian and cycle links are also insufficient and do not do enough to make it clear that parking is not such a major issue as non-vehicle travel is possible and encouraged.

KEY THEMES

RESPONSES

- Large developments are often poorly engineered and heartlessly modern-looking. My partner has a mobility impairment and misguided attempts to eliminate car use/parking often affect her unfairly. ACROD parking spaces should still be plentiful.
- The town is still very disjointed under this plan, the pedestrian areas are still just on the main road, walking between one area and another is not facilitated, we need another access point behind the library. Rather than a dog leg narrow pedestrian path between the bowling club and the school linking the BIC oval and Hawaiian, the proposed green link #13 along Guildford Road from the train station is developed into a definitive walkway from the train station to Wilson Street, then to Hawaiian, the Swan Districts Oval and the Swan River. Once this is done the dog leg path can be removed.
- I would prefer railway parade become closed to traffic between 1st and Second Ave thus diverting traffic away from railway parade and Lord St intersection and making it safer for pedestrians around the underpass. Lots of cars speed along there, at least 70kph! I've witnessed a mobile scooter vs car accident at that spot.
- Cycling paths on roads and
- No seats for pensioners or Mums on main road routes,
- Lack of consideration about how the train stations interact or assist pedestrian access to the Town Centre.
- Unsure if the underpass will accommodate pedestrians + mobility scooters/wheelchairs etc. Same concerns for the two train stations - accessibility has been an issue with the current elevators and ramps not being ideal for easy accessibility for everyone in our community.

Old Perth Road & Surrey Street
Intersection (11)

- Old Perth Rd and Surrey St intersection. This will put a tee junction in front of our home making it unsafe.
- Straightening Old Perth Rd to Surrey St, causing speeding down the straight a round about situation would be better
- Changing the intersection of Old Perth Road and Surrey Street. I am concerned that it will increase the volume of traffic down our street
- Lack of understanding of how congested this part of Bassendean can get. Changing the road next to the oval from the curve to a corner.
- Agree that intersection of Surrey St and Old Perth Rd needs realigning, but concerned about speeding. Believe a roundabout would be a good option.
- The changes to the intersection of Old Perth Road & Surrey Street. My house will be opposite this change which will affect me negatively.
- Old Perth Road and Surrey street intersection re-alignment may result in high speed, high traffic combination effecting residents on these streets and adjoining streets such as Rosetta and Briggs. The plan seems to reduce traffic and speeds at the west end of Old Perth Road but increase both velocity and frequency of traffic at the east end of OPR.
- The proposal envisages removing the slight curvature in Surrey Street to align Old Perth Road and Surrey Street. Given the problems that have been encountered in the Town with motorists speeding down side streets to avoid the traffic lights on Guildford Road, is it intended to place traffic calming devices along this stretch of road?
- Realignment of OPR and Surrey Street intersection
- Realignment of a road next to the oval that may put my house at the end of a t junction.
- area #16. I think this corner of the oval is wasted and will barely be used. Rather spend the money at BIC reserve

7.7.3. Built Form & Development

TABLE 8: DRAFT MASTERPLAN CONCERNS - BUILT FORM DEVELOPMENT

KEY THEMES	RESPONSES
Building Height Considerations (101)	<ul style="list-style-type: none"> • 8-10 story height at Bassendean Oval. Agree with the building area at the oval, just not the height. • 4-10 storey developments are rarely well designed in this era • Over doing the high rise, not over 4 storeys • The proposed heights of some of the newly zoned areas. • Proposed height of developments and addition of so much parking?! • Proposed height of buildings • The Wilson carpark, and all the high rises that you are proposing I believe too many in the centre will take away the charter and charm of Bassendean • I'm not opposed to residential developments, but the height seems excessive for the area and neighbourhood character. Residential development near the oval is a terrible idea. • Mid/high rise development • As a heritage practitioner, my concerns relate to the affect six to eight storey structures will have on the town's skyline. Furthermore, I hope the Town has considered the preservation of the eucalypt at the east end of oval in the context of moving the oval's playing surface to the east. The tree that is heritage listed may be threatened by the planned realignment of the playing surface. The tree is an important icon of the oval precinct. • Height of dwellings • Building heights • Taking buildings up to 8 stories seems excessive. Six at most but would prefer no more than 5 • New development parcel on site of station car park, including basement car parking (3900m²). 4-6 Storeys • High rise over existing buildings • Heights of buildings • The height of development • The height of the proposed units that are being built opposite the shopping centre • Redevelopment height of proposed buildings • Proposed building heights • Building heights not fitting in with the overall area • Multi storey developments • I am opposed to the multi level development along Old Perth Road • The height of the townhouses etc and where they are located • Restriction on building levels on top of football building • Proposed building heights, I am not in favour of 10 storey buildings at all. • New developments at significant heights • Buildings no higher than 8 storeys • High rise buildings. • High rise living which creates high density living. Increase in crime, anti-social behaviour, • All the proposed additional buildings, especially around oval and all way too high • 8-10 story developments have the potential to block light and airflow to the town centre would prefer buildings to be capped at four stories to maintain light and also the residential suburban feel of Bassendean. • High density multi level buildings around the oval. I don't agree with this.

- Height of development at Success Hill train station
- The height of the high rise should be no more than 5 stories around the oval and private property on Old Perth Rd should not be more than double story as there will be too much shadow/loss of light on neighbouring properties.
- New development around the oval.
- Height of new developments at the oval
- High rise buildings around Bassendean oval
- A few of the proposed development heights are out of step with the character and surrounding areas in Bassendean, the design of the station overpass is a concern (hopefully the entrance to the overpass will be to the side of the road and not dominating the view along Old Perth Road, #17 a children's play space positioned a very short distance away from a significant telecoms mast (there is enough published research in existence that details the long term effects on the human body in regards to the radiations emitted from cell towers, especially in developing children).
- High rise building impinging on current residential areas, causing more traffic, parking problems, noise, and loss of privacy by being overlooked by high rise. Reduction in property values caused by building flats.
- Would prefer developments to be less than 5 storeys high
- Tall Building development
- Multi-story buildings around the oval and amongst single story dwellings.
- High rise buildings
- The height of the buildings being proposed in certain areas.
- Absolutely opposed to 4-6 storey dwelling, or actually any multi story dwelling being placed on the site of the station carpark. NO dwellings north of the trainline should exceed 2 storey. I really don't believe any buildings (Wilson St/Guildford or at SD Oval) should exceed 8 story for aesthetic reasons.
- No 10 storey to high maybe five at most
- Building heights and too much new development
- The height of some buildings. Old and new.
- Despite the statement that "Parish facilities remain in place" St Mark's church is coloured for area C - 2-3 Storey development. One or the other, please. Secondly - 13 Parker street is also labelled for 2 - 3 Storey development. 3 storey development would seriously impinge on the sunlight amenity of our house for 6 months of the year. Developments on Bassendean oval should be restricted to 5 or 6 storeys - 8 to 10 storeys is too high for this area.
- The 8-10 storey, lack of environmental (Nature) planning
- Amount of high density 8-10 story developments, the creation of dense 'flat' like built up areas near success hill
- High rise
- Height of some structures.
- Impact of high rise on Guildford Road above Swan Footy club - this seems ill considered
- The heights of the proposed developments (anything above 6 stories) that do not fit in with the character of Bassendean i.e.
- I DO NOT APPROVE the HEIGHT suggestions to #6, #7 or #2 on map. Keep to 4-6 storeys only. Where is all the extra parking for these developments plus what would be taken away?
- The height here could be reduced to a max of 4 - 5 stories to include 2 floors for football/Community and 3 floors of residential.
- Heights / shading needs to be managed
- Proposed heights, especially up to 10 storeys at the Wilson car park site, seems quite high, unless some of those storeys are under ground? Care must

- be taken that this building doesn't create an over towering feel over the BIC reserve, I have similar concerns for parcels #5, #6 and #7 in relation to surrounding roads and walkways.
- Too many high rises,
 - 8-10 storey buildings, R100 zone next to my house, increased density
 - Lifting on heights Near RSL
 - The height of buildings on eastern end of the plan, opposite the footy ground is a concern. The layout of the entrance statement sculpture and gardens/park land surrounding it is a major concern.
 - New development opportunities that propose buildings higher than 4-5 stories.
 - Location and height of buildings
 - High-rise around the oval & height of Wilson St carpark development.
 - Building height. 8 - 10 stories is too high. (NDOs #2, #6, #7) NDO #2 will deny private properties between OPR & Wilson St direct sunlight for most of the (all day for a significant proportion) connection to the environment is essential for a healthy connected community. Access to sunlight is an important part of this. I note that the Midland CBD redevelopment has an average building height of 4 stories. This should be applied to Bassendean.
 - Also too many high buildings on OPR will ruin its look and village feel.
 - The high rise development at the old swan districts club house end.
 - Multi storey residential, especially near success hill station
 - I do not support high rise above 5 stories. I feel the area along West Rd that runs beside the Shopping Centre will feel like a canyon.
 - Proposed 10 story building next to St Michael school
 - Heights of the multi story developments
 - I'm not sure that people fully understand and appreciate the bulk and scale of a 10 storey building... building height is not in keeping with Bassendean. A maximum of 6 storeys is appropriate .
 - Building heights around Bassendean oval. 10 storeys on north side of oval would shade the oval and aesthetically not be appealing. Would prefer 3-5 storeys.
 - High rise buildings
 - The height of some of the buildings.
 - Do not like the idea of 10 storey blocks. No apartment blocks should exceed 4 storeys.
 - Too high for proposed development
 - High rise storeys
 - Height of some apartments and number of them. Is MY home and other elderly residents. Safe and not on list for removal? I DO support progress. But - so many apartments?
 - I am concerned that this plan will go over the proposed 10 storey limit. I don't want Bassendean to turn into the next Gold Coast. 10 storey is the maximum height I will agree to!
 - The height of buildings. In my opinion no higher than that shown in the plan at 10 storey.
 - I don't think any buildings should be greater than 4 stories high. This is the standard across Europe in major cities.
 - Building heights overshadowing, particularly near oval where shade will kill grass
 - 10 storey buildings although I understand this contradicts supporting density of living.
 - Proposed height of 10 storeys in some areas.
 - Height of some of the redevelopments

KEY THEMES

RESPONSES

- Any high rise buildings ideally prefer to say some play equipment down on the BIC the land was left for recreation what a wonderful meeting place this can be and also bring business to old Perth road also for everyone weekdays and weekends. Bring back jetties to Point Reserve also ideally a pedestrian over bridge from point Reserve to the Guildford Reserve where the 2 rivers meet to connect Bassendean to Guildford and perhaps the jetty is under and give acknowledgement to the Aboriginals and their land.
- The height of new development.
- The high rise development. The previous high rise developments. In the town lack an effort in design some remind me of 1960-70s blocks of flats that were constructed in the UK and are in fact I believe an eyesore already. An opportunity lost and I strongly believe will be repeated if this new plan was implemented.
- Myself, all of my local friends and family are extremely concerned about the proposed heights of zones E and F. Bassendean is a close community, comprising of many young families and elderly who have loved in the area for years. High rise buildings will utterly destroy the integrity of our community. We love it here and the thought of high rise buildings makes us and our friends want to move.
- I'm extremely concerned with the high rise buildings for many reasons!!!
- 6 storeys is too high for the retention of Bassendean feel - 5 max.
- proposal for A, E and F types of developments and the heights they represent
- Will the high rise affect the houses behind e.g. decrease their sun ☀️, lighting into their space, no higher than 4
- Building heights, increased crime, increased strain on facilities
- The area in Thompson Rd, that has a 3/6 high rise building
- The height of apartments should be capped to 5 floors in all instances. I think 10 stories (even on Guildford road) will be extremely dominating on the landscape
- Suggestions of multi story greater than 3 stories is concerning. residence like that there isn't multi story high rise buildings, maintaining the charm and character of the town. it will resemble those high rise dwellings in midland where most of their charm is lost with proposed businesses (cafes/shops) not lasting greater than 18 months. in 20 years time these dwellings will resemble the eyesores of the Maylands/Bayswater regardless of how they are designed. people are drawn to Bassendean because of charm and character of Bassendean, the green spaces, connection to the river and community feel. understand that the high rise dwellings are proposed as to not sacrifice our parks/green space, however is there a possibility to extend where multiple dwellings are can be extended too?

Impact on Schools (27)

- Strongly opposed to the proposed development #3 & #5 around St Michaels school and Parish. This is a major safety concern of mine for the students - increased residents around the school concerns me for safety & privacy of the staff & students. Traffic & parking around the school is already difficult at drop off and pick up times so increased traffic is a safety concern of mine.
- Any development on the BIC. The BIC was purchased by the Town people, and given to the State Government under the agreement it would remain a recreation reserve forever. You are proposing to break this agreement. It is used daily by two schools, and you are proposing to impact on children. Part of the land purchased was done by one of those schools, and they chose to combine it with the other land rather than fence it off.
- The future of Casa Mia Montessori School

- Development of child health centre and adjustments to BIC Reserve impinge on the ability of St Michaels School to use it as their oval.
- Impact on Bic Reserve and the local schools that use it and too much units being built
- The future of our school. Casa Mia is a wonderful option for the families that are not doing well on mainstream schools, and for the families that need a strong community, which Casa Mia offers.
- Proposed Residential buildings near St Michael's Primary. Proposed Residential buildings near the proposed pedestrian only street (near Guildford road) Proposed R&C building near the skate park on the oval
- Area surrounding the two schools (St Michaels and Casa Mia - James and Hamilton Streets)
- Casa Mia Montessori school needs to be able to remain where it is and be allowed to move additional buildings onto their grounds
- The looming doom of Casa Mia Community School. It's a lovely little school with outstanding education, both my kids go there. If the bowling club and the tennis club can stay then surely you can accommodate those few acres the school occupies as well. It's a school area anyway, no point putting there another restaurant or so.
- The potential for the removal of the Casa Mia Montessori School site after the lease period
- Any proposed development to the Casa Mia School site
- Although I am concerned with Casa Mia Montessori School (where my kids study)
- The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site. I do not like the idea of a school closing down.
- The lack of commitment from the council for the community school listed under item #39. My son currently attends the school and it is the sole reason for us to purchase an apartment in Bassendean in 2018. Another independent school (Riverlands) not far from Bassendean recently closed down and the school has seen a recent influx of both local and out of town enrolments. Like myself, many parents are now looking to buy in the area or move closer to the school, but with the recent draft town planning document making the rounds it is creating uncertainty around what will happen after the 7 year lease concludes. The school is a large drawcard for the town of Bassendean itself and if I have to make the choice between sending my child to a religious or public school or moving out of town for a better choice of education I will have to choose the latter.
- Probable loss of land currently leased by Casa Mia Montessori Community School. The loss of this location would have grave effects for all students.
- There seems to be a lack of clear commitment around the retention of education options in the Town Centre. While the current tenancy for the community school is up to 2027, having education amenities secure for the long term will attract a younger family focused demographic that will be critical to the town's vibrancy and sustainability
- Would like to see Casa Mia community school given a greater degree of protection from being uprooted at the end of the lease period
- The short length of lease for the Casa Mia School
- That the Casa Mia School sites is listed as "to be reviewed on 2027". The presence of this school is one of the major draw cards for me and my family remaining in, and even moving closer to the Bassendean area. The school has a strong community focus and provides residents with a fantastic private

schooling option that is not associated with a religious denomination. This caters for the diverse needs of the community, and fosters increased community engagement and participation for a diverse range of people. Being involved in the school has helped me feel much more a part of the community and also brought me into the town centre for leisure and shopping more often, an impact which further enhances the community.

- Educational facilities have been recognised by the Bassendean masterplan for only a single school, excluding the value that the Casa Mia Montessori School brings. This omission is a concern and the plan should recognise all the education facilities that fall within the Bassendean centre.
- The site of Casa Mia Montessori Community School is planned for a development site. This is an amazing school, that integrates with the community. We drive from Henley Brook to Bassendean every day because of how amazing the school is. This school must be part of the master plan moving forward.
- Developments around St Michaels school
- Development near St Michael's School
- The location of multiple stories developments on either side of St Michael school and church on Hamilton Street. No consideration for privacy/ security of school, opportunity for school to expand, pedestrian and vehicle traffic on streets either side of school.
- The area where Casa Mia Montessori School is. I would like the school to remain there and for better parking facilities provided for school pick up and drop offs. Hamilton St needs to be improved for smooth traffic
- We are concerned about the heights of buildings surrounding St Michael's and around the oval. We are especially concerned with the heights of the buildings on the other side of Guildford Road, opposite the oval. We feel this could become "ghetto" like. We are concerned with the lack of space for the school to grow - St Michael's will become "land locked" with no opportunity to expand and grow as the area and demographic of families increases.

Concern of Development Locations (24)

- Large parcels of commercial properties along Old Perth Road including the commercial centre of BWS/Five four store (private land holdings) appear to be omitted from the plan. Although I appreciate this is private land, I think this land needs to be maintained to a higher standard and investment commensurate with the other developments need to be enforced as much as possible. These properties are run down and really bring down the town centre aesthetic.
 - Small concern that with the focus on this plan and the area it is concentrated on other areas of need within the town will be forgotten about.
 - Where would the council admin buildings be located can't work that out,
 - A comment - restaurant (like RSL) assume meaning this location, would be hard when the Bassendean Hotel is getting redeveloped and the existing restaurants and cafe's on Perth Rd are finding it difficult to stay in business. Disagree with Public open space at corner of Kenny st and Guildford road been removed and turned into multi storey zone B.
 - The high rise behind the goals at the Western end will create a large shadow over the playing field. Preference is to locate the multi story redevelopment on the existing clubroom site
 - Further developments, especially if it is cheap council housing like the flats that are springing up
 - There seems to be a lot of improvement on the 'good side' of Bassendean but it is the 'bad side' across the tracks that needs to be brought up to the same standard
-

KEY THEMES

RESPONSES

- Available amenity and traffic. With increased density doesn't appear to be any provision for schooling with likely increase in pupils. Would make sense to rezone areas adjoining existing schools such as Bassendean Primary & St Michael's to allow expansion of these areas. Also selling of council and land used for public use.
- The lack of higher densities on the immediate north side of the railway line. This is an excellent location for higher rise development as it does not overshadow property to the southern side of developments.
- Large scale developments having any negative impacts to existing residential properties (lack of privacy)
- Needs more attention to retail and restaurants on Old Perth Road. As well as a less vague direction for the Hawaiian Shopping Centre.
- Why can't the pedestrian area incorporate the business further down Old Perth Road up to the shopping centre
- That Ashfield (the poor cousin) is not included and seems to have little backing from the council
- The residential only zoning on the SDFC site. It would be far better to include community and residential zoning on both Bassendean oval sites to encourage community integration
- High rise in wrong place on highway impede view of cars traffic reduce to 6 storey and 8 inner precinct instead
- New development parcels close to the train station
- Old Perth Road - changes would significantly change the amenity of Bassendean and may create a ghetto-like culvert. Lack of consideration of Guildford Road being a main road.
- Very opposed to proposed zoning changes leading to R100 zoning on southern side of Old Perth Rd, east of West Rd intersection. This will impact enormously on my property which has a long boundary adjacent to this proposed rezoning. The rezoning would allow development of 3-5 stories on my northern boundary with effects, on light, privacy, and visual amenity from my property. To me it is bad planning to allow such a height differential between adjacent residential properties. I note that in most other cases of proposed R100 zoning in the town, there is typically a street or open space between what is to be R100 and what will be R20. Why is that kind of a buffer not applied in the case of my property?
- Both building developments on Bassendean Oval should be Community/Commercial and Residential.
- I am very opposed to the new development proposed at the current location of the Child Health Clinic.
- High rise carparks. Are they needed?
- I would be interested to see what the intended mixed development for the football oval is though. It doesn't seem like prime residential space. Also the high rise near the train line is just asking to become a tenement
- The proposed buildings on Bassendean Oval. They are bad locations for such buildings and appear to be there for corrupt reasons. Development sites 6 and 7 are examples or truly lazy and bad town planning.
- The complete lack of adherence to the State recommendations for density close to transport hubs

Future of Casa Mia (7)

- That the use of the land Casa Mia Montessori School is on, is to be reviewed in 2027. Casa Mia Montessori School offers choice to residents of Bassendean and surrounding suburbs for primary school and is a contributing Bassendean community member linking with the Bassendean Bowling Club, Bassendean Tennis Club, businesses of the town of Bassendean and a supporter of Town of Bassendean Events (7)

KEY THEMES	RESPONSES
Increase in Residential Units (5)	<ul style="list-style-type: none"> Increasing housing density Increased amount of multiple dwellings Parking, high density, we do not want to be another Subiaco Strongly opposed to large amounts of additional apartments and townhouses The amount of new residential buildings leads to a new socio-economic profile being introduced to Bassendean, more people more traffic, more traffic more accidents, more anti-social behaviour (I have lost count of the emergency services vehicles I have seen where I live and shop, not to mention the pedestrian fatality a few years ago) a few years.
Lack of Higher Density (1)	<ul style="list-style-type: none"> More than enough open space already in the town of Bassendean and not enough provision for high density housing, which without we will never get the population to finally get the suburb being interesting and exciting

7.7.4. Bassendean Oval Reserve

TABLE 9: DRAFT MASTERPLAN CONCERNS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Removing the Oval Fence (58)	<ul style="list-style-type: none"> Removing the fence at Bassendean Oval Removing the fence around Bassendean oval Removal of the fence at Swan Districts would be a security issue. Oval fence Changing the fences at Bassendean Oval Any notion of making Steel Blue Oval public open space and removing the fence completely is not an option. There are a couple of entry points to the oval and the public has access 24/7 as it is. Open plan for Bassendean oval. The oval will get wrecked. Needs to stay gated. Open fencing could be suspect to vandalism Changing the fence line around the oval. Removing the fence around the oval I do not support removing the fence around Bassendean Oval on our match days. Mainly the removal of the fence around Basso oval Changes to fencing The possible removal of the fence that provides security for the football club facilities Removing the fence around Bassendean oval and The idea of removing all fencing from around Bassendean Oval. I do not support removing the fence around Bassendean Oval on match days. However, I support changing the fence line to provide large entry points during non game days. Fence constraints Removing the fence of Steel Blue Oval completely. Opening access to Basso oval Not having some form of fencing around Bassendean oval Open access to oval at all times Potential for entirely removing gate around SDFC - a gate should be maintained for WAFL events, yet open for public use, too much emphasis on 'trees', whilst

KEY THEMES

RESPONSES

being very important in our great community, we should be focused on developing the community to increase business & family engagement.

- Removal of Bassendean Oval fence
- Moving Bassendean oval easy as ground is less stable, removing the fence as pedestrians can damage the waf ground
- Fences around oval
- Removal of the fence at steel blue oval
- Removing fence line on oval
- Taking the fence away from Bassendean Oval
- I do not support removing the fence around Bassendean Oval.
- Removing the traditional fence around the football oval
- Fence at Bassendean Oval
- Opening the fence line to the reserve. the Football club have, in the past been subject to numerous break-ins and this would be tempting fate for would be thieves.
- Fencing on oval!
- Removal of the fence around Bassendean Oval on match days
- Losing Bassendean Oval on Weekends.
- Proposed moving of fence lines
- Getting rid of the fence surrounding the oval so that access is even allowed during football or other events on the oval
- Removing the fence around the oval.
- Allowing public access at all times
- The removal of the fence
- The removal of the fence
- The removal of the fence. Lack of security around club facilities.
- Removing of fence around Bassendean Oval on match days
- I also would like the Bassendean Oval area to be free from dogs if possible, so would prefer a fence remain and there were some access restrictions.
- Removing the fence on Bassendean Oval!
- Removing the fence line
- Open gates at the Bassendean RSL
- I'm hoping that the picket fence is retained in the south side of the oval with its extension
- Don't move the fence
- Oval needs to have fence during football games
- The survival of swan districts football club. They need to their identity and independents as local WAFL club. To share the ground to public is great. But we need the control on game day.
- We do not support removing the fence around Bassendean Oval on our match days. However, we support changing the fence line to provide large entry points during non game days. (2)
- Steel blue oval should not be a public open space as that would not preserve the quality of the grounds
- Open reserve at Bassendean oval
- The impact to the oval by opening it to the general public full time
- Opening up Bassendean Oval completely

Redevelopment of SDFC Facilities (42)

- Relocation of the Football Club facility. This would significantly effect viewing areas for sports and other events. A central viewing area makes sense for future events.
- Squashing Football, Community and residential together at Western end

- Relocating Swan Districts to the Eastern End of the ground. The viewing of games and events from a comfortable position is critical to attracting significant events to our town and to expect Premium customers to sit in aged and cold grandstands will be a poor reflection on the town.
- SDFC development
- I do not support relocating the club's facility behind the goals.
- If it is not the swans football club infrastructure will need to be extensively repaired anyways
- Moving the Swans clubrooms behind the goals
- The intent to protect the Heritage Grandstands is noted but that meaningful and robust protection and preservation is a locked in commitment for budget and funds at both LGA and State Gov levels. The moving of the SDFC facilities to the western end of the oval are of concern and not acceptable
- The recommendation to move SDFC facilities behind the goals (western Side) and potential to open fence up on game days
- Moving the club's facility to behind the goals is a very big concern
- I do not support relocating SDFC's facility to the eastern end
- Relocating the swan districts facilities to behind the goals
- I do not support relocating the club's facility behind the goals. I would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for the new facility).
- The thought of moving the SDFC facility to one end of the ground seems ridiculous. The prime position for viewing the ground is where the clubrooms are now.
- We do not support relocating the club's facility behind the goals. We would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for our new facility). We support amending the plan to zone both developments on Bassendean Oval 'C & R (Community facilities AND residential development)' (3)
- Relocating Swan Districts FC club grounds and opening oval gates on WAFL and WAFLW game days
- SDFC clubrooms should remain on current site, for better viewing of games on match days.
- Potential for downgrading the importance of the Swan Districts Football Club within the precinct.
- Club Facilities should not be located behind the goals. The members of SDFC would prefer to keep facilities where they are currently located while also being able to build 8-10 stories residential to provide additional funding of the new facilities.
- Relocation of club facilities to eastern end of ground behind goals. Totally absurd.
- Don't support relocating SDFC facilities behind the goals
- Relocating club facilities behind goals is not a good idea and must remain where they are currently located. It is also essential that the oval drainage is upgraded to prevent ongoing oval flooding. This will vastly improve match day experience
- Moving the location of the Swans changerooms since unnecessary
- Changes to Swan Districts fencing and clubrooms
- I do not support relocating the club's facility behind the goals, however would like it to remain where it is currently located.
- Relocating the club's facility behind the goals

KEY THEMES

RESPONSES

- Moving the football club to behind the goals on the Western end. Poor visibility for patrons for any event including football. This parcel should be also zoned C & R
- The relocating the Swan Districts Football club facilities.
- Moving Swan Districts facilities away from current location,
- Relocating the swan districts football club facility behind the goals
- The moving of the club from existing site.
- Moving the swan districts clubrooms from their current location
- The new development on existing site of SDFC.
- I do not support the relocating of the Swan Districts Cub facilities to the Western end of the oval. I support that they remain in the current location.
- The viewing area for football games and event from Members of the Swans Football Club will be very poor for members if the clubrooms are behind the goals. The playing surface should be rotated so the goals run in line with the entry gates at each end as a minimum.
- The proposed relocation of the football club to the Western end without realigning the playing surface creates a very poor viewing platform. All premium sporting facilities in Perth (WAFL) club grounds are being developed to enhance the experience of members and supporters. There is an opportunity for one of the towns greatest assets to be a real attraction for our town bringing many people in to support local businesses and create a stronger community. If this was the only option the playing surface must be rotated to align with the heritage gates as a minimum.
- Moving the SDFC facility to the Western End of Bassendean Oval.
- The football clubrooms moving behind the Western Goals leaving a residential only development at the Eastern End.
- Moving the "club house" to the western side of the oval. as a resident of Old Perth Road I feel that will be problematic. there is a great deal of noise pollution during training, games and other activities whilst the club house is on the north east side.
- New Swans development on western end is not conducive to good football viewing.

Opposed to Bassendean Oval Proposals (25)

- Very opposed to any buildings around the footy oval,
- Bassendean oval
- Bassendean oval.
- Building location at Bassendean Oval
- Development of Bassendean oval
- 8-10 storey at the oval
- Changing Bassendean oval
- Excessive development at SD Oval
- Development around Bassendean Oval
- Multi-storey residential development bordering Bassendean Oval
- The height and locations of proposed developments on Bassendean Oval
- The residential buildings proposed for around the oval
- Compromising of the quality of the oval, facilities and green spaces.
- Damage to the oval, a concrete jungle
- Upkeep of the oval.
- The oval should be an open space with trees and lawn not residential area
- The residential only building on the current football site. One would think a combination of football facility and residential here would be a better option. Better viewing for all events (not just football) and ensures a strong connection between the residents and the community aspects of the football club.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> Residential on Steel Blue oval is a NO GO! Residential development around the oval. The high rise site on Bassendean Oval. Development on Steel Blue oval and the relocation of the council building (there is not enough detail here on cost and benefit etc). The residential development around Bassendean oval is not in best interest of local residents and will detract from the ovals local amenities and charm Development around Bassendean oval, once you sell off public open space, it is gone forever. Residential at the oval will possibly limit community events as happened at Subiaco - this would be sad. Steel Blue oval

7.7.5. General & Other Comments

TABLE 10: DRAFT MASTERPLAN CONCERNS - GENERAL AND OTHER COMMENTS

KEY THEMES	RESPONSES
No concerns/Positive Comment (43)	<ul style="list-style-type: none"> None (20) Nil (7) Nothing (6) Not much (2) None, all suggested developments are positive Unsure at this stage None but would want consideration and works to be considered and professionally completed and maintained Nothing particularly. I would love to see this plan implemented quickly so that we can really start to see strong growth and vibrancy in our beautiful town. Please only allow quality and sustainable apartments to be developed. I have no concerns No major concerns, although a strategy to encourage owner/developer buy in will be important. It successfully being implemented I am pleased to see that though increase to building heights are proposed, it seems to be moderate.
Everything (15)	<ul style="list-style-type: none"> This master plan is exemplary of the town's avoidance to intensify development densities close to transportation hubs (i.e. the Bassendean, Success Hill, and Ashfield train stations). The council's position does not follow conventional planning principles of transit-orientated-development nor conforms with principles outlined in the Perth to Peel plan. The lack of status of the Master Plan and its usefulness in the local planning framework. An activity centre precinct plan is expected for each activity centre under SPP7.2, which much more detailed analysis and planning 'weight' behind it. Similarly, mechanisms to deliver components of the master plan are not there. There is ability to obtain developer contributions, for example. Built form heights appear conservative; a developer is not going to build 4 storeys; it's either 3 or 6+ otherwise it can be cost prohibitive with fire regulations, lifts etc. Everything Too much change

- Still maintaining too low a density to prevent urban sprawl.
- Lack of vision by the council over the years to redevelop Bassendean oval, fuddy duddy's which hang on to the scene and don't want to move with the times in the 21 century
- All of it
- Everything
- Too commercially biased for words, Bassendean would be no more than any other built up urban area!
- All of it, you are destroying the town
- all of it
- Too many to respond fully & individually to here. Or anywhere or anytime within the Creative Communities consultancy, because too many choices have been based on assumptions, particularly values and attitudes, that have been shown pre-BassenDreaming to be held by the majority of residents of the Town, and nothing the consultants have achieved regarding their consultative processes appears to have countered those planning priorities of the residents. Basically, the apparent disregard for what the larger community fought so hard to achieve 5/6 years ago, which clearly indicated keeping the identity of Bassendean as a village-like community of low rise and harmonious residential & commercial developments within a physical environment that puts the natural assets of the town in top priority. This masterplan pays only tokenistic lip service to those expressed wishes & concerns of the community. I am embarrassed and insulted on behalf of the caring & passionate residents of Bassendean that the Councillors & Admin were so easily convinced by most of the same lobby interests as 6 years ago, and by a very experienced slick consultancy, to agree to a disempowering contract which has allowed, legitimately within the contracted terms, many very dishonouring and disrespectful actions by the consultants toward the residents. I believe the inexperienced and lay Councillors have done the best they were able. I believe the consultants took full commercial advantage of the corporately naïve Council & Admin and while fulfilling their brief, the consultants have consistently treated the residents as lacking the intelligence or acquired experience to fully comprehend even the most sophisticated of planning demands and processes. Ask the residents not officially associated with the process who attended any of the forums if the residents felt talked down to treated like errant unintelligent children not able to ask discerning questions. The community participation rate in BassenDreaming was lower than the participation rate in the community led information events held to adequately inform the community on what was being proposed by the Council & vested interest groups 6 years ago. The Councillors were elected on platforms of promising to adhere to the wishes expressed during that consultative campaign. Sadly for all concerned, the majority of Councillors have not fulfilled their promise to the electorate. The Town's CEO and Senior Executive were not associated with Bassendean 5 years ago; they appear to have not listened to what the majority of the community stated then, or are adequately listening now. What aspect of the masterplan most concerns me? The fact that every part of the proposal lacks integrity without adequate thorough community consultation. All the community consultative processes look good on paper; none have the strength or depth of genuine sincere gathering of truth. I forgive the Council for not knowing more than they do; I am ashamed that Creating Communities has not pursued a higher level of quality professionalism for which I once held the principals in great regard. I am willing to discourse on this disheartening proposal/process at any time. (Let's not pretend this survey is genuinely confidential).
- Virtually ALL of the 40 key moves have major or minor short comings.

KEY THEMES

RESPONSES

- Selling off land around Bassendean oval with little return to community, and potential for it to become like Claremont oval. Need for careful consideration of access and parking issues (On the basis that we have a legacy of failure on this). Potential for choking of West Rd between Oval and shopping centre. Potential for development of the Hawaiian centre to come to fruition ahead of development at the OPR end of the Town as this would effectively kill the rejuvenation of OPR. Concerns re unintended consequences of relocation of the Council offices
- I don't want multistorey development on the football oval. I don't want buildings to be constructed on the SDFC carpark without them providing carparking space elsewhere on their grounds. Its already a nightmare at footy time to get in and out from my house cos of all the cars parked out front and along my street. Getting rid of the SDFC carpark is a stupid idea.. Also I don't want 8-10 storey buildings or 6-8 storey buildings in Bassendean. It would ruin its natural feel and relaxed community lifestyle. Stick apartments in the city sure. But Basso aint the city!! Also blocking off Old Perth Rd west entrance is really dumb. It was like that many years ago before I moved here. And all the businesses down that end died. Don't kill local business. Don't confuse concrete pedestrian walkway areas with treed public green space! Also where are the big river gums going to be planted? We want big shady native trees for shading walkways and better street lighting. Not for public servants to get overpaid to create a chaotic nightmare for Basso residents. Stop trying to build out Bassendean with high rises. I moved here to get away from that s@#!

Project Implementation/
Process Concerns (7)

- I have some concerns about the 'category 2 - considerable significance' areas of the masterplan. There are a lot of venues in this category and I'd like to know how the Town intends to encourage/compel owners to maintain the significance of these sites.
- Delays and opposition to the plan by council members
- If the ongoing maintenance requirements of some of the changes have been properly accounted for
- Time delay
- The master plan needs to be coupled with a strong focus on implementation and place-making. The master plan provides a strong planning foundation to draw from, but the need to ensure high levels of design quality with future developments is paramount.
- Concern that this plan will not be implemented and Bassendean stagnate. We need to move forward to encourage younger people to make Bassendean their home.
- The fact that it's taken so long to get to this point and it wasn't done sooner.

Non-involvement of Property
Owners (4)

- The failure to block the proposed extension of the Aged Care facilities means that with the combination of that, the school and the lack of desire of the Rossi's to develop their site means that that part of the street remains impossible to activate and is a natural barrier to a properly activated Old Perth Road.
- Better off developing private land and maintaining the balance to provide amenity for community requirements
- No vision for the St Michaels site, or the Hawaiian Shopping centre, or the tennis and bowling club? I understand the bowling club and tennis clubs are squeaky wheels but they occupy significant landholdings in the town centre (town assets) there are significant efficiencies that can be made with these facilities and significant opportunities for the Town. Instead of focussing on a few narrow interest groups, could there be a greater public benefit with redevelopment of these sites? Given the Town operates on such a tiny capital

KEY THEMES	RESPONSES
	<p>and operating budget, I would like to see the town leveraging on their existing assets and putting value back into the community as a whole.</p> <ul style="list-style-type: none"> • Monopoly of ownership of Old Perth Road properties not allowing progression.
Too Focused on Bassendean (1)	<ul style="list-style-type: none"> • It only concerns the purple circle of the Bassendean shire. In the future, I hope the same amount is spent on the north side of the railway line

7.8. Draft Masterplan Suggestions

The following section provides the detailed findings of Question 21 in the community survey. This question asked respondents to provide feedback on any suggestions or improvements they had for the Draft Masterplan.

A total of 390 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments
- Engagement Process

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.8.1. Community & Public Realm

TABLE 11: DRAFT MASTERPLAN SUGGESTIONS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Greater Focus on Heritage/Culture (21)	<ul style="list-style-type: none"> • More information re cultural elements • Retain any and all heritage. • Unrelated but I am concerned that the pub renovation will result in a lack of identity and become a generic establishment. • Retain the integrity of Bassendean

KEY THEMES

RESPONSES

- Careful monitoring of heritage objects during work - trees, the picket fence around the oval, and care of the oval grandstands.
- Retain Bassendean's integrity
- Support and protect heritage buildings and features and not support high rise and high density living.
- Keep heritage stop spending so much in trees
- I would incorporate some way of acknowledging migrant populations past and present in such things as building design, street art, community buildings etc..
- Ensure Bassendean doesn't lose its authentic community feel
- Also better recognition of Padbury Building's heritage and awnings or similar for protection of pedestrians against the weather.
- Liked the idea of residences above shops, keep heritage feel, open traffic into old Perth road to increase access to shops ,thus reduce traffic smaller streets i.e. Palmerston etc e.g. Coles trucks. Artist co-op main street, providore local shops.. in feel with heritage rather than over modernise.
- There should be incentives for developers to retain or include features on buildings that give them some character unlike too many of the residential developments happening outside the master plan area on the non- town centre side of the tracks.
- Make no changes to Old Perth Road.
- I would also like to see more Aboriginal information about the area pre-settlement, also a QR Code system so that way you can do a private walk and still get the information, even to do with the plants - Noongar name, common name, science number, what the plant was used for by Noongar people
- I still want to see the further provision of the Bassendean community artists being platformed in the planned open spaces; continues acknowledgement of the history of the area- especially around the old post box and railway homes; plus acknowledgement of the First Nation cultural connection with the area.
- More space for performance and creative exhibitions
- Wish to ensure retention of older properties with architectural and visual value even if they aren't heritage listed would prefer retention of more older properties, even if they aren't heritage listed.
- It's great to see a little bit inclusion of Indigenous elements - but it seems to be limited to two spaces (sites 9 and 16), and limited to plants/landscaping. Some more cultural elements would be great to see - artworks, historical and cultural information. More support for community-oriented things like the Share Shed at the youth centre would be great. Ensuring that the new multi-level premises don't look like grey concrete blocks will be important to successfully making the spaces look and feel liveable and in keeping with the current Bassendean styles.
- Development is necessary but needs to be kept in character to the rest of Bassendean. Buildings need to be not predominant in an area with local houses

Suggestion on
Playgrounds/POS (14)

- There needs to be a proper playground around the oval as there is no decent playground nearby. I would like to see the tennis courts moved down to the oval area and this needs to be seriously worked into the planning.
- Path along the river! Sandy Beach Nature Playground.
- There's is a lack of big playgrounds with a variety of play equipment/areas. The ones currently around are dated/run down.
- I would like to see a playground and relaxation area at the existing SDFC for all to enjoy.
- I'd suggest to provide more spaces for community gatherings and parks.
- More or provision for more recreational facilities . Reasons to bring people that don't live in Bassendean to visit, not just the WAFL

KEY THEMES

RESPONSES

- The area that is currently housing the child health clinic should be a playground.
- More small play area for younger children
- Updating of some the existing green spaces for playgrounds that are suitable for smaller children. Update to Palmerston square playground is great, however the play equipment is not suitable for smaller children. swings can only be used by children 4+. Only other parks/playground suitable for toddlers is sandy beach or point reserve. Play grounds are important for children of all ages, however current updates have not considered that children as young as 12 months enjoy these spaces too.
- I love to see a water playground in a park area.
- Maybe I'm a dreamer but it would be nice to see the opening of a cinema and also a mini golf park etc. Also maybe a few tables with a built in chess etc. boards so people will be encouraged to come into town more. A built in table tennis table, so people can bring their paddles and ping pongs and play.
- Tables in town centre for old people to play checkers, chess site. Just a thought.
- Increase the size of the skatepark. It is an excellent park but could be bigger and there is space there to do so
- Increase parks quality areas like the new war memorial are great, well cared for to a high standard

Suggestion on Trees/
Vegetation (12)

- Community garden
- A community garden?
- More trees and native plants
- Can we include a community garden within the town centre? Those living in apartments, and the community in general would benefit from having a central edible and or therapeutic garden space to take part and pleasure in.
- Do not plant trees in the middle of the street as it gets too awkward when trying to get in and out of driveways especially with trailers etc
- Planting a variety of new trees, not more gums
- Embrace meant of technology more along the trees and art, the future needs it
- Open space and green walkways
- More green space
- Plant huge native trees and create Basso carbon sink.
- Retain ALL existing open green space and mature vegetation and all heritage buildings
- Where are our tall tree havens in the town centre? It would be good to allocate sites in the Masterplan (and the rest of the TPS) where tall trees – in particular Marris - can be allowed to grow to maturity. Put them on the map. Q.7 asks for support for areas that show trees on the plan with no degree of commitment given (whether they have long-term status as open space reserves.

Upgrades to Old Perth Road
(11)

- Make the family that owns most of the buildings in Old Perth Road upgrade their buildings.
- Make Old Perth Road beautiful with colour, hanging baskets and platters. Like lots of country towns and trendy suburbs in Melbourne.
- More opportunities for green space down Old Perth Road. Pocket parks, drop in garden cafe, tree-ed rest stop with seats.
- Some of the old cream brick buildings along Old Perth Rd are very unattractive. There is also such a mixture of buildings that don't necessarily work well together
- Make more of OPR pedestrianised, like Claremont quarter. Improve access across Guildford road at Bassendean and Success Hill stations and existing underpass.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Force the dilapidated old building in the pedestrian area to have a major facelift. They are not inviting • Replacing existing shopfronts and the under-used arcade with more modern mixed residential, shopfront high-rise buildings to a maximum of 5 stories. • Development on Old Perth Road - closer to the train station with retail/cafe below. • Big water feature somewhere along OPR • Bulldoze half the old shops. Think really hard about retaining insignificant old buildings that require huge sums of money to maintain. Clean up the Old Perth Rd, it is untidy unkept and dirty. Footpaths, uneven weeds growing everywhere • Being a previous business owner in OPR. It concerns me that there is still no real plan to support and encourage new business into the area and to support small business once it is there. Having offices on this part of the street does not encourage foot traffic in the area. The shop fronts need to be open and incentives/support given to new retail business.
Suggestion on Schools (11)	<ul style="list-style-type: none"> • Areas adjoining schools to be zoned only to allow education to allow expansion • Keep Casa Mia Montessori school where it is • I don't care as long as you leave the school alone • If Casa Mia Montessori School is to be replaced by a building, I strongly suggest that a new and more spacious area is made available for this great Primary School • Lock in the space leased by Casa Mia Montessori Community School for the future. The footprint of the school is such a small percentage of land held by the Town of Bassendean that means so much to all the students and their parents. • To allow the Casa Mia Montessori School to purchase the land it is currently on and the land that is behind the school on Whitfield Street. Especially if this is going to be a closed "Safe" street. • I would like to see a firm commitment to maintain the Casa Mia site in the future for the school. • Casa Mia Montessori Community School is part of the masterplan • To consider The Casa Mia Montessori School as a main community school for the town and support the school to expand in any way and improve the surrounding of the school. • Just review development near St Michael's School • I would also like to see Casa Mia Montessori School remain part of the Town of Bassendean past the 2027 lease review date.
Amenities for Dog Walkers (4)	<ul style="list-style-type: none"> • Fenced off leash dog area • A fenced dog park would be so good for the community • Fenced dog park • I would like to see a fenced dog area
More Options for Businesses (3)	<ul style="list-style-type: none"> • Collaborate working up and pop up spaced for businesses • Shops on the ground floor of apartments to be useful to the community • Mentioned above also bank teller machines be great
Comment Regarding Safety/Security (3)	<ul style="list-style-type: none"> • Security is paramount...deterrents for unruly behaviour • High density housing close to train stations is so very pre-Covid. Bassendean is a semi-rural suburb with low density population. How can the river be better utilised in this plan? • Add more lighting, parking and security cameras

KEY THEMES	RESPONSES
Beautification of Guildford Road (1)	Improve streetscapes along Guildford Rd in conjunction with Main Roads and upgrades to town hall facilities

7.8.2. Movement & Transport

TABLE 12: DRAFT MASTERPLAN SUGGESTIONS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Traffic Movement & Access (24)	<ul style="list-style-type: none"> Transport access to and parking in the Town Precinct is still an issue to the shopping centre. There is no easy access from the north of the railway line to the Town Centre? Traffic bottle necks for vehicles into and onto Lord Street from the station, entry to and from the Bassendean Shopping Centre and from Thompson Street all need to be addressed. I also have concerns about traffic movement into and out of the Town centre from the traffic lights and access to Old Perth Road. The secondary vehicle movement category must remain for this segment of West Road and Old Perth Road. The design of this aspect needs to satisfy residents and visitors especially those with families for short term access (i.e. 2 hour parking for appointments, meetings etc.) to the Shopping Centre, restaurants, Council community and health facilities) and to use the BIC Reserve and/or follow the heritage/way finding nodes and walking to the river. The current design of the vehicle movement for access from the northern sections of Bassendean do not encourage residents to use the Town Precinct any more than they absolutely have to. Ease of movement would encourage the use of many of the improvements and the return of visitors to the ToF B. Lord Street entry into the town centre (consideration of the connection with the other side of the train line to improve the pedestrian environment and reduce the number of short car trips into the town centre) Close the road between Old Perth Road and Guildford Rd how it used to be. The street was buzzing till it opened. Then it died Open up the town centre to passing traffic on Guildford Road. Make non-residents aware of the town centre. At the moment it is too inaccessible. Safe active street to follow to St Michaels Primary / BIC reserve For new development on east side of Bassendean oval, provide a right hand turning lane to access Bassendean oval. Provide a right-hand turning lane for trucks to turn into Coles shopping centre at Whitfield street. Remove access and movement networks plan from the masterplan Remove Access and Movement plan from the Masterplan. Remove Access and Movement Networks plan from Masterplan. More disabled friendly access and less making cyclists important Movement of traffic to entry and exit to Bassendean from Lord Street and Guildford Road especially on the peak times. New development should have their own basement and ground parking. You should be letting the current Bassendean residents know the estimated number of new vehicles being introduced (min of 1 per household), estimated number of new people, but to me the big one is what have Main Roads say to the changes, especially to the traffic on Guilford Road? What do the Police say to bringing in "X" new people into the Town - do they have enough current personnel to handle the new numbers?

KEY THEMES

RESPONSES

- Improve the linkage of cycle paths and pedestrian areas, improve traffic management schemes, further consider parklets down OPR and also the use of carparks within 3-5 minute walk of OPR to help mitigate traffic movements.
- Better and easier access across the railway to Success Hill from town centre
- Round about intersections put in along lord street to allow better flow of traffic and safer conditions for residents
- Roundabout on Surrey St/old Perth intersection.
- Add extra Guildford Rd access points to eastern side of oval, as well as addressing the lack of access to development proposal on the site here side of Guildford Road near success hill.
- Station street should be extended along the railway to the east, under Lord Street to connect to Thompson Street and the pedestrian bridge at Success Hill Station. This would allow people from the shops to only have to cross Guildford Road to access the station.
- Bring back the jetties at Point Reserve. West Rd outside Hawaiian shopping centre is busy enough so major traffic consideration HAS TO be made so it doesn't become a bigger bottle next .. check it out in the afternoon!
- Liked the idea of residences above shops, keep heritage feel, open traffic into Old Perth Road to increase access to shops, thus reduce traffic smaller streets i.e. Palmerston etc e.g. Coles trucks. Artist co-op main street, providore local shops.. in feel with heritage rather than over modernise.
- I would like to see better vehicle and pedestrian access to Hamilton Street during school hours, as this road services 2 primary schools and an Aged Care Facility. The intersection near Old Perth Road is often congested at these times with cars accessing these facilities, and sometimes large vehicles such as trucks contribute to the school pick up/drop off congestion and block street access.
- Concerned about the absence of recognition of drop-off/pick-up on south side of the station.

Parking Considerations (23)

- More parking available alleviate congestion
- When redoing the Bassendean shopping centre, the carpark is a joke and needs to be addressed.
- More car parking at rear of businesses
- If not developed the Rossi shopping centre building car park should be made to comply with current parking layouts as it is very dangerous
- Better parking options
- The Rossi shopping centre needs a good clean up and upgrade also the car park there is in very poor condition also the car parks there are in very poor
- More carparks avail at shopping centre and Bassendean oval
- Remove Wilson and multi storey car parking
- Increase parking
- Where is everyone going to park? There are always more cars than apartments in higher density dwellings.
- The planning of 3 - 5 level apartments close to the BIC and two schools on James and Hamilton Streets is concerning. Traffic and parking is already at a premium on these streets so any new development would need to include its own parking e.g. under ground parking for any new high rise apartments.
- Better clarity around car parking, especially on east side of Bassendean station. Also car parking at Success Hill station - currently there is none. And identification of a preferred location for Council offices and community centre.
- Be very mindful in planning of traffic problems and provision of adequate parking, especially around oval.

KEY THEMES

RESPONSES

- Additional carpark for those outside Town Centre to park when attending, no trees down Guildford Rd, no multi-story north of trainline.
- Introduce herringbone parking along the train station end of Old Perth Road as existed previously.
- Improve street parking around oval. Restrict parking on Sat at Hawaiian shopping centre to shoppers as it's VERY difficult to find a park on footy days. Love the botanical loop and increased family areas on BIC but where are they going to park if you build on #2 - not thought through!! Similarly, new Bassendean hotel will increase patronage and need more parking in the area not less.
- More parking! Reduce traffic congestion. possibly have a set of lights at the intersection of West Road and Old Perth Road to help with traffic around football times
- Sort out existing carparks within this master plan. Bass Village shopping centre carpark is stupid. The carpark half way down OPR near Basso Pizza and BWS and 5 4 store is just a nightmare and its very busy for the great businesses that are there. I believe Bassendean Hotel is sorting out their car park situation with its renovations. Don't put the development too high where it's proposed for the Wilson St carpark. Keep OPR as it is, has great Village feel and is perfect for the OPR markets. Perhaps property owners could consider cheaper rent for the great businesses that are there, to keep OPR busy fully tenanted and vibrant.
- Timed parking and more speed mitigation for bikes and vehicles
- More shops, more parking, facilities
- Central angle parking all along Old Perth road and wide cross streets, like James and Wilson St, with cycling lanes adjacent to footpaths.
- 45 degree parking to get more parking spaces for cars
- Longer parking time around the side streets of Old Perth Road

 Pedestrian Crossings/Access
(14)

- Pedestrian access under train line to extend under or over Guildford Road
 - Review the plan in light of the needs of the residents who use prams, mobility devices etc. Asking Hawaiian to improve access from the Old Perth Road entry. Escalators are constantly out of order. Maybe a lift on the outside of the building near the glass doors.?
 - Improve pedestrian access to Success Hill station
 - Improvements to the pedestrian/bike crossing at the intersection of Collier Road and Guildford Road- currently very dangerous and may prevent people from active transport to the Town centre
 - Rather than a dog leg narrow pedestrian path between the bowling club and the school linking the BIC oval and Hawaiian, the proposed green link #13 along Guildford Road from the train station is developed into a definitive walkway from the train station to Wilson Street, then to Hawaiian, the Swan Districts Oval and the Swan River.. Once this is done the dog leg path can be removed. Think the walkway along the river in Brisbane. (Pity it is Guildford Road but the draw card could be the river)
 - Better accessibility for Old Perth Road as a hub
 - Improve access across Guildford Road at Bassendean and Success Hill stations and existing underpass.
 - There should be more thoroughfares, if you are young and fit and it's not 40deg or raining and you have time to spare this is fine, but we need to make Hawaiian accessible to those who don't drive, carrying shopping from Coles to Eden Hill is a chore as there is no bus service.
 - I would also like the proposed green link #13 to be developed into a definitive and safe walkway from the train station to Wilson Street and Hawaiians,
-

KEY THEMES

RESPONSES

allowing the narrow path between the Casa Mia school and the bowels club to be removed.

- We need to have a vision similar, and channel the walkway along the river in Brisbane. As an alternative to the narrow pedestrian path between the Bowling Club and the School, linking the BIC Oval and the Shopping Centre, site #13 could be developed into a definitive walkway. It would run from the train station to Wilson Street, to the Shopping Centre, Steel Blue Oval and the Swan River. Once this is completed, the dog leg path could be removed.
- Plenty of access for people with disabilities
- I would welcome an improved footpath from the aged care facility on Hamilton Street to adjoining parks so that residents can be easier taken out to enjoy the beautiful open space provided. It would be good if these were wheelchair accessible and mostly free of slopes and hills - towards palmer square, including accessibility within the park. Creating places where elderly and children can connect or even just observe and inspire each other would help create not only diverse, but also more compassionate communities if done well.
- With an increase in residential development on West Rd I would like to see another pedestrian bridge from the shopping centre to the Oval. The bridge could be accessed from the upper level of the Shopping centre near Dome Cafe. Or included in any new development that might take place at the Shopping Centre.

Pedestrian Only Zone (13)

- End of OPR to be made pedestrian only in both lanes.
- Re-think pedestrian only access of Old Perth Road
- Leave Old Perth Road as is for entry into the parking area at the club and for traffic flow and parking
- I'd like to see the removal of the one way section proposed in Old Perth Road.
- I think that the proposed reduction of Old Perth Road for motor vehicle use will be too restrictive for access and hence viability of businesses.
- More pedestrianisation of Old Perth Road. Make Surrey St a Safe Active Street similar to Whitfield St down to Point Reserve
- No pedestrian zone. It will cause more congestion as it limits the exits and entries into the town centre.
- Include both sides of Old Perth Road as a pedestrian only area between Wilson Street and Guildford road.
- Leave both lanes of old Perth road open to vehicles
- Rethink the closure on Old Perth Road. Only two eateries on that side and this will kill all the other shops
- I support part of this proposal but not the full length of the one way – only as far as Parker St. 'A' is a lovely idea but there's not enough space to do it all. Suggest there be a roundabout at the corner of Parker St so that 'lost' traffic is not forced onto Guildford Rd. End of Parker St could be taxi point and Station drop-off/pick-up point too. Good for the Hotel too.

Public Transport Considerations (6)

- Public transport a major issue
- Sunken train line is my main hope for the masterplan.
- I would seek to have the pedestrian access to and through the Bassendean Station moved underground rather than overhead, as it is at Maylands station. This is more inclusive due to the addition of ramps, rather than relying on stairs and lifts (which are often out of order)
- Monorail or Tourist tram from station to library, shopping centre, Swan District Oval and back. USB and Electric Car ports, party street lights
- With upgrading the station, please try to get the lifts upgraded by Transperth to the newer ones that are seen at Perth station etc.

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Sink the train line at Bassendean and Success Hill stations and sell the land for higher density development. Create a piazza above Bassendean station for people to walk from one side of the train line to the other through the piazza.
Amenities for Cyclists/ Electric Car Users (4)	<ul style="list-style-type: none"> • Does a masterplan include electric vehicle charging station areas? Or public charging points for e-bikes and scooters? • Electric vehicle integrated into new developments incl car parks and retail spaces. A recent government report shows that EV owners are overrepresented in 'old' suburbs like Bassendean. EV charging facilities encourages EV owners to patronise adjacent public areas and businesses. If this is a long-term plan, it's much easier to do this now, rather than retrofitting later. • I like it. A ramp on the north side of the train station to create a smooth cycle connection between Broadway/Ivanhoe St to Old Perth Road would be ideal. • Don't put cycling paths on roads as it's dangerous
Greater Connection to the River (1)	<ul style="list-style-type: none"> • Improve the connection to the river and develop much better facilities along the river.
Don't Allow Cyclists on Streets (1)	<ul style="list-style-type: none"> • Stop cyclists on street

7.8.3. Built Form & Development

TABLE 13: DRAFT MASTERPLAN SUGGESTIONS - BUILT FORM AND DEVELOPMENT

KEY THEMES	RESPONSES
Suggestion on Heights (42)	<ul style="list-style-type: none"> • 3 - 5 Storeys Low townhouses/apartments The designated residential sites as shown on the Development Locations and Heights map for areas B and A adjacent to Lord Street could be raised to a maximum of 5-8 storeys • Nothing above 4 storeys and to be designed as environmentally sustainable buildings • Change the heights on the Number #6 and #7 development opportunities at Bassendean Oval • 3 Storey limit • I'm quite pleased with the proposed plan but am concerned with potential overshadowing of future developments on to existing residential properties. Mind you, this is already a problem within the town but with such an increase in heights, existing residents should have the right to access to sunlight on their properties. If not, they should be compensated somehow. • Limit development heights to 6 levels where setbacks can be achieved. Buffet heritage buildings from impact of new developments, or really consider excellent design outcomes at heritage/new interface. • Other than the height, all is good. • Reduce number of storeys and apartments buildings • Increase residential stories to help provide additional funding • Maybe 2- 3 storey houses instead if 10 storeys • Minor reductions to the heights (capping at 8 rather than 10) • Reduce heights • Scrap the 8-10 stories. Ugly. Not opposed to development but needs to be true to Bassendean. We do not live in Bassendean for the high rise life. It's all about the country-like community feel. 8-10 stories is not that!

- Remove high rise apartments from the oval
- Remove high rise apartments
- Max development height - 5 storeys, relocated/upgraded youth facilities, higher focus on sustainability/green developments
- If you must have high rise put it opposite the shopping centre where it does not encroach on current housing areas.
- Allowed to build 8-10 stories on development
- No buildings over 8 story
- 5 storey maximum
- Lower the height of proposed development.
- Keep the heights 4-6 storeys high.
- Not to have too many high
- That new high rise developments have a capped story limit of 4-5 stories, and that it is only possible for developments to incorporate all the principles outlined around quality development, diverse, sustainable design that fits with the local character and feel of the town etc. A range of choices must be available, not a parcel of small pokey cold/hot one bedroom flats that limit residents quality of life, and look horrible! Great opportunity to do something really innovative which will enhance the centre of Bassendean while providing some high density living near the transport nodes in the area.
- Make a cap of 4 stories for the town.
- Reduce height limits to maximum 4 storeys with setbacks, or 3 storeys maximum.
- Reduce to height to 5 stories for all high rise development
- reduce the max height to 3 to 5 storeys
- Heights capped at 6 storeys. Location marked F (west of oval) capped at a height to match - or be only one storey higher - than the opposite Hawaiians Development to create a balanced entry into the town. Letters marked G over Cat 1 and 2 heritage buildings should be a maximum height of 2 storeys and stepped back. Clarify height bands and remove overlaps to eliminate confusion and to tighten controls on the built form. Make 'G' north west of Bassendean station 'H' and allow 6 storey to compensate for lower building heights over the heritage buildings on OPR. Reduce height at Success Station to maximum 4 storey height OR investigate access to and from this pocket to ensure such a building height is feasible. Lock in the green space being used as informal parking on game days for formal parking. (I can't find anywhere how parking would be managed if this area is built out as residential).
- No development greater than 6 storeys. Staggered heights on developments is one way to make tall buildings visually appealing (e.g. Whitfield development on Old Perth Road).
- The height of the existing apartments on Old Perth Rd should be maintained for the proposed mixed use developments and residential apartments apart from the one at the Wilson St carpark which would be buffered by the hill. This would provide for a cohesive eyeline throughout the town, without creating eyesores. The C height on the east side of the oval should be at D, to prevent lack of light to the houses behind them and to maintain the eyeline along and around this section of Old Perth Rd.
- Ensure sunlight not obscured by building heights at the top end of Old Perth Rd
- Hope this will be a few seats with backs to lean on. In a (s)c and just to sit and enjoy the sun. I dont want 8-10 storey developments in Bassendean i.e. anywhere in Bassendean masterplan. Its to see the sun and blue sky.
- Residential C Hyde Retirement Village 1 Level + Seniors Only. Residential Development 2 storeys. New and existing developments 4 storeys. Whitfield street to return to original and shopping centre.

- No building developments allowed above 3 storey. Full stop.
- Limit heights to 6 or 7 storeys
- We don't need high density block of flats we can build character homes with a little effort 2-3 stories where people would like to live and bring up a family that would enhance the area not detract from it. The old adage less is more comes to mind You only get one chance at things like this don't bugger it up for the sake of profits in the short term. You want blocks of flats move to Maylands you want warm and cosy with a family feel come to Basso.....
- Reduce the height of proposed high rise buildings by at least a minimum of half.
- Just don't have high rise buildings. If we'll degrade the values of Bassendean the dream town
- Extension of highest density to be extended throughout the planned areas but maintained heritage type designs. Not like the horrible 5 story one already built. The 3 story one is much more aesthetically pleasing.
- No high rise apartments

-
- Location of Development/s (17)
- Make section on Guildford opposite the oval east of Thompson which is currently vacant higher density
 - Redevelopment of Bassendean shopping centre (where BWS is) to join together E and W sides of OPR
 - Move the bike/skateboard park away from oval and more toward the public pedestrian zones.
 - Removal of the building developments
 - More focus on maintaining and improving the 'bad side' of Bassendean
 - Also suggest to concentrate more density towards Guildford road & old Perth road.
 - How can the river be better utilised in this plan?
 - Do you want Basso to feel more like Guildford or more like Bayswater Centre / Maylands? The interactions with the train line are key. If partial closure of Old Perth Road is to be considered, then the impact on Guildford Road should also be considered. No high rise on Guildford Road
 - Remove R100 proposed zoning on southern side of Old Perth Rd, to east of West Rd intersection
 - Reduce proposed new residential development in existing parking or open space provide parking both longer and short term for residents, train users and shoppers visitors and introduce rating and other strategies that encourage mixed residential commercial development of existing Old Perth Road properties
 - Build on other side of line near new development
 - If you want to build a high rise why not do it between the existing houses on Hamilton street and the tennis court. The location where the child health clinic is already a traffic snarl whereas a new development on Hamilton Street which includes parking would significantly help that area.
 - Considered the classification of residential areas either side of St Michael school. How is the masterplan attracting more families to the area when multi storey developments are considered in most locations, what is the plan bringing to the table for small business owners and attract people into the town in afternoons, evenings, weekends
 - Any new resident development so close to the schools is also of concern as historical experience suggests that the schools and the Town of Bassendean would potentially be left dealing with regular complaints from residents regarding the noise, traffic etc generated by the schools e.g. chiming of the school bell, sound of children playing at break times and PA system sounds during events. Both schools have been liaising with the Town of Bassendean
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KEY THEMES	RESPONSES
	<p>for a number of years regarding a playground on the BIC and indeed this has been requested by students in the St Michael's Strategic plan. It's disappointing that it doesn't appear to be included in the master plan so it would be good to see this inclusion</p> <ul style="list-style-type: none"> • #40. Seems to be scope for some 6-10 storeys here, close to Guildford Rd. Can this be foreshadowed?
Less Density/Buildings (12)	<ul style="list-style-type: none"> • I'm not opposed to further development, but I am concerned about the high density housing proposed and the increase in population in Bassendean. As I'm approaching retirement I would like to see Bassendean retain that sense of community, a safe place for everyone. I'm not sure that would remain with high density housing. • Less housing • The area that is being considered for all these new townhouses is crazy busy now imagine with more people. • Drop the high rise density living by 90 percent. Do not develop to the east side of the town towards the river. • Don't put the high rise in the 'older' part of Bassendean - the trees, green space and quiet are why most of chose to live here. • Remove building developments • Get rid of the whole thing, it's pretty appalling. We shouldn't have this kind of development in Bassendean. Put a few more of the high rises up Old Perth Rd if you must but don't build huge blocks of flats everywhere, there is no parking and the roads are already too congested. People in single story houses shouldn't have anything over 2 stories next to them, it's horrible. Please don't do this to our lovely suburb. • Stop selling land • If the goal of meeting the required number of new dwellings all within the town centre cannot be achieved without apartments with 10 stories then a compromise with new dwellings outside of current proposed masterplan area is needed • Less apartments. • remove A, E and F and make them one of the other proposed developments / heights that are lower in structure and density • Remove development on West Road side of the oval. Reduce development of Guildford Road side of oval to 6 storey.
More Density around Train Stations (5)	<ul style="list-style-type: none"> • Increase development densities close to the train stations. The highest housing densities should be earmarked here. • Higher density development around success hill train station. • Higher population centred around station especially old Hadfields land. • Revise proposed zones under 'Development Locations and Heights' - i.e upgrade 'B' sites to 'A' and 'C' sites to 'B', if they are within 1 km of the train stations. • Consider extending the curtilage of development opportunity to a wider are on the northern side of the station.
Development of RSL (4)	<ul style="list-style-type: none"> • Rezone the RSL and the public open space on the corner of Kenny St and Guildford Rd to community purpose. • Grant the RSL a peppercorn lease and provide water to it so they can continue to improve the land and provide a public space that will enhance the membership and community engagement of the RSL • Include the Green space next to RSL with the RSL to expand the community involvement

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> As above the peppercorn lease for the land not given to RSLWA,
Quality Development/s (2)	<ul style="list-style-type: none"> Include further evidence/research on how we are aiming to attract good design outcomes from potential developers The QUALITY of the architecture and landscaping through out the project is a major concern. Disappointed the overpass from the ground to the shopping centre has been dropped as I think it would have added a real interest point/difference point to the area. .
Update Tennis/Bowls Club (1)	<ul style="list-style-type: none"> The tennis and bowls club are in desperate need of revamp and upgrade to encourage more people to use the facilities. More focus on those upgrades rather than so much on parks and BBQs. We have a lot of those already. Those areas should be focussed more around the river and not the town centre. Stop it with the stupid safe active streets. No-one uses them and it just makes driving more difficult as no-one knows who has right of way. And for god's sake please stop wasting my money planting trees in the middle of the roads. We need parking spaces too, particularly if you're going to make it more difficult for people to catch the train because they can't park their cars there.
Upgrades to Telecoms Infrastructure (1)	<ul style="list-style-type: none"> Council needs to push NBNCo. into adding Bassendean to their upgrade plan or nobody who uses the internet for anything other than email will want to move into the NEW revitalised Bassendean.

7.8.4. Bassendean Oval Reserve

TABLE 14: DRAFT MASTERPLAN SUGGESTIONS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Considerations for Football Club Facilities (34)	<ul style="list-style-type: none"> Leave the Football Club where it is and allow up to 8 stories above. Both development sites should be C & R The SDFC development should be where the current SDFC building is and be 10 stories and the residential building should be adjacent the shopping centre Larger facility at SDFC Don't move the pavilion just upgrade the clubrooms. build the apartments on the other side of the oval. I believe Swan Districts FC is a vital part of the Bassendean community. The football facilities and financial stability are crucial. It would be best to amend the plans to have SDFC facilities remain where they are and developing 8-10 additional residential stories. Give swan districts football club a chance to develop the ground for new club rooms and apartments. The club also holds a place in Bassendean heritage. My suggestions would be for the council to get in a room with Swan Districts to nut out the best for the ground Allow SDFC to build residential as well as Club facilities on its existing site. I have been a Swan Districts Member and supporter for many decades. I would hope considering the massive investment of the Club's volunteers to the social fabric of the community, that Councillors would give due respect to the concerns of the general membership. Redevelop Swan Districts Football Club premises on existing site. SDFC remaining at present location but more stories SDFC to be built on existing site

- Support the local WAFL club
- I SUPPORT the fence line proposal as outlined by Swan Districts football club and the NON RELOCATION of the football club facilities
- I would like to see the Swan Districts Football Club facility to remain where it is as opposed to being moved to behind the goal posts.
- Football clubrooms on western side of Bassendean Oval to better connect with the shopping centre with removal of current clubrooms to create more open space
- Consult with the Swan Districts Football club and work out a win - win scenario for the Town and the Club
- Generally, I support the Master Plan but would like to see the Football club remain on the current site with new facilities
- Redevelop the existing clubrooms in their current location and add more community based facilities. Add more residential high rise apartments around Bassendean oval
- Looking forward to seeing upgrades to the Swannies home ground!!
- I do not support relocating the Swan Districts club facility's behind the goals it needs to remain where it is currently located while also being able to build 8-10 more residential stories
- Would suggest the ability to build a 8-10 story residential building to provide the funding required to build the new club facilities. I support the amendment of the plan to enable this to happen
- If SDFC was to relocate to the western end rotate the oval to be aligned with the entry gates. This would enable a better viewing for patrons/members at football and other events. If this is not possible then zone the existing SDFC facility C&R
- The two development parcels on Bassendean Oval should both be zoned mixed use with residential and community aspects. This would create a closer connection between residents and the community they are part of. Having a residential only building where the current swans are will create a them and us scenario. We should be inclusive and attempt to co habitat at every opportunity.
- If the SDFC was to be relocated the oval should be rotated on its axis to enable better viewing from proposed clubhouse for what is a premier sporting/events facility. We should be planning to make Bassendean Oval a much sought after sporting venue to attract other events like the WAFL Grand Final etc.
- The biggest concerns with previous proposals was a fear created by some that 'FLATS were proposed everywhere. There should be a strong push to ensure a connection with community and residents in any development. By zoning the current football headquarters C&R would allow for the redevelopment of the clubhouse on the same site while at the same time including residential. This would build a strong connection with the residents and the community they are a part of
- Include the SDFC facility as part of the residential complex to ensure residents are connected to our oval and its uses. Rezone C&R at both locations on Bassendean Oval to accommodate both aspects of our community.
- Just an approachable for all supporters of swans and the opposition teams to join the club rooms
- Both development parcels on the oval should be a mix of residential and football club along with maybe some mixed use commercial opportunities.
- The Swans football club should remain where they are with an 8-10 story development.
- Keep footy club car park for carparking. Don't build anything more than 2 storeys on the oval and don't make them residential or business buildings else

KEY THEMES

RESPONSES

	<p>Swan Districts footy club will prob get told to f@#k off due to noise in close proximity to homes/business. Would be a shame to lose swannies club.</p> <ul style="list-style-type: none"> • Both development parcels on Bassendean Oval zoned C & R to marry the community to residential instead of creating a them and us situation. • Amending the plan to zone both developments on Bassendean Oval 'C & R'
Minimal Intervention to Oval (20)	<ul style="list-style-type: none"> • Stay away from the BIC • I don't believe the Bassendean oval needs high-rise building will completely destroy the charm of our oval. • Ensure SDFC facilities are where they currently are, ensure the birds that currently nest in existing trees are looked after • The fence line at the oval as it now stands has significant importance to the SDFC. • I believe the removal of the fence line completely should be removed from the plan. • Swapping the two development plans for Bassendean Oval. • Keeping existing fence line • The additional parking at the oval only can take the overflow during footy season and should not be used for the new development. • Don't remove fence around oval on match days and relocation of club facilities. • Leave fence • Leave fencing as is!!! • Ideally there would not be any developments on Bassendean Oval. If they are absolutely necessary they should be limited to 3 stories • Make it a family friendly location but still retain the oval area with fencing for football and other events such as music / concerts shows etc • There isn't enough green area, so leave our oval as is. • Do not adopt residential development around the oval. Should this first proposal be adopted then a precedent is in place for further development with the potential to look like Claremont oval. In future council may well be dealing with a range of problems mostly being to do with congestion and incompatibility between residents and the noise and activity that comes with a busy sporting venues that can start at around 7am and finish late in the evening if social events are held at the venue. Sirens, crowds cheering, hundreds of car doors slamming over the duration of the day, all available parking being taken etc are all issues that can be easily foreseen but not easily solved. Also a need to ensure parking at the west end of Old Perth road. That appears somewhat lacking. • Ditch the high rise development on the oval the residential one • Remove development on the oval and build on the good work already underway on OPR. There are so many pockets for development not considered here. I would also like to see an economic analysis of the new fit of the new playground at Palmerston Park on local businesses. This is the kind of activation that is effective and brings people to the area. • Definitely no housing on the oval. • The football oval current picket fence is historic! Don't change it for changes sake. Sure, provide more access entries for public • Support the presence of the built form for commercial and civic uses around the Oval. Disagree with having Residential use around the oval at any height as it is likely to compromise it's community value for large events into the future – in 50 years it will be great if Bassendean is the place where the oval can also be a performance/exhibition venue but having residents on-site will reduce the ability to hold concerts. I understand the need to find a place for residential towers but this location will compromise. community use.

KEY THEMES	RESPONSES
Upgrades to Bassendean Oval (17)	<ul style="list-style-type: none"> • Have both development sites on Bassendean Oval zoned C & R to not limit prospective development. • Realignment of oval to increase green space on eastern end • Upgrade the lights at Steel Blue oval • Oval boundaries • Ensure the zoning of both parcels at Bassendean Oval be C&R to create a stronger bond between residents and the community facilities and enable a premium viewing area for events at the oval • Protect space around Bassendean oval • Provide larger land portion for Bassendean oval facility improvements • It would be great to see more activation of the area around the oval. I can see the draft plans to alter the fence line as part of redevelopment, but I'd like to see this include more facilities or areas specifically designed for family/child use. The current skate park is a good example; something which incentivises older kids and teens to use that area more would be appreciated. • Buildings to remain in the same location at Bassendean Oval but improved, built on • Rebuild Swans clubrooms without the 8 to 10story residential • Better lights at steel blue oval • Bassendean Oval can be open non-match days but gates/closed fence needed on match days • Make both developments on Bassendean Oval zoned community and residential • Residential units built around Bassendean Oval as per Claremont Oval • Realign the football oval so goals line up with the heritage gates at both ends of the ground. This will create a far better viewing option from the proposed new SDFC clubhouse whilst maintaining the venue as a premium WAFL ground. By doing this it would ensure a positive selling point to have the WAFL grand final at Bassendean Oval increasing attendance and custom for the local businesses. • Certainly rezone the current Football building to C&R with even 'mixed' an option. If the football facility was going to move to the Western End the playing surface should rotate and align with the heritage gates to ensure a premium viewing platform is available for all events. If Bassendean Oval is going to be valued as a major town asset it should be utilised to it's full potential. • Around the oval - happy for 2-3 stories, but make it community ONLY. No residential. Could be functions rooms, kitchens, club rooms, meeting rooms etc. Residential will completely change how the oval is used. More useable green space for kids to run around without paths and garden beds in the way. Absolutely no more than 2 stories overlooking the school. This is a significant issue for the children's privacy. Change heights of OPR developments to only 2-3 stories (like Maylands). Change zoning to reduce overall density. We moved to Bassendean for the village feel. This will destroy it.
Improve Access to Oval (1)	<ul style="list-style-type: none"> • Greater access and provision of services to access Bassendean Oval on SDFC game days when attending games.
Retain Oval Heritage (1)	<ul style="list-style-type: none"> • The ensuring the picket fencing is not only retained but included in the heritage listing as my understanding it is the last fence existing at a WA Metropolitan Football Oval

7.8.5. General Comments

TABLE 15: DRAFT MASTERPLAN SUGGESTIONS - GENERAL COMMENTS

KEY THEMES	RESPONSES
General Positive Comment (11)	<ul style="list-style-type: none"> Looking forward to the upgrades of Bassendean Oval. I think the masterplan has many improvements to make Bassendean viable and into the future. I think it's good as is, as long as the projects that offset any downsides of the new developments are followed through Just ensure that you create a great place for the wonderfully diverse community that is there to continue well into the future. Other than in answer to Qu. 20 It look to be a good draft Everything is good, my only issue is the above Looks great. Can't wait for it to progress. No all good I am very supportive of the master plan and hope it can become reality sooner rather than later. Try to do less. Let the zonings be right and the market, properly guided and controlled, will produce good results.
Comment on Presentation/ Document (6)	<ul style="list-style-type: none"> More specific information about changes for households that will be directly impacted More information provided on development limits, proposing guidelines that ensure the character of the town remains. "Encourage the maintenance and most efficient use of business tenancies in the town centre" I would like more information on how the town plans to encourage this. Consistency, there appears to be a number of exclusions/exemptions being made to this masterplan that are not clearly articulated. For example the extra height allowance granted to the site of the Child Health Clinic that does not match to the restrictions on the surrounding sites. With a redevelopment of the existing council building, are there provisions for community mixed use spaces in the new masterplan, or new developments? Some wholesome ideas in the draft some as discussed above just cannot be permitted as it has been tried & failed the welfare of the Town Centre. Via the planning scheme / planning policies, keep opportunities for discretion to a minimum. Use firm height limits rather than density bonuses (as a general rule), as discretion seems to be the cause of much public angst about planning.
General Negative Comment (5)	<ul style="list-style-type: none"> Leave things as they are. What is wrong with you people. Why fix something when it does not need fixing. Make it fairer for the whole of Bassendean and its ratepayers I don't can't think of any I like what is suggested Rework it to truly reflect the wishes of the whole town's residents and not the vested interests of the SDFC or the implied pressures from the WA planning authorities. Revisit many of the assumptions within most decisions reflected by the masterplan, e.g., ask the State Govt what its new preferred - not legislated - residential development figures are in light of the Covid pandemic which makes mockery of the Perth to Peel statistical trends based on pre-pandemic growth projections - WA is in a negative population growth phase & as a professional futurist, I believe this non or low growth pattern may continue for many years. Set a budget and promote aspects that fit the budget & timeframe.
Make it Happen (4)	<ul style="list-style-type: none"> Just do something! Whole process taking too long Implementation as soon as possible please

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • Should be done asap to keep Bassendean equal • Just get with it, it's been too long in the making
Unsure/No Comment (46)	<ul style="list-style-type: none"> • None (31) • Nil (6) • Nothing (3) • Not sure (2) • I don't know • Not qualified • No suggestions • Only what I have suggested

7.8.6. Engagement Process

TABLE 16: DRAFT MASTERPLAN SUGGESTIONS - ENGAGEMENT PROCESS

KEY THEMES	RESPONSES
Negative Comment on Engagement (6)	<ul style="list-style-type: none"> • At the moment its being driven by the Hawaiian group who seem to have a strong influence on Creative Communities • Work better with local businesses and community organisations rather than what seems to be 'ticking' boxes by local councillors. • I suggest more consultation with Swan Districts Football club • More information, plans and sketches, maybe it is communication lacking? • Lower your expectations on community acceptance on high rise developments. • These are OK as opportunities and constraints maps, but please provide some technical reporting showing feasibility of the ideas presented. Market testing and commercial needs analysis? Infrastructure and servicing? Movement network? Make sure that any and all of these ideas are justified with an appropriate level of reporting.
Comment on Council/Town (5)	<ul style="list-style-type: none"> • New councillors • Listen to the people and not the councillors • For the Town of Bassendean to advocate in support of the child health clinic to remain in the Town • Ensure maintenance requirements are considered and allowed for, e.g. increasing greening may require and increase in Town staffing levels • Indicate long-term commitment to providing and maintaining educational amenities in the town
Other Comment on Engagement (1)	<ul style="list-style-type: none"> • Keep residents informed, especially if any significant changes are made to the masterplan.

7.9. Additional Comments

The following section provides the detailed findings of Question 22 in the community survey. This question asked respondents to provide any further feedback regarding the Draft Masterplan.

A total of 356 responses were received for this question. Each response has been analysed and themed according to its content.

Themes have been grouped and listed below under the broad categories of:

- Community & Public Realm
- Movement & Transport
- Built Form & Development
- Bassendean Oval Reserve
- General Comments
- Engagement Process

The table below provides the list of themes and the responses that have been grouped under this theme. The number in brackets (X) indicated the frequency of this theme or comment. Items have been listed in descending order of frequency.

Where comments mention a specific numbered item from the Draft Masterplan, this has been indicated by a “#” displayed before the number.

NOTE: The total number of comments may not equal the total number of responses as some responses contained multiple ideas or themes and so have been analysed accordingly. All efforts have been made to include responses exactly as submitted, however some edits have been made to improve spelling and readability where appropriate.

7.9.1. Community & Public Realm

TABLE 17: DRAFT MASTERPLAN ADDITIONAL COMMENTS - COMMUNITY AND PUBLIC REALM

KEY THEMES	RESPONSES
Suggestion on Schools (17)	<ul style="list-style-type: none"> • Casa Mia needs to stay permanently as a school • Stability for Casa Mia School. It is such a wonderful community! • Choice of residences, retailers, hospitality venues, entertainment venues and schools is vital to attract a cross section of the community who are not yet retirees. Reducing the choice of primary schools will impact the cross section of residents in the town. • Any plans close to the school need to consider impact on the school and student safety e.g. impact of additional traffic, use of the BIC oval space by both schools for lunchtime play, sports lessons etc (both short term impact during development/building phase and long term impact). We would welcome in person meetings to discuss and manage this as the masterplan progresses. • Yes, bloody leave the school alone. If anything extend its lease and give them more support • Casa Mia Montessori School is a great alternative with a history of providing great education. Based on the positive impact on society and locally in the Town of Bassendean this school must stay.

KEY THEMES

RESPONSES

- Casa Mia needs to be more central to the Town, it needs to be accessible and needs to be considered a long term fixture of the Town.
- Again, I am concerned with Casa Mia Montessori School (where my kids study)
- Please consider committing to the school for the long term. There are plenty of other areas available for development.
- Casa Mia Montessori school is a core part of Bassendean – we use the Town Library, hire the Bowls Club, play in the ovals and parks around town and parents contribute to Bassendean by living, shopping and working in the area. The school is part of the wonderful community vibe of Bassendean, and we want to continue being part of that and any future developments of the area.
- Having a Montessori School in the area, If properly supported by the local council, increases the value of the suburb and encourages diversity of people in the area. We have found it difficult to get support from the council instead feeling like money is more important than community.
- The Casa Mia school enriches the town centre and a commitment to retaining the school and further developing that area for beneficial outdoor use (such as the botanic walk) will contribute to the town catering for the diverse needs of the community and further develop the ties within the community. The commitment of the city to further greening and to reclaiming areas for pedestrian use is also fantastic to see and is part of what makes Bassendean such a great place to live.
- The Casa Mia Montessori Community School, and its community, is a core part of Bassendean. The School uses the Town Library, hires the Bowls and Tennis Clubs, and use the ovals and parks around the Town of Bassendean to play and for education. Students live in and around Bassendean, but are also drawn to Bassendean from other areas. Families shop and work in Bassendean. The School is a part of the wonderful community vibe of Bassendean, and seeks to continue being part of any future developments of the area.
- Having a vibrant diverse community is of great benefit to Bassendean. The Casa Mia Community Montessori School brings diversity to Bassendean's educational facilities, and the role that the parents, students, and staff play within the Bassendean community is great. Embrace the value of the community that exists and that which continually refreshes the vibrancy of Bassendean.
- I appreciate that the land use of site 39 will be reconsidered in 5 years time. In the meantime I want to highlight the importance of this schooling alternative. Several of our community members have moved into the area because of the non-religious, high quality schooling it provides, particularly to students who often have a difficult time with the streamlined complexity of regular and larger schools. This community school is a gem of an asset to diversity and education that is very worth keeping.
- Casa Mia Montessori school is a core part of Bassendean and we want to continue being part of that and any future developments of the area.
- Casa Mia Montessori School is a core part of the wonderful Bassendean community, and I would like to see it continue being part of that and any future developments of the area.

Greater Focus on Heritage/
Culture (10)

- We may not have any control over further development in Bassendean, but I would like for Bassendean's character to remain and above all the safety of the residents.
- Pass. You don't support heritage, tradition or anything
- Keep Bassendean diverse and exciting
- Look after our heritage and our heritage sights
- Be mindful not to destroy the charm of our town

KEY THEMES

RESPONSES

	<ul style="list-style-type: none"> • Bassendean and especially the town centre is a special and precious part of Perth. While planning for the future and creating tomorrows heritage places, be mindful of the special and heritage places that were created in the past and we enjoy and are custodians of now • Stop removing heritage buildings • Keep our heritage and pedestrian alfresco area would be good • I know advancement needs to take place but Bassendean has a long history attached to the early settlement of Perth and I would like to see that reflected in any development. If new buildings must take place then please keep them in line with the character of the area and don't incorporate too many modern elements. Please DON'T build higher than 4-6 storeys. Thank you for requesting comments. These changes will be long term so please consider the impact on the community. • Making the buildings have a heritage finished look
Upgrades to Old Perth Road (7)	<ul style="list-style-type: none"> • Can't really with so much of Old Perth Road not being developed or upgraded by owner than waste of rate payers money to spend on area • The outlook looks great but more needs to be done to encourage the family landholders to develop their hold on Old Perth Road tired, old and half vacant buildings • Believe town should make Old Perth Rd/Surrey a safe active street and in general when roads are resealed to reseat in the red/brown bitumen (as has been done in other parts of Bassendean) • We need more diversity in shops on Old Perth Road, fresh fruit and veg, kid friendly restaurants, refresh the horrible BWS building and carport near Leonards. Remove the unused car lot space • There could be a building facade plan, which shows where retail frontages should face Old Perth Road and the side streets, to ensure public interaction and activation, to ensure buildings don't end up with blank spaces to these streets. • Build at top of Old Perth Rd near station. • I feel that until appropriate focus is out into the upgrade of the shop fronts on OPR and the willingness to develop those properties, we are fighting a losing battle.
Suggestion on Trees/Vegetation (6)	<ul style="list-style-type: none"> • Maximise green space and the traditional elements of the Bassendean area. Development is welcomed in concentrated areas • I like the focus on increase tree coverage. I would love to see an increase in lower height bushes and shrubs on verges where trees might not work as well. For example, shrubs could fill in the gaps around the perimeter outside the fence line of Mary Crescent reserve other parkland/street areas where appropriate. • Can't wait to see it all unfold. More parks or improvements of existing ones would be great • I like the upgraded BIC Reserve, just wonder if it is enjoyable as Guildford Road is a main street. Additional trees would just keep the car exhaust close to the ground. • Parks and open spaces are healthy - and cheaper to visit. • The higher density in the town centre should then mean we can slow down or stop high density back block developments. Bassendean is a village small town place, with a country feel. But if we let all our big trees go, it will just be the same as other suburbs + lose a lot of its heart.

KEY THEMES	RESPONSES
Suggestion on Playground/POS (5)	<ul style="list-style-type: none"> No. Don't make playgrounds everywhere. I don't need to be surrounded by kids everywhere. There are enough playgrounds Also, a lot of focus on the town centre, but what about walking paths along the river? How about claiming back some of the land that actually belongs to all of us along the river, that the river front properties try to block off? More riding tracks and walking tracks along the river front should be a high priority. Try to retain our small town appeal and open up access to the river foreshore. No one deserves private access only The quality/design of the sculpture on Guildford will be a vital concern. Maintenance of the new work must be of a high standard. the building of a cafe/restaurant at point reserve would be great. A water playground at Sandy beach added to the new play ground would be a future great asset. I love the fact that so many trees and shrubs are being planted. Well done Just to present the idea of a water playground
Addition of New Community Amenities (3)	<ul style="list-style-type: none"> There are no modern or suitable facilities in the Town of Bassendean or in the neighbouring suburbs capable of holding a large function for over 450 people or indoor performances. The current Council Community Centre is small, and the Swan District Football Club rooms are generally not suitable or available for public gatherings, or staging performances. There are also no Swimming Recreation facilities in the Town of Bassendean. The Town Plan needs to include specific requirements for developments in each categorised area for street parking, off road parking and landscaping, such as suitable verge trees and retention of mature trees. A cafe or kiosk at Sandy Beach. Is the shopping centre big enough to support the envisaged community. Are there enough schools/medical services.
Addition of New Business/es (2)	<ul style="list-style-type: none"> Other than encouraging retail shops that offer a variety of goods especially now that the banks have deserted the area. I think we have enough food and drink venues. Let's try and give people a reason to come to Bassendean Shopping centre needs to be increased
Suggestion on Litter/Rubbish (1)	<ul style="list-style-type: none"> More consideration to litter and pollutants ending in the river
Support for Local Business (1)	<ul style="list-style-type: none"> Don't want to face all our local shops - not many around these days - being pushed on the supermarkets. I help the Bassendean businesses to keep going. No one manage places and then healthy (sic).
Comment Regarding Safety/ Security (1)	<ul style="list-style-type: none"> I feel it is very dark down North Rd and West Road towards sandy beach. I think either street lamps need to be replaced as globes have gone or more need to be installed. My high beams always turn on automatically when I drive down those streets and I don't feel safe when I'm walking at night

7.9.2. Movement & Transport

TABLE 18: DRAFT MASTERPLAN ADDITIONAL COMMENTS - MOVEMENT AND TRANSPORT

KEY THEMES	RESPONSES
Parking Considerations (10)	<ul style="list-style-type: none"> Parking and access to be user friendly.

KEY THEMES

RESPONSES

- It's a good starting point, improved parking will need to be looked at and considerations made to accommodate the change in flow of traffic around surrounding streets.
- Improvement to car park and shops at Bassendean Shopping Centre on Old Perth Road where the 5 Four and Basso Pizza are located.
- More free parking in and around the area. Better lighting for business to state they are open, nice and more freedom in business signage, encourage more cafes and wine bars, a green market on Sundays
- People still need somewhere to park in order to access businesses on OPR. Not all of us want to have to cross over the railway in order to park. While we are within walking distance of the area, it is not always possible to walk and people need incentives to visit.
- I am for development, BUT not the destroying our wonderful calm area with possibly of hundreds of cars. Also the possibility of low socioeconomic housing. Just look in Prowse Street the number of cars parking on the roads day in day due to infill housing.
- It appears to me that the Swan Districts clubrooms are to move to the area marked 6 (on West Rd). This is described as a redeveloped SDFC and community centre. I cannot see any parking associated with this facility. Training sessions at the club and community events will bring vehicles into the area and the proposed parking appears to be the partially retained bays on the far side oval. Does everyone just get used to walking further to their car?
- Mitigate vehicle speed and stop staff of commercial premises using parking that should be reserved for patrons of the area
- I don't agree with the views in the consultation report about there not being enough parking in the town centre. If parking is full it just means the town is doing well. Good job all round with mapping the ideas - would like to see this fleshed out with some rationale and supporting detail.
- It is disappointing to see closure of streets and no consideration given to parking despite land owners and business owners concerns about this being voiced many times throughout the consultation process.

 Pedestrian Crossings/Access
(5)

- Stop removing disabled access
- Needs more focus on the connection to the station. An overpass to the oval and another over or underpass connecting the station to residents on the western side. Unfortunately the current underpass is useless because it goes nowhere - into the park. Useful for drug dealers and homeless people but it is never going to be useful for commuters. Please remember also that there are a lot of families who drop off their kids and pick them up from the south side of Bassendean station, so providing more 5 minute parking spots adjacent to the new footbridge will be important.
- I have already mentioned the Second Ave underpass under Guildford Rd, but I find this incredibly important to link the north and south sections of Bassendean. Similar underpasses should be included further west of the station as well
- The lifts over the station are really quite small in an emergency, they hardly fit an ambulance stretcher trolley in.
- Increase accessibility to all Bassendean on the facility for food and physical activities

 Traffic Movement & Access (4)

- The development on West Road point #6 - needs to have the access point well away from shopping entrance as it would become a traffic hazard. Possible limit the ability to turn right when coming out thus forcing traffic to go left down to the round about, to then exit Bassendean.
 - Keeping the community relaxed and enjoyable is essential so increasing development and density and the flow on of increased traffic is a worry.
-

KEY THEMES	RESPONSES
	<ul style="list-style-type: none"> • I love the bridge connecting the train station to (over Guildford Road), Old Perth Road. Please keep this in the masterplan. Finally a tunnel extension (Second Avenue) going under Guildford Road and coming out at the war memorial would be great. • Living in 3rd Avenue, I would appreciate the tunnel extended to the Town Centre. I also like the walk bridge from the train station to over Guildford Road to Town.
More Density around Train Stations (1)	<ul style="list-style-type: none"> • It is bewildering why Ashfield station redevelopment opportunities have not been investigated or incorporated in this master plan. Most houses in Ashfield close to the train station are ripe for redevelopment as they are old and dilapidated, with a willingness from most owners to see change. However, over the past few years this opportunity for efficient redevelopment has dwindled with some of these houses being demolished and replaced with new builds. The more delays to evaluating and realising this opportunity, the further it will dwindle. An expert town planner who is familiar with transit orientated development should be engaged to assess and peer review the town's planning principles and plans to ensure efficient planning outcomes are realised for the municipality.

7.9.3. Built Form & Development

TABLE 19: DRAFT MASTERPLAN ADDITIONAL COMMENTS - BUILT FORM AND DEVELOPMENT

KEY THEMES	RESPONSES
Suggestion on Heights (11)	<ul style="list-style-type: none"> • But the heights need balancing, it isn't just a case of shove everyone into OPR so everyone else can keep living on 1000sqm. It is not sustainable and it forces people to move out of the LG for suitable housing. Some structure on forcing appropriate developments and facade maintenance also need to be tied into this masterplan to make it effective. • Don't add tall buildings • Great to see developments planned along Old Perth Rd, are concerned about developments higher than 5 storeys. • Please DON'T build higher than 4-6 storeys. Thank you for requesting comments. These changes will be long term so please consider the impact on the community. • I like it with the exception of the building height limits which are too high. • Too high! (in response to question 13) • I reiterate, I agree with the strategy of making the town centre vibrant however the cost of this goal, in particular 10 story apartments, one next to a school with no thought of traffic and privacy concerns is too high price to pay. • Generally a good plan and this is very exciting for my neighbourhood and community, but it needs to be a bit clearer in relation to the intended building height. It needs to know what it wants. This is a due regard document but will inform the subsequent due regard Precinct Structure Plan. Which will be considered through the assessment of future developments. Clarity around what built form we want is important now. If you say 3-5 storeys but prefer 3 storeys, cap it at 3 so that things don't get out of hand down the track. If you're keeping it flexible because you're not sure what you want yet, engage someone now to do 3D modelling of the scenario where the town centre is entirely developed at the highest storey development, and preview it from various points

KEY THEMES

RESPONSES

	<p>along Guildford Road, OPR, Lord Street etc. The modelling must be done as if it was at the average eye level and not from the sky. Consider the balance between new and existing buildings as well as whether or not heritage buildings are lost amongst it all.</p> <ul style="list-style-type: none"> • I am not anti development but very large high rise building will bring congestion and social problems. Please, please reconsider the height proposal plans. Please keep as much open space as possible, as this is what brought many locals to the area initially • No high rise! • No high rise apartments
Location of Development/s (7)	<ul style="list-style-type: none"> • I am concerned that the, rather ugly, shopping centre will become, if it isn't already, the focus of the Town, there needs to be more movement on the streets and ways to attract people onto those streets to support small retail outlets. • Please think of the other suburbs in the shire. It is well known that the area within the masterplan is the main focus of the shire to the detriment of other areas • High density developments should preferably be on Old Perth Rd, near where other apartments are located • I am not at all opposed to the plan but think there is plenty of under-utilised property with investors waiting for the opportunity to subdivide in Ashfield. Especially those in proximity to the train station. Why not re-zone those areas to a higher density and at least give the Ashfield community a chance to help revitalise these areas by including the whole of the local council area (not just those with a louder voice). I believe that this would be of little cost to the council and perhaps a windfall as it would attract more revenue from extra ratepayers. • Spoke to deputy mayor as she was door knocking at Hyde retirement village on 28/08/21 and she suggested putting over 55,s into empty units. Hyde retirement village is for retirees who want peace and quiet not younger people coming in and a cheaper bond than the thousands we had to pay and be run by a real estate agent as the deputy mayor suggested to me. My thoughts are to lower the entry fee down to half of what the entry fee that is being asked for now to get into Hyde village what the deputy mayor suggested was what was probably stopping people applying for to get in here as too dear. Also a retirement village is for retirees not to let anyone in at 55 and over. Also I noticed that on your grand plan that the Hyde retirement village area is zoned C which is for 2-3 story town houses. What happens to the residents living here now , as we thought we were covered for lease for life. • Christie Park is a small parcel of poorly utilised land within the perimeter of the draft master plan that's not been mentioned. Palmerston Square has also not been mentioned. Have any changes been put forward for these two locations? Where is the proposed new site for the current council buildings if redevelopment of that site goes ahead as proposed? The adjoining blocks at 5 & 7 Kenny street with 4 & 6 Parker street could also be amalgamated into a large lot for development. Has any proposal been considered for these sites? • Prepare a structure plan for developments between Kenny and Parker Streets
Pursue Modern/Progressive Developments (4)	<ul style="list-style-type: none"> • Get up to date and stop pandering to just older parents and older people in general • As Bassendean is already setting a trend in being progressive in it's local development considerations I would like to see this trend be extended even further towards ensuring Bassendean is a truly thriving locally focussed town of the future - such as regularly measuring and reporting on ecological and social KPIs and organising such programs as a library of things (such as tools), more

KEY THEMES	RESPONSES
	<p>green spaces adopting permaculture (self-sustaining) gardening methods, planning to turn more local waste (such as oil from restaurants) into energy, centre for socially conscious local business start ups, and training centre, the council retaining certain properties as not-for-profit and making available special licences for socially minded businesses to set up and run programs paying discounted rent to the council. We're already setting the trend and why not consider some of the initiatives other international locations are adopting to create truly thriving communities for the future?</p> <ul style="list-style-type: none"> • Greater nightlife zoning for small bars and alfresco dining. Cool street art would also be good with relevant development incentives. Also investigating any dual naming opportunities. Relevant infrastructure should also be built for major street events like a summer Street party. • We should design for a future with fewer cars and devote less space to car parking, car sheltering and roads. Success Hill train station precinct south cannot support high density.
Less Density/Buildings (1)	<ul style="list-style-type: none"> • Height increases need to be done tastefully, maintaining facades where possible and ensuring that tenements don't pop up. The one near the train line is particularly concerning, although I support the development of higher density living generally. Think in the direction of Subiaco
Comment About Mix of Residential/Commercial (1)	<ul style="list-style-type: none"> • It should encourage a greater mix in terms of housing and commercial activities. It should work towards a reconnection between the two sides of the railway.

7.9.4. Bassendean Oval Reserve

TABLE 20: DRAFT MASTERPLAN ADDITIONAL COMMENTS - BASSENDEAN OVAL RESERVE

KEY THEMES	RESPONSES
Considerations for Football Club Facilities (16)	<ul style="list-style-type: none"> • SDFC viewing areas to have cover from elements • Clubrooms remain where currently, but 8 – 10 stories. Amend the plan to zone both developments on Bassendean Oval 'C & R • We do not support removing the fence around Bassendean Oval on our match days. However, we support changing the fence line to provide large entry points during non game days. We do not support relocating the club's facility behind the goals. We would like it to remain where it is currently located while also being able to build 8 – 10 stories (more residential stories to help provide additional funding for our new facility). We support amending the plan to zone both developments on Bassendean Oval 'C & R (Community facilities AND residential development)'. (6) • Consider swan districts football clubs proposed plans to develop the ground • I believe sporting clubs and their facilities in the Town of Bassendean as one of the most important aspects we need to look after so we attract residents to live our town which would in turn increase businesses customer volume within the area and making it a strong community to live in. I have lived in the Town of Bassendean for some 40 years and been heavily involved the Football club/Bowling Club and support many businesses around the Town of Bassendean. • Not yet just don't close down Swan Districts footy club • If there are two development parcels on Bassendean Oval they should both be a combination of residential and community/commercial to better connect the

KEY THEMES

RESPONSES

residents to the community they live in. The SDFC current location should remain where it is and incorporate a residential and commercial partnership with the correct zoning ie: C & R & Comm

- I don't understand why the current SDFC clubhouse is proposed to be zoned only residential? Any development of this nature at a community facility must have a strong community connection to ensure the community comes together. By having this proposed development zoned C&R would attract many specifically interested residents that have a strong connection with the SDFC and it's history.
- The land at 260 Guildford Road (north east of the SDFC facilities and over Guildford Rd) road is a large area of undeveloped land capable of supporting development like that proposed for the SDFC site. Development of this site would achieve increased density while providing a buffer from the oval. This site is also very close to Success Hill railway station.
- Consider consolidation of sporting (tennis, bowling and football) facilities at the oval to leverage and optimise investment in facilities and enable redevelopment sites in close proximity to the train station. This will enable greater community use of the oval and amenities, address perceived concerns about the 'privatisation' of the space by development (refer to East Fremantle oval redevelopment)
- I commend the Town for its apparent commitment to working with Swan Districts FC in relation to the oval - I support more use of the reserve but the club's interests need to be prioritised.

 Upgrades to Bassendean Oval
(8)

- Commence Bassendean Oval facility improvements first
- East Fremantle oval is getting an upgrade, Claremont and Perth and West Perth have already been done. Please support your local football oval and club
- The gates around Bassendean oval - have them slide so that they can stay open most days, but on WAFL game day the openings slide shut so that gate earnings can be achieved.
- Would like to see Basso oval being available for general use, e.g. maybe outdoor fitness equipment
- Bassendean Oval facilities are in extremely poor condition and well overdue for further investment
- Not sure if possible but would a running track be possible at the oval. In this way we can use it and also the kids from surrounding primary schools will be able to use for the sports carnival.
- Just don't make the buildings an eyesore like Claremont oval! Looks dark and horrible when watching Claremont games on tv!
- If anything I think the oval should be developed more.

 Minimal Intervention to the Oval
(7)

- Thanks for the opportunity. No Buildings around the football oval and keep the trees there please.
 - I not support relocating the club's facility behind the goals
 - Protect Bassendean Oval - don't turn it into ugly flats like the Claremont development
 - Keep the fence
 - I do not support removing the fence around Bassendean Oval on match days and I do not support moving their club's facilities to behind the goals please keep it where it is currently situated
 - Do not remove the fence around Bassendean Oval. It's unfair to the football club business.
 - The density approach appears to be predicated on the arbitrary State Government infill targets. There seems to be little understanding of
-

KEY THEMES	RESPONSES
	overshadowing, the requirement for dealing with greatly increased traffic and parking at known squeeze points, and above all the whole nature of Bassendean's environment by imposing large multi-storey buildings. Under no circumstances should Bassendean allow the proposed 8-10 or 6-8 storeys around Bassendean oval. These would ensure the financial viability of Swans District Football, but that is not the concern of Bassendean residents who would pay for the loss of visual amenity. Bassendean residents must not be sacrificed on the altar of financial concerns of Football, nor the unrealistic whims of State Government planners. The heritage, pedestrian and greening aspects may be considered a 'smokescreen' for the same sort of over-development plans that caused so much anger in 2016.
Retain Oval Heritage (1)	<ul style="list-style-type: none"> • And don't remove the fence. It is the only remaining ground in Australia with a picket fence. My family donated to save the fence many years ago and it is still very important

7.9.5. General Comments

TABLE 21: DRAFT MASTERPLAN ADDITIONAL COMMENTS - GENERAL COMMENTS

KEY THEMES	RESPONSES
Unsure/No Comment (128)	<ul style="list-style-type: none"> • No/Nil/None (128)
General Positive Comment (37)	<ul style="list-style-type: none"> • Overall I support the plan and the effort to do the best for the community. I like the idea of utilising Bassendean Oval. I like the idea of higher buildings closer to the train station. I like the retention of green space and open space improvements. • Love it overall, can't wait to see some businesses join the strip • Look forward to seeing the town centre livened up a bit more to attract more people • Overall good • Really good plan overall. It's not easy to incorporate the needs and wishes of every resident but as a family we feel like this plan addresses many of the economic and environmental needs of the town as it progresses into the future. • I think the town has made a good balance of encouraging development in a focussed area which is already busy from train and major roads. It should make the town a busy and exciting place to be while leaving the surrounding areas for quieter residential needs. Good job! • Well done on looking at progressing the town • It looks like a great opportunity for the town. • Great to see Bassendean attempting to provide safe and beautiful space for all age groups to meet and enjoy • No, but thank you for the opportunity to comment. • Great to see the heritage specifically protected and the heritage walk in place. • I am full of approval for this plan to go ahead to revitalize the Town of Bassendean • I hope it gets approval and goes ahead. • Congratulations on getting this far! In 1998 we worked hard on a scheme like this at the Club and it's great to see elements of those ideas coming through in this plan!

- The Plan generally looks great with a couple of considerations. It will certainly improve the community engagement and social fabric of Bassendean. I hope the Council approves the plan.
- Overall I am happy with the master plan I just have a couple of concerns as mentioned
- Well done, I love living in a progressive community that strives to improve our lifestyles both now and in the future
- A lot of great and positive ideas as we move forward
- A very good masterplan with my recommendations
- I am looking at moving back to Bassendean in the next few years. The residential properties are of particular interest to me. Especially with the improved pedestrian and public transport infrastructure.
- I really like the plan to keep high density/multi-storey development to around the Town centre. We moved to Eden Hill for the 'suburban family-friendly' lifestyle and I'm glad this plan protects us from having multi-storey units built in our area
- A good start, considering some of the previously expressed anti-development sentiments amongst Councillors.
- Draft masterplan appears to provide for all community groups and provides a much needed upgrade of facilities in the Bassendean area.
- It's good. I would rather density be put into accessible locations that reduce car dependency. If height limits could be flexible if property owners retain significant private trees that would be good.
- Overall very happy.
- It has been a far too long time coming and council finally has the opportunity to make a strong decision for the benefit of all and not just the environmentalists at all costs.
- Some good ideas, however increased density will see me move out of the area...thanks...hard to please everyone !!
- Good idea. This town needs some improvement
- Thank you.
- I think it is a great idea, I love Bassendean and my mum is looking at retiring and moving here, my dad loves the Bassendean RSL being able to sit next to the fire on a Friday night, and my dogs, cats (and children) love the community feel of the area.
- I am pleased to see the plan has development on two sides only of Bassendean oval which retains trees and green open spaces on the other two sides. I like the revised entries and designs for Bassendean Oval (it is at the end of my street so I will see this everyday). Higher storey development may work if the visual appeal of the building is high - I do not want to see quality a building like 85 Old Perth Road (the front is appealing, the back is absolutely ugly - looks like a Columbian prison! I feel sorry for residents of Wilson and Palmerston streets who are subjected to the site of it).
- So much depends upon the attention to detail in the approval process and the tools we have to uphold quality of the design and construction and attention to detail. Thankyou :)
- Be open minded about progress in a considered way.
- Hopefully it leads to a revitalisation of our town centre and a decentralisation of ownership by one family.
- Definitely support the redevelopment of the main Street and the oval areas.
- Overall good to see a face lift of Basso
- I spent my first 18 years in Bassendean and played football with the Bassendean Junior Football club at the BIC oval where the memorial is now situated

KEY THEMES

RESPONSES

Make it Happen (23)

- As above. Let's get this happening
- Get stuck in and make it happen! Way too much engagement, we as a community are fatigued
- Well this is the 3rd or 4th attempt at nearly a \$1m spent on consultants when we have fully qualified planners employed by the town
- Just get it done!
- Get it done!
- Action ASAP
- The Masterplan is in need of urgent implementation to rejuvenate Bassendean which has become tired and run down
- Commence development now
- No, just do it.
- Yes get on with it - enough consultation.
- There have been many plans with many consultation. It would be great to see a plan finalized, signed off and action taken.
- Get it done, it is a great plan with a few minor tweaks at the club.
- Start doing things. Always talk and plans but slow to act.
- Get it done and support owners and developers in making the vision a reality!
- These developments have been discussed in several forms for some time. I would like to see it happen ASAP.
- If this masterplan does not gain approval I have grave fears the state govt will act on their own and rezone to suit their own needs. Time to act!
- This development has in a planning stage (sic) for far too long. it is vital for the area in question and the Town of Bassendean that such an outstanding development occur as soon as is possible.
- When will plan start & building commence, will they be open public scrutiny and is there 2 year window for application approvals
- Please get this approved finally, we all love our Bassendean and value our trees and environment but every single time there is a concept plan the green minority threaten to chain themselves to something. It is time to move forward for the benefit of all.
- Please consider all groups as they all contribute so much to our town and finally make a strong decision to move forward.
- Get on with it! Can't wait to see it implemented!
- I would like to see it happen.
- Get on with it, allow the developers to go for it. The more the council interferes will warrant intervention from the State authorities

General Negative Comment (20)

- I will drive to Altona shopping to do my shopping and not Bassendean
- Bassendean is a unique, creative and sensible suburb. Generic/ dumbed down establishments are not welcome
- Love the town the way it is
- This plan will devalue the houses and businesses in Bassendean
- Stop wasting money
- What attracts people to Bassendean is its small town charm in a city, this will make it like Maylands which is too populated with people living on top of one another.
- I do not support it.
- Do not want to see such a level of development in the area
- Definitely not a 'BassenDream' - more like a nightmare.
- Opposed to #39
- Get rid of it.

KEY THEMES

RESPONSES

- Currently feel that the proposed rezoning next to my property will significantly impact on my property value and amenity. This is not acceptable in my view and there should be substantial buffer zones between high rise and low rise residential property throughout the town
- Yes. This proposed masterplan stinks of corruption between employees of local government and big business developers. The lack of urban planning competency is appalling. Whoever the staff members are who have put this masterplan together should be fired. Bassendean community don't want anymore high rise developments occurring - if ToB staff haven't noticed yet the Liberals are no longer in State Government and the Perth-Peel Region 2025/2030 Masterplan has NOT been ratified. And is not likely to be ratified by the current government. So please get out of the past and into the present in order to plan for the future. Bassendean community spirit is strong. We love nature. Not developments. So... Where are all the tall native trees going to be planted around Bassendean? River gums? Red gums? Ghost gums? I had understood that those were PROMISED to be in the masterplan. I'd like to know where they are on the maps? Given all the climate change SURELY ToB remembered to include a proportionately high carbon sink? No?
- It feels like a developer's dream and not actually the community's dream. It would be such a shame for families to move out of the area because of density issues. We applaud the Council trying to solve the issue of losing businesses along OPR. However we do not feel that this proposed plan will solve this We feel it will just add more issues about accessibility - particularly up the top end. Where do people "walk" to once they reach the end of the road??? Where does the road go? We love the idea, but the pedestrian walkway needs more work to ensure it actually achieves what your vision is.
- In 2007, in respect to the Hames Sharley similar offerings, a budget then of \$12 million was guesstimated as to what was needed to achieve the basics. I have NOT heard of a budget or timeframe for the Masterplan. Despite the suggestions, the Masterplan does NOT align with LPS 10 or the proposed replacement LPS 11 in many aspects. It also does NOT align with the recommendations (Section 4.2) of the BassenDREAM Report as accepted by Council in Nov 2019.
- Stop don't masterplan
- I think the masterplan are years to come, so more likely to turn Bassendean into an overcrowded slum, than a pleasant place to live.
- WTF don't you people remember Landcorp? We don't want high rise here. At all. And keep your hands off our oval. Seriously pissed off that Council officers even dared to put this s@#t out there! Go swallow your master plan cos I sure wont. Don't know anyone in Basso who will either
- What an appalling waste!
- Do not change Bassendean from what it is now to a drive through, where all you see is tall buildings with no souls

Comment on
Presentation/Document (3)

- Please evolve this into an actual planning framework with some grunt so developers have certainty to invest. Currently looks like a (lovely) glossy brochure.
- Would like to view the FINAL draft plan when it's approved
- Disappointed in lack of long term vision and diversity of plan. Limited open space around old Perth Road

7.9.6. Engagement Process

TABLE 22: DRAFT MASTERPLAN ADDITIONAL COMMENTS - ENGAGEMENT PROCESS

KEY THEMES	RESPONSES
Positive Comment on Engagement (8)	<ul style="list-style-type: none"> • It is wonderful that the community consultation process has been thorough. • Do what the people who live in the area want • I really appreciate the level of community involvement and consultation. • To be honest, literally anything to encourage appropriate development within the Town Centre. Keeping density in the Town Centre, leaves the suburbs alone and also provides incidental amenity for people living in the suburbs. Its a step in the right direction. • Being made aware earlier than later of what is happening. • Thanks for the opportunity to contribute • Keep up with the ongoing consultation as it has developed well since I saw it last in April. Good to see feedback being taken on board. • Thanks to everyone involved in collecting and collating community contributions and presenting everything in such a readable manner!
Comment on Council/Town (6)	<ul style="list-style-type: none"> • Hopefully considering the time and commitment of the community to provide significant input into the development of the Masterplan it will get supported by current councillors. Far too much of ratepayers funds have been spent for this to fail again. • Now all the town needs to happen is for the councillors to listen and act. Unfortunately individual pet projects and views have clouded the councillors decision making for the majority of residents. • It is well overdue. Cannot believe the poor level of support at Council level for new developments in ToB. • Ashfield precinct plan appears to have been moved away from. Made more sense to redevelop this area as needs rejuvenation and large amounts of public space and school infrastructure which is currently under utilised • Thank Kath Hamilton for sharing this on Facebook; I hope the concerns of the community are considered by council • After what seems to be forever it is pleasing the council has taken steps to finally put in place a structure to allow Bassendean to grow and flourish
Negative Comment on Engagement (4)	<ul style="list-style-type: none"> • More consultation required on the proposed plans for the Bassendean oval. • Would like to see younger generations in the area being engaged to get involved in this process. • As above it is a bit scary that we are being rehammered with a once rejected plan • I am very disappointed and greatly saddened that the draft masterplan appears to cater to the mostly financial interests of developers, the SDFC, and state agencies, and not reflecting the interests of the majority of the residents. Such a waste of opportunity, time, and ratepayers money.

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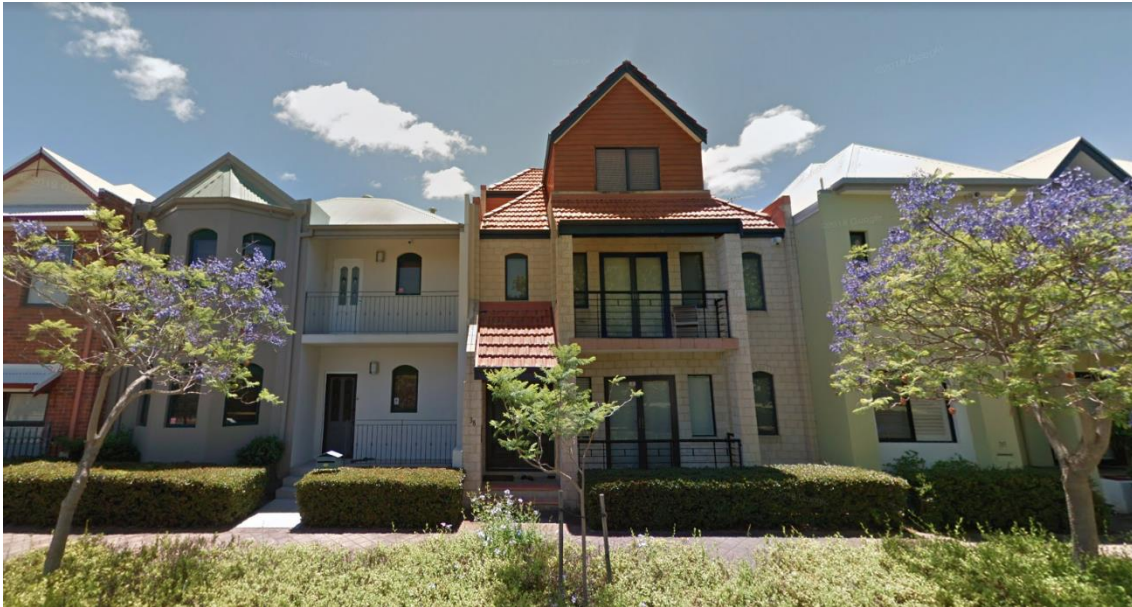
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Appendix B: Examples of Possible Built Form

The following images provide some examples of built form outcomes for each of the proposed heights in the Draft Masterplan. The examples provided focus specifically on high-quality residential development.

Townhouse Style Residential: 2-3 Storeys



Low-Rise Apartments: 3-5 Storeys



Medium-Rise Apartments: 6-8 Storeys



High-Rise Apartments: 8-10 Storeys



Appendix C: Draft Masterplan

A copy of the Draft Masterplan presented to the community is provided on the following pages.

Appendix D: Community Survey

A copy of the survey provided to the community is available on the following pages.

OUR PURPOSE

To transform communities by uniting the interests of people, industry and government, driving shared value.

**Creating
Communities**



Guiding principles of the Draft Masterplan

The following principles have been developed through extensive community and stakeholder engagement and underpin the development of this final Draft Masterplan. This concept has been refined from previous concepts and responds to feedback provided by the community and stakeholders.



A liveable town centre:

- Increase the number of people living in the town centre
- Provide for diverse dwelling sizes



An accessible town centre:

- Transit-oriented development, with highest densities near the train station
- Improve accessibility for people with physical, sensory and intellectual disabilities, and people who are neurodiverse
- Improve visual surveillance of the public realm
- Ensure principles for parking are accounted for (there is a balance here, with many stakeholders desiring more convenient parking, and others desiring reduced reliance on parking)



A town centre that is open for business:

- Encourage the maintenance and most efficient use of business tenancies in the town centre
- A diversity of land uses and mixed uses in the town centre
- Provisions to unlock additional height (e.g. bonus height for providing additional public open space)
- A Town Centre that supports working remotely, working from home and microbusiness



A green and shaded town centre:

- No net loss of green space across the town centre
- Net increase in tree cover across the town centre



A mix of old and new:

- Balance heritage character with innovative design
- Design-led or sustainability-led building guidelines
- Provide incentives for developers to create higher quality developments

Informing the approach

The following processes provide the foundation for informing the development of the Draft Masterplan

- Public realm drives built form planning
- Concepts are driven by major public realm alternatives
- Informed by engagement feedback
- Informed by government plans at a local and state level
- Informed by development industry input

TOWN OF BASSEDEAN DRAFT MASTERPLAN

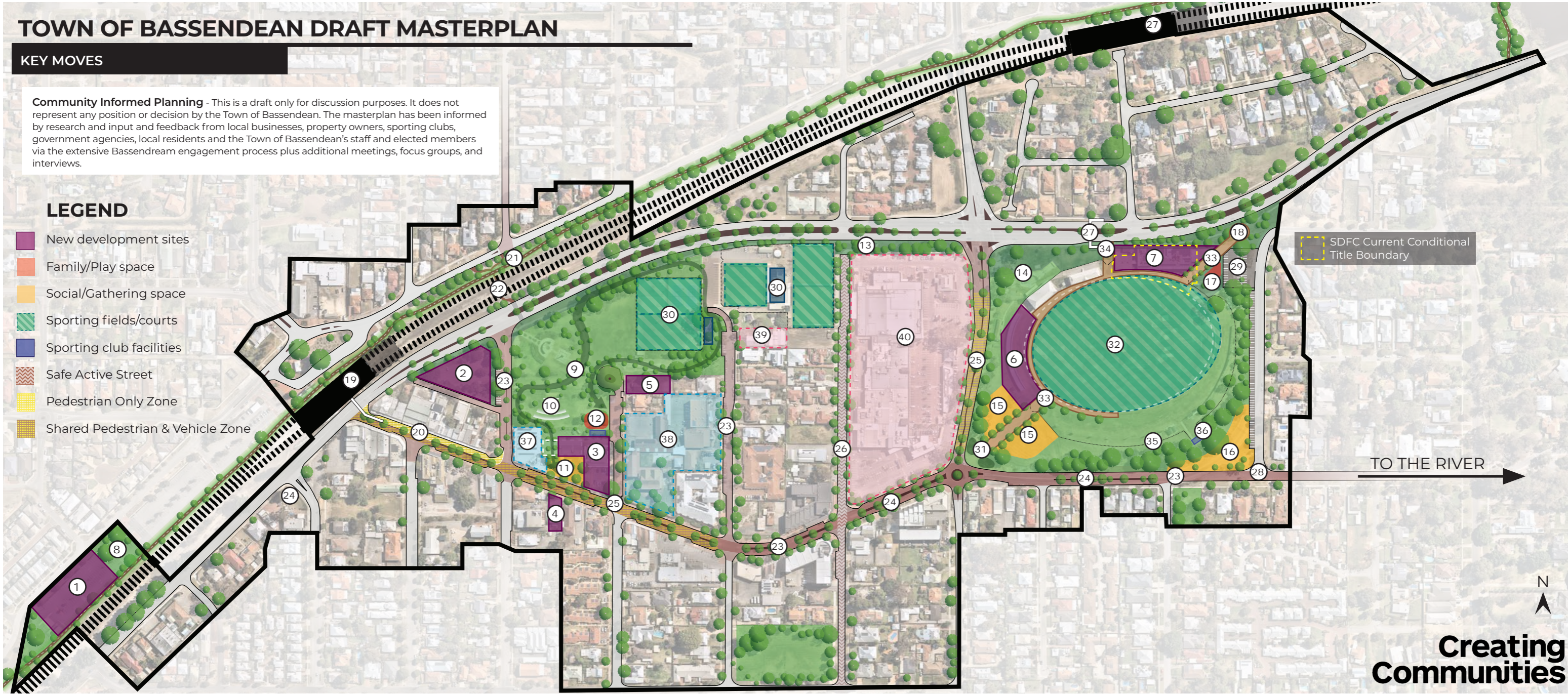
KEY MOVES

Community Informed Planning - This is a draft only for discussion purposes. It does not represent any position or decision by the Town of Bassendean. The masterplan has been informed by research and input and feedback from local businesses, property owners, sporting clubs, government agencies, local residents and the Town of Bassendean's staff and elected members via the extensive Bassendream engagement process plus additional meetings, focus groups, and interviews.

LEGEND

- New development sites
- Family/Play space
- Social/Gathering space
- Sporting fields/courts
- Sporting club facilities
- Safe Active Street
- Pedestrian Only Zone
- Shared Pedestrian & Vehicle Zone

 SDFC Current Conditional Title Boundary



Creating Communities

New Development Opportunities

- ① New development parcel on site of station car park, including basement car parking (3900m²). 4-6 Storeys
- ② New development parcel on Wilson St car park site, including basement car parking (3350m²). 8-10 Storeys
- ③ New development parcel on Council building site (2080m²). Council building relocated to new location. 4-6 Storeys
- ④ New development parcel on Council site south of Old Perth Rd (460m²). 3-5 Storeys
- ⑤ New development parcel on site of Child Health Clinic (1070m²). Facilities to be incorporated in a new development site. 3-5 Storeys
- ⑥ New development parcel for multi-purpose community facilities, with residential development above (2700m²). 6-8 Storeys
- ⑦ Redeveloped SDFC facilities with residential above (2700m²). 8-10 Storeys (Current SDFC conditional title shown in yellow dotted line)

POS & Community Elements

- ⑧ Pocket parks created around station car park development parcel
- ⑨ Botanic loop around Bic Reserve with accessible path bordered by endemic, indigenous, and sensory species
- ⑩ Existing theatre space retained for cinemas and outdoor events
- ⑪ Piazza and social gathering/multi-functional space connecting Bic Reserve to Old Perth Rd. Includes amenities, seating, and shelter

- ⑫ New family and community space with gazebo shelter, seating, play, and BBQ facilities. Toilets revitalised and upgraded
- ⑬ Green link along Guildford Rd to connect between the western and eastern ends of the precinct
- ⑭ Existing skate park retained, with potential youth zone and supporting facilities
- ⑮ Multi-functional events/market space behind heritage gates on either side of entry boulevard (see 33)
- ⑯ New historical and cultural space for interpretive signage, artwork, and connection through to river, including seating, shelters, and indigenous landscaping
- ⑰ New family and play space with shelter and seating, improved landscaping and planting around the area
- ⑱ Large town entry statement at the eastern end of the oval reserve with potential large sculptural element and landscaping

Streetscape & Movement Network

- ⑲ Upgrades to Bassendean Station, including future extension of platform and overpass through to Old Perth Rd
- ⑳ Pedestrian Only Zone with one lane and one direction of vehicle access. Area to potentially include amenity such as play elements, seating, shade, alfresco dining and street treatments to separate area from vehicles
- ㉑ Upgraded Principal Shared Path including landscaping, trees, and improved safety, connecting to Second Ave with a cycle path

- ㉒ Underpass upgraded to form a more welcoming and safe connection under the railway and Guildford Rd
- ㉓ Upgrades to Wilson St, Hamilton St, and Old Perth Rd - to include landscaping, street trees, and improved pedestrian amenity
- ㉔ Old Perth Rd improved to include a heritage walk with points of interest on cultural and historical elements, extending from the RSL through to the new public open space (see 16) and Swan River
- ㉕ Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity
- ㉖ Whitfield St enhanced as a Safe Active street with additional shade and landscaping
- ㉗ Improved crossing at Guildford Rd and access to upgraded Success Hill station, including future extension of the platform
- ㉘ Realignment of Old Perth Rd and Surrey St to form a more logical intersection and create a new public open space/park (see 16)
- ㉙ Existing SDFC car park fully retained and upgraded, with additional parking and streetscape amenity provided within the road reserve

Sporting Facilities & Amenity

- ⑳ Existing tennis club and bowls club facilities retained, with the fenceline adjusted to allow for pedestrian access between sites
- ㉑ Heritage gates and rose gardens retained in place
- ㉒ Oval shifted eastwards to increase room for development on the western side (current oval indicated by white dotted line)

- ㉓ Tree lined boulevards connecting from southern and eastern entrances through to oval. Includes lockable security gates to provide community access during the week but managed access on game/event days
- ㉔ Additional entry point provided along the north of the oval, connecting through to Guildford Rd crossing and Success Hill
- ㉕ Oval reserve fencing repositioned to provide more open space accessible at all times
- ㉖ Toilet facilities upgraded to provide accessible individual cubicles facing into and way from the oval grounds, also providing all hours access to park visitors (see 16)

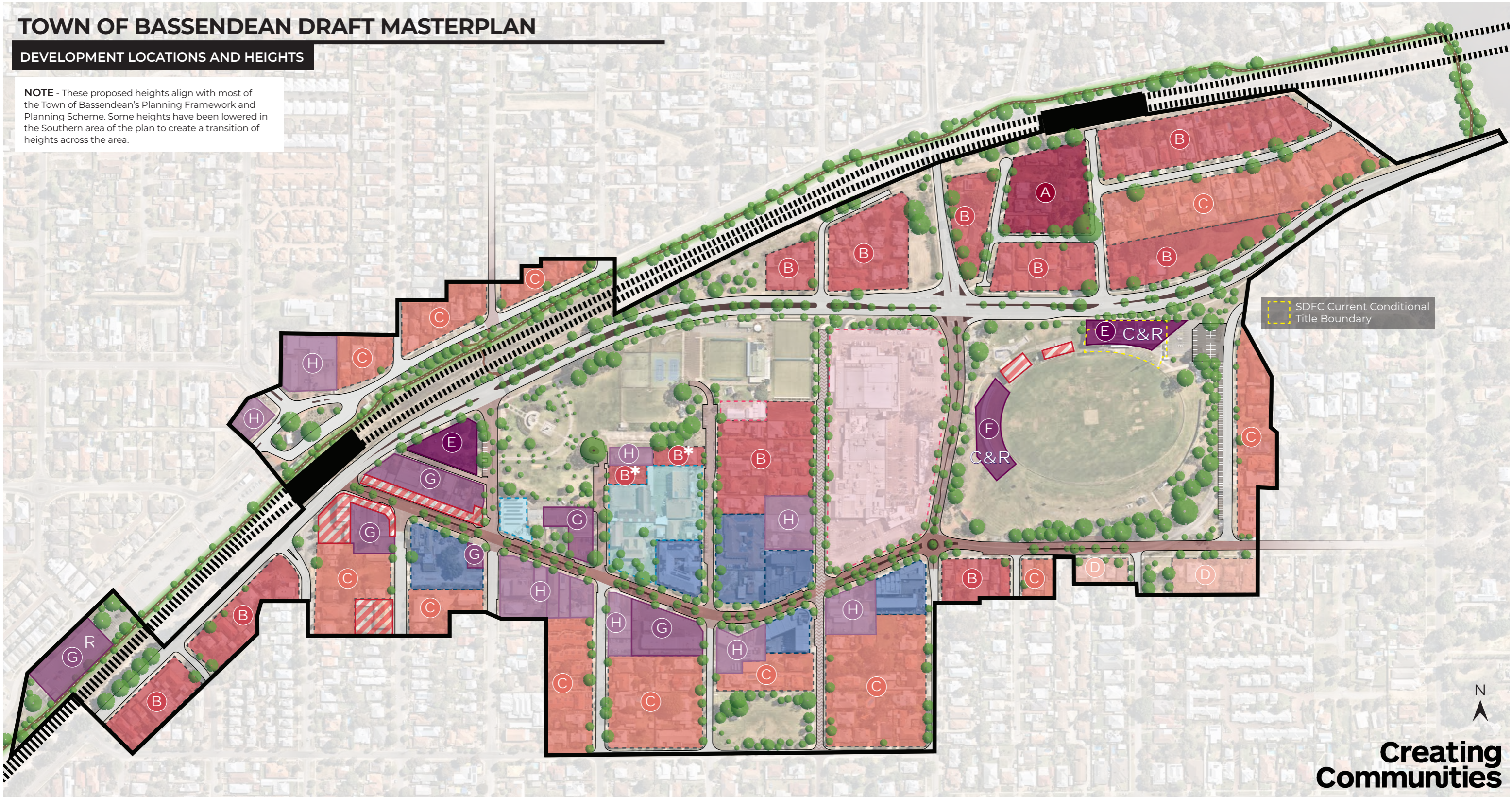
Other Considerations

- ㉗ Existing library building and facilities remain in place
- ㉘ Educational and parish facilities remain in place. Future development is at the discretion of the land owners and would require submission and assessment of detailed plans prior to approval
- ㉙ The site currently accommodates a community school with a lease from the Town until December 2027. After that time, the matter will be further considered by Council, including determining the future preferred use of the site
- ㉚ Further development or redevelopment of Hawaiian's Bassendean Shopping Centre would require submission and assessment of detailed plans (and supporting technical information) and potentially, determination by the Development Assessment Panel

TOWN OF BASSEDEAN DRAFT MASTERPLAN

DEVELOPMENT LOCATIONS AND HEIGHTS

NOTE - These proposed heights align with most of the Town of Bassendean's Planning Framework and Planning Scheme. Some heights have been lowered in the Southern area of the plan to create a transition of heights across the area.



SDFC Current Conditional Title Boundary



Creating Communities

Residential Development

- A** 4 - 6 Storeys | Medium apartments
- B** 3 - 5 Storeys | Low townhouses/apartments
- C** 2 - 3 Storeys | Townhouses, maisonettes or similar
- D** 1 - 2 Storeys | Single dwellings

New & Existing Development Sites

- E** 8 - 10 Storeys | High mixed-use (strategic sites)
- F** 6 - 8 Storeys | High/medium mixed-use
- G** 4 - 6 Storeys | Medium mixed-use
- H** 3 - 5 Storeys | Low mixed-use

Heritage sites recommended for full retention

Sites with recent or approved developments

R Residential ONLY development site

C&R Community facilities AND residential development

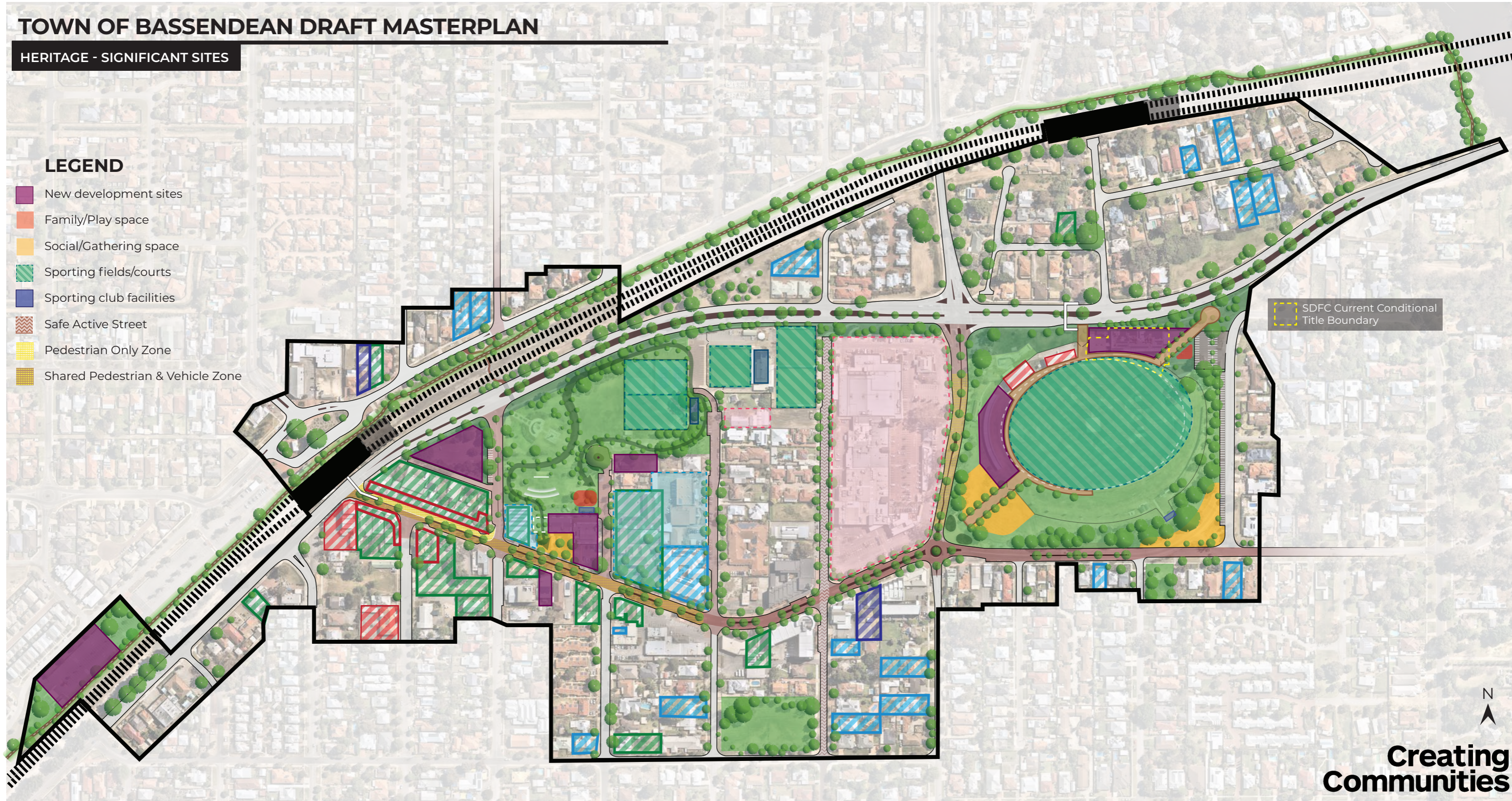
* Requires consideration of overlooking and overshadowing according to specific design guidelines developed for the site.

TOWN OF BASSENDEAN DRAFT MASTERPLAN

HERITAGE - SIGNIFICANT SITES

LEGEND

- New development sites
- Family/Play space
- Social/Gathering space
- Sporting fields/courts
- Sporting club facilities
- Safe Active Street
- Pedestrian Only Zone
- Shared Pedestrian & Vehicle Zone



SDFC Current Conditional Title Boundary



Creating Communities

Category 1 - Exceptional Significance

Essential to the heritage of the locality. Rare or outstanding example.

The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place)

Category 2 - Considerable Significance

Very important to the heritage of the locality. High degree of integrity/authenticity.

Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.

Category 2 sites recommended for full or significant retention

Category 3 - Moderate Significance

Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.

Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever possible.

Category 4 - Little Significance

Contributes to the understanding of the history of the Town of Bassendean.

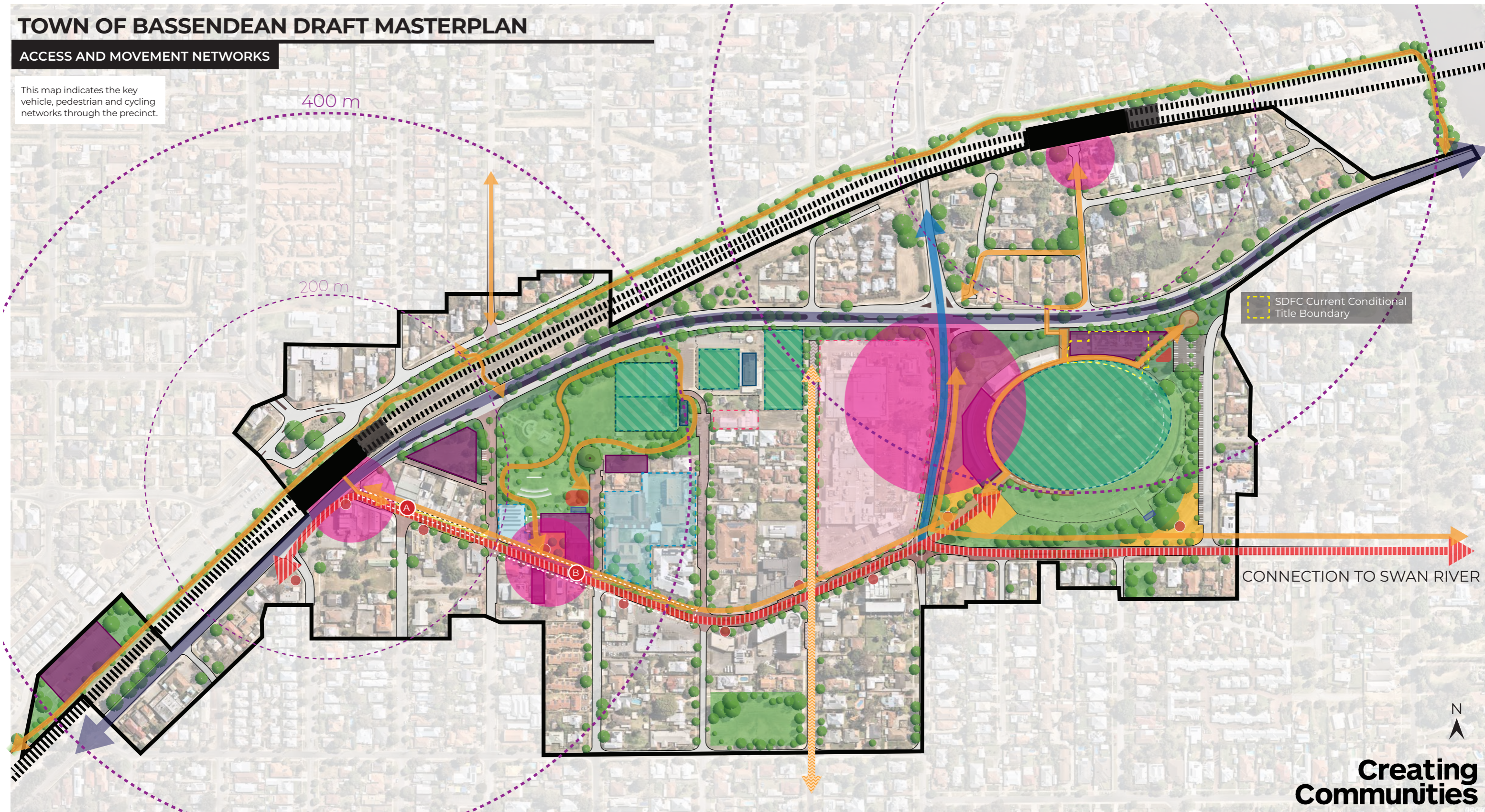
Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

NOTE: Category definitions and management descriptions are taken from the Town of Bassendean Municipal Heritage Inventory (August 2017)

TOWN OF BASSENDEAN DRAFT MASTERPLAN

ACCESS AND MOVEMENT NETWORKS

This map indicates the key vehicle, pedestrian and cycling networks through the precinct.



SDFC Current Conditional Title Boundary

CONNECTION TO SWAN RIVER



Creating Communities

400m Distance from station

Primary Vehicle Movement

Secondary Vehicle Movement

Key Pedestrian/Cycling Connections

Heritage Walk

Key heritage/wayfinding nodes

Key connection nodes

Safe Active Street

A Pedestrian Only Zone with one lane and one direction of vehicle access. Area to potentially include amenity such as play elements, seating, shade, alfresco dining and street treatments to separate area from vehicles

B Shared pedestrian and vehicle zone, where street treatments provide common grade access for pedestrian, cycling, and cars, with easy access to street amenity

ATTACHMENT NO. 5

Schedule of Submissions
Proposed Parking Restrictions – Football Parking - Devon Road Second Survey

1	Affected Property: 6 (Lot 23) Devon Road BASSENDEAN	Postal Address: 6 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
1.1	Many cars park on Devon Road throughout the week. Ban on Saturday / Sunday (Football Days) if you wish, but not full-time.	Noted.
2	Affected Property: 8 (Lot 24) Devon Road BASSENDEAN	Postal Address: 8 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
2.1	We are satisfied with the restrictions currently in place. Any parking space available we would prefer to be for our visitors.	Noted.
3	Affected Property: 16 (Lot 28) Devon Road BASSENDEAN	Postal Address: 16 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
3.1	What happens when Trades / Lawn mowing contractors etc park all day in the road? We use our verge and drive for our vehicles. What happens when we have visitors? It works well. No Problem	Noted. Unless otherwise prescribed, the Town's Parking Local Law 2019 permits vehicles to park for a period not exceeding 24 hours.
4	Affected Property: 17 (Lot 1) Devon Road BASSENDEAN	Postal Address: 17 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
4.1	Would like to see yellow line also on south side of Devon road for about 50 Meters, when parents park cars and bus turning, very dangerous. Please stop parents parking on south side of Devon road too, traffic hazard.	Noted.
5	Affected Property: 23 (Lot 60) Devon Road BASSENDEAN	Postal Address: 23 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
5.1	Will you also remove the bus route? Bus route plus cars.	Transperth have advised they have not had any issues operating buses on Devon Road. They

	also advise that altering the parking restrictions as suggested should not restrict the operation of the bus service.
--	---

6	Affected Property: 24 (Lot 891) Devon Road BASSENDEAN	Postal Address: 24 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
6.1	<p>We decided to build our forever family home on Devon road specifically after 3 years of searching for the perfect spot for our kids.</p> <p>Devon road in our mind is one of the best streets in Bassendean. The thought of it becoming a parking lot on footy day in our minds de-values the lifestyle we have invested in. Not only monetary value of our property but also our family lifestyle. Not being able to have our own kids play out the front due to the increase in traffic defeats our purpose for living in this fantastic street.</p>	Noted.

7	Affected Property: 27 (Lot 59) Devon Road BASSENDEAN	Postal Address: 27 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
7.1	<p>“No Stopping” yellow edge line should also be considered on the southern side at each intersection (North Road and West Road) for the ease of buses and traffic turning into the street. Parents collecting their children park too close to the intersection to West road causing an issue for vehicles approaching the intersection or they face a “head on” collision scenario.</p>	Noted. Vehicles are required to be parked at least ten metres from the intersection on the thoroughfare that is the intersecting thoroughfare.

8	Affected Property: 39 (Lot 53) Devon Road BASSENDEAN	Postal Address: 39 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
8.1	<p>Ban verge parking at West Road and Devon Road intersection.</p> <p>Enforce compliance RE parking on pavements.</p>	Noted.

9	Affected Property: 41 (Lot 52) Devon Road BASSENDEAN	Postal Address: 41 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
9.1	<p>Can we please just leave it as it is? I have not encountered any issues with</p>	Noted.

how it has been running up to now. If it's working why change it. Furthermore, don't particularly want everyone parking on my side if the no stopping yellow edge line is implemented. There is a fair distribution as it is.

10	Affected Property: 46 (Lot 44) Devon Road BASSENDEAN	Postal Address: 46 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
10.1	To make the yellow line parking restriction full-time is over-kill and not warranted. It permanently restricts homeowners from utilising street parking for visitors and tradespeople. I utilise verge parking now and regularly need to utilise street parking as well. With the bus stop now residing on my verge, my effective verge parking has been reduced by 50%. This proposal is heavy handed and not justified. I am surprised that residents should need to point out the angst towards Council that this will create. The guiding premise should be "Residents shouldn't be further penalised by any new football parking restriction proposals.	Noted.
11	Affected Property: 47 (Lot 49) Devon Road BASSENDEAN	Postal Address: 47 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
11.1	No Need for parking restriction all week along the entire street. Support yellow line from West Road to bus stop near the corner with Devon Road from West Road to driveway of No.51, so that buses can safely turn the corner. Many school parents park near the corner.	Noted. The Public Transport Authority has advised the Town that buses can safely maneuver Devon Road with or without on-street parking due to the width of the road.
12	Affected Property: 21 (Lot 61) Devon Road BASSENDEAN	Postal Address: 21 Devon Road BASSENDEAN WA 6054
Summary of Submission		Comment
12.1	We think the No Stopping – Yellow edge should be an all day / night / anytime restriction to permit the buses that travel down Devon Road without impediment. Thanks. I.E not just Saturdays, and not just during football season.	Noted. The Public Transport Authority has advised the Town that buses can safely maneuver Devon Road with or without on-street parking due to the width of the road.
13	Affected Property: 5 (Lot 69) Devon Road	Postal Address: 5 Devon Road

BASSENDEAN		BASSENDEAN WA 6054
Summary of Submission	Comment	
	<p>Our submission is based on not opposing parking restrictions due to football and special events at Bassendean Oval. In fact if the adjacent residents fully understand the current proposal and will vote for its implementation we would not be involved any further.</p> <p>However, discussions within my own street (Devon Road) most residents understood that this was a parking restriction associated with time when football and special events were taking place on Bassendean Oval but not a restriction of stopping adjacent to their properties 24 hours a day every day of the total year.</p>	Noted.
13.2	<p>Meetings in Regard to the Proposed "No Stopping: Restrictions within the Area Specified in Letters from the Town of Bassendean.</p> <p>Generally we would not comment on the calling and running of meetings as they are generally run under strict guidelines set out in the Local Government Act 1995. However, some of the protocols observed at the Street meeting left a lot to be desired.</p>	Noted. The meeting was not a formal Council meeting and therefore not governed by the requirements of the Local Government Act 1995.
13.3	<p>Street Meeting 18 May 2021</p> <p>We had concerns about the time the meeting was called at 5:00 pm which is not late enough to allow working residents to get to the meeting after work. There were the odd resident who arrived late due to work commitments and did not have time, before the meeting closed, to have input.</p> <p>It was also highlighted that there was a time restriction on the meeting as the attending Councillors were required for the normal Council meeting that night.</p>	Noted. The time of the meeting was scheduled to commence prior to the May 2021 Briefing Session, to enable Councillors to attend prior to the meeting if desired.
13.4	<p>Whilst we waited to speak last at the meeting the time constraints did not allow us to put forward our questions which we drafted as questions to comply with the Town's latest letter advising we could ask questions at this street meeting.</p>	Noted. The Town advised residents that if they had any further questions, they could be provided to staff to address beyond the meeting.
13.5	<p>Record of Attendance</p> <p>Whilst several residents attended the meeting there was no record of attendance taken so those attending were not known to officers after the meeting. With some very vocal residents in opposition to the parking proposal we</p>	<p>Noted. The street meeting was informal and was undertaken to enable the Town to answer any questions residents may have in respect to the proposals.</p> <p>Residents were requested to put their comments on the proposal in writing via a formal submission.</p>

	noted that their location was not formally recognized.	
13.6	<p>No Minutes of the Proceedings were taken</p> <p>Whilst there were some major comments made they were not recorded in any way so their content could be lost in officers assessing exactly what transpired at the meeting. Thus with no protocol to record resident input and attendance the meeting may not have existed.</p>	Noted. See comments on 13.5 above.
13.7	<p>Validity of the Street Meeting</p> <p>It is our understanding that the meeting was informal and thus our concerns raised in items 1.1.1 and 1.1.2 probably have no relevance. However, this also means the discussions at the meeting also have no relevance in assessing what was stated at the meeting. This is disappointing as the views of some residents were very strong and opposed to the proposal and there is no recording of who made certain statements and what those statements actually were. This information is very relevant to the feedback on this proposal and there is no record of that information.</p>	Noted. See comments on 13.5 above.
13.8	<p>Possible Special Public Meeting to be Called</p> <p>We have been asked why we are petitioning for e Special Public Meeting under the Local Government Act 1995 and the items above virtually explain the reasons. A Special Public Meeting in this matter allows attending residents to express their opinion and have it formally recorded and set down in minutes. It also makes sure residents identify themselves and advise their interest in the proposal, albeit for or against.</p> <p>The formalities involved in a Special Public Meeting demand that the minutes of the meeting are presented to Council for consideration. These minutes detail the resolutions carried without interpretation. We also understand that any resolutions carried at such a meeting are not binding on Council but it ensures the Council hears the residents' concerns ether support or not. However this genuinely follows protocols from the Local Government Act 1995 and puts all comments on formal record.</p> <p>We are not sure what the staff's objection to having a Special Public meeting on this issue is as such a meeting allows for residents involved in the 10 locations to attend at the same time rather than hold 10 street meetings on an informal basis.</p>	Noted. The Town did not consider a Special Council Meeting necessary given the matter was being considered at the next available Council meeting.

13.9	<p>New Proposal Based on Safety Based Rather Than Football Fixtures</p> <p>In the initial letter sent to residents advice was received that the current restrictions would be changed and become safety based using road widths, road layout instead of the football fixtures. See extract below and letter in Attachment A.</p> <p><i>“The Town is undertaking a review of existing parking restrictions pertaining to 'Football Day Parking' as a result of modifications to fixtures, including additional games on Saturdays and Sundays and an extended season.</i></p> <p><i>To address potential parking issues associated with the above modifications, the Town is proposing the following;</i></p> <p><i>Removal of current Saturday seasonal parking restrictions;</i></p> <p><i>Converting to a 'safety based' system, whereby restrictions are in place based on the width or layout of the road as opposed to restrictions based on fixtures.”</i></p>	Noted.
13.10	<p>This implies that the parking has a current safety problem so we have requested that traffic data for our street to assess what our problem is. We note that Devon Road traffic wise is probably only exceeded by West Road, the northern Section of North Road and the section of Railway Parade west of Lord Street/ However, we don't have traffic data on those road sections so our comments will be based on Devon Road and the Traffic Data supplied by the Town of Bassendean.</p>	Noted. The Football Parking Restrictions Survey is focused on the physical parking of vehicles within thoroughfares. The speed and volume of vehicles and the number and of accidents is outside the scope of the survey.
13.11	<p>Traffic Data Supplied by the Town of Bassendean.</p> <p>The following table has been compiled using the data in the Town's email of the 14 May 2021 shown in attachment B.</p>	See comment on 13.10.
13.12	<p>While we accept the figures as supplied by the Main Roads Western Australia we would like to point out that all access streets in the Perth metropolitan area are automatically 50 km/hr speed zones unless sign posted differently. While no Council is going to lift that speed (50 km/hr) limit it could be raised to 65km/hr or above with appropriate approvals.</p>	See comment on 13.10.
13.13	<p>Devon Road has no accidents, an 85th percentile speed limit of 53.5 km/hr and an average weekday traffic volume of 439 vpd and thus these figures demonstrate there are no traffic safety issues.</p>	See comment on 13.10.

<p>13.14 The street width (actually measured) is 7.3 metres it allows for paring both sides with a through lanes remaining of 3.1 metres which caters for the buses. The Transport Authority only requires a lane of 3 metres to cater for busses and that is already achieved under the current parking scenario.</p>	<p>See comment on 13.10. The Public Transport Authority has advised the Town that buses can safely maneuver Devon Road with or without on-street parking due to the width of the road.</p>
<p>13.15 The Australian Road Research Board (AARB) released parallel parking bay widths for on-road bays (around 2016) as 2.1 metres. Parking both sides equals 4.2 metres leaving 3.1 metres for the central lane to take buses and other traffic.</p>	<p>The Public Transport Authority has advised the Town that buses can safely maneuver Devon Road with or without on-street parking due to the width of the road.</p>
<p>13.16 Based on all these figures it is more than reasonable to state that there are no traffic safety problems in Devon Road including the intersections at its extremities.</p>	<p>Noted.</p>
<p>13.17 Accordingly the statement that the change of parking restrictions in Devon Road is due to safety reason is not true as there is no supporting traffic safety data. If the safety argument is dispelled then the question becomes "what is the driving force wanting to make changes other than times for events at Bassendean Oval?" There is no practical reason for extended parking restriction times other than operations at Bassendean Oval.</p>	<p>The Town identified that the parking restrictions did not apply at times that football was being played at Bassendean Oval.</p> <p>On reviewing the fixtures, and with the new WA Women's Football League, it became evident that the signage would not apply to cover all games.</p> <p>The restrictions are to ensure safety for residents as well as for attending players and spectators and hence the Town commenced a Football Parking Restrictions Survey.</p>
<p>13.18 What Prompted the Review of Parking for Football and Special Events at Bassendean Oval</p> <p>Advice from the Town is that changes to the Football Season in lengthening the time over which the competition will run and the addition of Sunday games (particularly women's games) means the current restrictions that are in place will need changing.</p>	<p>See comment on 13.17 above.</p>
<p>13.19 We do not necessarily dispute these comments but we certainly need to know why residents will have a parking restriction in the area in question when no football or special events are operating on Bassendean Oval.</p>	<p>Noted. Football events are operating, and the proposal will address future events that may be held at Bassendean Oval.</p>
<p>13.20 Is this a cost saving scenario so signs don't have to be changed. It was stated at the street meeting signs and poles were a major concern due to vandalism.</p>	<p>Whilst the maintenance of signs is greater than yellow lines due to maintenance and replacement value, the Town's adopted budget will make provision for the type of restriction adopted by Council (if any).</p>
<p>13.21 Mr. Blanchard has been retired for 3 years and drives and walks in and around our area all the time and in that 3</p>	<p>Noted.</p>

	<p>year period he does not recollect seeing any sign or pole vandalized or replaced due to vandalism.</p>	
13.22	<p>With staff being so adamant that the suggested new restrictions be implemented there appears to be an underlying pressure pushing this process and as residents within the affected area we would certainly like to know what that pressure is.</p>	<p>Noted. The Town will act in accordance with Council's resolution on the matter.</p>
13.23	<p>Options in Lieu of the Existing Parking Restrictions</p> <p>The option presented in both the Town's letters of 16 March 2021 and 30 April 2021 only give one new option to replace the existing parking restrictions which is a replacement using a :No Stopping: option at all times. I have attached both letters in attachment A.</p>	<p>Noted.</p>
13.24	<p>In analyzing the existing situation and reassessing options there are several scenarios that should have been considered. They are as follows:</p>	<p>Noted.</p>
13.25	<p>Do nothing and leave existing restrictions in place with amended text for new hours of operation</p>	<p>Noted.</p>
13.26	<p>Offer several new parking restrictions (such as :No Parking" blanket, :No parking with time periods specified, "No Stopping" with time periods supplied)</p>	<p>Noted.</p>
13.27	<p>"No Stopping" as set out in the only option given to residents</p>	<p>Noted.</p>
13.28	<p>Each of these options should have been explained in detail as many of the residents in my area thought the new restriction was just another type of parking rule pertaining to leaving a vehicle parked for some time when the football was in progress. Once explained properly they realized the severity of the proposal and now oppose it.</p>	<p>The Town was available to discuss the options with residents, and contact details were provided in the letters.</p>
13.29	<p>From what we can gather there has been no other discussion with the other 9 areas involved and that could mean the following.</p> <ol style="list-style-type: none"> 1.Residents in those areas fully understand the proposal and support it; 2.They don't fully understand the proposal but think it is roughly the same as restrictions that exist now; 3.They don't care what restrictions are in place. 	<p>Noted.</p>
13.30	<p>For a throw away comment it has been said residents can still park on their verge. This is only stating what can happen now. It adds no information to the argument of why are the restrictions</p>	<p>The Town's Parking Local Law 2019 permits owners or occupiers of premises adjacent to that verge, or a person authorized by the occupier of</p>

changing and why to the options presented as what appears as a fait accompli.

Thus the consultation via a letter to residents is not adequate and the Town should bring those interested residents together in a formalized meeting to ensure all residents understand exactly what is being proposed and at least allow other options to be discussed before going to Council.

13.31 Feedback Process

The use of a letter drop to residents does not necessarily get full and comprehensive feedback which is required in this case. In fact Local Government carrying out this type of feedback request has in the past had a return of somewhere between 10% and 15% which is hardly a satisfactory result. However, the figures for this particular feedback are not known and we sincerely hope the return is much larger.

Whilst street meetings are a step in the right direction the lack of recording of attendees and resolutions makes them rather useless in having the information put into reports as the only data is via officers' comments which may not exactly provide an accurate report of the meeting etc.

While some officers have resisted the notion of a Special Public meeting this would bring affected residents together, hear their concerns at the one time and allow staff and Councillors to assess the community response to this issue.

13.32 Town of Bassendean Enforcement "No Stopping" Parking Restriction

Some discussion has taken place on the enforcement of this restriction and the officers have informed residents that they are compassionate and would not enforce the restrictions to the fullest extent. If that is true then why implement such a restriction in the first place?

In fact if this restriction is put into place the only time an infringement can be given as when an officer actually sees vehicles stopping in the restricted areas. If the vehicles move on quickly they cannot issue a fine unless it was to be photographed and the infringement sent through the mail. If that happened unless the infringement is videoed the driver can argue that the still photo is not factual as the car was still moving.

It is fair to say that for 10 locations, the previous commentary and the Town's

those premises, to stop the vehicle so that any portion of it is on the verge.

The proposed parking restrictions would only apply to non-owners/occupiers or persons authorized by the occupiers.

Noted.

Noted. The Town takes an education approach to parking restrictions in the first instance, and requests drivers comply with the requirements. The Town will only infringe if non-compliance is achieved following instruction, or if a safety issue is evident.

	resources this type of restriction is not enforceable at any time.	
13.33	Submission to be fully attached to report We have been advised that our submission will be attached verbatim to any report to Council and we certainly support that process	Noted. The submission and associated attachments has been included.
13.34	Parking Restrictions outside football and special event times It is fair to say that most residents would support some sort of parking restriction during football and special times at Bassendean Oval. However, from all the data shown to us there is no reason to restrict parking at any other times. In fact it appears from our street that the current situation has worked well for many years and it should stay that way with minor time changes	Noted.
13.35	Devon Road Environment Having lived in Devon Road for nearly 25 years we appreciate our street environment and seek to have this amenity remain "as is". We will oppose any suggestion of painting a yellow line on the road way with text advising motorists of the parking restriction. Whilst we are not suggesting that a "picket fence" approach to signs be implemented any parking restriction should be properly sign posted so the restriction is clearly visible at night when it is raining. This is not the case when the restriction is painted on the road surface. If this fact is disputed we suggest contact with England be made and see how these lines work in snowing and heavy rain conditions. More thought needs to be given to this type of parking restriction before implementation.	Noted. The Town has found yellow lines more effective for parking restrictions, as signs can often go unnoticed or are vandalized.
13.36	Have any other local authorities been contacted? Our question to the officers is "have you spoken with the Town of Cambridge and/or the City of Subiaco which dealt with much larger football matches (crowds and vehicles) and special events than Bassendean Oval? They have handled parking and resident issues for many years and as we have a relative living in that area we know those Councils have dealt with the issue much differently.	No other local authorities have been consulted. Parking Local Laws differ between local government areas.
13.37	Summary and Conclusion This submission is only being made so there is a record of our concerns and suggestions at this point in time.	Noted.

We favour a Special Public Meeting being called for residents in all the 10 locations where this new parking restriction is to be implemented. However, that can be done at any time in the future.

13.38 In summary –

Noted.

1. We are not opposed to parking restrictions in the area during football and special event times;

2. We are firmly opposed to any parking restriction in our street in times other than for the football and special event times;

3. We are firmly opposed to having any parking restrictions painted on the road pavement and we respectfully request all parking restrictions be implemented using appropriate signage as is the current case;



Document #: IFRM-18812021
Date: 21.05.2021
Officer: DAMIAN STEPHEN
File: LAWE/REPRTNG/3



Town of Bassendean
Football Parking Restrictions Survey Form
Devon Road, Bassendean

File Ref: LAWE/REPRTNG/3

Attention: Senior Ranger

Name: Susanne and Terry Blanchard

Address: 5 Devon Road, Bassendean WA 6054

Contact No.: Best contact phone number : 0400 040 111

Do you support the proposal to remove the existing 'No Parking — 8am to 6pm, Saturday, March to August' parking restrictions on the northern side of Devon Road and replace them with 'No Stopping' yellow edge line restrictions?

NO

Comments: Our comments are contained in the attached submission.

Any submissions received will be considered as part of the determination process and your submission will be publicly available in the Council Agenda, unless you specifically request that your submission remains anonymous.

Thank you for your time.

Our submission is based on not opposing parking restrictions due to football and special events at Bassendean Oval. In fact if the adjacent residents fully understand the current proposal and will vote for its implementation we would not be involved any further.

However, discussions within my own street (Devon Road) most residents understood that this was a parking restriction associated with time when football and special events were taking place on Bassendean Oval but not a restriction of stopping adjacent to their properties 24 hours a day every day of the total year.

1. Meetings in Regard to the Proposed “No Stopping: Restrictions within the Area Specified in Letters from the Town of Bassendean

Generally we would not comment on the calling and running of meetings as they are generally run under strict guidelines set out in the Local Government Act 1995. However, some of the protocols observed at the Street meeting left a lot to be desired.

1.1 Street Meeting 18 May 2021

We had concerns about the time the meeting was called at 5:00 pm which is not late enough to allow working residents to get to the meeting after work. There were the odd resident who arrived late due to work commitments and did not have time, before the meeting closed, to have input.

It was also highlighted that there was a time restriction on the meeting as the attending Councillors were required for the normal Council meeting that night.

Whilst we waited to speak last at the meeting the time constraints did not allow us to put forward our questions which we drafted as questions to comply with the Town’s latest letter advising we could ask questions at this street meeting.

1.1.1 Record of Attendance

Whilst several residents attended the meeting there was no record of attendance taken so those attending were not known to officers after the meeting. With some very vocal residents in opposition to the parking proposal we noted that their location was not formally recognized.

1.1.2 No Minutes of the Proceedings were taken

Whilst there were some major comments made they were not recorded in any way so their content could be lost in officers assessing exactly what transpired at the meeting. Thus with no protocol to record resident input and attendance the meeting may not have existed.

1.1.3 Validity of the Street Meeting

It is our understanding that the meeting was informal and thus our concerns raised in items 1.1.1 and 1.1.2 probably have no relevance. However, this also means the discussions at the meeting also have no relevance in assessing what was stated at the meeting. This is disappointing as the views of some residents were very strong and opposed to the proposal and there is no recording of who made certain statements and what those statements

actually were. This information is very relevant to the feedback on this proposal and there is no record of that information.

1.2 Possible Special Public Meeting to be Called

We have been asked why we are petitioning for a Special Public Meeting under the Local Government Act 1995 and the items above virtually explain the reasons. A Special Public Meeting in this matter allows attending residents to express their opinion and have it formally recorded and set down in minutes. It also makes sure residents identify themselves and advise their interest in the proposal, albeit for or against.

The formalities involved in a Special Public Meeting demand that the minutes of the meeting are presented to Council for consideration. These minutes detail the resolutions carried without interpretation. We also understand that any resolutions carried at such a meeting are not binding on Council but it ensures the Council hears the residents' concerns either support or not. However this genuinely follows protocols from the Local Government Act 1995 and puts all comments on formal record.

We are not sure what the staff's objection to having a Special Public meeting on this issue is as such a meeting allows for residents involved in the 10 locations to attend at the same time rather than hold 10 street meetings on an informal basis.

2. New Proposal Based on Safety Based Rather Than Football Fixtures

In the initial letter sent to residents advice was received that the current restrictions would be changed and become safety based using road widths, road layout instead of the football fixtures. See extract below and letter in Attachment A.

"The Town is undertaking a review of existing parking restrictions pertaining to 'Football Day Parking' as a result of modifications to fixtures, including additional games on Saturdays and Sundays and an extended season.

To address potential parking issues associated with the above modifications, the Town is proposing the following;

- Removal of current Saturday seasonal parking restrictions;*
- Converting to a 'safety based' system, whereby restrictions are in place based on the width or layout of the road as opposed to restrictions based on fixtures."*

This implies that the parking has a current safety problem so we have requested that traffic data for our street to assess what our problem is. We note that Devon Road traffic wise is probably only exceeded by West Road, the northern Section of North Road and the section of Railway Parade west of Lord Street/ However, we don't have traffic data on those road sections so our comments will be based on Devon Road and the Traffic Data supplied by the Town of Bassendean.

2.1 Traffic Data Supplied by the Town of Bassendean

The following table has been compiled using the data in the Town's email of the 14 May 2021 shown in attachment B.

Road Name	Road Classification	Section	Reported Accidents (No.)	Average Weekday Traffic Volume (AWTV)	85 th Percentile Speed (km/hr)	Road Width Average (metres m)	% Through Traffic
Devon Road	Access street Allowable Traffic Volume 3000 vpd with speed up to 60 km/hr - MRWA Advice	Total Street		Up to 3,000 MRWA advice	Up to 60 km/hr MRWA advice	N/A	Not known
		West Rd/ Devon Rd Intersection	0	439	53.5	7.3	Not known
		West Road to Briggs Street	0				
		Briggs St/Devon Rd Intersection	0				
		Briggs St to Carnegie St	0				
		Carnegie St/Devon Rd Intersection	0				
Carnegie St to North Rd	0						
North Rd/Devon Rd intersection							

While we accept the figures as supplied by the Main Roads Western Australia we would like to point out that all access streets in the Perth metropolitan area are automatically 50 km/hr speed zones unless sign posted differently. While no Council is going to lift that speed (50 km/hr) limit it could be raised to 65km/hr or above with appropriate approvals.

Devon Road has no accidents, an 85th percentile speed limit of 53.5 km/hr and an average weekday traffic volume of 439 vpd and thus these figures demonstrate there are no traffic safety issues.

The street width (actually measured) is 7.3 metres it allows for paring both sides with a through lanes remaining of 3.1 metres which caters for the buses. The Transport Authority only requires a lane of 3 metres to cater for busses and that is already achieved under the current parking scenario.

The Australian Road Research Board (AARB) released parallel parking bay widths for on-road bays (around 2016) as 2.1 metres. Parking both sides equals 4.2 metres leaving 3.1 metres for the central lane to take buses and other traffic.

Based on all these figures it is more than reasonable to state that there are no traffic safety problems in Devon Road including the intersections at its extremities.

Accordingly the statement that the change of parking restrictions in Devon Road is due to safety reason is not true as there is no supporting traffic safety data.. If the safety argument is dispelled then the question becomes "what is the driving force wanting to make changes other than times for events at Bassendean Oval?" There is no practical reason for extended parking restriction times other than operations at Bassendean Oval.

3. What Prompted the Review of Parking for Football and Special Events at Bassendean Oval

Advice from the Town is that changes to the Football Season in lengthening the time over which the competition will run and the addition of Sunday games (particularly women's games) means the current restrictions that are in place will need changing.

We do not necessarily dispute these comments but we certainly need to know why residents will have a parking restriction in the area in question when no football or special events are operating on Bassendean Oval.

Is this a cost saving scenario so signs don't have to be changed. It was stated at the street meeting signs and poles were a major concern due to vandalism.

Mr Blanchard has been retired for 3 years and drives and walks in and around our area all the time and in that 3 year period he does not recollect seeing any sign or pole vandalized or replaced due to vandalism.

With staff being so adamant that the suggested new restrictions be implemented there appears to be an underlying pressure pushing this process and as residents within the affected area we would certainly like to know what that pressure is.

4. Options in Lieu of the Existing Parking Restrictions

The option presented in both the Town's letters of 16 March 2021 and 30 April 2021 only give one new option to replace the existing parking restrictions which is a replacement using a :No Stopping: option at all times. I have attached both letters in attachment A.

In analysing the existing situation and reassessing options there are several scenarios that should have been considered. They are as follows:

- 1) Do nothing and leave existing restrictions in place with amended text for new hours of operation;
- 2) Offer several new parking restrictions (such as :No Parking" blanket, :No parking with time periods specified, "No Stopping" with time periods supplied)
- 3) "No Stopping" as set out in the only option given to residents.

Each of these options should have been explained in detail as many of the residents in my area thought the new restriction was just another type of parking rule pertaining to leaving a vehicle parked for some time when the football was in progress. Once explained properly they realized the severity of the proposal and now oppose it.

From what we can gather there has been no other discussion with the other 9 areas involved and that could mean the following.

- 1) Residents in those areas fully understand the proposal and support it;
- 2) They don't fully understand the proposal but think it is roughly the same as restrictions that exist now;
- 3) They don't care what restrictions are in place.

For a throw away comment it has been said residents can still park on their verge. This is only stating what can happen now. It adds no information to the argument of why are the restrictions changing and why to the options presented as what appears as a fait accompli.

Thus the consultation via a letter to residents is not adequate and the Town should bring those interested residents together in a formalized meeting to ensure all residents understand exactly what is being proposed and at least allow other options to be discussed before going to Council.

5. Feedback Process

The use of a letter drop to residents does not necessarily get full and comprehensive feedback which is required in this case. In fact Local Government carrying out this type of feedback request has in the past had a return of somewhere between 10% and 15% which is hardly a satisfactory result. However, the figures for this particular feedback are not known and we sincerely hope the return is much larger.

Whilst street meetings are a step in the right direction the lack of recording of attendees and resolutions makes them rather useless in having the information put into reports as the only data is via officers' comments which may not exactly provide an accurate report of the meeting etc.

While some officers have resisted the notion of a Special Public meeting this would bring affected residents together, hear their concerns at the one time and allow staff and Councillors to assess the community response to this issue.

6. Town of Bassendean Enforcement of “No Stopping” Parking Restriction

Some discussion has taken place on the enforcement of this restriction and the officers have informed residents that they are compassionate and would not enforce the restrictions to the fullest extent. If that is true then why implement such a restriction in the first place? In fact if this restriction is put into place the only time an infringement can be given is when an officer actually sees vehicles stopping in the restricted areas. If the vehicles move on quickly they cannot issue a fine unless it was to be photographed and the infringement sent through the mail. If that happened unless the infringement is videoed the driver can argue that the still photo is not factual as the car was still moving.

It is fair to say that for 10 locations, the previous commentary and the Town's resources this type of restriction is not enforceable at any time.

7. Submission to be fully attached to report

We have been advised that our submission will be attached verbatim to any report to Council and we certainly support that process.

8. Parking Restrictions outside football and special event times

It is fair to say that most residents would support some sort of parking restriction during football and special times at Bassendean Oval. However, from all the data shown to us there is no reason to restrict parking at any other times. In fact it appears from our street that the current situation has worked well for many years and it should stay that way with minor time changes.

9. Devon Road Environment

Having lived in Devon Road for nearly 25 years we appreciate our street environment and seek to have this amenity remain “as is”. We will oppose any suggestion of painting a yellow line on the road way with text advising motorists of the parking restriction.

Whilst we are not suggesting that a “picket fence” approach to signs be implemented any parking restriction should be properly sign posted so the restriction is clearly visible at night when it is raining. This is not the case when the restriction is painted on the road surface.

If this fact is disputed we suggest contact with England be made and see how these lines work in snowing and heavy rain conditions. More thought needs to be given to this type of parking restriction before implementation.

10. Have Any Other Local Authorities Been Contacted

Our question to the officers is “have you spoken with the Town of Cambridge and/or the City of Subiaco which dealt with much larger football matches (crowds and vehicles) and special events than Bassendean Oval? They have handled parking and resident issues for

many years and as we have a relative living in that area we know those Councils have dealt with the issue much differently.

11. Summary and Conclusion

This submission is only being made so there is a record of our concerns and suggestions at this point in time.

We favour a Special Pubic Meeting being called for residents in all the 10 locations where this new parking restriction is to be implemented. However, that can be done at any time in the future.

In summary –

- 1) We are not opposed to parking restrictions in the area during football and special event times;
- 2) We are firmly opposed to any parking restriction in our street in times other than for the football and special event times;
- 3) We are firmly opposed to having any parking restrictions painted on the road pavement and we respectfully request all parking restrictions be implemented using appropriate signage as is the current case;

Signed:



Terry Blanchard



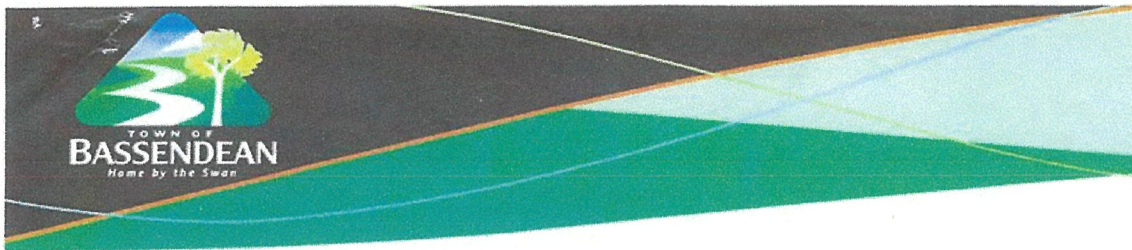
Susanne Blanchard

Dated: 21 May 2021

5 Devon Road, Bassendean

Attachment A

**Town of Bassendean Letters of 16 March 2021 and
30 April 2021**



Our Ref:

LAWE/REPRTNG/3

To the Owner/Occupier
 Devon Road
BASSENDEAN WA 6054

Dear Sir/Madam

Proposed Parking Restrictions — Football Parking

The Town is undertaking a review of existing parking restrictions pertaining to 'Football Day Parking' as a result of modifications to fixtures, including additional games on Saturdays and Sundays and an extended season.

To address potential parking issues associated with the above modifications, the Town is proposing the following;

- Removal of current Saturday seasonal parking restrictions;
- Converting to a 'safety based' system, whereby restrictions are in place based on the width or layout of the road as opposed to restrictions based on fixtures.

The following car parking restrictions are therefore proposed -

Street Location	Existing Restriction	Proposed Restriction
Briggs Street (east side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Brook Street (south side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Calnon Street (east side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Devon Road (north side)	No Parking, Saturdays, March to August	No restriction
Lamb Street (south side - 4 Thompson Street to 11a Lamb Street)	No Parking, Saturdays, March to August.	No Stopping (yellow edge line)
Lamb Street (east side - 13 to 21 Lamb Street)	No Parking, Saturdays, March to August	No Stopping (yellow edge line) - including cul-de-sac and entrance/exit to cul-de-sac
Lamb Street (west side - opposite 11 and 11 a Lamb Street)	No Parking, Saturdays, March to August	No Stopping (yellow edge line) - including cul-de-sac and entrance/exit to cul-de-sac
North Road (east side - 1 to 19 North Road)	No restriction	No Stopping (yellow edge line)
North Road (west side - 309 Guildford Road to 26 North Road)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Prowse Street (south side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Railway Parade (north side - 28 to 40 Railway Parade)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
Rosetta Street (east side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line) - including cul-de-sac and entrance/exit of cul-de-sac
Thompson Road (east side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)
West Road (east side - Old Perth Road to Devon Road)	No Parking, Saturdays, March to August	No Stowing (yellow edge line)

The above restrictions will be in place at all times, in lieu of Saturday only.

The proposed restrictions will not impede residents from allowing vehicles to park on their verges where verge parking is permitted.

Should you have any comments on the above, please complete the attached survey form and return it to the Town in the enclosed reply-paid envelope within 14 days for inclusion in the survey. The closing date for the return of the survey is **Tuesday 30 March 2021**, responses received after this date will not be included in the analysis.

Following consultation, the matter will be determined by Council.

Should you have any further queries on this matter please call the Rangers on 9377 7480.

Yours faithfully

SHARNA MERRITT
SENIOR RANGER

16 March 2021



114.S:glEAN
by the Swan

Town of Bassendean
Football Parking Restrictions Survey Form

File Ref: LAWE/REPRTNG/3

Attention: Senior Ranger

Name: _____

Address: _____

Contact No.: _____

Do you support the below proposed change to existing parking restrictions? Please indicate your answer by inserting **yes**, **no** or **(N/A)** in the **yes/no** column response in the **yes/no**

Street Location	Existing Restriction	Proposed Restriction	Yes/No
Briggs Street (east side line)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Brook Street (south side line)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Calnon Street (east side line)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Devon Road (north side)	No Parking, Saturdays, March to August	No restriction	
Lamb Street (south side - 4 Thompson Street to 11 a Lamb Street)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Lamb Street (east side - 13 to 21 entrance/exit)		No Stopping (yellow edge line) - including cul-de-sac and	
Lamb Street)	No Parking, Saturdays, March to August to cul-de-sac		
Lamb Street (west side - opposite 11 entrance/exit and 11a Lamb Street)		No Stopping (yellow edge line) - including cul-de-sac and	
North Road (east side -1 to 19 North Road)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
North Road (west side - 309 Guildford Road to 26 North Road)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Prowse Street (south side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Railway Parade (north side - 28 to 40 Railway Parade)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
Rosetta Street (east side)	No Parking, Saturdays, March to August of cul-de-sac	No Stopping (yellow edge line) - including cul-de-sac and entrance/exit	
Thompson Road (east side)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	
West Road (east side - Old Perth Road to Devon Road)	No Parking, Saturdays, March to August	No Stopping (yellow edge line)	

Comments:

Any submissions received will be considered as part of the determination process and your submission will be publicly available in the Council Agenda, unless you specifically request that your submission remains anonymous.

Thank you for your time.

3/3

Our Ref: LAWE/REPRTNG/3

Owner/Occupier
Devon Road
BASSENDEAN WA 6054

Dear Sir/Madam

Proposed Parking Restrictions — Football Parking

On further review of the current parking restrictions and preliminary feedback, the Town is considering amending the previous proposal for Devon Road by replacing the existing 'Football Day Parking' restrictions with a 'No Stopping' Yellow edge line, as per the other locations identified in the previous consultation.

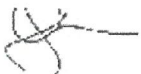
Should Council resolve to make the restriction, the proposed restriction will be in place at all times in lieu of Saturday only, and it will not impede residents from allowing vehicles to park on their verges where verge parking is permitted.

Should you have any comments on the above, please complete the attached survey form and return it to the Town in the enclosed reply-paid envelope within 14 days for inclusion in the survey. The closing date for the return of the survey is **Friday 14 May 2021**, responses received after this date will not be included in the analysis.

As previously advised, following the completion of consultation, the matter will be determined by Council.

Should you have any further queries on this matter please call the Rangers on 9377 7480.

Yours faithfully



SHARNA MERRITT
SENIOR RANGER

30 April 2021



Town of Bassendean
Football Parking Restrictions Survey Form
Devon Road, Bassendean

File Ref: LAWE/REPRNG/3

Attention: Senior Ranger

Name: _____

Address: _____

Contact No.: _____

Do you support the proposal to remove the existing 'No Parking — 8am to 6pm, Saturday, March to August' parking restrictions on the northern side of Devon Road and replace them with 'No Stopping' yellow edge line restrictions?

YES / NO

(please circle your response)

Comments:

Any submissions received will be considered as part of the determination process and your submission will be publicly available in the Council Agenda, unless you specifically request that your submission remains anonymous.

Thank you for your time.

Attachment B

Traffic Data Supplied by Town of Bassendean

Via Email 14 May 2021

Donna Shaw <dshaw@bassendean.wa.gov.au>
to me, Luke

Good Morning Mr Blanchard

Thank you for your email. Please see responses to your enquiries below in red:

1. What is the designation of Devon Road in the Town's road hierarchy?

Devon Road would be considered an Access Road under the Main Roads WA (MRWA) Road Hierarchy Classification (i.e. maximum vehicle volumes of 3000 vehicles per day and maximum 60km/hr speed)

2. What are the latest average weekday traffic volumes in Devon Road?

The most recent data was recorded between 31 October 2017 and 9 November 2017, with average weekday traffic volumes of 439 vehicles per day.

3. = many reported accidents have there been (data from the MRWA CARS programme) at the following locations?

The latest available data from the MRWA CARS programme is for the period 1 January 2016 to 31 December 2020, with no reported accidents at intersections or mid-block for that five year time period.

- Devon Road/West Road intersection, 0
- Devon Road North Road intersection, 0
- Devon Road/Carnegie Street Intersection, 0
- Devon Road/Briggs Street intersection, 0
- Devon Road mid block between West Road and Briggs Street, 0
- Devon Road mid block Briggs Street to Carnegie Street, 0
- Devon Road mid block between Carnegie Street and North Road, 0

4. The latest 85th percentile traffic speeds in Devon Road

The most recent data was recorded between 31 October 2017 and 9 November 2017 with 85th percentile traffic speed being 53.5Km/hr (i.e. within acceptable limits)

5. Percentage of through traffic in Devon Road

The Town does not have this dataset, but it would be low given there are only 439 vehicles per day for average weekly traffic volumes.

Should you have any further enquiries with regards to the above, please do not hesitate to contact me.

Kind regards

Donna Shaw
Manager Development & Place
Town of Bassendean
Phone: (08) 9377 8011
Email: dshaw@bassendean.wa.gov.au
Web: www.bassendean.wa.gov.au

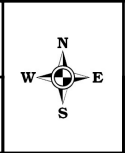



 Town of Bassendean
 35 Old Perth Road
 Bassendean WA 6054
 Phone: 9377 8000
 Fax: 9279 4257
 Email: mail@bassendean.wa.gov.au

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.



4/11/2021
 Scale: 1: 8000





- EXISTING SIGNS TO BE REMOVED AND YELLOW LINE "NO STOPPING" INSTALLED
- EXISTING SIGNS TO BE REPLACED WITH PROPOSED "WEEKEND RESTRICTIONS ONLY" SIGNS

FOR INFORMATION ONLY

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AMENDMENTS			
REVISION	DESCRIPTION	AUTHORISED	



HORIZONTAL SCALE N.T.S

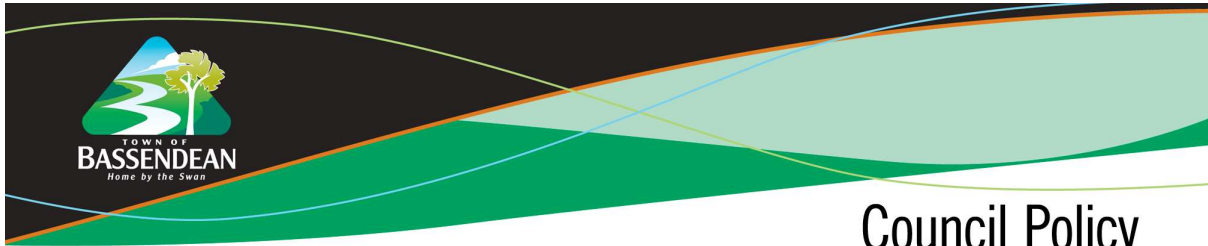
TOWN of BASSEDEAN
 INFRASTRUCTURE SERVICES
 Telephone: (08) 9377 9000 Email: mail@bassedean.wa.gov.au
 Facsimile: (08) 9279 5416 www.bassedean.wa.gov.au

SURVEY DATA	NA	ACCOUNT CODE	-
DESIGNED BY	DS 24.03.2021	APPROVED BY	
DRAWN BY	NB 29.03.2021		
CHECKED BY			

DRAWING NUMBER	
TOB-2021-1	
A1	SHEET 1 OF 1
	REVISION

TOWN OF BASSEDEAN
 WEST, ROSETTA, BRIGGS, CALNON, PROWSE,
 BROOK, NORTH, THOMPSON, LAMB, RAILWAY, DEVON
 PROPOSED PARKING RESTRICTION

ATTACHMENT NO. 6



1.8 Street Trees

1. Policy Statement

The Town recognises the significant contribution made by street trees to both the aesthetic and environment aspects of existing streetscapes within the Town. Whilst the Town seeks to retain street trees, it also recognises that in some cases, tree retention may not be feasible due to the condition, and possible location or species of the tree.

2. Application of Policy

This Policy applies to trees within the public realm. Matters pertaining to trees on private property are addressed in Local Planning Policy 13 – Tree Retention and Provision.

3. Objectives

- (a) To retain existing trees to maintain a local sense of place.
- (b) To retain and promote canopy coverage and shade to provide amenity, environmental and health benefits.
- (c) To provide a framework for requests for the provision of new street trees, street tree pruning or removal.
- (d) To ensure that development activity on the verge area is minimised in order that the street tree(s) root zone area and canopy mass are protected.
- (e) To provide a method for the repair, replacement and amenity valuation of trees.
- (f) To prepare for the effects of climate change and to increase canopy coverage for carbon sequestration and to reduce the urban heat island effect.

4. Policy

4.1 Requests for Street Trees

- (a) The Town will consider all requests for street trees in relation to the Street Tree Planting Program. Requests for street trees will be prioritised based on the following:
 - (i) The amount of existing trees in the streetscape;
 - (ii) If the location of the tree is on a major arterial road or has public facilities on the same street; and
 - (iii) Where existing trees have been removed to facilitate underground power, infrastructure or road widening.
- (b) Street trees planted without the prior approval of the Town by a landowner/occupant may be retained at the discretion of the Town.



Council Policy

4.2 Street Tree Maintenance

- (a) The pruning or maintenance of a street tree is not permitted without the prior approval of the Town being first obtained.
- (b) Maintenance of street trees is only permitted to be undertaken by the Town or by a suitably qualified arborist approved by the Town.
- (c) Requests for street tree maintenance will only be considered favourably in the following circumstances:
 - (i) To provide safe clearance to overhead power lines;
 - (ii) To ensure appropriate vehicle and pedestrian sight lines at crossovers and intersections;
 - (iii) To correct structurally unsound growth;
 - (iv) To provide appropriate clearance to footpaths; and
 - (v) To reduce undue safety impacts to adjacent properties or the public realm.
- (d) The Town will not support a request to prune or remove a street tree for the following reasons:
 - (i) The tree obscures or has the potential to obscure access to light;
 - (ii) The tree obscures or has the potential to obscure access to views;
 - (iii) The tree causes allergies or health issues; and
 - (iv) The tree causes nuisance by way of leaf, fruit, and/or bark shedding.

4.3 Street Tree Removal

- (a) The removal of a street tree is not permitted without the prior approval of the Town being first obtained.
- (b) Requests to remove street trees will only be considered favourably where a report by a suitably qualified arborist is provided to the satisfaction of the Town, demonstrating that the tree is:
 - (i) Dead, having less than 10% photosynthetic material or live tissue present in the canopy mass;
 - (ii) Diseased and unlikely to respond to treatment;
 - (iii) Structurally unsound to the extent it presents a danger to the community;



Council Policy

- (iv) A species declared as a noxious weed by the Department of Primary Industries and Regional Development; or
- (v) The Town determines the tree is of no ecological or amenity value.
- (c) The Town will not support a request to prune or remove a street tree for the following reasons:
 - (i) The species of tree is not preferred;
 - (ii) The tree obscures or has the potential to obscure access to light;
 - (iii) The tree obscures or has the potential to obscure access to views;
 - (iv) The tree causes allergies or health issues;
 - (v) The tree restricts access for a non-essential or secondary crossover; and
 - (vi) The tree causes nuisance by way of leaf, fruit, and/or bark shedding.
- (d) Where removal of a street tree is approved by the Town, the landowner/applicant is responsible for the full cost of removing and replacing any street tree in accordance with Clause 4.6.

4.4 Street Tree Repair and Replacement

- (a) The Town will only approve the replacement of a damaged or removed tree in lieu of payment of the amenity value of the tree where the Town is satisfied that it can be replaced with a tree that is of similar size, species and condition.
- (b) Where the Town approves the repair or replacement of a tree, the landowner/applicant shall be responsible for all associated costs, including:
 - (i) Inspections, consultations and reports carried out by a suitably qualified arborist approved by the Town;
 - (ii) Any repair work carried out on the tree by a suitably qualified arborist approved by the Town, including future repairs for a period of up to 5 years;
 - (iii) Clean up and removal of tree debris and pruning as a result of the replacement work carried out by a suitably qualified arborist approved by the Town;
 - (iv) Site works associated with new planting, including stump grinding and root removal;
 - (v) The supply, transportation and planting of the replacement tree;
 - (vi) The cost of maintaining any new tree for a period of a maximum of 10 years; and



Council Policy

- (vii) The loss of amenity, to be calculated based on the cost and installation of a similar tree in the same location.

4.5 Protection of Street Trees as part of Subdivision/Development Processes

- (a) Street trees will not be permitted to be removed to accommodate proposed crossovers and driveways unless otherwise approved by the Town in accordance with clause 4.3.
- (b) The applicant/landowner shall undertake and ensure the following to protect street trees for the duration of the works:
 - (i) Where requested by the Town, provide a report from a suitably qualified arborist approved by the Town to guide the management practices during the development;
 - (ii) Provide free standing open mesh fencing to form the tree protection zone. The support shoes must not present a trip hazard to pedestrians and must be rotated parallel with the fence or be positioned behind the fence or be fully contained within the tree protection zone. The structure must be appropriately braced and regularly checked to ensure it has not moved out of the correct alignment;
 - (iii) No street trees are to be pruned, or damaged, and vehicles must not park within the dripline of any trees;
 - (iv) The establishment of a Tree Protection Zone in accordance with AS 4970-2009 *Protection of Trees on Development Sites* around all street trees within or adjacent to the worksite. The Tree Protection Zone should not be less than 2m from the base of the street tree;
 - (v) No excavation work is to be undertaken within the drip line of the street tree canopy unless approved by the Town;
 - (vi) Building materials or debris shall not to be placed or stored under the street tree canopy;
 - (vii) The use of appropriate sized machinery is to occur so that contact with the upper canopy of a street tree does not occur at any time; and
 - (viii) In the event that existing irrigation on the verge is to be removed or stopped, a supplementary watering program may need to be implemented pending advice from a suitably qualified arborist approved by the Town.

4.6 Amenity Evaluation

- (a) Where the Town does not support the replacement of a damaged or removed tree, or where required by a condition of subdivision or development approval, the landowner/applicant will be required to pay to the Town the amenity value of the tree.
- (b) The Town will use the Burnley Method (Moore, 1991) as the basis for determining the monetary value of trees as follows:



Council Policy

Appraisal value = tree volume x base value x life expectancy x form and vigour x location, where:

- (i) Tree size is measured as volume of the tree approximated by an inverted cone;
- (ii) Tree volume is multiplied by the cost per cubic metre or retail nursery stock or the same or similar species; and
- (iii) The maximum value is then reduced by factors for life expectancy (0.5 to 1.0), form and vigour (0.0 to 1.0) and location (0.4 to 1.0).

4.7 Unauthorised works

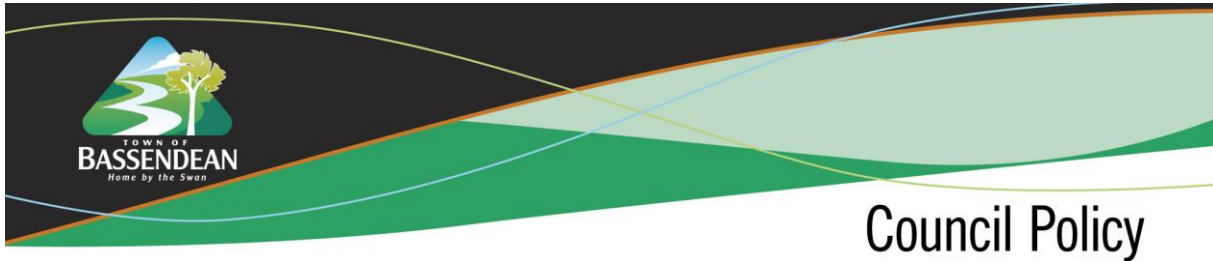
The Town will pursue legal action against any person who wilfully interferes with, removes, prunes or damages a street tree, without the prior approval of the Town.

The Town may at its absolute discretion offer a reward for provision of information leading to the conviction of any person who interferes with, removes, prune or damages a tree on public land.

Document Control

Directorate	Infrastructure Services
Business Unit	Parks and Gardens
Inception Date	28 July 2020 (OCM-9/7/20)
Version	1
Next Review Date	2022

ATTACHMENT NO. 7



1.2 Traffic Management Treatment Policy & Guidelines

Objective

To provide an evaluation process for consideration of requests for traffic management in respect of volume type and/or speed within access or local distributor roads serving residential properties.

Strategy

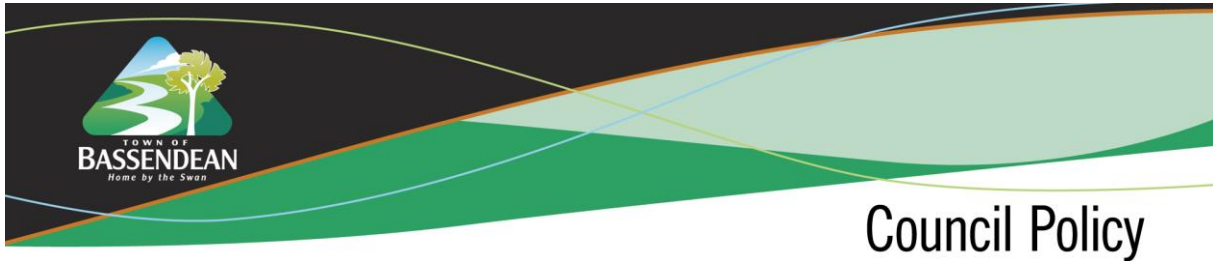
Council recognises the desirability to develop and preserve the amenity of all properties within the Town. The ability to satisfy the expectations of owners and occupiers of those properties may be limited by factors of funding capacity, priority, and obligations to the wider community.

The Town of Bassendean Functional Road Hierarchy Plan designates the functions of individual, or sections of streets, into the following categories:

- Access Road;
- Local Distributor Road;
- District Distributor B;
- District Distributor A; and
- Primary Distributor.

Each category has anticipated abutting land uses, traffic volumes, and parking control requirements. The Functional Road Hierarchy Plan is integral in the consideration of any requests for action to address perceptions of traffic and/or speed issues.

Safety on any street is a valid expectation for both motorised and non-motorised users, but does not necessarily require particular traffic volume or speed criteria to be satisfied. The purpose of this policy is to set out the criteria and process to be used in responding to requests for action to address traffic management on access or local distributor roads serving residential properties. Localised safety issues, such as individual intersections will be addressed through the use of processes such as road safety audits to determine the requirements for action and the preferred solutions to address identified needs.



Requests for action to address traffic volume or speed issues on other than access or local distributor roads will require the use of alternative strategies such as targeted use of speed cameras in conjunction with the Police Service, additional speed zone signage, use of the Town's mobile speed display trailer and rubbish bin stickers.

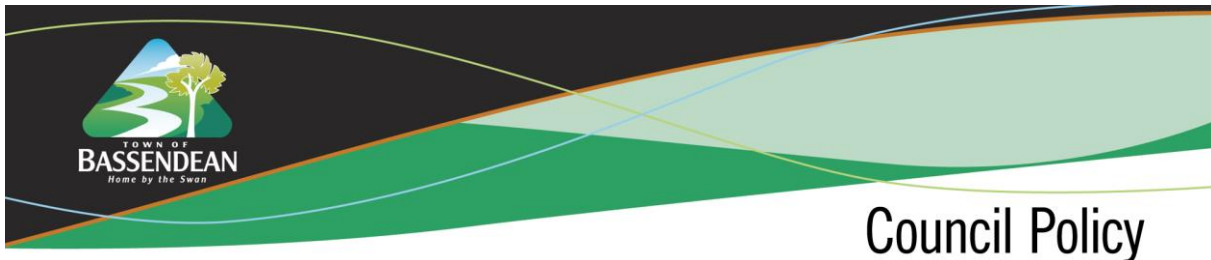
The use of road closures (cul-de-sacs) will not be considered except where reductions of crashes at a particular location can only be achieved through traffic diversion.

The provision of traffic management treatments will only be considered when all of the following criteria have been satisfied:

- * Council has not considered the subject road within an eighteen-month period except in circumstances where obvious and identifiable significant change in traffic pattern or characteristics has occurred.
- * The road is designated as an access road or local distributor road within the Town of Bassendean Functional Road Hierarchy Plan.
- * The predominant (at least 80 percent) land used served by the subject road is residential.
- * The traffic volumes within the subject road exceed 750 vehicles per day for access roads and 2000 vehicles per day for local distributor roads.
- * The length of the subject road exceeds 300 metres between controlled intersections (Stop, Give Way, or traffic signals).
- * The 85th percentile speed is 60 km/h or greater in 50 km/h speed zones, or exceeds the posted speed limit by more than 10 percent in other speed zones.
- * Through traffic exceeds 30 percent on access roads and 60 percent on local distributor roads – except those streets providing and access/egress to school sites.

In circumstances where investigations reveal that all of the above criteria have been met, options for addressing the particular issues will be prepared and referred to Council for consideration and priority over existing traffic management projects awaiting funding, before consultation with affected property owners and residents takes place.

Consultation will be undertaken in accordance with Council's Communication, Consultation and Stakeholder Policy.



Council Policy

For the purpose of this consultation process:

1. An affected property owner is one that is located within the street section or sections to have treatments (ie. between intersecting streets).
2. The percentage of affected property owners for or against the proposed treatment will be calculated from the responses received to the consultation process. Affected property owners that choose not to respond will be considered neutral: that is neither supporting nor opposing the proposed treatments.

Where Council supports the need for further consideration of traffic management, and consultation on the nominated option(s) is undertaken, prior to a traffic management treatment project being considered for funding the results of where Council supports the need the consultation process will require to show at least 60% of all affected property owners in favour of the proposed treatment(s) and no more than 30% against.

Council considers the need for a combination of proactive and reactive programs to manage traffic within the Town. The following actions will form the basis of a proactive program of community/motorist education and promotion of the prevailing speed limit in our streets:

- * Speed Display Trailer
- * Additional Speed Zone Signs
- * Rubbish Bin Stickers
- * Interaction with the Police Service – Speed Cameras
- * Information Pamphlets

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>Link to Strategic Community Plan: Town Planning & Built Environment</p>	<p>Policy Owner: Director Operational Services</p> <p>First Adopted: OCM 17/10/04</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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Traffic Management Treatment Policy and Guidelines

The Town of Bassendean aims to ensure an appropriate and consistent assessment is applied when evaluating roads for implementation of traffic management treatments.

Policy Objective

This policy provides the basis for a rational and orderly approach in determining whether and what action should be taken to introduce a traffic management treatment for a particular road, section of road or intersection.

Policy Scope

This policy describes a system to be used in objectively assessing the need and priority of traffic management measures to address traffic, road safety and amenity issues on local roads under the care and control of the Town. The policy applies only to roads classified as local access roads and local distribution roads as described by Main Roads WA.

Policy Statement

Upon receipt of a request for the implementation of traffic management treatments, the Town will assess the data available for that road section or intersection. The intent of the policy is to apply traffic management treatments on the basis of their contribution to road safety under the following parameters.

1. Travel Speed

The key indicator of this parameter is the 85th percentile speed. This factor will be determined on the basis of relevant traffic survey data undertaken within the last 4 years. If recent traffic survey data is not available, then traffic count classifiers will be placed along the road being considered to obtain current data.

Speed is a major contributor to the potential for crashes, and the likelihood of crashes increases when the travel speed is more than 10 km/h above the posted speed limit. The point scores increase gradually when the travel speed is 0-10 km/h above the posted speed limit, and increase more sharply as the travel speed exceeds 10 km/h and 20 km/h above the posted speed limit.

2. Traffic Volume

The key indicator for this parameter is the average weekday traffic volume measured in vehicles per day over the course of a week. This factor will be determined on the basis of relevant traffic survey data.

There is an expectation of higher traffic volumes on Local Distributor roads than on Local Access roads, and a differentiation in scores is therefore appropriate for these two classes of road.

3. Crash Data

The key indicator for this parameter is the frequency and severity of crashes within the most recent 5- year record period. Crash data sourced from Main Roads WA's Crash Analysis Reporting System (CARS) will be used in the assessment. Anecdotal evidence and reports from motorists and residents cannot be considered as the details of these incidents cannot be verified.

To prevent long road sections from scoring excessively, the number of crashes will be divided by the road section length to form a crash rate per kilometre. To prevent short road sections from scoring excessively (for a relatively small number of crashes), a minimum road length of 0.5 km shall be used in determining the crash rate per kilometre.

4. Vulnerable Road Users

The potential for injury to vulnerable road users will increase as traffic volumes increase due to the higher risk exposure. Consequently, the scores increase on roads with higher traffic volumes.

The classification of a major pedestrian crossing point relies on engineering judgement, but generally would be reserved for major commercial or educational precincts, near public transport hubs or adjacent to major sporting grounds and reserves.

The classification of an important bicycle route also relies on engineering judgement, but generally would be reserved for Perth Bicycle Network (PBN) routes, roads with on-road cycling facilities or where the volume of bicycle traffic and the level of interaction with motor vehicles is high.

5. Activity Generators

This parameter offers a point of differentiation from normal residential abutting land uses. For this reason, a number of land uses have been selected that are most likely to contribute to road crashes through high pedestrian movements, including educational institutions (colleges and schools) and retail. Activity generators should only be considered where there is direct frontage to the road being assessed.

6. Amenity

The key indicators for this parameter are the percentage of heavy vehicles and percentage of peak hour traffic. These factors will be determined on the basis of relevant traffic survey data.

The percentage of peak hour traffic will be used to determine the level of non-local through traffic (or 'rat running') that occurs along a road section. It is generally considered that this will mostly occur on local roads during peak hour traffic periods, and traffic will generally comprise local residents at other times. In traffic engineering practice, it is generally accepted that approximately 10% of the daily traffic flow will occur during the peak hour. When the percentage of peak hour traffic is significantly higher than this amount, there is some indication that the level of non-local through traffic is higher than normal.

There is an expectation that the percentage of heavy vehicles and non-local traffic will be higher on Local Distributor roads than on Local Access roads, and a differentiation in scores is therefore appropriate for these two classes of road.

Level of Action

The parameters and numerical weightings listed in Table 1 will be used to determine the total score. The total score will be checked against the threshold levels in Table 2 to determine the category of the road section and the level of further action to be taken.

Category 1: sites are the highest priority locations and will be listed on the Town's Forward Capital Works Program for inclusion in future Design and Construction Programs. These programs will be reviewed annually using the total score as the basis for prioritisation of design projects.

When developing projects listed on the Design Program, investigations will be undertaken to determine the suitability of various treatment options, and concept designs will be prepared to allow consultation with Councillors and the community. The community consultation will extend to include all owners and occupiers of properties on the road section under consideration, in addition to all owners and occupiers of properties located on side roads up to 100 metres from the road under consideration. A project will proceed to detailed design if there is majority support from the responses received during the community consultation, or if changes can be made to address the primary issues of concern raised during the consultation.

Category 2: sites will be considered for further review within a 12-month period or on the basis of historical data. Should there be an increasing trend in traffic volumes, travel speeds and/or crash statistics, it may then be considered for listing on the Town's Forward Capital Works Program for future design and construction.

Category 3: require no capital works solution. Consideration may be given to implementing low cost non-capital solutions such as signage and line marking, if appropriate.

Category 4: sites require no further action to be taken.

Definitions

Traffic Management Treatment - means any treatment constructed within the public road reserve that controls, organises, arranges or guides stationary and moving traffic, including pedestrians, cyclists and all types of vehicles, to provide for the orderly and efficient movement of persons and goods in a safe manner and to protect and enhance the quality of the local environment on and adjacent to roads.

85th percentile Speed - means the travel speed at which 85% of vehicles are travelling at or below and is measured in kilometres per hour.

Heavy Vehicles - means all vehicles designated as Class 3 and above in the Vehicle Classification System shown in *Austrroads Technical Report AP-T60/06 Automatic Vehicle Classification by Vehicle Length*.

Injury Crash – means a crash that results in hospital or medical treatment of one or more occupants, as listed in Main Roads WA’s Crash Analysis Reporting System (CARS)

PDO Crash – means a crash that results in property damage only (major or minor) and does not require hospitalisation or medical treatment, as listed in Main Roads WA’s Crash Analysis Reporting System (CARS).

Document Control box			
Document Responsibilities:			
Owner:	Executive Manager Infrastructure	Owner Business Unit:	Office of the Chief Executive Officer
Inception Date:	November 2021	Decision Maker:	Council
Review Date:	October 2021	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995</i>		

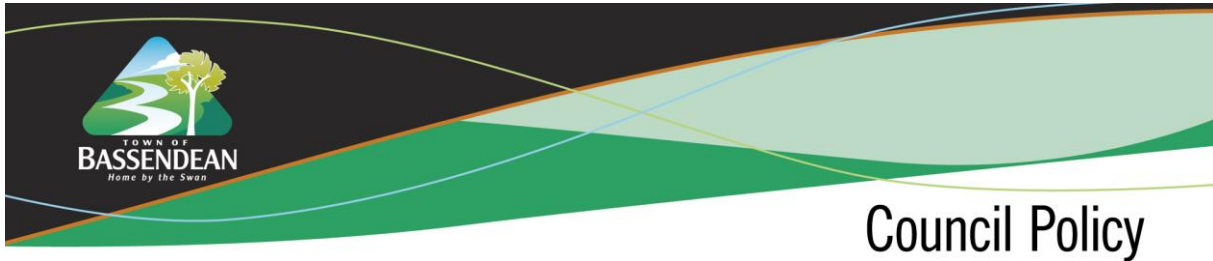
Table 1: Criteria and Weightings

Category	Parameter	Range / Item	Point Scores for Each Parameter	
			Local Access Road	Local Distributor
Speed	85 th Percentile Speed exceeds Posted Speed Limit (PSL) [km/h]	< 10 km/h over PSL 10-20 km/h over PSL > 20 km/h over PSL	1 per km/h 10+4 per km/h 50+6 per km/h	1 per km/h 10+4 per km/h 50+6 per km/h
Traffic Volumes	Average Weekday Traffic [vehicles per day]	0-1000 vpd 1000-2000 vpd 2000-3000 vpd 3000-4000 vpd 4000-5000 vpd 5000-6000 vpd 6000-7000 vpd > 7000 vpd	0 6 12 18 24 30 36 36 + 6 per 1000	0 0 0 0 6 12 18 18 + 6 per 1000
Crash Data	5-year Crash Data	Fatal crashes	15 per crash/km	15 per crash/km
		Injury crashes	6 per crash/km	6 per crash/km
		PDO Major crashes	3 per crash/km	3 per crash/km
		PDO Minor crashes	2 per crash/km	2 per crash/km
		If road section is less than 500m, assess for 0.5 km length		
Vulnerable Road Users	Major Bicycle or Pedestrian Crossing Point [Average Weekday Traffic]	< 1000 vpd 1000-2000 vpd 2000-3000 vpd 3000-4000 vpd 4000-5000 vpd > 5000 vpd	0 1 2 3 4 5	0 1 2 3 4 5
	Important Bicycle Route [Average Weekday Traffic]	< 1000 vpd 1000-2000 vpd 2000-3000 vpd 3000-4000 vpd 4000-5000 vpd > 5000 vpd	0 1 2 3 4 5	0 1 2 3 4 5
Activity Generators	Educational Institution (School / College) [85% Speed]	< 40 km/h 40-50 km/h 50-60 km/h > 60 km/h	0 3 6 9	0 3 6 9
	Retail [85% Speed]	< 40 km/h 40-50 km/h 50-60 km/h > 60 km/h	0 2 4 6	0 2 4 6

Table 2: Threshold Levels for Action

Total Score	Category	Typical Response
Over 70 Points	1	Suitable Solution to be considered for funding and implementation in future budgets
50 to 70 Points	2	Site that requires further review to determine if there is an increasing or decreasing trend in traffic volumes, speeds and crash data. The review should be undertaken within a 24 –month period, or using historical data.
30 to 50 Points	3	No capital works solutions required. Consider low cost non-capital works
Under 30 Points	4	No Further action required.

ATTACHMENT NO. 8



1.2 Traffic Management Treatment Policy & Guidelines

Objective

To provide an evaluation process for consideration of requests for traffic management in respect of volume type and/or speed within access or local distributor roads serving residential properties.

Strategy

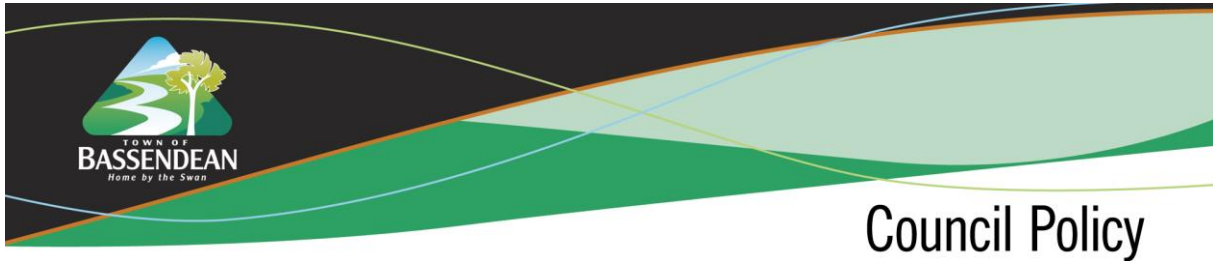
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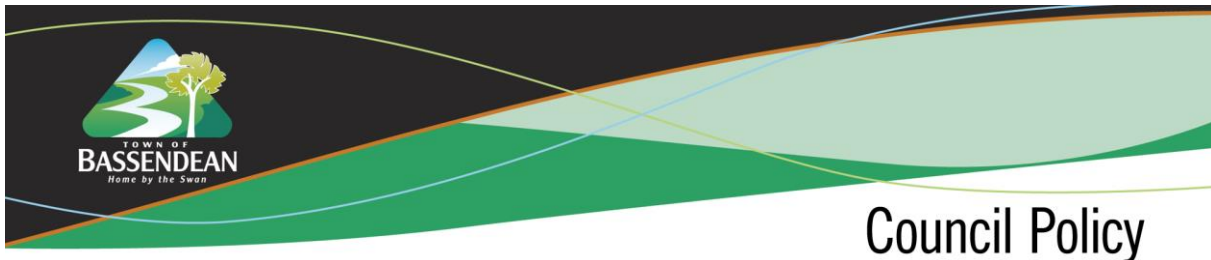
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Council Policy

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- * Rubbish Bin Stickers
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- * Information Pamphlets

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>Link to Strategic Community Plan: Town Planning & Built Environment</p>	<p>Policy Owner: Director Operational Services</p> <p>First Adopted: OCM 17/10/04</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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RUBBER SPEED CUSHIONS - LOCATION PLAN
SCALE: 1:1000

INSTALL RUBBER SPEED CUSHIONS

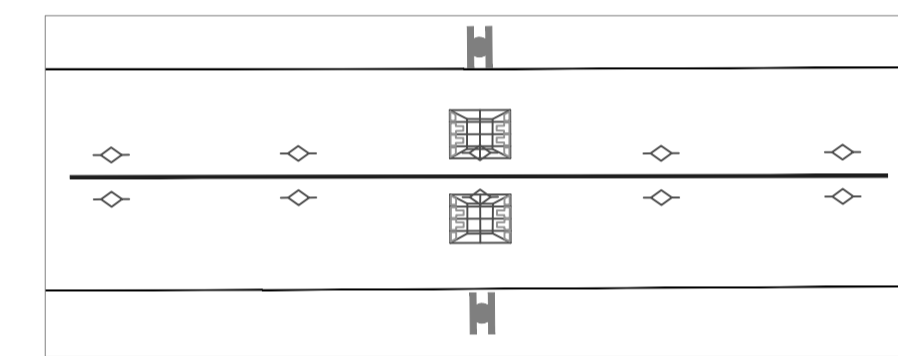


PHOTO EXAMPLE - RUBBER SPEED CUSHIONS



RAILWAY PARADE, BASSENDEAN
LORD ST TO SECOND AVE
OPTION 1 - RUBBER PEED CUSHIONS



ASPHALT SPEED PLATEAU - LOCATION PLAN

SCALE: 1:1000

INSTALL ASPHALT SPEED PLATEAU'S

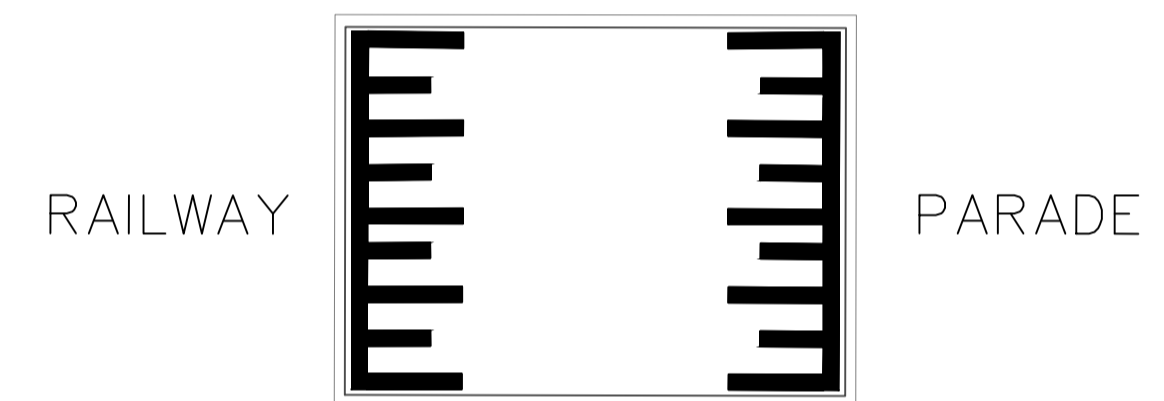


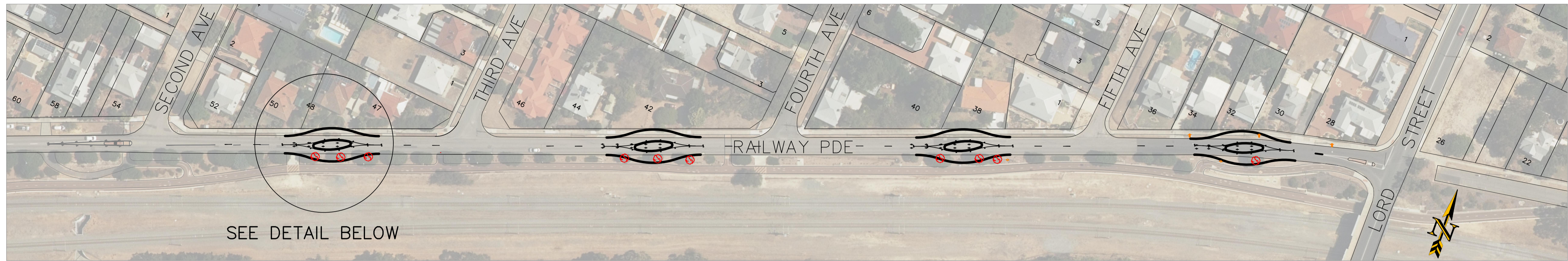
PHOTO EXAMPLE - ASPHALT SPEED PLATEAU



RAILWAY PARADE, BASSENDEAN

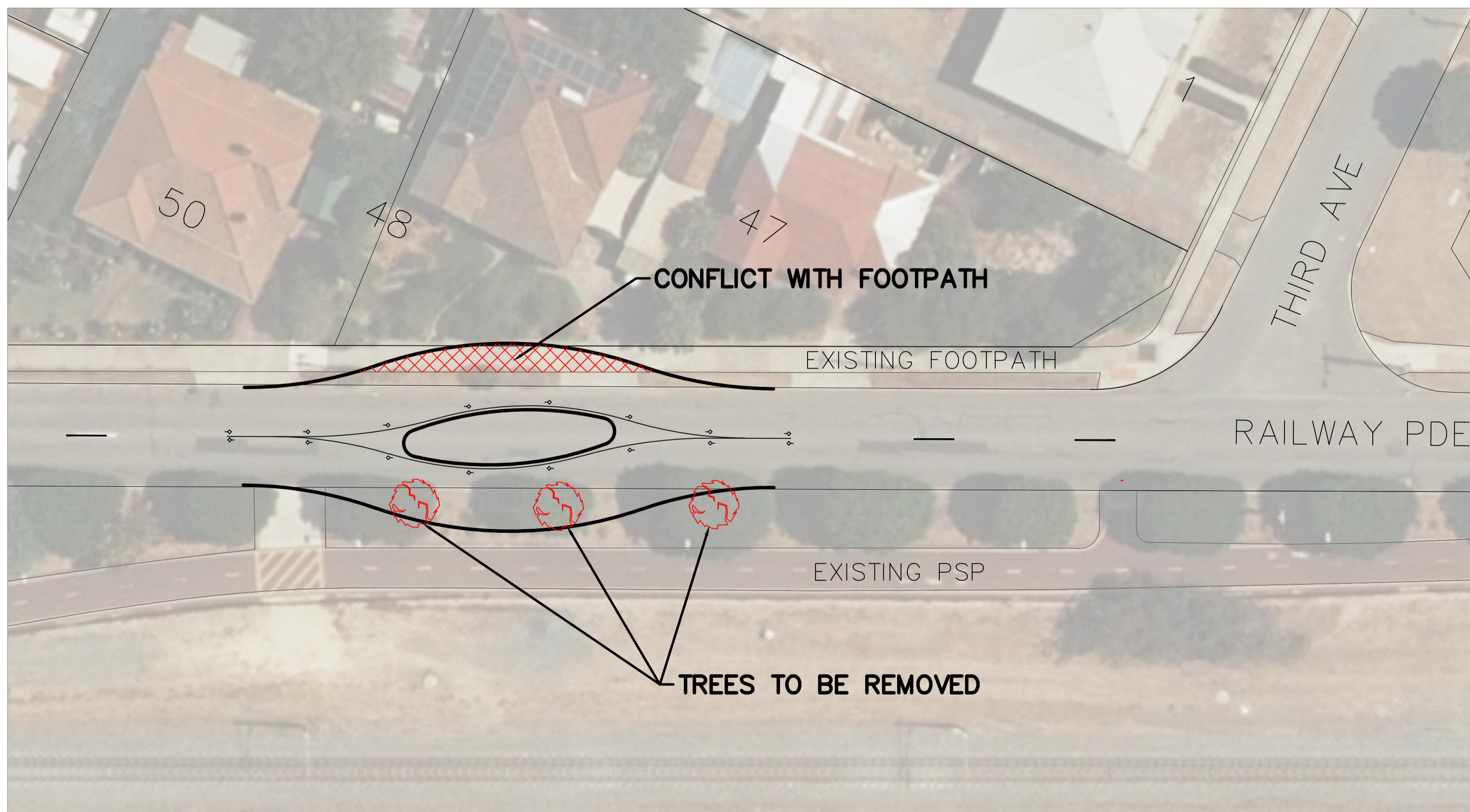
LORD ST TO SECOND AVE

OPTION 2 - ASPHALT SPEED PLATEAU'S



BLISTER ISLAND - LOCATION PLAN

SCALE: 1:1000



CLOSE UP OF BLISTER ISLAND NEAR THIRD AVENUE



RAILWAY PARADE, BASSENDEAN

LORD ST TO SECOND AVE
 OPTION 3 – BLISTER ISLAND

ATTACHMENT NO. 9



Corporate Business Plan 2021-2025 (2021/22 Review)

As at 17 November 2021



Introduction

The Corporate Business Plan (CBP) provides an overview of actions and projects that are resourced and linked to the Town of Bassendean's Strategic Community Plan. Importantly, the CBP does not represent a compilation of all the activities undertaken by the Town as part of its day-to-day operations. The CBP 2021/22 Review follows Councils approval of the annual budget on 29 July 2021.

Statutory Context

As a local government, the Town of Bassendean is responsible for delivering a wide range of economic, human, recreational and property services as well as developing and maintaining essential community infrastructure. Local governments have legislative responsibility to perform a range of statutory functions for the local community.

The *Local Government (Administration) Regulations 1996* provides that:

- (3) *A corporate business plan for a district is to —*
- (a) *set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and*
 - (b) *govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and*
 - (c) *develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.*

The Regulations also requires that *'a local government is to review the current corporate business plan for its district every year'*.



Day-to-Day Activities Delivered by the Town of Bassendean

Directorate	Activities
Office of the CEO	Provide oversight and compliance with the Local Government Act and Regulations; drive organisational performance and culture
Human Resources	Delivery of human resource and organisational development services in relation to workforce planning, recruitment and selection, occupational health and safety, training and development and recognition and wellbeing
Governance	Coordinate election process and education programs for councillors; management of meetings and decisions; local laws; delegations; policy reviews; risk management; Annual Report; and governance advice
Strategic Communications	Provision of strategic advocacy and media management
Integrated Planning and Reporting	Monitor, report and review the Strategic Community Plan and Corporate Business Plan
Council and Executive Support	Support the Mayor and Elected Members
Corporate Services	Deliver financial management and good governance
Customer Services	Respond to customer requests and enquiries
Finance Services	Efficient, effective and compliant accounting services, financial management and reporting; long term financial plan
Rating Services	Manage the application and payment of approved rates to properties across the Town
Information Management	Plan and manage IT resources to support the business; provide systems to promote compliance with the State Records Act and FOI requirements
Procurement Services	Coordinate and manage the procurement of goods and services, in compliance with legislation and policy
Children's Services	Manage two early childhood education centres
Seniors Services	Manage the Hyde Retirement Village and provision of in-home care for seniors

Community Planning **Plan and deliver services and facilities for the community**

Community Development	Coordinate civic events, management of recreation facilities, provision of recreation and volunteering programs; support of community groups and initiatives and provide opportunities for community inclusion and connection.
Ranger Services	Provision of parking and traffic management control; management of public amenity; animal control; and emergency management
Statutory Planning and Development Services	Provision of statutory planning and development; development of Local Planning Strategy and Scheme; issue building approvals and undertake building compliance
Environmental Health Services	Regulate and deliver public health; food safety; and mosquito control
Library Services	Support the recreational, educational and technological needs of the community
Youth Services	Provision of youth programs and support

Infrastructure **Facilitate development and implementation of asset management plans; deliver and maintain infrastructure within the Town**

Engineering Design Services	Provide safe, efficient and effective infrastructure including roads, paths, drainage, lighting, traffic management and associated structures
Parks and Gardens	Maintenance of parks and reserves, playing fields, garden beds and tree planting
Facilities Management	Day to day management of the Town's facilities and playgrounds
Asset Planning and Management	Development and management of asset plans aligned to the Strategic Community Plan and Corporate Business Plan
Project Delivery	Development and delivery of civil construction projects and contract management
Works	Maintenance of roads, paths drainage, rights of way and carparks

Sustainability and Environment **Develop, manage and implement plans for the future sustainability of our environment**

Waste Management and Recycling	Coordinate the Town's collection, processing and disposal agreements and develop and implement strategies and engagement to reduce waste. Implement Waste Plan
Sustainability	Develop and implement strategies to reduce the organisation and District's water use and carbon footprint
Environment	Improve the water quality of the river and catchment areas; develop and implement plans to improve the natural environment including urban forest and natural area reserves



PRIORITY AREA 1 STRENGTHENING AND CONNECTING OUR COMMUNITY

Objective 1.1	Success Measures
Fostering a culture of collaboration and trust between the organisation and community	<ul style="list-style-type: none"> Greater community support for decision making

Strategies (How the Town will do this)

1.1.1 Provide opportunity to listen and involve our community in decisions that affect them

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Undertake Community Survey to inform future service delivery and investment	●			

Key

●	Funded
○	Subject to future funding

Objective 1.2	Success Measures
Establishing partnerships with the community that build capacity, connection and sense of belonging	<ul style="list-style-type: none"> • Increased percentage of services delivered by community groups compared to the Town • Increased social return on investment using an agreed approach • Increased volunteer participation rates • Town staff hours result in greater return for time in volunteer management

Strategies (How the Town will do this)

- 1.2.1 Identify community members and organisations with the capacity to deliver projects and programs
- 1.2.2 Build capacity of community groups to deliver social return on investment
- 1.2.3 Identify and deliver community funding
- 1.2.4 Foster volunteering to provide services for our community and to build connections
- 1.2.5 Build capacity of volunteers to deliver programs and services with limited input from the Town

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Implement Community insurance cover for community groups	●	○	○	○
Deliver community capacity building initiatives/ workshops	●	●	●	●
Revise and re-launch Sponsorship and Grants	●			
Promote grant opportunities to community groups	●	○	○	○

Key

●	Funded
○	Subject to future funding

Objective 1.3	Success Measures
Treating people equitably with access to programs and services, regardless of advantage or ability	<ul style="list-style-type: none"> • Alignment between services delivered and community needs • Diversity (in terms of demographic, ability, culture, background) of community members accessing spaces, places, programs and services is reflective of community structure

Strategies (How the Town will do this)

1.3.1 Ensure access and inclusion to spaces and places throughout our Town for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

1.3.2 Enable programs and services that cater for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Undertake and implement recommendations of service review of Seniors and Disability Services	●	●		
Prepare a new Access and Inclusion Plan for beyond 2023/24			●	

Key

●	Funded
○	Subject to future funding

Objective 1.4	Success Measures
Creating an environment where people feel welcome and safe	<ul style="list-style-type: none"> • Increased use of public transport by different demographics • Increased active transport by different demographics • Reduced antisocial incidents

Strategies (How the Town will do this)

1.4.1 Create public spaces and transport routes that encourage people to linger, interact and enjoy (including evening use)

1.4.2 Encourage the adoption of a collective responsibility towards safety

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Right of Way Strategy	●			
Facilitate Western Power in delivering Underground Power Project	●	●		
Develop a Path Network Policy	●			

Key

●	Funded
○	Subject to future funding

Objective 1.5	Success Measures
Supporting healthy lifestyles throughout our Town	<ul style="list-style-type: none"> • Increased use of public open spaces and other amenities • Improved health and wellbeing of residents

Strategies (How the Town will do this)

1.5.1 Improve functionality of amenities and lifestyle options

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Prepare Jubilee Masterplan	●			
Advocate for external funding of Jubilee Masterplan	●	●	●	
Develop a Public Open Space Strategy	●			
Develop a Public Health Plan	●			
Creation of B.I.C. Reserve Concept Plan	●			
Complete construction of nature play based Playground and Ablutions at Sandy Beach Reserve	●			

Key

●	Funded
○	Subject to future funding

Objective 1.6	Success Measures
Creating a resilient and adaptable community	<ul style="list-style-type: none"> • Community organisations with their own crisis preparedness strategies • Increased proportion of local workers who are local residents • Clarity on prioritisation of services

Strategies (How the Town will do this)

- 1.6.1 Support community organisations in crisis preparedness and recovery
- 1.6.2 Prioritise local employment
- 1.6.3 Identify essential and non-essential services for clear prioritisation

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25

Objective 1.7	Success Measures
Facilitating community connection	<ul style="list-style-type: none"> • Increased participation rates in volunteering, community activities and events

Strategies (How the Town will do this)

- 1.7.1 Prioritise projects that bring people together and strengthen community connectedness

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Deliver or promote community events and/ or activations	●	○	○	○
Review Community Awards Policy	●			

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 2 LEADING ENVIRONMENTAL SUSTAINABILITY

Objective 2.1	Success Measures
Demonstrate strong leadership in waste reduction and carbon neutrality	<p>SHORT TERM</p> <ul style="list-style-type: none"> • State Government targets are met • Waste generated per capita is reduced by 10% <p>LONG TERM</p> <ul style="list-style-type: none"> • 70% of waste is diverted from landfill by 2030 • On track to achieve carbon neutrality by 2030

Strategies (How the Town will do this)

- 2.1.1. Initiate and drive innovative waste management practices
- 2.1.2 Initiate and drive innovative renewable energy practices

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop an Emissions Reduction Strategy for the Community		●	●	
Create Emissions Reduction Strategy for organisation	●			

Key

●	Funded
○	Subject to future funding

Objective 2.2	Success Measures
Be innovative in responses to sustainability challenges	SHORT TERM <ul style="list-style-type: none"> • Examples of being first adopters are evident

Strategies (How the Town will do this)

2.2.1 Embed sustainability considerations in Council decision making

2.2.2 Practise early uptake of suitable new technologies and innovations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review environmental sustainability policies	●			
Consider power purchasing agreements including through WALGA's Energy and Renewables Project	●			
Implement the purchase of Green Power and /or carbon offsets for the Town's emissions	●			

Objective 2.3	Success Measures
Foster an empowered community that drives sustainability	SHORT TERM <ul style="list-style-type: none"> • Increased community support for sustainable initiatives

Strategies (How the Town will do this)

2.3.1 Increase community support for sustainability considerations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop an Environmental Sustainability statement	●			

Key

●	Funded
○	Subject to future funding

Objective 2.4	Success Measures
Conserve, protect and enhance our natural environment and biodiversity	SHORT TERM <ul style="list-style-type: none"> Increased number and rate of participation of environmental volunteers LONG TERM <ul style="list-style-type: none"> Restoration and revegetation measures improve

Strategies (How the Town will do this)

2.4.1 Conserve, enhance and repair natural and urban areas

2.4.2 Facilitate management of reserves by Friends groups

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Progress land acquisitions contemplated by Town Planning Scheme 4A	●	●	●	●
Undertake an assessment of our river and foreshore condition	●			
Commence development of a 10 year foreshore restoration plan and integrate into Long Term Financial Plan	●	●		
Progress stage 2 of Bindaring Wetland restoration	●			
Develop a plan for the future of Point Reserve	●	●		
Partner with State Government to respond to Ashfield Flats Hydrology Study	●	●		
Develop 1 year and 10 year Natural Area Plans	●	●	●	●
Complete works on Success Hill drainage design and construction	●	●		

Key

●	Funded
○	Subject to future funding

Objective 2.5	Success Measures
Value and conserve and protect our water resources and waterways	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Gold Waterwise Council status is retained • Quality of water flows into Swan River improves • Stream restoration measures improve

Strategies (How the Town will do this)

2.5.1 Implement Waterwise initiatives and policies for residents, businesses and other organisations

2.5.2 Convert drains into living streams

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Waterwise Bassendean Strategy		●		
Repurpose open drain between Second and Third Avenue to create a Living Stream (Stage 1)	●			
Repurpose open drain between Third and Fourth Avenue to create a Living Stream (Stage 2)		○		
Review the outcomes of the Living Stream program for a future program for the design and implementation of living streams		●	○	○

Key

●	Funded
○	Subject to future funding

Objective 2.6	Success Measures
Support the creation of a more green and shaded Town	<p>SHORT TERM</p> <ul style="list-style-type: none"> Fewer trees lost during development <p>LONG TERM</p> <ul style="list-style-type: none"> Increased proportion of tree cover Reduced heat island effect

Strategies (How the Town will do this)

2.6.1 Create an urban forest throughout reserves, gardens and streets

2.6.2 Protect existing trees and green spaces

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Implement tree succession focussing on verge trees for planting in winter 2022	●			
Develop longer term tree planting and biodiversity corridors program		●	●	●
Deliver a 'Green Trail' along our Principal Shared Path (near Railway line)	●	○		
Assess and map the health of our existing trees to better plan for the future	●	●		

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 3 CREATING A VIBRANT TOWN AND PRECINCTS

Objective 3.1	Success Measures
Support the town centre to thrive	LONG TERM <ul style="list-style-type: none"> • Increased number of developments within the town centre • Increased population within the Town • Improved retention of existing businesses • Increased number and retention of new businesses • Increased local employment

Strategies (How the Town will do this)

3.1.1 Advocate for economic growth of our Bassendean town centre

3.1.2 Engage potential government and private sector development partners to realise opportunities within the Town of Bassendean

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and present to Council a Town Centre Master Plan to promote and facilitate future investment	●			
Develop a promotions strategy for the town centre to attract investors and developers	●			
Investigate development and usage opportunities for 35 Old Perth Road		●		

Key

●	Funded
○	Subject to future funding

Objective 3.2	Success Measures
Increase the residential population close to centres and train stations	<p>LONG TERM</p> <ul style="list-style-type: none"> • Meet obligations under State population targets • Appropriately located development • Increased dwelling numbers and diversity of dwelling types • Enhanced quality of development outcomes

Strategies (How the Town will do this)

3.2.1 Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Amend the Local Planning Strategy and create a new Local Planning Scheme	●	●		
Prepare Precinct Structure Plan for the Bassendean Town Centre	●	○	○	

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 4 DRIVING FINANCIAL SUSTAINABILITY

Objective 4.1	Success Measures
Ensure there is sufficient, effective and sustainable use of assets	<p>SHORT TERM</p> <ul style="list-style-type: none"> All Town-owned buildings increased in their utilisation Defined position and strategy of when buildings need renewal <p>LONG TERM</p> <ul style="list-style-type: none"> Consolidated infrastructure footprint Enhanced sustainability footprint Clear indications of whole-of-life costs

Strategies (How the Town will do this)

4.1.1 Assess assets (including review of portfolio, landholdings and facility condition, use and capacity) to optimise and rationalise

4.1.2 Ensure financial planning has a long-term outlook and a focus on land asset rationalisation

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Land Asset Strategy	●			
Develop Asset Management Strategy	●			
Undertake re-valuation of assets	●			
Remediate Success Hill jetty	●			
Review Long Term Financial Plan	●	●		
Integrate Long Term Financial Plan with SCP, CBP, AMPs, informing strategies and plans		●	●	●
Develop plan for colocation of Administration	●			

Key

●	Funded
○	Subject to future funding

Objective 4.2	Success Measures
Ensure community facilities are accessible to and well utilised by a diverse range of community members	SHORT TERM <ul style="list-style-type: none"> • Increased use of facilities • Increased shared use of spaces/diversity of use

Strategies (How the Town will do this)

4.2.1 Community Infrastructure Strategy (use of community spaces, shared or individual hubs, appropriate number of facilities)

4.2.2 Leasing, Licensing and Hiring Strategy

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise a new property leasing framework	●			

Objective 4.3	Success Measures
Support the local economy	SHORT TERM <ul style="list-style-type: none"> • Increased local employment, relative to non-local employment • Increased local supply-chain use, relative to non-local supply

Strategies (How the Town will do this)

4.3.1 Prioritise infrastructure projects that generate local employment and support a circular economy

4.3.2 Ensure the local economy is positioned to recover from crises

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Seek grant to pilot pedestrian first zone on Old Perth Road	●			

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 5 FACILITATING PEOPLE-CENTRED SERVICES

Objective 5.1	Success Measures
Ensure community members know where and how to access services	SHORT TERM <ul style="list-style-type: none"> • Clarity within the community and local government regarding who deals with different types of decision • Clarity and consistency around complaints procedure

Strategies (How the Town will do this)

5.1.1 Improve communication regarding where community members can receive services, advice and provide feedback

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Prepare a new welcome pack for community members	●			
Review Customer Services Charter and Complaints Handling Procedure	●			

Key

●	Funded
○	Subject to future funding

Objective 5.2	Success Measures
Deliver efficient and well-connected internet and computer technology systems	SHORT TERM <ul style="list-style-type: none"> Improved efficiency of online services for community Improved efficiency of online services for administration Increased customer base for online services

Strategies (How the Town will do this)

5.2.1 Improve efficiency of internet and computer technology systems for community- facing services

5.2.2 Explore online options for services that currently require physical presence

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and implement agenda preparation module and councillor portal	●			
Prepare Policy addressing Councillor ICT requirements	●			
Undertake Records Management review to align to ICT strategy		●		
Upgrade audio visual equipment in Council Chambers	●			
Facilitate online applications, lodgements and payments	●	●		

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 6 PROVIDING VISIONARY LEADERSHIP AND MAKING GREAT DECISIONS

Objective 6.1	Success Measures
Make brave decisions in line with a risk appetite	<p>SHORT TERM</p> <ul style="list-style-type: none"> Efficient and effective Council meetings Defensible decision making that is based on the identification of opportunities and benefits as well as negative impacts <p>LONG TERM</p> <ul style="list-style-type: none"> Examples of being first adopters

Strategies (How the Town will do this)

6.1.1 Early identification of potential risks / issues/ opportunities

6.1.2 Embed opportunity cost considerations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Fraud and Corruption Control Plan	●			
Finalise and implement new risk management framework	●			
Facilitate Regulation 17 Review	●			

Key

●	Funded
○	Subject to future funding

Objective 6.2	Success Measures
Ensure major decision making is informed by community feedback	<ul style="list-style-type: none"> Ensure community engagement processes are implemented in major strategic projects

Strategies (How the Town will do this)

6.2.1 Ensure community engagement processes are implemented in major strategic projects

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise strategic communications plan and develop an implementation plan to roll out key recommendations	●			

Key

●	Funded
○	Subject to future funding

Objective 6.3	Success Measures
Ensure operational activities reflect the strategic focus of Council	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Openness and transparency of decision making • Enhanced staff morale • Staff have appropriate strategic direction • Agreement on the link between projects and Strategic Community Plan • General alignment regarding values

Strategies (How the Town will do this)

6.3.1 Ensure clear communication and flow of information from decision makers to operational staff

6.3.2 Implement a framework on decision making that identifies delegated authority for different levels of decision

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Communications Policy	●			
Review of Delegations	●	●	●	●

Key

●	Funded
○	Subject to future funding

Objective 6.4	Success Measures
Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Openness and transparency of decision making • Enhanced staff morale • Staff have appropriate strategic direction • Agreement on the link between projects and Strategic Community Plan • General alignment regarding values

Strategies (How the Town will do this)

6.4.1 Build understanding and support for the vision and Strategic Community Plan

6.4.2 Demonstrate clear connections between the Strategic Community Plan, project and business-as-usual services and operations

6.4.3 Create an organisational culture of performance, innovation and excellence

6.4.4 Develop shared values between Council, administration and the community

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and deliver induction program for new Council	●		●	

Key

●	Funded
○	Subject to future funding

Objective 6.5	Success Measures
Foster an environment of innovation and leadership	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Councillors and staff feel empowered to make appropriate decisions • Professional development for staff and councillors • Inductions to professional networks <p>LONG TERM</p> <ul style="list-style-type: none"> • Recognition of excellence by other organisations

Strategies (How the Town will do this)

6.5.1 Foster an environment of innovation, where people are encouraged to contribute

6.5.2 Foster leadership: harness the talent of individuals

6.5.3 Recognise and reward innovation and leadership

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Code of Conduct for Staff	●			
Deliver Annual Staff Awards Program aligned to Corporate Values	●	●	●	●

Key

●	Funded
○	Subject to future funding

Objective 6.6	Success Measures
Respond effectively and efficiently to crises	SHORT TERM <ul style="list-style-type: none"> • Clarity of impacts to business continuity among elected members and staff prior to crisis situations • Clarity amongst the community of local government, organisation and community responses

Strategies (How the Town will do this)

6.6.1 Implement crisis management framework

6.6.2 Communicate the impacts to business continuity

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise Business Continuity, Pandemic, and Disaster Recovery Plans	●			

Key

●	Funded
○	Subject to future funding



PRIORITY AREA 7 BUILDING COMMUNITY IDENTITY BY CELEBRATING CULTURE AND HERITAGE

Objective 7.1	Success Measures
Appreciate, celebrate and engage with Noongar Boodjar (land), history, culture and people	<ul style="list-style-type: none"> Noongar people being active participants during projects and direction, in collaboration with the Town of Bassendean Increased understanding of Noongar Boodjar, history, culture and people among nonindigenous community

Strategies (How the Town will do this)

7.1.1 Enhance partnerships with Noongar people – be guided by Traditional Owners in the appreciation, celebration and participation of Noongar Boodjar, history, culture and people

7.1.2 Enhance participation and engagement of local Noongar people in community life and decision making

7.1.3 Enhance participation and engagement of local Noongar people in caring for the land

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Establish a strategy to enhance partnerships, participation and engagement of Noongar people	○	○		
Celebrate NAIDOC and Reconciliation week	●	●	●	●

Key

●	Funded
○	Subject to future funding

Objective 7.2	Success Measures
Create a community closely connected to its history and heritage	<p>SHORT TERM</p> <ul style="list-style-type: none"> Local studies collection actively accessed by the community <p>LONG TERM</p> <ul style="list-style-type: none"> Historical and heritage facilities are well used by the community Heritage sites and buildings are visible to locals and visitors

Strategies (How the Town will do this)

7.2.1 Maintain and share the historical stories of the Town of Bassendean

7.2.2 Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community

7.2.3 Implement initiatives, events and activities that focus on a range of cultural and artistic endeavours (not limited to entertainment)

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review the Town's Local Heritage Survey	●			
Create a Local Planning Policy relating to the protection of local heritage and character	●			

Key

●	Funded
○	Subject to future funding

Objective 7.3	Success Measures
Engage the community in arts and culture	<ul style="list-style-type: none"> Community participation in arts and cultural programs and activities

Strategies (How the Town will do this)

7.3.1 Implement arts and cultural programs and activities that reflect the unique history of the Town of Bassendean and are relevant to its community

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Council's Public Art Policy Framework	●			
Develop implementation plan for the provision of Public Art	●			
Review Relax program in response to the community survey	●	●		
Deliver digital artworks along the new Green Trail (between First and Third Avenue, along the railway line)	●			
Create a Bassendean Gallery Graffiti Mural	●			
Review Art Acquisition and Management Policy	●			

Key

●	Funded
○	Subject to future funding

ATTACHMENT NO. 10

Quarterly Report - Quarter One

Status update - 1 July 2021 to 30 September 2021



Following is an update of projects/ actions set out in the Town of Bassendean Corporate Business Plan 2021-2025 for the period of 1 July 2021 to 30 September 2021. Projects not started refer to projects that are to commence in later financial years in accordance with the timeframe stated in the Corporate Business Plan.

At a glance... 2021/2022 Financial Year Projects



Strengthening and Connecting our Community (Priority Area 1)

■ On track	(12)
■ Off track	(0)
■ Not started	(3)
■ Complete	(3)
TOTAL	(18)



Leading environmental sustainability (Priority Area 2)

■ On track	(12)
■ Off track	(0)
■ Not started	(8)
■ Complete	(2)
TOTAL	(22)



Creating a vibrant town and precincts (Priority Area 3)

■ On track	(2)
■ Off track	(0)
■ Not started	(3)
■ Complete	(0)
TOTAL	(5)



Driving financial sustainability (Priority Area 4)

■ On track	(3)
■ Off track	(0)
■ Not started	(4)
■ Complete	(2)
TOTAL	(9)

Quarterly Report - Quarter One

Status update - 1 July 2021 to 30 September 2021



Facilitating people-centred services (Priority Area 5)

■ On track	(3)
■ Off track	(1)
■ Not started	(2)
■ Complete	(1)
TOTAL	(7)



Providing visionary leadership and making great decisions (Priority Area 6)

■ On track	(6)
■ Off track	(0)
■ Not started	(3)
■ Complete	(1)
TOTAL	(10)



Building community identity by celebrating culture and heritage (Priority Area 7)

■ On track	(4)
■ Off track	(1)
■ Not started	(5)
■ Complete	(0)
TOTAL	(10)

PRIORITY AREA 1 STRENGTHENING AND CONNECTING OUR COMMUNITY

Objective 1.1	Success Measures
Fostering a culture of collaboration and trust between the organisation and community	<ul style="list-style-type: none"> Greater community support for decision making

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Undertake Community Survey to inform future service delivery and investment			●	●	Not Started	

Objective 1.2	Success Measures
Establishing partnerships with the community that build capacity, connection and sense of belonging	<ul style="list-style-type: none"> • Increased percentage of services delivered by community groups compared to the Town • Increased social return on investment using an agreed approach • Increased volunteer participation rates • Town staff hours result in greater return for time in volunteer management

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Implement Community insurance cover for community groups	●	●			On Track	The EOI process for Umbrella Insurance cover running from 6 September to 18 October (11 EOIs lodged to date).
Deliver community capacity building initiatives/ workshops	●	●	●	●	On Track	The Town delivered a community workshop in partnership with the City of Swan on Monday 16 August on the topic of “Alternate Funding Sources for Not-for-Profits” with 12 local groups attending. The Town and the Department of Communities supported Women Can International Inc to launch a 10 week personal development program for young women “My Identity Project” primarily for residents of the Town. Nominations closed on 10 September, with the program commencing on 18 October.
Revise and re-launch Sponsorship and Grants	●				Complete	New Community Funding Policy adopted by Council.
Promote grant opportunities to community groups	●	●	●	●	On Track	The Town launched the new Community Funding program on 7 September. To date, six applications have been lodged, with four approved and two pending.

Objective 1.3	Success Measures
Treating people equitably with access to programs and services, regardless of advantage or ability	<ul style="list-style-type: none"> • Alignment between services delivered and community needs • Diversity (in terms of demographic, ability, culture, background) of community members accessing spaces, places, programs and services is reflective of community structure

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Undertake and implement recommendations of service review of Seniors and Disability Services	●	●	●	●	On Track	Plans prepared and adopted by Council. Implementation to commence in Q3.
Prepare a new Access and Inclusion Plan for beyond 2023/24					Not Started	

Objective 1.4	Success Measures
Creating an environment where people feel welcome and safe	<ul style="list-style-type: none"> • Increased use of public transport by different demographics • Increased active transport by different demographics • Reduced antisocial incidents

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop a Right of Way Strategy	●	●			On Track	Draft Right of Way Strategy to be advertised following local government elections.
Facilitate Western Power in delivering Underground Power Project	●	●	●	●	On Track	Western Power has recently begun works which is expected to take 18 months.
Develop a Path Network Policy	●	●	●	●	On Track	In progress.

Objective 1.5	Success Measures
Supporting healthy lifestyles throughout our Town	<ul style="list-style-type: none"> • Increased use of public open spaces and other amenities • Improved health and wellbeing of residents

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Prepare Jubilee Masterplan	●				Complete	Council adopted Jubilee Reserve Masterplan.
Advocate for external funding of Jubilee Masterplan	●	●	●	●	On Track	Staff have discussed with Hon Dave Kelly (Local Member) and Patrick Gorman MP and are due to meet with DLGSC.
Develop a Public Open Space Strategy	●	●	●	●	On Track	In progress.
Develop a Public Health Plan	●	●	●	●	On Track	Draft developed. To be provided to Councillors via the CEO Bulletin and thereafter advertised for public comment.
Creation of B.I.C. Reserve Concept Plan	●	●	●		Not started	Will be commenced following Council adoption of the Town Centre Masterplan.
Complete construction of nature play based Playground and Ablutions at Sandy Beach Reserve	●	●	●	●	On Track	In progress for delivery in Q4.

Objective 1.7	Success Measures
Facilitating community connection	<ul style="list-style-type: none"> Increased participation rates in volunteering, community activities and events

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Deliver or promote community events and/ or activations	●	●	●	●	On Track	NAIDOC Commemorative Service - 8 July Bassendean Markets staged under new model - 25 July Ashfield Food Truck event every second Thursday Palmerston Park opening – 3 September Ashfield CAN Look Out Launch – 17 September Planning undertaken to launch Outdoors October.
Review Community Awards Policy	●				Complete	Council adopted amended Community Awards Policy.

PRIORITY AREA 2 LEADING ENVIRONMENTAL SUSTAINABILITY

Objective 2.1	Success Measures
Demonstrate strong leadership in waste reduction and carbon neutrality	<p>SHORT TERM</p> <ul style="list-style-type: none"> State Government targets are met Waste generated per capita is reduced by 10% <p>LONG TERM</p> <ul style="list-style-type: none"> 70% of waste is diverted from landfill by 2030 On track to achieve carbon neutrality by 2030

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop an Emissions Reduction Strategy for the Community					Not Started	
Create Emissions Reduction Strategy for organisation		●	●	●	Not Started	

Objective 2.2	Success Measures
Be innovative in responses to sustainability challenges	<p>SHORT TERM</p> <ul style="list-style-type: none"> Examples of being first adopters are evident

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Review environmental sustainability policies		●	●		Not started	
Consider power purchasing agreements including through WALGA's Energy and Renewables Project	●	●			On Track	Offer received from WALGA on 30 September 2021 currently under review.
Implement the purchase of Green Power and /or carbon offsets for the Town's emissions	●	●	●	●	On Track	WALGA offer includes provision of Green Power. Data collation of Q1 emissions underway.

Objective 2.3	Success Measures
Foster an empowered community that drives sustainability	SHORT TERM <ul style="list-style-type: none"> Increased community support for sustainable initiatives

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop an Environmental Sustainability statement		●	●		Not Started	

Objective 2.4	Success Measures
Conserve, protect and enhance our natural environment and biodiversity	SHORT TERM <ul style="list-style-type: none"> Increased number and rate of participation of environmental volunteers LONG TERM <ul style="list-style-type: none"> Restoration and revegetation measures improve

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Progress land acquisitions contemplated by Town Planning Scheme 4A	●	●	●	●	On Track	The Town is in the process of acquiring Lot 304 Kenny Street pedestrian accessway.
Undertake an assessment of our river and foreshore condition	●	●			On Track	Assessment completed and draft report reviewed with minor changes required. Awaiting final report from consultant.
Commence development of a 10 year foreshore restoration plan and integrate into Long Term Financial Plan	●	●	●	●	On Track	Draft 10 year foreshore restoration plan received.
Progress stage 2 of Bindaring Wetland restoration	●	●	●	●	On Track	Areas for stage 2 works identified with input from local Friends group.
Develop a plan for the future of Point Reserve	●	●	●	●	On Track	Consultant appointed and scope of works and implementation schedule confirmed for engagement.
Partner with State Government to respond to Ashfield Flats Hydrology Study	●	●	●	●	On Track	Community and stakeholder consultation process and timelines confirmed by Department of Biodiversity, Conservation and Attractions. Presentation scheduled for 9 November 2021 Councillor workshop.
Develop 1 year and 10 year Natural Area Plans	●	●			On Track	First draft of 10 year plans provided to friends groups for review (where present).
Complete works on Success Hill drainage design and construction	●	●	●	●	On Track	Consultant appointed to undertake a drainage and geotechnical analysis to develop an appropriate drainage design.

Objective 2.5	Success Measures
Value and conserve and protect our water resources and waterways	SHORT TERM <ul style="list-style-type: none"> • Gold Waterwise Council status is retained • Quality of water flows into Swan River improves • Stream restoration measures improve

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop a Waterwise Bassendean Strategy					Not Started	
Repurpose open drain between Second and Third Avenue to create a Living Stream (Stage 1)	●	●	●	●	On Track	Maintenance access workshop held with Water Corporation in July 2021. Delivery Scoping workshop held on 21 September 2021, to review design (at 25% completion) and set indicative schedule of works. Awaiting finalisation of design and specifications and Water Corporation approval.
Repurpose open drain between Third and Fourth Avenue to create a Living Stream (Stage 2)					Not Started	
Review the outcomes of the Living Stream program for a future program for the design and implementation of living streams					Not Started	

Objective 2.6	Success Measures
Support the creation of a more green and shaded Town	SHORT TERM <ul style="list-style-type: none"> • Fewer trees lost during development LONG TERM <ul style="list-style-type: none"> • Increased proportion of tree cover • Reduced heat island effect

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Implement tree succession focussing on verge trees for planting in winter 2022	●	●	●		On Track	100% of the existing verge trees have been assessed and the Town is implementing the tree succession plans which will be ongoing for the tree winter planting program.
Develop longer term tree planting and biodiversity corridors program					Not Started	
Deliver a 'Green Trail' along our Principal Shared Path (near Railway line)	●	●			Complete	2021 planting works completed, artwork installation to be completed Q2.
Assess and map the health of our existing trees to better plan for the future	●	●			Complete	100% of the existing verge trees have been assessed.

PRIORITY AREA 3 CREATING A VIBRANT TOWN AND PRECINCTS

Objective 3.1	Success Measures
Support the town centre to thrive	<p>LONG TERM</p> <ul style="list-style-type: none"> • Increased number of developments within the town centre • Increased population within the Town • Improved retention of existing businesses • Increased number and retention of new businesses • Increased local employment

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop and present to Council a Town Centre Master Plan to promote and facilitate future investment	●	●			On Track	Matter to be presented to Council for adoption in Q2.
Develop a promotions strategy for the town centre to attract investors and developers		●	●	●	Not Started	To be commenced following Council adoption of the Town Centre Masterplan.
Investigate development and usage opportunities for 35 Old Perth Road					Not Started	

Objective 3.2	Success Measures
Increase the residential population close to centres and train stations	<p>LONG TERM</p> <ul style="list-style-type: none"> • Meet obligations under State population targets • Appropriately located development • Increased dwelling numbers and diversity of dwelling types • Enhanced quality of development outcomes

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Amend the Local Planning Strategy and create a new Local Planning Scheme	●	●	●	●	On Track	Draft amended Strategy has been provided to DPLH for informal review and comment. Matter will be presented to Council in Q2.
Prepare Precinct Structure Plan for the Bassendean Town Centre			●	●	Not Started	To be commenced following Council adoption of the Town Centre Masterplan.

PRIORITY AREA 4 DRIVING FINANCIAL SUSTAINABILITY

Objective 4.1	Success Measures
Ensure there is sufficient, effective and sustainable use of assets	<p>SHORT TERM</p> <ul style="list-style-type: none"> All Town-owned buildings increased in their utilisation Defined position and strategy of when buildings need renewal <p>LONG TERM</p> <ul style="list-style-type: none"> Consolidated infrastructure footprint Enhanced sustainability footprint Clear indications of whole-of-life costs

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Review Land Asset Strategy	●	●	●		Not Started	To be commenced following Council adoption of the Town Centre Masterplan.
Develop Asset Management Strategy	●	●	●		On Track	In progress.
Undertake re-valuation of assets				●	Not Started	The project is scheduled for the latter part of the year and will be coordinated by Corporate Services.
Remediate Success Hill jetty	●	●			On Track	Success Hill Jetty is on track to be completed by end of December.
Review Long Term Financial Plan		●	●	●	Not Started	
Integrate Long Term Financial Plan with SCP, CBP, AMPs, informing strategies and plans					Not Started	
Develop plan for colocation of Administration	●	●	●	●	On Track	Draft concept plan complete; independent building certification advice sought.

Objective 4.2	Success Measures
Ensure community facilities are accessible to and well utilised by a diverse range of community members	SHORT TERM <ul style="list-style-type: none"> • Increased use of facilities • Increased shared use of spaces/diversity of use

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Finalise a new property leasing framework	●				Complete	Property Leasing Framework adopted by Council.

Objective 4.3	Success Measures
Support the local economy	SHORT TERM <ul style="list-style-type: none"> • Increased local employment, relative to non-local employment • Increased local supply-chain use, relative to non-local supply

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Seek grant to pilot pedestrian first zone on Old Perth Road	●				Complete	Grant application lodged.

PRIORITY AREA 5 FACILITATING PEOPLE-CENTRED SERVICES

Objective 5.1	Success Measures
Ensure community members know where and how to access services	SHORT TERM <ul style="list-style-type: none"> • Clarity within the community and local government regarding who deals with different types of decision • Clarity and consistency around complaints procedure

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Prepare a new welcome pack for community members	●	●			On Track	Information collated. To be uploaded to the website in Q2.
Review Customer Services Charter and Complaints Handling Procedure	●	●			On Track	In progress.

Objective 5.2	Success Measures
Deliver efficient and well-connected internet and computer technology systems	SHORT TERM <ul style="list-style-type: none"> • Improved efficiency of online services for community • Improved efficiency of online services for administration • Increased customer base for online services

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop and implement agenda preparation module and councillor portal		●	●	●	On Track	The Town called for expressions of interest in Q1.
Prepare Policy addressing Councillor ICT requirements	●				Complete	Councillor ICT Policy adopted by Council.
Undertake Records Management review to align to ICT strategy					Not Started	
Upgrade audio visual equipment in Council Chambers					Not Started	
Facilitate online applications, lodgements and payments			●	●	Off Track	Project to re-commence in 2022.

PRIORITY AREA 6 PROVIDING VISIONARY LEADERSHIP AND MAKING GREAT DECISIONS

Objective 6.1	Success Measures
Make brave decisions in line with a risk appetite	<p>SHORT TERM</p> <ul style="list-style-type: none"> Efficient and effective Council meetings Defensible decision making that is based on the identification of opportunities and benefits as well as negative impacts <p>LONG TERM</p> <ul style="list-style-type: none"> Examples of being first adopters

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop a Fraud and Corruption Control Plan	●	●			On Track	Draft fraud and corruption control plan prepared.
Finalise and implement new risk management framework	●	●	●	●	On Track	Draft framework developed.
Facilitate Regulation 17 Review				●	Not Started	

Objective 6.2	Success Measures
Ensure major decision making is informed by community feedback	<ul style="list-style-type: none"> Ensure community engagement processes are implemented in major strategic projects

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Finalise strategic communications plan and develop an implementation plan to roll out key recommendations	●	●	●	●	On Track	Communications Plan completed; Communications Policy drafted; implementation plan in progress.

Objective 6.3	Success Measures
Ensure operational activities reflect the strategic focus of Council	SHORT TERM <ul style="list-style-type: none"> • Openness and transparency of decision making • Enhanced staff morale • Staff have appropriate strategic direction • Agreement on the link between projects and Strategic Community Plan • General alignment regarding values

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop a Communications Policy	●	●			On Track	Draft developed.
Review of Delegations	●				Complete	

Objective 6.4	Success Measures
Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community	SHORT TERM <ul style="list-style-type: none"> • Openness and transparency of decision making • Enhanced staff morale • Staff have appropriate strategic direction • Agreement on the link between projects and Strategic Community Plan • General alignment regarding values

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Develop and deliver induction program for new Council		●			On Track	Induction program developed.

Objective 6.5	Success Measures
Foster an environment of innovation and leadership	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Councillors and staff feel empowered to make appropriate decisions • Professional development for staff and councillors • Inductions to professional networks <p>LONG TERM</p> <ul style="list-style-type: none"> • Recognition of excellence by other organisations

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Review Code of Conduct for Staff			●	●	Not Started	
Deliver Annual Staff Awards Program aligned to Corporate Values		●			Not Started	

Objective 6.6	Success Measures
Respond effectively and efficiently to crises	<p>SHORT TERM</p> <ul style="list-style-type: none"> • Clarity of impacts to business continuity among elected members and staff prior to crisis situations • Clarity amongst the community of local government, organisation and community responses

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Finalise Business Continuity, Pandemic, and Disaster Recovery Plans		●	●		On Track	Documents have been drafted and will be presented to CMC in Q2.

PRIORITY AREA 7 BUILDING COMMUNITY IDENTITY BY CELEBRATING CULTURE AND HERITAGE

Objective 7.1	Success Measures
Appreciate, celebrate and engage with Noongar Boodjar (land), history, culture and people	<ul style="list-style-type: none"> Noongar people being active participants during projects and direction, in collaboration with the Town of Bassendean Increased understanding of Noongar Boodjar, history, culture and people among nonindigenous community

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Establish a strategy to enhance partnerships, participation and engagement of Noongar people			●	●	Not Started	Subject to scoping/funding.
Celebrate NAIDOC and Reconciliation week			●	●	Not Started	

Objective 7.2	Success Measures
Create a community closely connected to its history and heritage	<p>SHORT TERM</p> <ul style="list-style-type: none"> Local studies collection actively accessed by the community <p>LONG TERM</p> <ul style="list-style-type: none"> Historical and heritage facilities are well used by the community Heritage sites and buildings are visible to locals and visitors

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Review the Town's Local Heritage Survey	●	●	●	●	On Track	To be presented to Council in Q2.
Create a Local Planning Policy relating to the protection of local heritage and character	●	●	●	●	On Track	Draft policy to be advertised for public comment following local government elections.

Objective 7.3	Success Measures
Engage the community in arts and culture	<ul style="list-style-type: none"> Community participation in arts and cultural programs and activities

Project/ Actions	Timeframe				Status	Comment
	Q1	Q2	Q3	Q4		
Review Council's Public Art Policy Framework			●	●	Not Started	To be commenced following Council adoption of the Town Centre Masterplan.
Develop implementation plan for the provision of Public Art		●	●	●	Not Started	
Review Relax program in response to the community survey				●	Not Started	Pending Community Survey.
Deliver digital artworks along the new Green Trail (between First and Third Avenue, along the railway line)	●	●			On Track	To be completed in mid-October 2021.
Create a Bassendean Gallery Graffiti Mural	●	●	●	●	On Track	Promotion undertaken and over 35 boards and materials delivered to young artists across the metro area, including a partnership with an alternative education provider. Liaison conducted with representative of private property owners.
Review Art Acquisition and Management Policy	●	●	●	●	Off Track	Input sought from Councillors via 18 June 2021 CEO Bulletin, however, no comments were received. Matter will be raised with new Council in Q2.

OUTSTANDING COUNCIL RESOLUTION AS @ 18/11/21

REC_NO.	OFFICER	DESCRIPTION	ACTION_TAKEN
ROC21/86849	DONNA SHAW	<p>OCM-11/8/21 - PROPOSED CATS LOCAL LAW 2021 COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 12.7 OCM – 11/8/21 MOVED CR WILSON SECONDED CR BARTY THAT COUNCIL: 1.IN ACCORDANCE WITH SECTION 3.12(4) OF THE LOCAL GOVERNMENT ACT 1995 MAKES THE TOWN OF BASSENDEAN CATS LOCAL LAW 2021 AS ATTACHED AND AUTHORISES THE COMMON SEAL TO BE AFFIXED TO THE LOCAL LAW; 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; AND 3.NOTES THAT THE TOWN WILL ENGAGE THE DPLH IN DISCUSSIONS REGARDING RESOURCING AND MANAGEMENT OF THE ASHFIELD FLATS AS IT RELATES TO FERAL FOXES AND CATS DOGS AND MOSQUITOS AND THE POTENTIAL DRAFTING OF A MEMORANDUM OF UNDERSTANDING FOR THE SHARED USE OF RESOURCES IN THIS RESPECT.</p>	<p>SUBMISSIONERS NOTIFIED OF OUTCOME. GAZETAL NOTICE AND JOINT STANDING COMMITTEE NOTIFICATION BEING PREPARED. RECOMMEND DELETION.</p>

ROC21/82666	DONNA SHAW	<p>OCM-10/4/21 - REVIEW OF RESPONSIBLE CAT OWNERSHIP AMENDMENT LOCAL LAW 2006 MOVED CR MCLENNAN SECONDED CR QUINTON THAT COUNCIL: 1.ADVERTISES THE DRAFT CATS LOCAL LAW ATTACHED TO THIS REPORT IN ACCORDANCE WITH SECTION 3.12 OF THE LOCAL GOVERNMENT ACT WITH THE FOLLOWING AMENDMENT: SCHEDULE 3 (CAT PROHIBITED AREAS) TO INCLUDE POINT RESERVE SUCCESS HILL RESERVE SANDY BEACH RESERVE AND ASHFIELD FLATS IN ADDITION TO BINDARING PARK; 2.REQUESTS THE CEO TO CONTINUE TO LIAISE WITH DPLH REGARDING THE CONTROL OF CATS IN THE ASHFIELD FLATS; AND 3.IMPLEMENTS A COMMUNITY EDUCATION PROGRAM ON CONTAINING DOMESTIC CATS AND THE DEVASTATING IMPACT OF CATS ON NATIVE WILDLIFE.</p>	<p>ADOPTED BY COUNCIL. GOVERNMENT GAZETTE COMPLETE.</p> <p>DPLH TO ADVISE ON AN AGREEMENT FOR THE MANAGEMENT OF THE FLATS, INCLUDING CONTROL OF ANIMALS ON THE RESERVE.</p> <p>RELEVANT RESPONSIBLE CAT OWNERSHIP INFORMATION SHEETS WITH THE NEW LOCAL LAWS PROVIDED ON TOWN'S WEBSITE. RECOMMEND DELETION</p>
ROC21/86844	DONNA SHAW	<p>OCM-7/8/21 - HERITAGE CONSERVATION NOTICE – 1 (LOT 223) RIVER STREET BASSENDEAN MOVED CR HAMILTON SECONDED CR QUINTON THAT COUNCIL IN ACCORDANCE WITH CLAUSE 13(2) OF SCHEDULE 2 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 GIVES THE LANDOWNER OF 1 (LOT 223) RIVER STREET BASSENDEAN (SUCCESS HILL LODGE) A HERITAGE CONSERVATION NOTICE REQUIRING THE LANDOWNER TO OBTAIN DEVELOPMENT APPROVAL FOR AND THEREAFTER CARRY OUT THE FOLLOWING SPECIFIED REPAIRS TO THE HERITAGE PLACE IN ACCORDANCE WITH THE CONSERVATION MANAGEMENT STRATEGY (DATED 17 MAY 2019) TO BE COMPLETED BY 30 JUNE 2022: •REPAIRS TO THE DINING ROOM WEST WALL (INTERNALLY AND EXTERNALLY); •REPAIRS TO THE DOUBLE HUNG WINDOWS TO THE DINING ROOM; •RECONSTRUCTION AND STABILISATION WORKS AND REMOVAL OF AIR VENT PIPES TO THE VERANDAH; AND •INVESTIGATION AND TREATMENT FOR TERMITE CONTROL.</p>	<p>HERITAGE CONSERVATION NOTICE ISSUED. RECOMMEND DELETION</p>

ROC21/86848	DONNA SHAW	OCM-10/8/21 - DRAFT RIGHTS OF WAY STRATEGY COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 12.6 OCM – 10/8/21 MOVED CR MCLENNAN SECONDED CR QUINTON THAT COUNCIL ADOPTS THE DRAFT RIGHTS OF WAY STRATEGY FOR THE PURPOSES OF ADVERTISING SUBJECT TO IT BEING MODIFIED TO THE SATISFACTION OF THE CHIEF EXECUTIVE OFFICER TO REMOVE ANY REFERENCES TO THE NEED FOR CEDING LAND OR THE WIDENING OF ANY EXISTING RIGHTS OF WAY. CARRIED 4/1 CRS MCLENNAN QUINTON BARTY & MACWILLIAM VOTED IN FAVOUR OF THE MOTION. CR WILSON VOTED AGAINST THE MOTION. REASON: COUNCIL DOES NOT SUPPORT THE CEDING OF LAND FOR THE PURPOSE OF WIDENING RIGHTS OF WAY.	ADVERTISING UNDERWAY. COUNCIL TO CONSIDER STRATEGY FOR FINAL ADOPTION EARLY 2022. RECOMMEND DELETION.
ROC21/84721	LUKE GIBSON	OCM-6/6/21 - FOOD TRUCK EVENT MOVED CR WILSON SECONDED CR HAMILTON THAT COUNCIL APPROVES THE APPLICATION FOR A PERMIT TO STAGE FORTNIGHTLY FOOD TRUCK EVENTS ON ASHFIELD RESERVE (COLSTOUN ROAD END) SUBJECT TO THE FOLLOWING CONDITIONS AS WELL AS ANY OTHER CONSIDERED APPROPRIATE IN THE OPINION OF THE CHIEF EXECUTIVE OFFICER: 1.SIGNAGE MUST NOT BE PLACED ON THE WEST SIDE OF COLSTOUN ROAD IN CLOSE VICINITY TO ESTABLISHED FOOD PREMISES NOR BE PLACED MORE THAN ONE HOUR BEFORE THE COMMENCEMENT OF THE FOOD TRUCK EVENT NOR USE THE TERM “BASSENDEAN”; 2.THE APPLICANT SHALL BE RESPONSIBLE FOR THE CLEANLINESS OF THE PUBLIC TOILETS ON ASHFIELD RESERVE DURING THE OPERATING TIMES OF THE EVENT; 3.THE MARKETS ARE TO COMPLY WITH COUNCIL POLICY 2.15 – SINGLE USE PLASTICS AND BALLOONS; AND 4.THE MARKETS ARE NOT TO ACCOMMODATE PARKED MOBILE FOOD VENDORS THAT SELL PIZZAS KEBABS OR OTHER PRODUCTS THAT IN THE OPINION OF THE TOWN IS MATERIALLY SIMILAR TO THOSE FOODS.	PERMIT ISSUED. RECOMMEND DELETION.

ROC21/83621	LUKE GIBSON	<p>OCM-9/7/21 - COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 12.2 MOVED CR WILSON SECONDED CR MACWILLIAM THAT COUNCIL: 1.AGrees TO SELL 1 (LOT 50) SURREY STREET BASSENDEAN TO THE PERTH HISTORY ASSOCIATION INC. T/A MUSEUM OF PERTH ON THE FOLLOWING BASIS: •SALE PRICE: \$1 (ONE DOLLAR); AND •CONDITION OF SALE: THE PURCHASER SHALL ENTER INTO A FORMAL CONTRACT OF SALE WITH THE TOWN OF BASSENDEAN WITH TERMS RELATING TO THE FOLLOWING AND SECURED BY AN ABSOLUTE CAVEAT; REGISTERED UPON THE CERTIFICATE OF TITLE AT SETTLEMENT: -THE PURCHASER TO THE SATISFACTION OF THE TOWN TO PROVIDE AS A MINIMUM COMMUNITY ACCESS TO THE PENSIONER GUARD COTTAGE ON A MONTHLY BASIS; -THE PURCHASER TO THE SATISFACTION OF THE TOWN TO UNDERTAKE RESTORATION OF THE EXISTING RESIDENCE OVER A PERIOD OF UP TO FOUR YEARS (AND THEREAFTER MAINTAIN BOTH BUILDINGS) IN ACCORDANCE WITH THE STAGED IMPLEMENTATION PLAN PROVIDED BY THE PURCHASER TO THE SELLER DATED MAY 2021 AND AS CONTAINED IN ITS EXPRESSION OF INTEREST SUBMISSION; -IF THE RESTORATION IS NOT COMPLETED WITHIN FOUR YEARS (OR SUCH OTHER TIME AS IS AGREED WITH COUNCIL) THE TOWN IS ABLE TO PURCHASE BACK THE SITE FOR \$1 (ONE DOLLAR); -THE SITE IS NOT PERMITTED TO BE SUBDIVIDED; AND 2.REQUESTS THE CHIEF EXECUTIVE OFFICER UNDERTAKE THE ACTIONS REQUIRED TO FINALISE THE DISPOSAL.</p> <p>OCM-6/5/21 - EXPRESSION OF INTEREST – 1 (LOT 50) SURREY STREET BASSENDEAN MOVED CR QUINTON SECONDED CR WILSON THAT COUNCIL REQUESTS THE CHIEF EXECUTIVE OFFICER PROCEED TO ADVERTISE THE INTENDED DISPOSAL TO THE ORGANISATION (THE PARTY IDENTIFIED IN THE CONFIDENTIAL EVALUATION REPORT ATTACHED TO THIS REPORT) AS REQUIRED UNDER THE LOCAL GOVERNMENT ACT 1995.</p>	ALL ITEMS COMPLETED. RECOMMEND DELETION.
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ROC21/87994	LUKE GIBSON	OCM-7/9/21 - AMENDMENT TO EXISTING STREET NAME - REID STREET/BASSEDEAN PARADE MOVED CR MAC WILLIAM SECONDED CR BARTY THAT COUNCIL AUTHORISES TOWN STAFF TO MAKE A FORMAL REQUEST TO THE MINISTER FOR PLANNING TO RENAME THE PORTION OF REID STREET EAST OF WEST ROAD TO BASSEDEAN PARADE.	APPROVAL TO RENAME THE ROAD GRANTED ON 30 SEPTEMBER 2021. ROAD HAS BEEN RENAMED BY LANDGATE AND RELEVANT OWNERS/OCCUPANTS NOTIFIED. RECOMMEND DELETION.
ROC21/87996	LUKE GIBSON	OCM-9/9/21 - RIGHT OF WAY CLOSURE – LOT 503 ON DEPOSITED PLAN 73906 MOVED CR MAC WILLIAM SECONDED CR BARTY THAT COUNCIL AUTHORISES A REQUEST BEING MADE TO THE MINISTER FOR LANDS PURSUANT TO SECTION 52 OF LAND ADMINISTRATION ACT 1997 TO CLOSE ROW6 (LOT 503 ON DEPOSITED PLAN 73906) AND DISPOSE OF IT TO THE OWNERS OF THE ABUTTING NO. 26A SCADDAN STREET AND NO. 3 IDA STREET AS DETAILED IN THE PLAN CONTAINED IN THE REPORT.	REQUEST TO CLOSE ROW6 SUBMITTED TO THE DEPARTMENT OF LANDS ON 6 OCTOBER 2021. AWAITING DETERMINATION FROM MINISTER FOR LANDS. ABUTTING LANDOWNERS HAVE BEEN NOTIFIED OF COUNCIL'S RESOLUTION. RECOMMEND DELETION.

ROC21/84709	LUKE GIBSON	<p>OCM-6/6/21 - FOOD TRUCK EVENT MOVED CR WILSON SECONDED CR HAMILTON THAT COUNCIL APPROVES THE APPLICATION FOR A PERMIT TO STAGE FORTNIGHTLY FOOD TRUCK EVENTS ON ASHFIELD RESERVE (COLSTOUN ROAD END) SUBJECT TO THE FOLLOWING CONDITIONS AS WELL AS ANY OTHER CONSIDERED APPROPRIATE IN THE OPINION OF THE CHIEF EXECUTIVE OFFICER: 1.SIGNAGE MUST NOT BE PLACED ON THE WEST SIDE OF COLSTOUN ROAD IN CLOSE VICINITY TO ESTABLISHED FOOD PREMISES NOR BE PLACED MORE THAN ONE HOUR BEFORE THE COMMENCEMENT OF THE FOOD TRUCK EVENT NOR USE THE TERM "BASSENDEAN"; 2.THE APPLICANT SHALL BE RESPONSIBLE FOR THE CLEANLINESS OF THE PUBLIC TOILETS ON ASHFIELD RESERVE DURING THE OPERATING TIMES OF THE EVENT; 3.THE MARKETS ARE TO COMPLY WITH COUNCIL POLICY 2.15 – SINGLE USE PLASTICS AND BALLOONS; AND 4.THE MARKETS ARE NOT TO ACCOMMODATE PARKED MOBILE FOOD VENDORS THAT SELL PIZZAS KEBABS OR OTHER PRODUCTS THAT IN THE OPINION OF THE TOWN IS MATERIALLY SIMILAR TO THOSE FOODS.</p>	PERMIT ISSUED. RECOMMEND DELETION.
ROC21/83620	LUKE GIBSON	<p>OCM-5/5/21 - BASSENDEAN OVAL LIGHTING MOVED CR WILSON SECONDED CR MACWILLIAM THAT COUNCIL: 1.DEFERS ANY CONSIDERATION OF A BUDGET ALLOCATION TO CONTRIBUTE TO FUNDING THE DESIGN OR CAPITAL WORKS FOR UPGRADED LIGHTING AT THE BASSENDEAN OVAL UNTIL THE 2022/23 BUDGET FOLLOWING THE COMPLETION OF THE TOWN CENTRE MASTERPLAN AND THE POTENTIAL OVAL REALIGNMENT HAS BEEN FINALISED; 2.ENCOURAGES SWAN DISTRICTS FOOTBALL CLUB AND THE WESTERN AUSTRALIAN FOOTBALL COMMISSION TO EXPLORE OTHER FUNDING OPTIONS TO UPGRADE THE LIGHTING AT THE BASSENDEAN OVAL SO AS TO REDUCE THE RELIANCE ON THE TOWN'S RATEPAYERS TO PART FUND THE REQUESTED UPGRADES; AND 3.REQUESTS THAT THE CHIEF EXECUTIVE OFFICER CONTINUE TO LIAISE WITH THE SWAN DISTRICTS FOOTBALL CLUB REGARDING A REVISED AGREEMENT FOR THE CLUB'S USE OF BASSENDEAN OVAL.</p>	ADVOCACY WILL CONTINUE AS APPROPRIATE. RECOMMEND DELETION.

ROC21/86843	LUKE GIBSON	<p>OCM-6/8/21 - JUBILEE RESERVE MASTERPLAN MOVED CR QUINTON SECONDED CR BARTY THAT COUNCIL: 1.ADOPTS THE DRAFT JUBILEE RESERVE MASTERPLAN; 2.NOTES THAT THE DETAILED DESIGN OF ANY FUTURE FACILITY WILL BE SUBJECT TO A COUNCIL DECISION AND WILL BE BASED UPON BUT NOT NECESSARILY THE SAME AS THE CONCEPT DESIGN CONTAINED WITHIN THE JUBILEE RESERVE MASTERPLAN; 3.IS PREPARED TO CONSIDER UP TO 25% (CAPPED AT \$2 MILLION) TO THE IMPLEMENTATION OF THE JUBILEE RESERVE MASTERPLAN AS IT RELATES TO THE REPLACEMENT OF THE EXISTING STAN MOSES PAVILION AND THE IMPROVEMENTS TO THE IMMEDIATE SURROUNDS OF THE PROPOSED NEW BUILDING (INCLUDING LIGHTING) WITH THE REMAINING FUNDS TO BE SOURCED FROM EXTERNAL SOURCES; 4.REQUESTS THAT THE CHIEF EXECUTIVE OFFICER ADVOCATE FOR EXTERNAL FUNDING TO ENABLE THE IMPLEMENTATION OF THE JUBILEE RESERVE MASTERPLAN FUNDING FROM INCLUDING BUT NOT LIMITED TO THE FEDERAL AND STATE GOVERNMENTS; AND 5.ADVISES THAT THE FUTURE IMPLEMENTATION OF THE JUBILEE RESERVE MASTERPLAN AS IT RELATES TO THE BASSENDEAN CALEDONIAN SOCCER CLUBROOMS WILL DEPEND ON FINANCIAL RESOURCES USER DEMAND AND PRIORITISATION RELATIVE TO OTHER PROJECTS AND WILL BE SUBJECT TO A FURTHER REVIEW OF PROPOSED DESIGN.</p>	<p>TOWN STAFF HAVE MET WITH PATRICK GORMAN MP AND WILL CONTINUE TO ADVOCATE FOR EXTERNAL FUNDING AS OPPORTUNITIES PRESENT. RECOMMEND DELETION.</p>
ROC21/85856	LUKE GIBSON	<p>OCM-13/7/21 - PURCHASE OF LOT 304 KENNY STREET MOVED CR WILSON SECONDED CR HAMILTON THAT COUNCIL: 1.PURCHASES LOT 304 KENNY STREET BASSENDEAN ON DEPOSITED PLAN 417198 FOR \$2400; AND 2.WAIVES RATES FOR LOT 304 KENNY STREET BASSENDEAN ON DEPOSITED PLAN 417198 FOR THE 2021/22 FINANCIAL YEAR IN ACCORDANCE WITH SECTION 6.47 OF THE LOCAL GOVERNMENT ACT 1995.</p>	<p>OBTAINING DOCUMENTATION FOR SETTLEMENT TO OCCUR. LIAISING WITH LANDOWNER</p>

ROC21/87998	PAUL WHITE	OCM-10/9/21 - RECOVERY OF SUNDRY DEBTS POLICY – AMENDMENT MOVED CR MAC WILLIAM SECONDED CR BARTY THAT COUNCIL ADOPTS THE DRAFT RECOVERY OF SUNDRY DEBTS POLICY ATTACHED TO THIS REPORT.	NO ACTION REQUIRED RECOMMEND DELETION.
ROC21/87999	PAUL WHITE	OCM-11/9/21 - PURCHASING POLICY – AMENDMENT TO SOLE SUPPLIER ARRANGEMENT MOVED CR MAC WILLIAM SECONDED CR BARTY THAT COUNCIL ADOPTS THE DRAFT AMENDED PURCHASING POLICY ATTACHED TO THIS REPORT. CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION	NO ACTION REQUIRED RECOMMEND DELETION.
ROC21/88001	PAUL WHITE	OCM-13/9/21 - DRAFT DIFFERENTIAL RATES REFUND POLICY MOVED CR QUINTON SECONDED CR MACWILLIAM THAT COUNCIL ADOPTS THE DRAFT DIFFERENTIAL RATES REFUND POLICY ATTACHED TO THIS REPORT.	NO ACTION REQUIRED RECOMMEND DELETION.
ROC21/86862	PAUL WHITE	OCM-17/8/21 - DRAFT PROPERTY MANAGEMENT POLICY AND COMMUNITY LEASING FRAMEWORK MOVED CR QUINTON SECONDED CR MCLENNAN THAT COUNCIL ADOPTS THE DRAFT PROPERTY MANAGEMENT POLICY AND DRAFT COMMUNITY LEASING FRAMEWORK AS ATTACHED TO THIS REPORT.	COMPLETED RECOMMEND DELETION
ROC21/86861	PAUL WHITE	OCM-16/8/21 - CONSTRUCTION OF SANDY BEACH RESERVE PLAY SPACE (RFT 01/2021) MOVED CR QUINTON SECONDED CR HAMILTON THAT COUNCIL ACCEPTS THE TENDER SUBMITTED BY PHASE3 LANDSCAPE CONSTRUCTION FOR THE CONSTRUCTION OF SANDY BEACH RESERVE PLAY SPACE AS SPECIFIED IN TENDER 03/2021 AT ITS SUBMITTED LUMP SUM PRICE WITH WORKS TO BE COMPLETED WITHIN NINE (9) MONTHS FROM THE DATE OF LETTER OF ACCEPTANCE.	COMPLETED RECOMMEND DELETION.

ROC20/77292	PAUL WHITE	OCM-27/11/20 - SERVICES REVIEW MOVED CR QUINTON SECONDED CR MACWILLIAM THAT COUNCIL: 1.ENDORSES THE OFFICER'S RECOMMENDATION SHOWN IN THE CONFIDENTIAL REPORT ATTACHED TO THE ORDINARY COUNCIL AGENDA OF 24 NOVEMBER 2020; AND 2.RESOLVES THAT THE CONFIDENTIAL REPORT AND ITS RECOMMENDATIONS/RESOLUTIONS REMAIN CONFIDENTIAL UNTIL THE PLANS AND STRATEGIES ARE DEVELOPED AND ENDORSED BY COUNCIL.	COUNCIL ENDORSED THE FOLLOWING PLANS AT THE SEPTEMBER 2021 OCM: TRANSITION PLAN WORKFORCE PLAN BUSINESS CONTINUITY PLAN AND COMMUNICATIONS PLAN. RECOMMEND DELETION.
ROC21/86863	PAUL WHITE	OCM-18/8/21 - COUNCILLOR INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) POLICY MOVED CR MCLENNAN SECONDED CR HAMILTON THAT COUNCIL: 1.DEFERS CONSIDERATION OF A COUNCILLOR INFORMATION AND COMMUNICATION TECHNOLOGY (ICT) POLICY UNTIL THE SEPTEMBER 2021 ORDINARY COUNCIL MEETING; AND 2.REQUESTS THE CEO EXPLORE OPTIONS FOR THE COUNCILLOR ICT POLICY TO ACCOMMODATE MULTIPLE/BYO DEVICES. CARRIED UNANIMOUSLY 6/0 REASON: WHILST ACKNOWLEDGING THE NEED TO REDUCE CYBER SECURITY RISK MAXIMISE EFFICIENCY AS WELL AS THE BENEFITS OF A CONSISTENT APPROACH IT IS ALSO ACKNOWLEDGED THAT COUNCILLORS WILL WISH TO ACCESS THE COUNCILLOR PORTAL AND THEIR TOWN OF BASSENDEAN EMAIL FROM A VARIETY OF DEVICES. THERE WOULD BE BENEFIT IN FURTHER EXPLORATION OF HOW BEST TO MANAGE THE USE OF MULTIPLE DEVICES AS WELL AS ANY RESOURCING AND SECURITY IMPLICATIONS ASSOCIATED WITH BYOD FOR POTENTIAL INCLUSION IN A REVISED DRAFT COUNCILLOR ICT POLICY.	COUNCILLOR ICT POLICY ADOPTED AT THE SEPTEMBER OCM. RECOMMEND DELETION.

ROC21/86860	PAUL WHITE	OCM-14/8/21 - SUPPLY PREPARATION AND INSTALLATION OF TURF AND TURF RENOVATION SERVICES (RFT 03/2021) MOVED CR BARTY SECONDED CR WILSON THAT COUNCIL ACCEPTS THE TENDER SUBMITTED BY GTF PTY LTD T/A GREENACRES TURF GROUP (CONFORMING OFFER) FOR THE SUPPLY PREPARATION AND INSTALLATION OF TURF AND TURF RENOVATION SERVICES FOR THE TOWN OF BASSENDEAN AS SPECIFIED IN TENDER 03/2021 AT THE SUBMITTED SCHEDULE OF RATES FOR A PERIOD OF FOUR (4) YEARS WITH ANNUAL PRICE VARIATIONS SUBJECT TO THE PERCENTAGE CHANGE IN THE PERTH CONSUMER PRICE INDEX (ALL GROUPS).	COMPLETED RECOMMEND DELETION.
ROC20/72619	PHILLIP ADAMS	OCM-20/5/20 - NOTICE OF MOTION: CR WILSON: REPORT AS PART OF BUDGET PROCESS - SERVICE REVIEW FOR ALL CURRENT CONTRACT TREE MAINTENANCE CHEMICAL FREE VERGE WEED MAINTENANCE STREET SWEEPING AND WATERING ACTIVITIES MOVED CR WILSON SECONDED CR HAMILTON THAT COUNCIL: 1.REQUESTS A SERVICE REVIEW BE CONDUCTED FOR ALL CURRENTLY CONTRACTED TREE MAINTENANCE CHEMICAL FREE VERGE WEED MAINTENANCE STREET SWEEPING AND WATERING ACTIVITIES AND THAT NO CONTRACTS BE ENTERED INTO UNTIL SUCH TIME AS COUNCIL HAS CONSIDERED THE REVIEW; 2.COUNCIL BE PROVIDED WITH A LIST OF MAJOR CONTRACTS VIA THE CEO BULLETIN SIX MONTHS PRIOR TO THEIR EXPIRY.	ALL TREE MAINTENANCE CHEMICAL FREE VERGE MAINTENANCE STREET SWEEPING AND WATERING CONTRACTS HAVE HAD A SERVICE REVIEW UNDERTAKEN TO COMPARE WITH BRINGING THE SERVICE IN HOUSE AND THIS HAS BEEN PRESENTED WITHIN THE BULLETIN. RECOMMEND DELETION

ROC18/63106	PHILLIP ADAMS	<p>OCM-27/08/18 - NOTICE OF MOTION - CR QUINTON: ROAD NETWORK PRIORITIES: WALTER ROAD EAST & LORD STREET MOVED CR QUINTON SECONDED CR MCLENNAN THAT COUNCIL:</p> <p>1.ENDORSES AS ITS OFFICIAL POSITION ITS INTENTIONS TO:</p> <p>A)CONVERT WALTER ROAD EAST FROM THE EXISTING FOUR TRAVEL LANES DOWN TO TWO WITH TREE LINED BOULEVARD STYLE MEDIAN DIVISION & BIKE LANES; AND B)CONVERT LORD STREET SOUTH OF MORLEY DRIVE TO A BOULEVARD WITH TREE LINED MEDIAN DIVISION REMAINING SINGLE CARRIAGE WITH TURNING LANES WHERE IDENTIFIED NECESSARY; AND</p> <p>2.CONSIDERS AN ALLOCATION OF FUNDS IN THE 2019/20 BUDGET FOR THE DEVELOPMENT OF PLANS TO DELIVER THESE ROAD NETWORK PRIORITY OUTCOMES ON BOTH WALTER ROAD EAST & LORD STREET.</p>	<p>THE TOWN HAS ADVOCATED COUNCILS POSITION TO STATE GOVERNMENT AND THIS HAS ALSO BEEN EMBEDDED IN THE COUNCIL ENDORSED LONG TERM INTEGRATED TRANSPORT PLAN. FUTURE WORKS WILL BE IDENTIFIED IN REVISED LTFF. RECOMMEND DELETION.</p>
ROC21/87995	SALVATORE SICILIANO	<p>OCM-8/9/21 - LICENCE AGREEMENT - TELETHON COMMUNITY CINEMAS MOVED CR QUINTON SECONDED CR MACWILLIAM THAT COUNCIL: 1.RESCINDS OCM-17/7/21 PART 1 OF COUNCIL'S 27 JULY 2021 RESOLUTION WHICH READS: "THAT COUNCIL AUTHORISES THE TOWN ENTER INTO A NEW LICENCE AGREEMENT FOR MOVIES BY BURSWOOD BASSENDEAN BASED ON THE PREVIOUS LICENCE BUT WITH THE FOLLOWING ADDITIONAL TERM: THE LICENCE BE FOR A TWO YEAR PERIOD COMMENCING 1 DECEMBER 2021 AND EXPIRING 31 MARCH 2023 WITH A MUTUAL OPTION FOR A FURTHER 12 MONTHS; AND 2.SUBJECT TO THE MINISTER FOR LANDS GRANTING CONSENT TO THE AGREEMENT COUNCIL AUTHORISES THE TOWN ENTER INTO A NEW LICENCE AGREEMENT FOR MOVIES BY BURSWOOD INC. FOR A NEW LICENCE PERIOD COMMENCING ON 1 NOVEMBER 2021 AND EXPIRING 30 APRIL 2023 WITH A MUTUAL OPTION FOR A FURTHER 12 MONTHS.</p>	<p>DRAFT LICENCE AGREEMENT HAS BEEN COMPLETED AND FORWARDED TO TELETHON COMMUNITY CINEMAS FOR THEIR CONSIDERATION.</p>

ROC21/85966	SALVATORE SICILIANO	OCM-17/7/21 - LICENCE AGREEMENT - TELETHON COMMUNITY CINEMAS MOVED CR WILSON SECONDED CR BARTY THAT SUBJECT TO THE MINISTER FOR LANDS GRANTING CONSENT TO THE AGREEMENT COUNCIL AUTHORISES THE TOWN ENTER INTO A NEW LICENCE AGREEMENT FOR MOVIES BY BURSWOOD BASSENDEAN BASED ON THE PREVIOUS LICENCE BUT WITH THE FOLLOWING ADDITIONAL TERMS: 1.THE LICENCE BE FOR A TWO YEAR PERIOD COMMENCING 1 DECEMBER 2021 AND EXPIRING 31 MARCH 2023 WITH A MUTUAL OPTION FOR A FURTHER 12 MONTHS; 2.A MUTUAL NON-DISPARAGEMENT CLAUSE TO ENSURE GOOD CONDUCT BETWEEN BOTH PARTIES; AND 3.A FORMALISED REQUIREMENT FOR THE TOWN TO BE ACKNOWLEDGED IN ALL COMMUNICATIONS AND PROMOTIONS.	ROC21/87995 RELATES. RECOMMEND DELETION
ROC21/86859	SALVATORE SICILIANO	OCM-13/8/21 - DRAFT AMENDED COUNCIL POLICY - COMMUNITY AWARDS MOVED CR HAMILTON SECONDED CR BARTY THAT COUNCIL AMENDS THE EXISTING COUNCIL POLICY – COMMUNITY AWARDS AS CONTAINED AS ATTACHMENT 2 TO THIS REPORT.	POLICY UPDATED. RECOMMEND DELETION.

ROC21/86858	SALVATORE SICILIANO	OCM-12/8/21 - DRAFT AMENDED COUNCIL POLICY - COMMUNITY FUNDING MOVED CR HAMILTON SECONDED CR BARTY THAT COUNCIL ADOPTS A NEW COUNCIL POLICY – COMMUNITY FUNDING AND REVOKES THE FOLLOWING EXISTING COUNCIL POLICIES: •COUNCIL POLICY 1.18 - FINANCIAL INCENTIVES FOR MUNICIPAL HERITAGE INVENTORY LISTED BUILDINGS POLICY; •COUNCIL POLICY 4.4 - FEE FOR SERVICE COMMUNITY GROUPS PUBLIC EVENTS POLICY; •COUNCIL POLICY 5.16 - USE OF COMMUNITY FACILITIES POLICY; AND •COUNCIL POLICY 6.11 – SPONSORSHIP AND GRANTS.	POLICIES UPDATED. RECOMMEND DELETION.
ROC21/88000	YVONNE ZAFFINO	OCM-12/9/21 - COUNCILLOR INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) POLICY MOVED CR BARTY SECONDED CR QUINTON THAT COUNCIL ADOPTS THE DRAFT COUNCILLOR ICT POLICY ATTACHED TO THIS REPORT.	NEW POLICY INCLUDED IN POLICY MANUAL AND INCLUDED ON TOWN'S WEBSITE. RECOMMEND DELETION

ATTACHMENT NO. 11

LIST OF PAYMENTS
FOR PERIOD
ENDED 30th September 2021

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

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT, Direct Debits and Cr Card 01-30 September 2021	44289 – 44669	3,364,296.44
TRUST FUND		
Cheques Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	86311 – 86325	32,435.54
		<hr/> \$3,396,731.98 <hr/> <hr/>

DIRECTOR CORPORATE SERVICES' DECLARATION:

This list of payments, covering vouchers as above, will be submitted to Council on 23 November 2021. 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 September 2021
to
30th September 2021

Chq/EFT	Date	Name	Description	Amount
EFT44289	01/09/2021	AUSTRALIAN SERVICES UNION	Payroll Deductions	-\$ 129.50
EFT44290	01/09/2021	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-\$ 88,474.00
EFT44291	01/09/2021	LGRCEU	Payroll Deductions	-\$ 82.00
EFT44292	01/09/2021	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-\$ 672.00
EFT44293	01/09/2021	BALRAJ SINGH HANSRA	Development Bond Refund	-\$ 1,500.00
EFT44294	01/09/2021	BUILT INK PTY LTD	Bond Refund	-\$ 2,805.00
EFT44295	01/09/2021	PETER RENZULLO	Hall Bond Refund	-\$ 350.00
EFT44296	01/09/2021	REBEKAH ASHMORE	Hall Bond Refund	-\$ 550.00
EFT44297	02/09/2021	ALISON BANNISTER CAREER COACHING	Career Coaching Classes	-\$ 544.50
EFT44298	02/09/2021	BANK OF QUEENSLAND FINANCE (AUST) LIMITED	Lease Rentals	-\$ 4,494.86
EFT44299	02/09/2021	CASA SECURITY PTY LTD	Various Security Callouts	-\$ 1,463.00
EFT44300	02/09/2021	CLASSIC HIRE (MILLREEF HOLDINGS PTY LTD T/AS)	Toilet Hire Charges at Ashfield Reserve	-\$ 1,190.91
EFT44301	02/09/2021	DRAINFLOW SERVICES PTY LTD	Jet Washing of Stormwater Drainage Lines	-\$ 2,376.00
EFT44302	02/09/2021	LIFE CARE HOME CARE	Home Care Package - Physio Session	-\$ 3,025.00
EFT44303	02/09/2021	LIFE READY MOBILE PTY LTD	Home Care Package - Physio Session	-\$ 476.00
EFT44304	02/09/2021	LIFETIME EMT	First Aid Training	-\$ 1,200.00
EFT44305	02/09/2021	MACKIE PLUMBING AND GAS PTY LTD	Various Plumbing Works	-\$ 561.52
EFT44306	02/09/2021	MAJOR MOTORS	Consumables	-\$ 14.95
EFT44307	02/09/2021	MARKETFORCE PTY LTD	Advertisement for Town Centre Masterplan	-\$ 701.22
EFT44308	02/09/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 960.15
EFT44309	02/09/2021	MIDLAND MINICRETE T/AS HIGGO NOMINEES PTY LTD	Supply of premix concrete	-\$ 1,849.10
EFT44310	02/09/2021	MORLEY MOWER CENTRE (SOGICO PTY LTD)	Spare Parts	-\$ 201.37
EFT44311	02/09/2021	OFFICEWORKS SUPERSTORES PTY LTD	Office Stationery	-\$ 1,603.25
EFT44312	02/09/2021	PARAMOUNT ELECTRICAL SERVICES (LEBONNE PTY LTD T/AS)	Electrical Repairs - Volunteers Office	-\$ 1,170.85
EFT44313	02/09/2021	PARKLAND MAZDA	Auto Parts	-\$ 842.70
EFT44314	02/09/2021	PERTH DISHWASHERS	Dishwasher Repairs	-\$ 192.50
EFT44315	02/09/2021	PRECISION PANEL & PAINT	Vehicle Repairs	-\$ 1,000.00
EFT44316	02/09/2021	QTM PTY LTD	Traffic Management Plans	-\$ 791.67
EFT44317	02/09/2021	QUICK CORPORATE AUSTRALIA PTY LTD	Computer Accessories	-\$ 244.62
EFT44318	02/09/2021	RECOMMENDED TOWING PTY LTD	Removal Of Abandoned Vehicles	-\$ 99.00

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to
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Chq/EFT	Date	Name	Description	Amount
EFT44319	02/09/2021	ROBERT WALTERS PTY LTD	Contract Staff Expenses	-\$ 6,385.50
EFT44320	02/09/2021	SCM EARTHMOVING CONTRACTORS	Excavator Hire	-\$ 888.25
EFT44321	02/09/2021	SIGNING HANDS	Signing Hands	-\$ 1,125.00
EFT44322	02/09/2021	SIMPLY UNIFORMS	Staff Uniforms	-\$ 193.05
EFT44323	02/09/2021	SMECK CONCRETE PUMPING PTY LTD	Concrete Pump Hire	-\$ 785.40
EFT44324	02/09/2021	STIHL SHOP MALAGA	Hardware items - minor plant equipment	-\$ 3,913.00
EFT44325	02/09/2021	SUEZ RECYCLING & RECOVERY PTY LTD	Recycling Expenses	-\$ 30.04
EFT44326	02/09/2021	SUPERCHARGE BATTERIES	Consumables	-\$ 82.63
EFT44327	02/09/2021	SURESHANK PTY LTD (T/AS O2 PLANTWALLS)	Consumables	-\$ 88.00
EFT44328	02/09/2021	SWAN TAXIS PTY LTD	Transport for SDS Clients	-\$ 2,527.07
EFT44329	02/09/2021	T-QUIP	Maintenance expenses	-\$ 1,649.25
EFT44330	02/09/2021	TACTILE INDICATORS PERTH	Tactile Installation at First Ave & Railway - Broadway	-\$ 1,970.00
EFT44331	02/09/2021	TOTALLY WORKWEAR MIDLAND	Staff Uniforms	-\$ 334.65
EFT44332	02/09/2021	TRUGRADE MEDICAL SUPPLIES	Medical Supplies for HCP Clients	-\$ 312.07
EFT44333	02/09/2021	UMESH THAPA	Cleaning Expenses	-\$ 2,310.00
EFT44334	02/09/2021	VERMEER EQUIPMENT OF WA & NT	Consumables	-\$ 185.53
EFT44335	02/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44336	02/09/2021	WATER2WATER PTY LTD	Filtered Water Contract	-\$ 49.50
EFT44337	02/09/2021	WATTS WESTERN RUBBER	Tyres	-\$ 298.00
EFT44338	02/09/2021	WEST TIP WASTE CONTROL PTY LTD	Disposal of Waste Soil	-\$ 1,617.00
EFT44339	02/09/2021	ZIRCODATA PTY LTD	Document Storage Expenses	-\$ 297.25
EFT44340	06/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44341	06/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44342	06/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44343	06/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44344	06/09/2021	CHRISTOPHER WILLIAM BYRNE	Bond Refund	-\$ 2,805.00
EFT44345	06/09/2021	RESIDENTIAL BUILDING WA PTY LTD	Bond Refund	-\$ 5,610.00
EFT44346	06/09/2021	ROSS DONALD BUCHNAN	Sub-division Bond Refund	-\$ 2,000.00
EFT44347	06/09/2021	SOROUGH EBTASH	Sub-division Bond Refund	-\$ 1,500.00
EFT44348	07/09/2021	ALSCO PERTH	Weekly Linen Services - Administration	-\$ 40.05
EFT44349	07/09/2021	MT LAWLEY MILK	Weekly Milk for Various Offices	-\$ 50.25
EFT44350	07/09/2021	SHORT PROMOTIONAL RUNS	Roadside Signs- Town Centre Masterplan	-\$ 429.00
EFT44351	07/09/2021	TREDWELL MANAGEMENT SERVICES	Jubilee Masterplan - Consultation Charges - Stages 1 & 2	-\$ 14,265.90
EFT44352	07/09/2021	JODIE KONSTEK	Security Bond Refund	-\$ 2,805.00
EFT44353	07/09/2021	MORAIG KLENNER	Hall Bond Refund	-\$ 350.00

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Chq/EFT	Date	Name	Description	Amount
EFT44354	07/09/2021	SHANE FAUSTINO FALAPPI	Security Bond Refund	-\$ 2,805.00
EFT44355	07/09/2021	UMESH THAPA	Hall Bond Refund	-\$ 1,050.00
EFT44356	07/09/2021	DAVID WHITE	Bond Refund	-\$ 147.00
EFT44357	07/09/2021	KOSOULA CHASE OF COMPLETE APPROVALS	Bond Refund	-\$ 147.00
EFT44358	07/09/2021	MILTON MARCAR POGOSE	Verge Transformation Program	-\$ 175.00
EFT44359	07/09/2021	PAMELA ROGAN	Verge Transformation Program	-\$ 175.00
EFT44360	07/09/2021	SEAN MICHAEL PANNETT	Verge Transformation Program	-\$ 175.00
EFT44361	07/09/2021	TOMATO AND BASIL PIZZERIA	Refund of Stallholder Fee	-\$ 91.67
EFT44362	07/09/2021	VIRGINIA SARATHA SABARATNAM	Reimbursement of Expenses	-\$ 580.00
EFT44363	07/09/2021	PUBLIC TRUSTEE	Rate Refund	-\$ 3,375.66
EFT44364	07/09/2021	THI TUYET ANH NGUYEN	Rate Refund	-\$ 100.00
EFT44365	07/09/2021	JAG DEMOLITION	Bond Refund	-\$ 2,805.00
EFT44366	07/09/2021	MORAIG KLENNER	Hall Bond Refund	-\$ 58.00
EFT44367	07/09/2021	ROBERT WALTERS PTY LTD	Contract Staff Expenses	-\$ 14,697.43
EFT44368	13/09/2021	BASSENDAN HAIR BEAUTY MAKEUP STUDIO	Makeup Classes	-\$ 150.00
EFT44369	13/09/2021	CLEAR HEALTH PARTNERS PTY LTD	Psychological Consultations	-\$ 512.00
EFT44370	13/09/2021	COMPLETE CORPORATE HEALTH - ASCOT	Pre Employment Medical	-\$ 708.40
EFT44371	13/09/2021	ELISABETH RICHARDSON	OPR Market Coordinating Expenses	-\$ 1,921.00
EFT44372	13/09/2021	FUJI XEROX AUSTRALIA PTY LTD	Library - Lease Photocopier/Printer	-\$ 1,546.31
EFT44373	13/09/2021	JORDAN PHILIP ANDONOVSKI	Relax Term 3 Booklets	-\$ 200.00
EFT44374	13/09/2021	MCLEODS & CO	Legal Professional Fees	-\$ 776.54
EFT44375	13/09/2021	N & N J HAEUSLER	Supply of News Papers	-\$ 92.08
EFT44376	13/09/2021	OFFICE LINE	Office Furniture	-\$ 866.80
EFT44377	13/09/2021	ROBERT WALTERS PTY LTD	Contract Staff Expenses	-\$ 3,500.20
EFT44378	13/09/2021	ZIPFORM PTY LTD	Annual Rates, Instalments And Final Notices 2021/22	-\$ 15,208.05
EFT44379	13/09/2021	ABACUS CALCULATORS (WA) PTY LTD	Lease Rentals	-\$ 427.64
EFT44380	13/09/2021	ADVANCE PRESS (2013) PTY LTD	360L Recycling Stationery	-\$ 847.00
EFT44381	13/09/2021	ALSCO PERTH	Weekly Linen Services - Administration	-\$ 80.10
EFT44382	13/09/2021	BASSENDAN MEN'S SHED INC	Balance of Fit out Works in Bassendean Men's Shed	-\$ 1,436.70
EFT44383	13/09/2021	BASSENDAN TENNIS CLUB	Grass Court Maintenance	-\$ 4,582.60

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30th September 2021

Chq/EFT	Date	Name	Description	Amount
EFT44384	13/09/2021	COLES SUPERMARKETS AUSTRALIA	Food Supplies - Ashfield Wind in the Willows	-\$ 1,647.56
EFT44385	13/09/2021	FOURTH ELEMENT ART	Art Project Materials	-\$ 1,053.15
EFT44386	13/09/2021	FUJI XEROX AUSTRALIA PTY LTD	Lease Photocopier/Printer	-\$ 366.29
EFT44387	13/09/2021	HATCHET PTY LTD ATF DM TRUST	Website Hosting	-\$ 198.00
EFT44388	13/09/2021	HELEN DOBBIE	Yoga Classes Term 3	-\$ 1,050.00
EFT44389	13/09/2021	MIRIAM GARDINER	Children Book Week Workshop	-\$ 360.00
EFT44390	13/09/2021	MT LAWLEY MILK	Weekly Milk for Various Offices	-\$ 348.40
EFT44391	13/09/2021	NAMEPLATE ENGRAVERS	Name Badges	-\$ 109.45
EFT44392	13/09/2021	NATURE PLAY SOLUTIONS	Sandy Beach Play Ground Design	-\$ 700.00
EFT44393	13/09/2021	OFFICEWORKS SUPERSTORES PTY LTD	Office Stationery	-\$ 311.64
EFT44394	13/09/2021	RUBY 9 PTY LTD	Yoga Classes	-\$ 1,050.00
EFT44395	13/09/2021	SASHA WASLEY	Literary Salon With Sasha Wasley	-\$ 350.00
EFT44396	13/09/2021	SEEK LIMITED	Recruitment Advertisement	-\$ 390.50
EFT44397	13/09/2021	STYLUS DESIGN	Stylus Design	-\$ 48.40
EFT44398	13/09/2021	TOWN TEAM MOVEMENT	Town Team Movement Conference 2021	-\$ 1,500.00
EFT44399	13/09/2021	TREDWELL MANAGEMENT SERVICES	Jubilee Concept Masterplan and Building Design	-\$ 19,021.20
EFT44400	13/09/2021	WA RANGERS ASSOCIATION	Professional Development Conference	-\$ 550.00
EFT44401	13/09/2021	XPRESSO LANE CAFE	Volunteer Meal Vouchers	-\$ 900.00
EFT44402	14/09/2021	AMAZING BRICK PAVING	Brick Paving Footpath - Railway/1St Ave	-\$ 2,656.00
EFT44403	14/09/2021	BUNNINGS GROUP LIMITED	Cleaning Material	-\$ 249.85
EFT44404	14/09/2021	DOMUS NURSERY	Flowering Plants	-\$ 1,577.40
EFT44405	14/09/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	Cost of Illegal Dumped Rubbish - landfill costs	-\$ 278.44
EFT44406	14/09/2021	FIND WISE LOCATION SERVICES	Underground Location Services	-\$ 992.20
EFT44407	14/09/2021	INTELFIE GROUP LIMITED	Cleaning Services various sites	-\$ 2,261.00
EFT44408	14/09/2021	JEFF GREEN TREE LOPPING	Storm Damage Call Outs	-\$ 2,310.00
EFT44409	14/09/2021	ST JOHN AMBULANCE AUSTRALIA	Replenishment of First Aid Boxes	-\$ 1,000.34
EFT44410	14/09/2021	STIHL SHOP MALAGA	Magnum Backpack Blower	-\$ 999.00
EFT44411	14/09/2021	SUEZ RECYCLING & RECOVERY PTY LTD	General Waste, Recycling and FOGO Collection	-\$ 86,251.65
EFT44412	14/09/2021	T-QUIP	Consumables	-\$ 712.85
EFT44413	14/09/2021	TECHNOLOGY ONE LTD	Intramaps Roam - Street Tree Spatial Table	-\$ 2,156.00

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EFT44414	14/09/2021	VENUS PLUMBING	Plumbing Works at Hyde Retirement Village	-\$ 1,045.00
EFT44415	14/09/2021	WATTLEUP TRACTORS	Hardware items	-\$ 107.46
EFT44416	15/09/2021	AUSTRALIAN SERVICES UNION	Payroll Deductions	-\$ 129.50
EFT44417	15/09/2021	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-\$ 93,254.00
EFT44418	15/09/2021	LGRCEU	Payroll Deductions	-\$ 82.00
EFT44419	15/09/2021	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-\$ 672.00
EFT44420	15/09/2021	SYNERGY	Power Charges for Various Sites and Street Lighting	-\$ 42,283.06
EFT44421	15/09/2021	ACTION GLASS AND ALUMINIUM	Repairs at Bassendean Bowling Club	-\$ 600.77
EFT44422	15/09/2021	ALLTOOLS (WA) PTY LTD	Tools	-\$ 199.00
EFT44423	15/09/2021	BAILEYS FERTILISER	Fertiliser - Bassendean Oval	-\$ 4,152.50
EFT44424	15/09/2021	BUNNINGS GROUP LIMITED	Tools	-\$ 576.11
EFT44425	15/09/2021	CASA SECURITY PTY LTD	Security Monitoring Cost - various sites	-\$ 2,239.66
EFT44426	15/09/2021	CLASSIC HIRE (MILLREEF HOLDINGS PTY LTD T/AS)	Toilet Hire Charges at Ashfield Reserve	-\$ 1,780.53
EFT44427	15/09/2021	COCKBURN CEMENT LIMITED	Cement	-\$ 396.66
EFT44428	15/09/2021	CORSIGN WA PTY LTD	Road Signage	-\$ 103.40
EFT44429	15/09/2021	DOMUS NURSERY	Flowering Plants	-\$ 1,925.44
EFT44430	15/09/2021	DULUX AUSTRALIA	Consumables	-\$ 79.69
EFT44431	15/09/2021	CANCELLED EFT PAYMENT		\$ -
EFT44432	15/09/2021	FULL BLOWN LANDSCAPING PTY LTD	Jarrah Chip Softfall	-\$ 33,660.00
EFT44433	15/09/2021	HARVEY NORMAN AV/IT SUPERSTORE MIDLAND	Freestanding Electric Cooker	-\$ 2,800.00
EFT44434	15/09/2021	HEATLEY SALES PTY LTD	Safety Boots	-\$ 148.20
EFT44435	15/09/2021	INTELFIE GROUP LIMITED	Cleaning Expenses - Various sites	-\$ 11,798.99
EFT44436	15/09/2021	JAMES CRASTER	Bobcat Hire - Mary Crescent	-\$ 500.00
EFT44437	15/09/2021	JEFF GREEN TREE LOPPING	Storm Damage Call Outs - various sites	-\$ 1,243.00
EFT44438	15/09/2021	JSM CONSTRUCTION WA	Repairs To Ashfield Public Toilets Due To Fire Damage	-\$ 9,432.50
EFT44439	15/09/2021	JULIAN CHARLES RICHARDS	Seniors - Home & Garden Maintenance	-\$ 400.00
EFT44440	15/09/2021	MACKIE PLUMBING AND GAS PTY LTD	Various Plumbing Works	-\$ 1,135.67
EFT44441	15/09/2021	PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD	Construction and Environmental Management Plan - Sandy Beach	-\$ 4,616.19
EFT44442	15/09/2021	PRODUCT RECOVERY INDUSTRIES PTY LTD	Sand & Concrete Waste Recycling	-\$ 396.00
EFT44443	15/09/2021	QUICK CORPORATE AUSTRALIA PTY LTD	Stationery	-\$ 203.12
EFT44444	15/09/2021	REFLEKS METAL POLISHING	Toilet Bowl Sink & Rails - Ashfield Public Toilets	-\$ 1,045.00

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EFT44445	15/09/2021	RICOH AUSTRALIA PTY LTD	Consumables	-\$ 138.67
EFT44446	15/09/2021	ROADS 2000	Blow Asphalt For Road Maintenance	-\$ 230.02
EFT44447	15/09/2021	SUPERCHARGE BATTERIES	Consumables	-\$ 720.15
EFT44448	15/09/2021	WA TEMPORARY FENCING SUPPLIES	Temporary Fencing	-\$ 1,082.40
EFT44449	15/09/2021	WATTS WESTERN RUBBER	Tyres	-\$ 175.25
EFT44450	15/09/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	FOGO, General Waste & Tip Passes	-\$ 177,387.52
EFT44451	16/09/2021	BEN PANIZZA	Security Bond Refund	-\$ 3,200.00
EFT44452	16/09/2021	JAMES NOWILL	Security Bond Refund	-\$ 2,805.00
EFT44453	16/09/2021	NORTHAM'S AVON DESCENT ASSOCIATION	Hall Bond Refund	-\$ 1,550.00
EFT44454	16/09/2021	THANH TAM LE-KOVACIC	Hall Bond Refund	-\$ 1,050.00
EFT44455	16/09/2021	VINSAN CONTRACTING PTY LTD	Security Bond Refund	-\$ 2,805.00
EFT44456	16/09/2021	ANGELA GAZEY	Verge Transformation Program	-\$ 157.45
EFT44457	16/09/2021	JULIA CATHERINE KLUVER	Verge Transformation Program	-\$ 175.00
EFT44458	16/09/2021	MARIA FATOUROS	Fuel reimbursement for Vehicle	-\$ 66.72
EFT44459	16/09/2021	MASON JAMES BALL	Verge Transformation Program	-\$ 175.00
EFT44460	16/09/2021	NICHOLAS A MATTEO	Crossover Contribution	-\$ 442.50
EFT44461	16/09/2021	CHRISTINE BRACKLEY	Rate Refund	-\$ 350.00
EFT44462	16/09/2021	KATHLEEN JOY HUCKLE	Rate Refund	-\$ 647.69
EFT44463	16/09/2021	NETWORK EXCHANGE REALTY	Rate Refund	-\$ 2,368.87
EFT44464	16/09/2021	AAA GARDEN SERVICES WA	Seniors - Home & Garden Maintenance	-\$ 1,400.00
EFT44465	16/09/2021	BASSENDAN PHYSIOTHERAPY PTY LTD	Hydrotherapy Consultations	-\$ 70.00
EFT44466	16/09/2021	BLUE FORCE PTY LTD	Home Package - HCP Client	-\$ 682.00
EFT44467	16/09/2021	BUNNINGS GROUP LIMITED	Lock Box And Pad Lock HCP Client	-\$ 25.06
EFT44468	16/09/2021	CAREALOT HOME HEALTH SERVICES	Seniors - Home & Garden Maintenance	-\$ 468.60
EFT44469	16/09/2021	COLES SUPERMARKETS AUSTRALIA	Food Supplies - Ashfield Wind in the Willows	-\$ 410.85
EFT44470	16/09/2021	DRAINFLOW SERVICES PTY LTD	Jet Washing of Stormwater Drainage Lines	-\$ 2,640.00
EFT44471	16/09/2021	EASIFLEET	Payroll Deductions	-\$ 853.70
EFT44472	16/09/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	FOGO, General Waste & Tip Passes	-\$ 33,608.38
EFT44473	16/09/2021	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home & Garden Maintenance	-\$ 574.65
EFT44474	16/09/2021	JULIAN CHARLES RICHARDS	Seniors - Home & Garden Maintenance	-\$ 725.00

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EFT44475	16/09/2021	LIFE READY MOBILE PTY LTD	Home Care Package - Physio Session	-\$ 476.00
EFT44476	16/09/2021	LITE N EASY PTY LTD	Providing Meal Packages- HCP Client	-\$ 65.97
EFT44477	16/09/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 907.50
EFT44478	16/09/2021	SINGTEL OPTUS PTY LTD	Optus Mobile Phone Charges	-\$ 2,259.78
EFT44479	16/09/2021	SUEZ RECYCLING & RECOVERY PTY LTD	Greenwaste Skip Bin at Depot	-\$ 295.06
EFT44480	20/09/2021	BASSEDEAN WELLNESS CLINIC (BASSENDEAN CHIROPRACTIC)	In-Home Podiatry -HCP Client	-\$ 100.00
EFT44481	20/09/2021	MICHAEL PAGE INTERNATIONAL (AUSTRALIA) PTY LTD	Contract Staff Expenses	-\$ 24,248.27
EFT44482	20/09/2021	BCITF	Building & Construction Industry - Levy Collected	-\$ 1,420.66
EFT44483	20/09/2021	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy Collected	-\$ 5,377.12
EFT44484	20/09/2021	JASMIN TASMA WADEMAN	Verge Transformation Program	-\$ 174.05
EFT44485	27/09/2021	A W & T CONCRETING (THE TRUST FOR THE JOLLEY FAMILY TRUS	Supply and Installation of Concrete Footpath & Kerbing	-\$ 5,469.00
EFT44486	27/09/2021	A. M BOLTS & NUTS	Hardware items	-\$ 115.43
EFT44487	27/09/2021	AAA GARDEN SERVICES WA	Seniors - Home & Garden Maintenance	-\$ 1,330.00
EFT44488	27/09/2021	ABACUS CALCULATORS (WA) PTY LTD	Lease Rentals	-\$ 213.82
EFT44489	27/09/2021	ABRASIFLEX PTY LTD	Hardware items	-\$ 319.00
EFT44490	27/09/2021	ALLSPORTS LINEMARKING	Line Marking At Bassendean Oval	-\$ 330.00
EFT44491	27/09/2021	ALSCO PERTH	Weekly Linen Services - Administration	-\$ 80.10
EFT44492	27/09/2021	AMAZING BRICK PAVING	Pick Up and Relay Brick Paving at Railway Parade / Ivanhoe Street	-\$ 2,210.00
EFT44493	27/09/2021	ASSET INFRASTRUCTURE MANAGEMENT	Consulting Fee - Asset Management	-\$ 5,494.50
EFT44494	27/09/2021	AUSTRALIA POST	Postal Charges	-\$ 2,282.99
EFT44495	27/09/2021	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD (AAS)	Service and Inspection Charges	-\$ 2,669.70
EFT44496	27/09/2021	BASSEDEAN PHYSIOTHERAPY PTY LTD	Hydrotherapy Consultations	-\$ 35.00
EFT44497	27/09/2021	BOC LIMITED	Monthly Container Service	-\$ 35.92
EFT44498	27/09/2021	BOLINDA PUBLISHING PTY LTD	Supply of Large Print And Audio Books	-\$ 197.30
EFT44499	27/09/2021	BUNNINGS GROUP LIMITED	Hardware items	-\$ 446.36
EFT44500	27/09/2021	BUNZL LTD	Bin Liners	-\$ 499.64
EFT44501	27/09/2021	CAI FENCING	Fence Repair Charges	-\$ 858.00
EFT44502	27/09/2021	CAREALOT HOME HEALTH SERVICES	Seniors - Home & Garden Maintenance	-\$ 351.45
EFT44503	27/09/2021	CAREWEST	Annual Membership	-\$ 350.00
EFT44504	27/09/2021	CLASSIC HIRE (MILLREEF HOLDINGS PTY LTD T/AS)	Toilet Hire at Ashfield Reserve	-\$ 1,050.17

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EFT44505	27/09/2021	CLEAR HEALTH PARTNERS PTY LTD	Medical Consultations	-\$ 336.00
EFT44506	27/09/2021	COLES SUPERMARKETS AUSTRALIA (ONLINE ORDERING ONLY)	Food Supplies - Ashfield Wind in the Willows	-\$ 1,905.27
EFT44507	27/09/2021	COMMERCIAL TYRES (MARGWAY PTY LTD T/AS)	Tyres	-\$ 430.00
EFT44508	27/09/2021	COMPLETE CORPORATE HEALTH - ASCOT	Pre Employment Medical	-\$ 435.60
EFT44509	27/09/2021	CORSIGN WA PTY LTD	Traffic Cones Orange With Reflective Sleeve	-\$ 1,686.30
EFT44510	27/09/2021	CREATING COMMUNITIES AUSTRALIA PTY LTD	Consultancy Fees - Town Centre Revitalisation Masterplan	-\$ 4,598.00
EFT44511	27/09/2021	CTI RISK MANAGEMENT (CTI5 PTY LTD T/AS)	Banking Collection from Office	-\$ 272.25
EFT44512	28/09/2021	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan Repayments with Interest	-\$ 17,098.92
EFT44513	28/09/2021	ACTION GLASS AND ALUMINIUM	Repairs to Tennis Shelter Alf Faulkner	-\$ 696.08
EFT44514	28/09/2021	ALLSPORTS LINEMARKING	Line Marking At Bassendean Oval	-\$ 110.00
EFT44515	28/09/2021	AUSTRALIA WIDE INVESTIGATIONS PTY LTD	Workplace Investigation	-\$ 2,197.80
EFT44516	28/09/2021	BANK OF QUEENSLAND FINANCE (AUST) LIMITED	Lease Rentals	-\$ 4,494.86
EFT44517	28/09/2021	BASSENDEAN NEWSAGENCY	Library Subscriptions	-\$ 139.70
EFT44518	28/09/2021	BUNNINGS GROUP LIMITED	Consumables	-\$ 468.72
EFT44519	28/09/2021	CLOSE THE LOOP OPERATIONS	Recycling of Cartridges	-\$ 113.03
EFT44520	28/09/2021	DAILY LIVING PRODUCTS	Seniors - Shower Chair for HCP Client	-\$ 518.00
EFT44521	28/09/2021	DATAWEST GROUP PTY LTD	ICT Support	-\$ 2,618.00
EFT44522	28/09/2021	DRAINFLOW SERVICES PTY LTD	Jet Washing of Stormwater Drainage Lines	-\$ 6,204.00
EFT44523	28/09/2021	DS WORKWEAR & SAFETY	Safety Boots	-\$ 445.18
EFT44524	28/09/2021	E FIRE & SAFETY (WA)	Fire Extinguisher Training Course	-\$ 1,798.50
EFT44525	28/09/2021	EASIFLEET	Payroll Deductions	-\$ 2,561.10
EFT44526	28/09/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General Waste Costs	-\$ 50,570.78
EFT44527	28/09/2021	ELLIOTTS IRRIGATION PTY LTD	Servicing Of Iron Filter BIC Reserve	-\$ 253.00
EFT44528	28/09/2021	EMMA DARBY	Distribution Of Marketing Materials Town Centre Masterplan	-\$ 186.00
EFT44529	28/09/2021	ENVIRONMENT HOUSE INCORPORATED	Purchase of Worm Farms	-\$ 68.50
EFT44530	28/09/2021	EPOCH TRAINING (ORGANIC TRAINING SOLUTIONS)	Relax Term 3 - Wu Tao	-\$ 720.00
EFT44531	28/09/2021	FUEL DISTRIBUTION OF WESTERN AUSTRALIA PTY LTD	Diesel for Underground Tank	-\$ 8,969.40
EFT44532	28/09/2021	FUJI XEROX AUSTRALIA PTY LTD	Library - Lease Photocopier/Printer	-\$ 6,518.88
EFT44533	28/09/2021	DEPARTMENT OF FIRE & EMERGENCY SERVICES	Emergency Services Levy - First Quarter	-\$ 744,658.52
EFT44534	28/09/2021	CHRIS RICHARDSON	Food Safety Audit Ashfield	-\$ 495.00

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EFT44535	28/09/2021	DVG AUTO PARTS (BUICK HOLDINGS PTY LTD)	Auto Parts	-\$ 469.94
EFT44536	28/09/2021	GALLERIA MOTORS PTY LTD T/AS GALLERIA TOYOTA	Auto Parts	-\$ 436.24
EFT44537	28/09/2021	GREENSTEAM AUSTRALIA	Steam Weeding of Roads	-\$ 50,710.00
EFT44538	28/09/2021	GRETCHEN SCHOLTE	Distribution of Marketing Materials Town Centre Masterplan	-\$ 240.00
EFT44539	28/09/2021	HEATLEY SALES PTY LTD	Safety Boots	-\$ 812.10
EFT44540	28/09/2021	HOLLY RAYE IRVING	Refreshments for Tour	-\$ 113.00
EFT44541	28/09/2021	HOME CHEF	Seniors & Disability Services - Meal At Home	-\$ 881.97
EFT44542	28/09/2021	HUMES WEMBLEY CEMENT (HOLCIM)	Supply & Deliver of Concrete Covers	-\$ 6,757.32
EFT44543	28/09/2021	IT VISION	Synergysoft Upgrade - After Hours	-\$ 1,485.00
EFT44544	28/09/2021	JACOB GORDON	Distribution of Marketing Materials Town Centre Masterplan	-\$ 150.00
EFT44545	28/09/2021	JTAGZ PTY LTD	Registration Tags- Dogs & Cats	-\$ 799.70
EFT44546	28/09/2021	JULIAN CHARLES RICHARDS	Seniors - Home & Garden Maintenance	-\$ 637.50
EFT44547	28/09/2021	KATE RAE AND KERRY O'FLAHERTY	Kake Studio Jewellery Workshop	-\$ 518.35
EFT44548	28/09/2021	KIM NGUYEN	Design For Sign	-\$ 100.00
EFT44549	28/09/2021	KLEENIT PTY LTD	Graffiti Removal	-\$ 1,980.00
EFT44550	28/09/2021	LANDGATE	Valuation Charges	-\$ 2,365.03
EFT44551	28/09/2021	LIFE CARE HOME CARE	Medical Consultations - HCP Clients	-\$ 1,430.00
EFT44552	28/09/2021	LIFE READY MOBILE PTY LTD	Medical Consultations - HCP Clients	-\$ 476.00
EFT44553	28/09/2021	LJR MAINTENANCE SERVICES	Excavator Hire	-\$ 220.00
EFT44554	28/09/2021	LOCHNESS LANDSCAPE SERVICES	Landscaping	-\$ 4,579.52
EFT44555	28/09/2021	LOCKDOC	Standard Padlocks	-\$ 680.00
EFT44556	28/09/2021	DVG AUTO PARTS (BUICK HOLDINGS PTY LTD)	Auto Parts	-\$ 123.49
EFT44557	28/09/2021	LIVE TO TELL YOUR STORY INC	Catering Charges	-\$ 1,430.00
EFT44558	28/09/2021	M & B SALES PTY LTD	Ply Boards	-\$ 2,529.45
EFT44559	28/09/2021	MACKIE PLUMBING AND GAS PTY LTD	Various Plumbing Works	-\$ 1,514.92
EFT44560	28/09/2021	MACRI PARTNERS	Audit Fees for Better Bin Grants	-\$ 990.00
EFT44561	28/09/2021	MARIA DANIELS	Relax Term 3 - Samba Drumming	-\$ 1,200.00
EFT44562	28/09/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 176.00
EFT44563	28/09/2021	MCDOWALL AFFLECK PTY LTD	Report to Ascertain Structural Integrity Of Building - Ashfield Community Centre	-\$ 1,100.00
EFT44564	28/09/2021	MCLEODS & CO	Legal Professional Fees	-\$ 3,658.01

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EFT44565	28/09/2021	MIDLAND MINICRETE T/AS HIGGO NOMINEES PTY LTD	Premix Concrete for Footpath Repairs	-\$ 811.80
EFT44566	28/09/2021	MINT CIVIL PTY LTD T/A KALAMUNDA SWEEPING	Town Street & Reserve Carpark Sweeping	-\$ 9,577.09
EFT44567	28/09/2021	MORLEY CITY HYUNDAI	Auto Parts	-\$ 174.94
EFT44568	28/09/2021	MORLEY MOWER CENTRE (SOGICO PTY LTD)	Spare Parts	-\$ 149.30
EFT44569	28/09/2021	MT LAWLEY MILK	Weekly Milk for Various Offices	-\$ 174.20
EFT44570	28/09/2021	N & N J HAEUSLER	Supply of News Papers	-\$ 92.08
EFT44571	28/09/2021	NAMEPLATE ENGRAVERS	Name Badges	-\$ 62.15
EFT44572	28/09/2021	NAPA AUTO PARTS (DIVISION OF GPC ASIA PACIFIC PTY LTD)	Spare Parts	-\$ 322.01
EFT44573	28/09/2021	NATURAL AREA HOLDINGS T/AS ENVIROWEST DISTRIBUTORS	Tree Plantings	-\$ 6,160.00
EFT44574	28/09/2021	NUTRIEN WATER	Reticulation Parts	-\$ 1,975.75
EFT44575	28/09/2021	OFFICEWORKS SUPERSTORES PTY LTD	Office Stationery	-\$ 730.12
EFT44576	28/09/2021	PARAMOUNT ELECTRICAL SERVICES (LEBONNE PTY LTD T/AS)	Various Electrical Repairs	-\$ 1,515.10
EFT44577	28/09/2021	PATRICIA FLETCHER (FAMILY TRUST)	Relax Term 2 - Zumba And Metafit	-\$ 4,000.00
EFT44578	28/09/2021	PB LEASING DEPARTMENT	Franking Machine Lease Charges	-\$ 429.00
EFT44579	28/09/2021	PEDERSENS HIRE AND STRUCTURES	Hire Charges of Tables	-\$ 842.82
EFT44580	28/09/2021	PEP TRANSPORT	Courier Services - Environmental Health	-\$ 78.12
EFT44581	28/09/2021	PILATES FLOW (KAVAN LONDON)	Pilates Courses	-\$ 1,800.00
EFT44582	28/09/2021	PRESTIGE PROPERTY MAINTENANCE	Slashing of rights-of-ways	-\$ 2,750.00
EFT44583	28/09/2021	PRODUCT RECOVERY INDUSTRIES PTY LTD	Sand and Concrete Waste Recycling	-\$ 66.00
EFT44584	28/09/2021	QTM PTY LTD	Green Pavement Treatment Installation	-\$ 425.70
EFT44585	28/09/2021	QUICK CORPORATE AUSTRALIA PTY LTD	Stationary	-\$ 506.52
EFT44586	28/09/2021	RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Employee Assistance Program	-\$ 170.50
EFT44587	28/09/2021	RICOH AUSTRALIA PTY LTD	Lease Rentals	-\$ 3,599.28
EFT44588	28/09/2021	ROBERT DE VITA	Tree Plantings	-\$ 3,955.00
EFT44589	28/09/2021	ROBERT WALTERS PTY LTD	Contract Staff Expenses	-\$ 7,095.00
EFT44590	28/09/2021	NATIONAL AUSTRALIA DAY COUNCIL	Reimbursement Of Australia Day Grant	-\$ 3,133.90
EFT44591	28/09/2021	QUADIENT OCEANIA PTY LTD	Binding Strips	-\$ 245.70
EFT44592	28/09/2021	SCOTT PRINTERS PTY LTD	Thrive - Printing Charges	-\$ 2,083.40
EFT44593	28/09/2021	SCOUTS ASSOCIATION OF AUSTRALIA - SCOUTS WA	Clean up of Bassendean Oval	-\$ 4,000.00
EFT44594	28/09/2021	SEEK LIMITED	Recruitment Advertisement	-\$ 313.50

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Chq/EFT	Date	Name	Description	Amount
EFT44595	28/09/2021	SHERIDANS	Engraving Men's Shed Plaque	-\$ 778.80
EFT44596	28/09/2021	SIFTING SANDS (CHEWELL HAWLEY PTY LTD T/AS)	Sand Pit Cleaning -Wind In the Willow	-\$ 5,176.81
EFT44597	28/09/2021	STOTT AND HOARE	Microsoft Licencing -MS 365 And Other Licence Renewals	-\$ 80,914.02
EFT44598	28/09/2021	STYLUS DESIGN	Graphic Design - Business Card	-\$ 30.25
EFT44599	28/09/2021	SUEZ RECYCLING & RECOVERY PTY LTD	General Waste, Recycling and FOGO Collection	-\$ 86,458.32
EFT44600	28/09/2021	SUPREME SHADES	Maintenance expenses - Wind In the Willow	-\$ 693.00
EFT44601	28/09/2021	SUSSEX INDUSTRIES	Footpath Maintenance	-\$ 165.96
EFT44602	28/09/2021	SYNERGY	Street Lighting Power Charges	-\$ 46,400.38
EFT44603	29/09/2021	AUSTRALIAN SERVICES UNION	Payroll Deductions	-\$ 129.50
EFT44604	29/09/2021	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-\$ 93,041.00
EFT44605	29/09/2021	LGRCEU	Payroll Deductions	-\$ 63.61
EFT44606	29/09/2021	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-\$ 752.00
EFT44607	29/09/2021	AMGROW AUSTRALIA PTY LTD (NUTURF DIVISION OF)	Rye Grass	-\$ 453.75
EFT44608	29/09/2021	COLES SUPERMARKETS AUSTRALIA (ONLINE ORDERING ONLY)	Food Supplies - Ashfield Wind in the Willows	-\$ 1,233.47
EFT44609	29/09/2021	COMMISSIONER OF POLICE	Volunteers - Police Checks	-\$ 300.60
EFT44610	29/09/2021	CREATING COMMUNITIES AUSTRALIA PTY LTD	Consultancy Fees - Town Centre Revitalisation Masterplan	-\$ 5,450.62
EFT44611	29/09/2021	DEPARTMENT OF TRANSPORT	Vehicle Ownership Checks	-\$ 4.10
EFT44612	29/09/2021	H DAPS FOODS P/L (THE OLD TROUT)	Volunteers - Meal Vouchers	-\$ 300.00
EFT44613	29/09/2021	MAJOR MOTORS	Engine Repairs - Isuzu Truck	-\$ 2,486.03
EFT44614	29/09/2021	MARTINS TRAILER PARTS	Auto Parts	-\$ 184.29
EFT44615	29/09/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 412.50
EFT44616	29/09/2021	PARAMOUNT ELECTRICAL SERVICES (LEBONNE PTY LTD T/AS)	Electrical Repairs - Hyde Retirement Village	-\$ 287.60
EFT44617	29/09/2021	RICOH FINANCE AUSTRALIA PTY LTD	Lease Rentals	-\$ 827.20
EFT44618	29/09/2021	SIGNING HANDS	Signing Hands	-\$ 665.00
EFT44619	29/09/2021	SIMPLY UNIFORMS	Staff Uniforms - Educators	-\$ 2,238.39
EFT44620	29/09/2021	THE BUTCHER SHOP	Art Project Materials	-\$ 1,050.21
EFT44621	29/09/2021	THE ECO FAERIES	Community Event	-\$ 360.00
EFT44622	29/09/2021	TREDWELL MANAGEMENT SERVICES	Jubilee Reserve - Economic Modelling Report	-\$ 2,200.00
EFT44623	29/09/2021	TRUGRADE MEDICAL SUPPLIES (RELIABLE HEALTHCARE)	HCP Clients -Medical Expenses	-\$ 753.49
EFT44624	29/09/2021	TUCKER BUSH	Tucker Bush Workshop	-\$ 584.00

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Chq/EFT	Date	Name	Description	Amount
EFT44625	29/09/2021	VENUS PLUMBING	Plumbing Works at Ashfield Public Toilet	-\$ 1,832.00
EFT44626	29/09/2021	WA RANGERS ASSOCIATION	WA Rangers Association Pre-Conference Training	-\$ 100.00
EFT44627	29/09/2021	WATTS WESTERN RUBBER	Tyres	-\$ 467.50
EFT44628	29/09/2021	WEST TIP WASTE CONTROL PTY LTD ATF STEFNA FAMILY TRUST	General Waste Skip Bin at the Depot	-\$ 1,072.50
EFT44629	29/09/2021	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - WALGA	WALGA Field Tour On Bushfire Preparedness	-\$ 99.00
EFT44630	29/09/2021	WHITE OAK HOME CARE SERVICES	HCP Clients -Clinical Care	-\$ 511.97
EFT44631	29/09/2021	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	Dog Waste Bags	-\$ 2,631.20
EFT44632	29/09/2021	ZIRCODATA PTY LTD	Document Storage Expenses	-\$ 329.80
EFT44633	30/09/2021	DARCY NEALE	Hall Bond Refund	-\$ 1,050.00
EFT44634	30/09/2021	LUCINDA RYAN	Hall Bond Refund	-\$ 50.00
EFT44635	30/09/2021	RODNEY CHISHOLM	Security Bond Refund	-\$ 2,805.00
EFT44636	30/09/2021	WANDOO DESIGN & CONSTRUCTION PTY LTD	Security Bond Refund	-\$ 2,805.00
EFT44637	30/09/2021	MADELEINE STRINGER	Rates Refund	-\$ 395.00
EFT44638	30/09/2021	MARGARET ANN HARRIS	Rates Refund	-\$ 857.08
EFT44639	30/09/2021	REGENTS COMMERCIAL PROPERTY SPECIALISTS	Rates Refund	-\$ 2,580.16
EFT44640	30/09/2021	ROBERT WILLIAM HIGGS	Rates Refund	-\$ 639.63
EFT44641	30/09/2021	A W BATES	Work in connection with Intramaps	-\$ 600.00
EFT44642	30/09/2021	ALSCO PERTH	Weekly Linen Services - Administration	-\$ 51.01
EFT44643	30/09/2021	BENARA NURSERIES	Tree Plant Costs	-\$ 4,574.85
EFT44644	30/09/2021	BUNNINGS GROUP LIMITED	Cleaning Material	-\$ 634.07
EFT44645	30/09/2021	CAI FENCING	Fence Repair Charges	-\$ 2,640.00
EFT44646	30/09/2021	CASA SECURITY PTY LTD	Various Security Call Outs	-\$ 1,001.00
EFT44647	30/09/2021	CJD EQUIPMENT PTY LTD	Repairs to Plant Equipment	-\$ 885.50
EFT44648	30/09/2021	COLES SUPERMARKETS AUSTRALIA	Food Supplies - Ashfield Wind in the Willows	-\$ 619.24
EFT44649	30/09/2021	CORSIGN WA PTY LTD	Roads To Recovery Signs	-\$ 28.60
EFT44650	30/09/2021	DATA3	Upgrade To Software Licenses - Microsoft	-\$ 4,344.25
EFT44651	30/09/2021	DEPARTMENT OF TRANSPORT	Vehicle Ownership Checks	-\$ 4.10
EFT44652	30/09/2021	DYMOCKS MIDLAND GATE	Book Purchases	-\$ 107.96
EFT44653	30/09/2021	FOURTH ELEMENT ART	Art Project Materials	-\$ 704.20
EFT44654	30/09/2021	GRAEME DAVIES	Governance - Project Management	-\$ 1,440.00

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Chq/EFT	Date	Name	Description	Amount
DD19668.1	14/09/2021	AWARE SUPERANNUATION	Superannuation Contributions	-\$ 44,888.12
DD19668.2	14/09/2021	MLC SUPER FUND	Superannuation Contributions	-\$ 455.85
DD19668.3	14/09/2021	COLONIAL FIRST STATE	Superannuation Contributions	-\$ 764.35
DD19668.4	14/09/2021	ANZ SMART CHOICE SUPER	Superannuation Contributions	-\$ 342.43
DD19668.5	14/09/2021	AMP SUPERLEADER	Superannuation Contributions	-\$ 203.23
DD19668.6	14/09/2021	DIY MASTER PLAN	Superannuation Contributions	-\$ 467.33
DD19668.7	14/09/2021	REST SUPERANNUATION	Superannuation Contributions	-\$ 1,641.54
DD19668.8	14/09/2021	NGS SUPER	Superannuation Contributions	-\$ 320.32
DD19668.9	14/09/2021	MLC SUPER FUND	Superannuation Contributions	-\$ 409.90
DD19668.10	14/09/2021	SUN SUPER	Superannuation Contributions	-\$ 488.74
DD19668.11	14/09/2021	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-\$ 865.05
DD19668.12	14/09/2021	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-\$ 57.47
DD19668.13	14/09/2021	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-\$ 233.45
DD19668.14	14/09/2021	BT SUPER FOR LIFE	Superannuation Contributions	-\$ 294.66
DD19668.15	14/09/2021	LGIA SUPER	Superannuation Contributions	-\$ 501.18
DD19668.16	14/09/2021	FUTURE SUPER FUND	Superannuation Contributions	-\$ 593.05
DD19668.17	14/09/2021	COMMONWEALTH ESSENTIAL SUPER	Superannuation Contributions	-\$ 148.89
DD19668.18	14/09/2021	MARITIME SUPER	Superannuation Contributions	-\$ 583.82
DD19668.19	14/09/2021	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-\$ 1,448.82
DD19668.20	14/09/2021	B & L SUPER FUND	Superannuation Contributions	-\$ 67.84
DD19668.21	14/09/2021	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-\$ 6,928.06
DD19668.22	14/09/2021	HOST PLUS	Superannuation Contributions	-\$ 2,201.16
DD19668.23	14/09/2021	MANIC SUPERANNUATION SUPER FUND	Superannuation Contributions	-\$ 745.97
DD19668.24	14/09/2021	HESTA SUPER FUND	Superannuation Contributions	-\$ 2,854.25
DD19668.25	14/09/2021	VIC SUPER	Superannuation Contributions	-\$ 242.29
DD19721.1	28/09/2021	SG FLEET AUSTRALIA PTY LTD	Fleet Vehicles Leases	-\$ 12,996.60
DD19735.1	28/09/2021	AWARE SUPERANNUATION	Superannuation Contributions	-\$ 45,124.08
DD19735.2	28/09/2021	MLC SUPER FUND	Superannuation Contributions	-\$ 464.16
DD19735.3	28/09/2021	COLONIAL FIRST STATE	Superannuation Contributions	-\$ 766.36
DD19735.4	28/09/2021	ANZ SMART CHOICE SUPER	Superannuation Contributions	-\$ 323.04

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Chq/EFT	Date	Name	Description	Amount
DD19735.5	28/09/2021	AMP SUPERLEADER	Superannuation Contributions	-\$ 192.98
DD19735.6	28/09/2021	DIY MASTER PLAN	Superannuation Contributions	-\$ 467.33
DD19735.7	28/09/2021	REST SUPERANNUATION	Superannuation Contributions	-\$ 1,655.20
DD19735.8	28/09/2021	NGS SUPER	Superannuation Contributions	-\$ 320.32
DD19735.9	28/09/2021	MLC SUPER FUND	Superannuation Contributions	-\$ 332.73
DD19735.10	28/09/2021	SUN SUPER	Superannuation Contributions	-\$ 411.80
DD19735.11	28/09/2021	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-\$ 862.12
DD19735.12	28/09/2021	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-\$ 79.80
DD19735.13	28/09/2021	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-\$ 233.45
DD19735.14	28/09/2021	BT SUPER FOR LIFE	Superannuation Contributions	-\$ 299.81
DD19735.15	28/09/2021	LGIA SUPER	Superannuation Contributions	-\$ 577.14
DD19735.16	28/09/2021	FUTURE SUPER FUND	Superannuation Contributions	-\$ 634.23
DD19735.17	28/09/2021	COMMONWEALTH ESSENTIAL SUPER	Superannuation Contributions	-\$ 150.54
DD19735.18	28/09/2021	MARITIME SUPER	Superannuation Contributions	-\$ 340.56
DD19735.19	28/09/2021	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-\$ 1,029.18
DD19735.20	28/09/2021	B & L SUPER FUND	Superannuation Contributions	-\$ 466.40
DD19735.21	28/09/2021	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-\$ 7,024.79
DD19735.22	28/09/2021	HOST PLUS	Superannuation Contributions	-\$ 1,972.89
DD19735.23	28/09/2021	MANIC SUPERANNUATION SUPER FUND	Superannuation Contributions	-\$ 745.97
DD19735.24	28/09/2021	HESTA SUPER FUND	Superannuation Contributions	-\$ 2,791.04
DD19735.25	28/09/2021	VIC SUPER	Superannuation Contributions	-\$ 242.29
DD19768.1	02/09/2021	COMMONWEALTH CREDIT CARDS	Credit Card August 2021 (see attachment 2)	-\$ 22,575.88

August Credit Card Expenditure 2021 paid in September 2021

Attachment 2

Date:	Vendor:	Description:	Amount:
4-Aug-21	STATEWIDE CLEANING OSBORNE PARKWA	Toilet Cleaner	\$ 38.50
4-Aug-21	REV.COM 8883690701 CA ##0821	Video Subtitles	\$ 11.94
4-Aug-21	INTNL TRANSACTION FEE	International Transaction Fee	\$ 0.30
4-Aug-21	VIBE BASSENDEAN BASSENDEAN WA	Fuel	\$ 78.11
4-Aug-21	Wasteless Pantry Bass Bassendean WA	Catering for Council Meetings	\$ 25.98
4-Aug-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 259.32
4-Aug-21	COLES 0395 BASSENDEAN AUS	Cleaning Supplies	\$ 11.40
4-Aug-21	BEAUFORT ST BOOKS MOUNT LAWLEYWA	Library Stock - Books	\$ 112.16
4-Aug-21	BUNNINGS 458000 BAYSWATER	Vests for Safety Wardens	\$ 41.70
4-Aug-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 59.80
4-Aug-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 59.80
4-Aug-21	ST JOHN AMBULANCE AUST BELMONT AUS	First Aid Training	\$ 199.00
5-Aug-21	PLE Computers Wangara AUS	10 Wired Keyboard and Mouse Sets	\$ 290.00
5-Aug-21	VIBE BASSENDEAN BASSENDEAN WA	Fuel	\$ 72.66
5-Aug-21	BOOKS AND GIFTS DIRECT NORTH SYDNEY	Planners and Diaries	\$ 49.75
5-Aug-21	CREATURE MEDIA AUST SYDNEY NSW	Subscription - National Geographic Kid	\$ 65.00
5-Aug-21	WANEWSDTI Osborne ParkWA	Subscription - Newspaper	\$ 144.01
5-Aug-21	SQ *FOURTH ELEMENT South GuildfAUS	Urban Art Project	\$ 350.00
5-Aug-21	JBHiFi.com.au 0395777000 VIC	Library Stock - DVDs	\$ 252.77
5-Aug-21	BOFFINS BOOKSHOP PTY L PERTH WA	Library Stock - Books	\$ 185.19
5-Aug-21	NAVA Woolloomoolo	Subscription - National Associations for the Visual Arts	\$ 345.00
6-Aug-21	AAPT LIMITED QW K SYDNEY NSW	Overdue TPG Invoice	\$ 2,417.30
6-Aug-21	STOCKFEED WEST MIDVALE WA	Chicken Food	\$ 120.50
6-Aug-21	SLING LIFT & RIGGING WELSHPOOL WA	Vehicle Recovery Snatch Straps	\$ 735.90
9-Aug-21	OFFICEWORKS BENTLEIGH EA	Stationery	\$ 129.46
9-Aug-21	MessageNet Pty Ltd Melbourne AUS	SMS Service for Library Management System	\$ 120.00
9-Aug-21	SQ *HAPPY HEALTHY HOO Duncraig AUS	Entertainment for Children's Week	\$ 200.00
9-Aug-21	eBay O*17-07433-29724 San Jose CA ##0821	Fridge Locks	\$ 121.81
9-Aug-21	INTNL TRANSACTION FEE	International Transaction Fee	\$ 3.05
9-Aug-21	BUNNINGS 591000 MIDLAND	Materials for Bassendean Gallery	\$ 19.04
9-Aug-21	SUISEN JAPANESE T RS BASSENDEAN WA	Catering for Concept Workshop	\$ 150.00
9-Aug-21	COLES 0395 BASSENDEAN AUS	Catering for Town Centre Masterplan	\$ 93.60
10-Aug-21	COLES 0395 BASSENDEAN AUS	Groceries	\$ 15.94
10-Aug-21	DEPARTMENT OF TRANSPOR PERTH	Jetty License Renewal	\$ 42.95
10-Aug-21	DEPARTMENT OF TRANSPOR PERTH	Jetty License Renewal	\$ 42.95
10-Aug-21	TOWN OF BASSENDEAN BASSENDEAN	Development Application - Depot Containers	\$ 107.65
10-Aug-21	IINET BATCH PERTH GPO WA	NBN Access for Bassendean SDS - Ashfield	\$ 109.99
10-Aug-21	IINET BATCH PERTH GPO WA	NBN Access for Townofbassendean1 - 35 OPR	\$ 109.99
10-Aug-21	SKILLS STRATEGIES IN SCARBOROUGH WA	Professional Development Training	\$ 989.70
11-Aug-21	STAR CAR WASH Midland WA	Vehicle Detail	\$ 303.00
12-Aug-21	STK*BIGSTOCKPHOTO.COM 855-272-5125NY	Image Library Credits	\$ 169.00
12-Aug-21	WINNING Sydney AUS	Fridge for Youth Centre	\$ 696.00
12-Aug-21	OFFICEWORKS BENTLEIGH EA	Stationery - Authorisation ID Tags	\$ 104.85
12-Aug-21	CHOMP 68 PTY. LTD. BASSENDEAN	Catering for Concept Workshop	\$ 216.00

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Attachment 2

Date:	Vendor:	Description:	Amount:
12-Aug-21	IINET BATCH PERTH GPO WA	NBN Access for Townofbassendean2 - 35 OPR	\$ 109.99
13-Aug-21	KMART 1018 BELMONT AUS	Various Items for Community Training	\$ 73.00
13-Aug-21	BUNNINGS 458000 BAYSWATER	Pool Table Repairs	\$ 63.13
13-Aug-21	JAPANESE TRUCKS AUST WELSHPOOL WA	Front R/H Corner Panel to Cab	\$ 109.95
13-Aug-21	COLES 0395 BASSENDEAN AUS	Cleaning Supplies	\$ 14.00
13-Aug-21	PUMA ENERGY BAYSWATE BAYSWATER WA	Fuel	\$ 88.05
16-Aug-21	THE REJECT SHOP 6622 BASSENDEAN WA	SDS Expenses	\$ 44.15
16-Aug-21	NAMA GROUP PTY LTD BASSENDEAN AUS	Consumables - Mary Crescent Planting Day	\$ 4.05
16-Aug-21	WOOLWORTHS 4348 BELMONT WA	Groceries for Community Training	\$ 121.43
16-Aug-21	Spotify P16700DE4E Sydney AUS	Subscription - Spotify	\$ 18.99
16-Aug-21	BETTER CHOICE BELLEVUE BELLEVUE AUS	Fuel	\$ 75.74
16-Aug-21	BOOKTOPIA PTY LTD LIDCOMBE	Refund for Cancelled Order	-\$ 25.16
16-Aug-21	COLES EXPRESS 6923 WARWICK AUS	Fuel	\$ 92.59
17-Aug-21	ALDI STORES - WATTLE G WATTLE GROVE	Coffee - Staff Room	\$ 24.09
17-Aug-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 134.08
17-Aug-21	COLES 0395 BASSENDEAN AUS	Groceries	\$ 24.00
18-Aug-21	SUISEN JAPANESE T RS BASSENDEAN WA	Catering for Community Training	\$ 107.20
18-Aug-21	Wasteless Pantry Bass Bassendean WA	Catering for Council Meetings	\$ 28.32
18-Aug-21	OFFICEWORKS BENTLEIGH EA	Stationery	\$ 792.42
18-Aug-21	GODFREYS MIDLAND MIDLAND WA	Hoover Bags	\$ 49.98
19-Aug-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 499.85
19-Aug-21	MagshopOnline Sydney NSW	Subscription - Australian Geographic	\$ 79.99
19-Aug-21	Neverfail Springwater 133037 NSW	Water for Youth Centre	\$ 82.85
19-Aug-21	BASSENDEAN NEWSAGENCY BASSENDEAN WA	Dry Cleaning	\$ 25.00
19-Aug-21	ASHFIELD CHEMIST ASHFIELD WA	Children Panadol	\$ 25.90
19-Aug-21	COLES 0395 BASSENDEAN AUS	Catering for LGS Workshop	\$ 74.12
20-Aug-21	TRYBOOKING* DIEBACK WO ONLINE PURCHNSW	Dieback Conference	\$ 190.50
20-Aug-21	JBHiFi.com.au 0395777000 VIC	2 Surface Pro Chargers (Replacements)	\$ 249.90
20-Aug-21	PAYPAL *AAEE WA 4029357733 AUS	LGSWA Membership	\$ 95.00
20-Aug-21	eBay O*02-07491-81297 Sydney AUS	Console Game Cables	\$ 41.06
20-Aug-21	BUNNINGS 591000 MIDLAND	Materials for Bassendean Gallery	\$ 33.08
20-Aug-21	WA LOCAL GOVERNMENT AS WEST LEEDERV	WALGA - Aboriginal Engagement and Reconciliation Forum	\$ 280.00
20-Aug-21	SQ *THE 5 FOUR STORE Bassendean AUS	Catering for Briefing Session	\$ 180.00
23-Aug-21	BETTER CHOICE BELLEVUE BELLEVUE AUS	Fuel	\$ 75.11
23-Aug-21	KMART 1004 MORLEY AUS	Keep Cups for Recycling Station	\$ 12.00
23-Aug-21	EVENT AND CONFERENCE C NORTHBRIDGE WA	Waste Conference	\$ 568.40
23-Aug-21	EVENT AND CONFERENCE C NORTHBRIDGE WA	Waste Conference	\$ 1,299.20
23-Aug-21	WA LOCAL GOVERNMENT AS WEST LEEDERV	WA Local Government Planning Showcase Registration	\$ 130.00
24-Aug-21	BP MAIDA VALE 6180 MAIDA VALE WA	Fuel	\$ 74.69
24-Aug-21	MINDME PTY LTD ELSTERNWICK VIC	Personal Alarm (Client Purchase)	\$ 379.00
24-Aug-21	BP EXP BEAUMARIS 6103 OCEAN REEF WA	Fuel	\$ 98.60
24-Aug-21	IINET BATCH PERTH GPO WA	Internet for Youth Services	\$ 79.99
24-Aug-21	WEX AUSTRALIA PTY LTD CAMBERWELL VIC	Fuel Cards for RYDE Vehicles	\$ 61.85
24-Aug-21	PUMA ENERGY BURSWOOD BURSWOOD WA	Fuel	\$ 81.33

August Credit Card Expenditure 2021 paid in September 2021

Attachment 2

Date:	Vendor:	Description:	Amount:
24-Aug-21	PLANNING INSTITUTE OF BARTON ACT	PIAWA21 State Conference Growing Registration	\$ 535.00
24-Aug-21	WWC-COMMUNITIES EAST PERTH	Working With Children Check (WWCC) Renewal	\$ 87.00
25-Aug-21	WILSON PARKING PEROBS PERTH WA	Parking	\$ 18.20
25-Aug-21	SP * OUTBACK MAGAZINE NEUTRAL BAY NSW	Subscription - R.M. Williams Outback	\$ 72.00
25-Aug-21	iSubscribe Pty Ltd Syd SYDNEY AUS	Subscription - Silicon Chip	\$ 130.00
25-Aug-21	MAXO.COM.AU HARRISTOWN	BYS Phone	\$ 39.95
25-Aug-21	PAYPAL *GHOZYLAB 4029357733 AUS	Subscription - Website Forum	\$ 38.24
25-Aug-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 248.44
25-Aug-21	JBHiFi.com.au 0395777000 VIC	Library Stock - DVDs	\$ 290.83
25-Aug-21	BUNNINGS 458000 BAYSWATER	HDMI Cables for Library Meeting Room 1	\$ 12.90
25-Aug-21	OFFICEWORKS 0609 MORLEY AUS	Audio Cables for Library Meeting Room 1	\$ 8.64
26-Aug-21	WILSON PARKING PEROBS PERTH WA	Parking	\$ 18.00
26-Aug-21	EZI*EZIKindy Manager Parkwood AUS	Kindy Manager Kiosk Support	\$ 213.74
26-Aug-21	TELSTRA MELBOURNE VIC	Credit for RYDE Ipad	\$ 150.00
26-Aug-21	DEPARTMENT OF TRANSPOR PERTH	Licence and Insurance Renewal	\$ 24.40
26-Aug-21	IINET BATCH PERTH GPO WA	NBN Access for depot - Depot Wireless	\$ 79.99
27-Aug-21	IPY*Write Solutions Bull Creek AUS	Fogo Bins for Markets	\$ 19.40
27-Aug-21	DANISH PATISSERIE BASSENDEAN	Catering for Morning Tea	\$ 49.50
27-Aug-21	OLD LIRA BAYSWATER WA	Catering for Council Meetings	\$ 177.00
27-Aug-21	KMART 1004 MORLEY AUS	USBs for Town Art Collection Management	\$ 54.00
30-Aug-21	SQ *NATURAL AREA HOLD Whiteman AUS	Bamboo Stakes	\$ 47.66
30-Aug-21	ZOHO-MANAGEENGINE SER SYDNEY NSW	Monthly Subscription - IT Helpdesk	\$ 266.20
30-Aug-21	EG GROUP 4200 CURRAMBINE WA	Fuel	\$ 96.57
30-Aug-21	REV.COM 8883690701 CA ##0821	Video Subtitles	\$ 15.54
30-Aug-21	INTNL TRANSACTION FEE	International Transaction Fee	\$ 0.39
30-Aug-21	VIBE BASSENDEAN BASSENDEAN WA	Fuel	\$ 80.50
30-Aug-21	WA LOCAL GOVERNMENT AS WEST LEEDERV	WALGA - Aboriginal Engagement and Reconciliation Forum	\$ 140.00
30-Aug-21	Tickets-Danjoo Koorlin MCMAHONS POIAUS	Danjoo Koorliny Walking Together Social Summit	\$ 1,692.26
31-Aug-21	Adobe Systems Pty Ltd Sydney AUS	Subscription - Adobe	\$ 21.99
31-Aug-21	DYMOCKS HAY STREET QPS PERTH	Library Stock - Books	\$ 26.99
31-Aug-21	EB *ECAWA State Confer 801-413-7200VIC	ECWA State Conference	\$ 193.17
1-Sep-21	BUNNINGS 591000 MIDLAND	Urban Art Project	\$ 33.60
1-Sep-21	FACEBK *KW4LD7P3P2 fb.me/ads IRL	Facebook Marketing	\$ 229.91
1-Sep-21	The Lucky Charm Bassendean WA	Sympathy Card	\$ 3.99
1-Sep-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 224.99
1-Sep-21	BOFFINS BOOKSHOP PTY L PERTH WA	Library Stock - Books	\$ 144.69
1-Sep-21	DANISH PATISSERIE BASSENDEAN	Catering for Educator Appreciation Day	\$ 45.00
1-Sep-21	THE GOOD GUYS MIDLAND WA	Replacement Microwave	\$ 149.00
2-Sep-21	WESTNET PERTH WA	Public Internet Access	\$ 109.99
2-Sep-21	WESTNET PERTH WA	Internet for WIW	\$ 69.99
2-Sep-21	IINET BATCH PERTH GPO WA	NBN Access for Depot Wireless	\$ 219.98
2-Sep-21	Games 365 Pty Ltd 0490318171 VIC	Library Stock - Games	\$ 157.75
	Total:		\$ 22,575.88

LIST OF PAYMENTS
FOR PERIOD
ENDED 31st October 2021

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

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT, Direct Debits and Cr Card 01-31 October 2021	44267 – 44872	2,089,846.51
TRUST FUND		
Cheques Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	86326 – 86334	13,177.39
		\$2,103,023.90
		\$2,103,023.90

DIRECTOR CORPORATE SERVICES' DECLARATION:

This list of payments, covering vouchers as above, will be submitted to Council on 23rd November 2021. 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 October 2021
to
31st October 2021

Chq/EFT	Date	Name	Description	Amount
EFT44670	14/10/2021	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$ 129.50
EFT44671	14/10/2021	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$ 113,314.00
EFT44672	14/10/2021	LGRCEU	Payroll deductions	-\$ 61.50
EFT44673	14/10/2021	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$ 752.00
EFT44674	14/10/2021	BOON KHIANG SIM	Development bond refund	-\$ 3,000.00
EFT44675	14/10/2021	CLASSIC HOME & GARAGE INNOVATIONS	Security bond refund	-\$ 2,805.00
EFT44676	14/10/2021	CTS CONSTRUCTION GROUP PTY LTD	Security bond refund	-\$ 4,000.00
EFT44677	14/10/2021	CYNTHIA MOODY	Hall bond refund	-\$ 1,050.00
EFT44678	14/10/2021	MADELEINE STRINGER	Building application withdrawn	-\$ 2,805.00
EFT44679	14/10/2021	MICHAEL GRAU	Hall bond refund	-\$ 550.00
EFT44680	14/10/2021	OWNERS OF SP65318	Key bond refund	-\$ 50.00
EFT44681	14/10/2021	AAA GARDEN SERVICES WA	Seniors - home & garden maintenance	-\$ 980.00
EFT44682	14/10/2021	AGED & COMMUNITY SERVICES AUSTRALIA	Annual Membership	-\$ 1,589.51
EFT44683	14/10/2021	ALLFLOW INDUSTRIAL	Maintenance of waste water pumps	-\$ 456.45
EFT44684	14/10/2021	ALLSPORTS LINEMARKING	Line marking at Bassendean Oval	-\$ 330.00
EFT44685	14/10/2021	ALSCO PERTH	Weekly linen services - Administration	-\$ 80.10
EFT44686	14/10/2021	ANNE YARDLEY	Oral history interview	-\$ 852.00
EFT44687	14/10/2021	ASSET INFRASTRUCTURE MANAGEMENT	Consulting fee - Asset Management	-\$ 6,311.25
EFT44688	14/10/2021	AUSTRALIA POST	Postal charges	-\$ 41.32
EFT44689	14/10/2021	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD (AAS)	Service and Inspection charges at Ashfield Community Centre	-\$ 2,031.70
EFT44690	14/10/2021	B&A SMASH REPAIRS	Vehicle repairs	-\$ 1,000.00
EFT44691	14/10/2021	BAILEYS FERTILISER	Fertiliser - Bassendean Oval	-\$ 1,197.51
EFT44692	14/10/2021	BASSENDEAN NEWSAGENCY	Library subscriptions	-\$ 205.37
EFT44693	14/10/2021	BASSENDEAN PHYSIOTHERAPY PTY LTD	Hydrotherapy consultations	-\$ 35.00
EFT44694	14/10/2021	BEAVER TREE SERVICES	Tree removal services	-\$ 1,045.00
EFT44695	14/10/2021	BOLINDA PUBLISHING PTY LTD	Supply of large print and audio books	-\$ 3,300.00
EFT44696	14/10/2021	BUNNINGS GROUP LIMITED	Hardware items - minor plant equipment	-\$ 1,054.91
EFT44697	14/10/2021	BUNZL LTD	Bin liners	-\$ 303.63
EFT44698	14/10/2021	CAREALOT HOME HEALTH SERVICES	Seniors - home & garden maintenance	-\$ 312.40
EFT44699	14/10/2021	CASA SECURITY PTY LTD	Security monitoring cost - various sites	-\$ 209.00

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31st October 2021

Chq/EFT	Date	Name	Description	Amount
EFT44700	14/10/2021	CDM AUSTRALIA PTY LTD	Lap-tops and Monitors	-\$ 67,621.40
EFT44701	14/10/2021	CHAMP PTY LTD T/AS COMSOFT WA	Software maintenance contract	-\$ 16,960.05
EFT44702	14/10/2021	CITY OF SOUTH PERTH	Animal Pound fees	-\$ 2,687.75
EFT44703	14/10/2021	CLEAR HEALTH PARTNERS PTY LTD	Medical consultations	-\$ 320.00
EFT44704	14/10/2021	COLES SUPERMARKETS AUSTRALIA	Food supplies - Ashfield Wind in the Willows	-\$ 204.48
EFT44705	14/10/2021	COMPLETE CORPORATE HEALTH - ASCOT	Pre employment medical	-\$ 272.80
EFT44706	14/10/2021	DAILY LIVING PRODUCTS	Seniors - Lay flat lift chair for HCP Client	-\$ 3,027.00
EFT44707	14/10/2021	DATA3	IT Software licenses	-\$ 4,153.71
EFT44708	14/10/2021	DAVID A HEANEY	Drainage works at Mary Crescent Reserves	-\$ 321.20
EFT44709	14/10/2021	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy	-\$ 4,511.61
EFT44710	14/10/2021	DI CANDILO & SONS	Hardware Items	-\$ 228.80
EFT44711	14/10/2021	DIAL A NAPPY	Chemicals and cleaning Supplies	-\$ 670.90
EFT44712	14/10/2021	DONEGAN ENTERPRISES PTY LTD	Baby swing seat - Point Reserve	-\$ 121.00
EFT44713	14/10/2021	E FIRE & SAFETY (WA)	Service of fire detection & alarm panel testing	-\$ 319.00
EFT44714	14/10/2021	EASIFLEET	Payroll deductions	-\$ 853.70
EFT44715	14/10/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General Waste Costs	-\$ 23,777.38
EFT44716	14/10/2021	FARMARAMA PTY LTD	Herbicide	-\$ 3,190.00
EFT44717	14/10/2021	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$ 1,932.27
EFT44718	14/10/2021	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - home & garden maintenance	-\$ 261.25
EFT44719	14/10/2021	GREENSTEAM AUSTRALIA	Steam weeding of roads	-\$ 4,840.00
EFT44720	14/10/2021	HOME CHEF	Seniors & Disability Services - meal at home	-\$ 120.90
EFT44721	14/10/2021	IMAGESOURCE DIGITAL SOLUTIONS	Business cards	-\$ 114.40
EFT44722	14/10/2021	INTELFLEET GROUP LIMITED	Cleaning services various sites	-\$ 14,185.78
EFT44723	14/10/2021	JEFF GREEN TREE LOPPING	Emergency call-out for removal of street tree and grinning of stump - Guildford Road	-\$ 4,290.00
EFT44724	14/10/2021	JULIAN CHARLES RICHARDS	Seniors - home & garden maintenance	-\$ 329.34
EFT44725	14/10/2021	KATE RAE AND KERRY O'FLAHERTY	Leisure Courses	-\$ 834.40
EFT44726	14/10/2021	KLEENIT PTY LTD	Graffiti removal	-\$ 8,338.00
EFT44727	14/10/2021	LANDGATE	Valuation charges	-\$ 324.89
EFT44728	14/10/2021	LIFE CARE HOME CARE	Occupational Therapy for HCP Clients	-\$ 1,760.00
EFT44729	14/10/2021	LIFE READY MOBILE PTY LTD	Medical consultations - HCP clients	-\$ 595.00

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Chq/EFT	Date	Name	Description	Amount
EFT44730	14/10/2021	LJR MAINTENANCE SERVICES	Excavator hire	-\$ 5,170.00
EFT44731	14/10/2021	MACKIE PLUMBING AND GAS PTY LTD	Various plumbing works	-\$ 10,200.78
EFT44732	14/10/2021	MADELEINE STRINGER	Rates refund	-\$ 150.50
EFT44733	14/10/2021	MANHEIM PTY LTD	Reclaim fees for impounded vehicles	-\$ 110.00
EFT44734	14/10/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 1,207.25
EFT44735	14/10/2021	MCLEODS & CO	Legal professional fees	-\$ 5,596.54
EFT44736	14/10/2021	MICHAEL PAGE INTERNATIONAL (AUSTRALIA) PTY LTD	Contract staff expenses	-\$ 2,341.60
EFT44737	14/10/2021	MIDLAND MINICRETE T/AS HIGGO NOMINEES PTY LTD	Premix concrete	-\$ 631.40
EFT44738	14/10/2021	MIDLAND RUBBER STAMPS	Self inking rubber stamps	-\$ 63.15
EFT44739	14/10/2021	MULTILEC ENGINEERING PTY LTD	Lift maintenance expenses	-\$ 385.00
EFT44740	14/10/2021	N & N J HAEUSLER	Supply of news papers	-\$ 84.81
EFT44741	14/10/2021	NAPA AUTO PARTS (DIVISION OF GPC ASIA PACIFIC PTY LTD)	Auto parts	-\$ 170.41
EFT44742	14/10/2021	NATURAL AREA HOLDINGS T/AS ENVIROWEST DISTRIBUTORS	Tree plantings	-\$ 4,620.00
EFT44743	14/10/2021	NORTH LAKE ELECTRICAL PTY LTD	Electrical repairs	-\$ 121.00
EFT44744	14/10/2021	NUTRIEN WATER	Purchases of water pumps and motors	-\$ 3,126.12
EFT44745	14/10/2021	OCP SALES	Supply of Uniforms	-\$ 755.90
EFT44746	14/10/2021	OFFICEWORKS SUPERSTORES PTY LTD	Office stationery	-\$ 575.46
EFT44747	14/10/2021	PARAMOUNT ELECTRICAL SERVICES	Repairs to floodlights to Jubilee Reserve	-\$ 22,998.35
EFT44748	14/10/2021	PERTH BRAKE PARTS PTY LTD	Auto parts	-\$ 174.00
EFT44749	14/10/2021	PERTH REWIND INDUSTRIES	Consumables	-\$ 81.40
EFT44750	14/10/2021	PLAY CHECK	Play ground audit	-\$ 7,810.00
EFT44751	14/10/2021	PRESTIGE PROPERTY MAINTENANCE	Mowing - Jubilee Reserve	-\$ 7,823.20
EFT44752	14/10/2021	PRODUCT RECOVERY INDUSTRIES PTY LTD	Sand and concrete waste recycling	-\$ 638.00
EFT44753	14/10/2021	QTM PTY LTD	Traffic management plans for footpath repairs at Walter Road	-\$ 1,881.84
EFT44754	14/10/2021	QUICK CORPORATE AUSTRALIA PTY LTD	Stationery	-\$ 110.54
EFT44755	14/10/2021	RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Employee assistance program	-\$ 170.50
EFT44756	14/10/2021	RICOH AUSTRALIA PTY LTD	Lease rentals	-\$ 2,292.27
EFT44757	14/10/2021	ROADS 2000	Blow asphalt for road maintenance	-\$ 235.77
EFT44758	14/10/2021	ROBERT WALTERS PTY LTD	Contract staff expenses	-\$ 2,838.00
EFT44759	14/10/2021	SAFE T CARD AUSTRALIA PTY LTD	Annual monitoring fees for Safe-T Card	-\$ 287.10

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Chq/EFT	Date	Name	Description	Amount
EFT44760	14/10/2021	SELECT POOLS	Building and demolition permit application refund	-\$ 68.50
EFT44761	14/10/2021	SHARON LEANNE BISSETT	Rates refund	-\$ 521.81
EFT44762	14/10/2021	SHOREWATER MARINE PTY LTD	Success Hill Jetty Remediation Works	-\$ 88,296.75
EFT44763	14/10/2021	SLITHERS & SLIDES	Snake awareness sessions	-\$ 635.00
EFT44764	14/10/2021	STATE LIBRARY OF WA	Better Beginnings Program	-\$ 1,336.50
EFT44765	14/10/2021	SUEZ RECYCLING & RECOVERY PTY LTD	Green bin skip at Depo	-\$ 534.68
EFT44766	14/10/2021	SYNERGY	Power charges for various sites and street lighting	-\$ 47,536.58
EFT44767	14/10/2021	THE BUTCHER SHOP	Art project materials	-\$ 349.78
EFT44768	14/10/2021	THE SCIENCE MUM	Extension Activities	-\$ 250.00
EFT44769	14/10/2021	TOTALLY WORKWEAR MIDLAND	Staff uniforms	-\$ 789.98
EFT44770	14/10/2021	TRANS TANK INTERNATIONAL	4000 L Aqualpath Water Tank	-\$ 18,500.00
EFT44771	14/10/2021	TRUGRADE MEDICAL SUPPLIES	HCP Client Purchases	-\$ 488.10
EFT44772	14/10/2021	BUNNINGS GROUP LIMITED	Hardware items	-\$ 690.05
EFT44773	14/10/2021	DOMUS NURSERY	Flowering plants	-\$ 266.75
EFT44774	14/10/2021	GRAINGER GARDEN SUPPLIES	Lawn mix	-\$ 960.00
EFT44775	14/10/2021	NORTH LAKE ELECTRICAL PTY LTD	Electrical repairs - Park Estate	-\$ 1,211.46
EFT44776	14/10/2021	URBAQUA	Detailed landscape design	-\$ 28,559.34
EFT44777	14/10/2021	VENUS PLUMBING	Plumbing works at Hyde Retirement Village	-\$ 2,921.60
EFT44778	14/10/2021	WATER2WATER PTY LTD	Filtered water contract	-\$ 198.00
EFT44779	14/10/2021	WATTS WESTERN RUBBER	Tyres	-\$ 956.00
EFT44780	14/10/2021	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Training on Procurement and Contracting	-\$ 578.00
EFT44781	14/10/2021	WHITE OAK HOME CARE SERVICES	Home care services - HCP Clients	-\$ 116.39
EFT44782	14/10/2021	WOMAN OVER WASTE	Extension Activities	-\$ 625.00
EFT44783	14/10/2021	LGIS LIABILITY	LGIS Liability Insurance 30/06/2021 - 30/06/2022	-\$ 73,161.25
EFT44784	14/10/2021	LGIS WA	LGIS Property Insurance 30/06/2021 - 30/06/2022	-\$ 42,219.26
EFT44785	14/10/2021	LGIS WORKCARE	LGIS Workcare 30/06/2021 - 30/06/2022	-\$ 113,978.19
EFT44786	15/10/2021	CR CHRIS BARTY	Elected Members fees and allowances to September 2021	-\$ 4,966.75
EFT44787	15/10/2021	CR HILARY MACWILLIAM	Elected Members fees and allowances to September 2021	-\$ 4,966.75
EFT44788	15/10/2021	CR JAI WILSON	Elected Members fees and allowances to September 2021	-\$ 4,966.75
EFT44789	15/10/2021	CR JRH GANGELL	Elected Members fees and allowances to September 2021	-\$ 2,375.40

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Chq/EFT	Date	Name	Description	Amount
EFT44790	15/10/2021	CR KATHRYN HAMILTON	Elected Members fees and allowances to September 2021	-\$ 7,276.50
EFT44791	15/10/2021	CR RENEE MCLENNAN	Elected Members fees and allowances to September 2021	-\$ 16,449.75
EFT44792	15/10/2021	CR SARAH QUINTON	Elected Members fees and allowances to September 2021	-\$ 4,966.75
EFT44793	21/10/2021	ADVENTURE KIDS ENTERTAINMENT	Kids entertainment courses	-\$ 425.00
EFT44794	21/10/2021	BCITF	Building & Construction Industry - Levy collected	-\$ 1,570.13
EFT44795	21/10/2021	CAI FENCING	Fence repair charges at Jubilee Reserve	-\$ 3,223.00
EFT44796	21/10/2021	CARDSERV ID PTY LTD	Authorisation Cards fir Community Planning Officers	-\$ 464.42
EFT44797	21/10/2021	CDM AUSTRALIA PTY LTD	Printer Consumables	-\$ 1,198.67
EFT44798	21/10/2021	CHIVERS ASPHALT PTY LTD	Asphalt for carpark works at Point Reserve	-\$ 4,356.00
EFT44799	21/10/2021	CLEAR HEALTH PARTNERS PTY LTD	Medical consultations	-\$ 320.00
EFT44800	21/10/2021	COLES SUPERMARKETS AUSTRALIA	Food supplies - Ashfield Wind in the Willows	-\$ 147.57
EFT44801	21/10/2021	COMMISSIONER OF POLICE	Volunteers - police checks	-\$ 100.20
EFT44802	21/10/2021	COMPLETE CORPORATE HEALTH - ASCOT	Pre employment medical	-\$ 643.61
EFT44803	21/10/2021	CONSTABLE CARE CHILD SAFETY FOUNDATION INC	Community Partnership Contribution for 2021/22	-\$ 6,193.00
EFT44804	21/10/2021	DI CANDILO & SONS	Supply of Bollards	-\$ 526.25
EFT44805	21/10/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	Green Bin Skip at Depo	-\$ 73.95
EFT44806	21/10/2021	HOME CHEF	Seniors & Disability Services - meal at home	-\$ 105.70
EFT44807	21/10/2021	HYGIENE CONCEPTS	Hand Soap Dispensers - Public Toilets at Jubilee Reserve	-\$ 192.50
EFT44808	21/10/2021	INTERSECTIONAL LINEMARKERS PTY LTD	Green Rollgrip Cap and dash lines Guildford Road/Whitfield Street	-\$ 1,815.00
EFT44809	21/10/2021	JAMES CRASTER	Bobcat hire	-\$ 940.00
EFT44810	21/10/2021	JULIAN CHARLES RICHARDS	Seniors - home & garden maintenance	-\$ 300.00
EFT44811	21/10/2021	LIFE CARE HOME CARE	Home Care Package - Physio Session	-\$ 220.00
EFT44812	21/10/2021	LIFE READY MOBILE PTY LTD	Medical consultations - HCP clients	-\$ 357.00
EFT44813	21/10/2021	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	HCP Clients -OT Assessment	-\$ 495.00
EFT44814	21/10/2021	MCLEODS & CO	Legal professional fees	-\$ 2,500.00
EFT44815	21/10/2021	MIDLAND MINICRETE T/AS HIGGO NOMINEES PTY LTD	Premix Concrete	-\$ 811.80
EFT44816	21/10/2021	MINT CIVIL PTY LTD T/A KALAMUNDA SWEEPING	Town street & reserve carpark sweeping	-\$ 12,200.76
EFT44817	21/10/2021	MORLEY MOWER CENTRE	Repairs to Mower at Jubilee Reserve	-\$ 349.00
EFT44818	21/10/2021	MT LAWLEY MILK SUPPLY	Milk supplies	-\$ 137.35
EFT44819	21/10/2021	NAMEPLATE ENGRAVERS	Name badges	-\$ 35.75

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Chq/EFT	Date	Name	Description	Amount
EFT44820	21/10/2021	PARAMOUNT ELECTRICAL SERVICES	Consumables	-\$ 362.55
EFT44821	21/10/2021	RICOH AUSTRALIA PTY LTD	Consumables	-\$ 215.71
EFT44822	21/10/2021	ROBERT WALTERS PTY LTD	Contract staff expenses	-\$ 6,385.50
EFT44823	21/10/2021	SEEK LIMITED	Recruitment advertisement	-\$ 335.50
EFT44824	21/10/2021	SIFTING SANDS	Sandpit and Soft fall cleaning	-\$ 667.04
EFT44825	21/10/2021	OPTUS PTY LTD	Mobile phone charges	-\$ 1,129.89
EFT44826	21/10/2021	SYNERGY	Power charges for various sites	-\$ 8,275.27
EFT44827	21/10/2021	TECHNOLOGY ONE LTD	Intramaps roam - street tree spatial table	-\$ 2,156.00
EFT44828	21/10/2021	THE BUTCHER SHOP	Art project materials	-\$ 95.42
EFT44829	21/10/2021	TRUGRADE MEDICAL SUPPLIES	HCP Client purchases	-\$ 453.92
EFT44830	21/10/2021	WATTS WESTERN RUBBER	Tyres	-\$ 867.50
EFT44831	21/10/2021	WHITE OAK HOME CARE SERVICES	Home Care Package - Medical Expenses	-\$ 235.17
EFT44832	21/10/2021	XPRESSO LANE CAFE	Volunteer meal vouchers	-\$ 400.00
EFT44833	21/10/2021	ZIRCODATA PTY LTD	Document storage expenses	-\$ 46.48
EFT44834	21/10/2021	COLLI TIMBER AND HARDWARE	Green Trail	-\$ 266.05
EFT44835	21/10/2021	EASIFLEET	Payroll Deductions	-\$ 853.70
EFT44836	25/10/2021	ANASTASIA EVESON	Bond refund	-\$ 4,400.00
EFT44837	25/10/2021	CITYLINE ENTERPRISES PTY LTD	Bond refund	-\$ 3,300.00
EFT44838	25/10/2021	MARISSA & ANTHONY BENEIT	Development bond refund	-\$ 500.00
EFT44839	25/10/2021	VENTURA HOME GROUP	Bond refund	-\$ 6,000.00
EFT44840	26/10/2021	BASSENDAN PRIMARY SCHOOL PARENTS & CITIZENS ASSOCN.	Hall Bond and Hire Fee refund	-\$ 1,050.00
EFT44841	26/10/2021	JASON FRANCIS	Hall bond refund	-\$ 1,050.00
EFT44842	26/10/2021	JOHN S LUCA	Hall bond refund	-\$ 1,550.00
EFT44843	26/10/2021	PRASANNA GOWDA	Hall bond refund	-\$ 1,050.00
EFT44844	26/10/2021	RAFFLESIA PROPERTIES PTY LTD	Development bond refund	-\$ 12,296.36
EFT44845	26/10/2021	WAQAR SABIR	Hall bond refund	-\$ 1,050.00
EFT44846	26/10/2021	ALSCO PERTH	Weekly linen services - Administration	-\$ 80.10
EFT44847	26/10/2021	AMAZING BRICK PAVING	Brick paving footpath	-\$ 2,390.00
EFT44848	26/10/2021	AUSRECORD PTY LTD	Office stationery	-\$ 963.60
EFT44849	26/10/2021	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD (AAS)	Service and inspection charges	-\$ 414.98

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Chq/EFT	Date	Name	Description	Amount
EFT44850	26/10/2021	AXIIS CONTRACTING	Supply & install In-suti concrete footpath - Thompson Road	-\$ 6,706.57
EFT44851	26/10/2021	BASSEDEAN MEN'S SHED INC	Reimbursement of structural certification	-\$ 600.00
EFT44852	26/10/2021	BASSEDEAN PRIMARY SCHOOL PARENTS & CITIZENS ASSOcn.	Refund of Hire Fee	-\$ 278.25
EFT44853	26/10/2021	BEAVER TREE SERVICES	Stump grinding	-\$ 1,936.00
EFT44854	26/10/2021	BOLLARD SHOP	Supply of wheel stops, bollards Bitumen	-\$ 13,546.10
EFT44855	26/10/2021	BUNNINGS GROUP LIMITED	Hardware items	-\$ 848.81
EFT44856	26/10/2021	BUNZL LTD	Bin liners	-\$ 70.13
EFT44857	26/10/2021	CHIVERS ASPHALT PTY LTD	Asphalt repair and supply at Jubilee Reserve - Carpark	-\$ 11,088.00
EFT44858	26/10/2021	CLOSE THE LOOP OPERATIONS	Recycling of cartridges	-\$ 26.68
EFT44859	26/10/2021	COLES SUPERMARKETS AUSTRALIA	Food supplies - Ashfield Wind in the Willows	-\$ 1,048.69
EFT44860	26/10/2021	CORSIGN WA PTY LTD	Road signage	-\$ 1,227.60
EFT44861	26/10/2021	CTI RISK MANAGEMENT (CTI5 PTY LTD T/AS)	Banking collection from Office	-\$ 574.75
EFT44862	26/10/2021	DEPARTMENT OF FIRE & EMERGENCY SERVICES	Emergency Services Levy	-\$ 24,990.62
EFT44863	26/10/2021	E FIRE & SAFETY (WA)	Air conditioner repairs	-\$ 532.40
EFT44864	26/10/2021	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General Waste Costs	-\$ 73,706.78
EFT44865	26/10/2021	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-\$ 763.40
EFT44866	26/10/2021	GALVINS PLUMBING PLUS	Stormwater pipe bends	-\$ 104.89
EFT44867	26/10/2021	HOME CHEF	Seniors & Disability Services - meal at home	-\$ 112.51
EFT44868	26/10/2021	JILLIAN BRAZIL	Preparation of annual financial statements	-\$ 14,850.00
EFT44869	27/10/2021	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$ 129.50
EFT44870	27/10/2021	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$ 97,382.33
EFT44871	27/10/2021	LGRCEU	Payroll deductions	-\$ 61.50
EFT44872	27/10/2021	TOWN OF BASSEDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$ 752.00

1st October 2021
to
31st October 2021

Chq/EFT	Date	Name	Description	Amount
DD19775.1	26/10/2021	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan repayments with interest	-\$ 6,037.49
DD19784.1	06/10/2021	SHERIFFS OFFICE	Infringements Direct Debits	-\$ 238.50
DD19784.2	15/10/2021	SG FLEET AUSTRALIA PTY LTD	Lease rentals	-\$ 12,438.97
DD19790.1	12/10/2021	AWARE SUPERANNUATION	Superannuation contributions	-\$ 50,216.73
DD19790.2	12/10/2021	MLC SUPER FUND	Superannuation contributions	-\$ 504.22
DD19790.3	12/10/2021	COLONIAL FIRST STATE	Superannuation contributions	-\$ 845.38
DD19790.4	12/10/2021	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-\$ 9.60
DD19790.5	12/10/2021	ANZ SMART CHOICE SUPER	Superannuation contributions	-\$ 392.03
DD19790.6	12/10/2021	AMP SUPERLEADER	Superannuation contributions	-\$ 203.85
DD19790.7	12/10/2021	DIY MASTER PLAN	Superannuation contributions	-\$ 517.10
DD19790.8	12/10/2021	REST SUPERANNUATION	Superannuation contributions	-\$ 1,823.25
DD19790.9	12/10/2021	NGS SUPER	Superannuation contributions	-\$ 359.65
DD19790.10	12/10/2021	MLC SUPER FUND	Superannuation contributions	-\$ 422.48
DD19790.11	12/10/2021	SUN SUPER	Superannuation contributions	-\$ 411.07
DD19790.12	12/10/2021	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation contributions	-\$ 63.00
DD19790.13	12/10/2021	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-\$ 931.44
DD19790.14	12/10/2021	CBUS INDUSTRY SUPERFUND	Superannuation contributions	-\$ 233.45
DD19790.15	12/10/2021	BT SUPER FOR LIFE	Superannuation contributions	-\$ 331.68
DD19790.16	12/10/2021	MLC WRAP SUPER	Superannuation contributions	-\$ 17.63
DD19790.17	12/10/2021	LGIA SUPER	Superannuation contributions	-\$ 543.87
DD19790.18	12/10/2021	FUTURE SUPER FUND	Superannuation contributions	-\$ 660.94
DD19790.19	12/10/2021	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$ 138.56
DD19790.20	12/10/2021	MARITIME SUPER	Superannuation contributions	-\$ 340.56
DD19790.21	12/10/2021	PLUMMER SUPERANNUATION FUND	Superannuation contributions	-\$ 1,140.01
DD19790.22	12/10/2021	B & L SUPER FUND	Superannuation contributions	-\$ 80.43
DD19790.23	12/10/2021	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-\$ 8,982.48
DD19790.24	12/10/2021	HOST PLUS	Superannuation contributions	-\$ 2,240.25
DD19790.25	12/10/2021	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$ 835.17
DD19790.26	12/10/2021	HESTA SUPER FUND	Superannuation contributions	-\$ 3,114.25
DD19790.27	12/10/2021	VIC SUPER	Superannuation contributions	-\$ 267.72

1st October 2021
to
31st October 2021

Chq/EFT	Date	Name	Description	Amount
DD19840.1	26/10/2021	AWARE SUPERANNUATION	Superannuation contributions	-\$ 46,077.07
DD19840.2	26/10/2021	MLC SUPER FUND	Superannuation contributions	-\$ 462.68
DD19840.3	26/10/2021	COLONIAL FIRST STATE	Superannuation contributions	-\$ 958.59
DD19840.4	26/10/2021	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-\$ 50.37
DD19840.5	26/10/2021	ANZ SMART CHOICE SUPER	Superannuation contributions	-\$ 327.89
DD19840.6	26/10/2021	AMP SUPERLEADER	Superannuation contributions	-\$ 172.54
DD19840.7	26/10/2021	DIY MASTER PLAN	Superannuation contributions	-\$ 474.35
DD19840.8	26/10/2021	REST SUPERANNUATION	Superannuation contributions	-\$ 1,694.18
DD19840.9	26/10/2021	NGS SUPER	Superannuation contributions	-\$ 325.13
DD19840.10	26/10/2021	MLC SUPER FUND	Superannuation contributions	-\$ 405.72
DD19840.11	26/10/2021	SUN SUPER	Superannuation contributions	-\$ 462.91
DD19840.12	26/10/2021	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation contributions	-\$ 104.77
DD19840.13	26/10/2021	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-\$ 905.48
DD19840.14	26/10/2021	CBUS INDUSTRY SUPERFUND	Superannuation contributions	-\$ 265.43
DD19840.15	26/10/2021	BT SUPER FOR LIFE	Superannuation contributions	-\$ 299.08
DD19840.16	26/10/2021	MLC WRAP SUPER	Superannuation Contributions	-\$ 36.10
DD19840.17	26/10/2021	LGIA SUPER	Superannuation contributions	-\$ 527.44
DD19840.18	26/10/2021	FUTURE SUPER FUND	Superannuation contributions	-\$ 627.74
DD19840.19	26/10/2021	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$ 157.84
DD19840.20	26/10/2021	MARITIME SUPER	Superannuation contributions	-\$ 340.56
DD19840.21	26/10/2021	PLUMMER SUPERANNUATION FUND	Superannuation contributions	-\$ 1,044.93
DD19840.22	26/10/2021	B & L SUPER FUND	Superannuation contributions	-\$ 68.86
DD19840.23	26/10/2021	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-\$ 7,493.27
DD19840.24	26/10/2021	HOST PLUS	Superannuation contributions	-\$ 1,545.05
DD19840.25	26/10/2021	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$ 857.16
DD19840.26	26/10/2021	HESTA SUPER FUND	Superannuation contributions	-\$ 2,945.71
DD19840.27	26/10/2021	VIC SUPER	Superannuation contributions	-\$ 245.92
	05/10/2021	COMMONWEALTH CREDIT CARDS	Credit Card September (See attachment 2)	-\$ 14,592.22

September Credit Card Expenditure 2021

Attachement 2

Date:	Vendor:	Description:	Amount:
3-Sep-21	EB *Volunteering WA 20 801-413-7200VIC	Volunteering Conference	\$ 408.43
3-Sep-21	VALSPAR MIDLAND MIDLAND WA	Paint - Urban Art Project	\$ 153.12
3-Sep-21	FS *smtp2go.com Amsterdam NLD	Subscription	\$ 12.73
3-Sep-21	REMIDA PERTH INC WEST PERTH WA	Remida - Early Years Membership Renewal	\$ 280.00
3-Sep-21	EB *ECAWA State Confer 801-413-7200VIC	Educator Professional Development / ECAWA Conference	\$ 128.78
6-Sep-21	7-ELEVEN 3030 WATTLE GROVEWA	Cable booster	\$ 32.50
6-Sep-21	7-ELEVEN 3030 WATTLE GROVEWA	Fuel	\$ 86.96
6-Sep-21	SUISEN JAPANESE T RS BASSENDEAN WA	Catering for Council Meetings	\$ 150.00
6-Sep-21	PUMA ENERGY BURSWOOD BURSWOOD WA	Fuel	\$ 77.77
6-Sep-21	SQ *YE OLDE ICE CREAM Bassendean AUS	Ice-cream for Palmerston Park Opening	\$ 636.00
6-Sep-21	OFFICEWORKS 0611 MIDLAND AUS	Fathers Day Afternoon Tea Event - Film for Insta Camera	\$ 81.31
7-Sep-21	QR-CODE-GENERATOR.COM BIELEFELD BE ##0921	QR Code Generator	\$ 96.38
7-Sep-21	INTNL TRANSACTION FEE	QR Code Generator - International Transaction Fee	\$ 2.41
7-Sep-21	RELATIONSHIPS AUSTRALI WEST LEEDERV	Training	\$ 120.00
7-Sep-21	BEST PRICE VARIETY S BEECHBORO WA	Childrens / Kitchen Tongs	\$ 19.09
8-Sep-21	PAYPAL *ROCKYBAYLTD 4029357733 AUS	Medication Training	\$ 100.00
8-Sep-21	EB *Medication trainin 801-413-7200VIC	Medication Training	\$ 100.00
8-Sep-21	VIBE SIESTA PARK BUSSELTON WA	Fuel	\$ 86.41
8-Sep-21	BUNNINGS 458000 BAYSWATER	Paint - Urban Art Project	\$ 27.16
8-Sep-21	NIGHTOWL BELLEVUE BELLEVUE	Fuel	\$ 83.08
8-Sep-21	IINET BATCH PERTH GPO WA	NBN Access for Bassendean SDS - Ashfield	\$ 109.99
8-Sep-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 125.35
8-Sep-21	JBHiFi.com.au 0395777000 VIC	Library Stock - DVDs	\$ 265.77
8-Sep-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 49.90
8-Sep-21	COLES 0395 BASSENDEAN AUS	Wind in the Willows - Food	\$ 41.88
9-Sep-21	Surf Life Saving Weste Balcatta WA	SW First Aid Training	\$ 110.00
9-Sep-21	DROPBOX*2TLLMJV6CC8Z D02FD79 IRL	Subscription - Dropbox	\$ 184.67
9-Sep-21	IINET BATCH PERTH GPO WA	NBN Access for 35 OPR	\$ 109.99
9-Sep-21	BOFFINS BOOKSHOP PTY L PERTH WA	Library Stock - Books	\$ 169.82
9-Sep-21	COLES 0395 BASSENDEAN AUS	Consumables for RUOK Day	\$ 77.15
13-Sep-21	Surf Life Saving Weste Balcatta WA	SW First Aid Training	\$ 145.00
13-Sep-21	WANEWSDTI Osborne ParkWA	Newspaper Subscription	\$ 144.01
13-Sep-21	DANISH PATISSERIE BASSENDEAN	Early years network host meeting	\$ 16.50
13-Sep-21	COLLI/SONS MALAGA MALAGA WA	Boards - Urban Art Project	\$ 928.51
13-Sep-21	MailChimp Atlanta GA ##0921	Subscription - Communications	\$ 22.45
13-Sep-21	INTNL TRANSACTION FEE	Subscription - Communications - International Transaction Fee	\$ 0.56
13-Sep-21	BOOKTOPIA PTY LTD LIDCOMBE	Refund of Item	-\$ 14.95
14-Sep-21	DOT - LICENSING MIDLAND	License Plate Change	\$ 30.50
14-Sep-21	IINET BATCH PERTH GPO WA	NBN Access for 35 OPR	\$ 109.99

September Credit Card Expenditure 2021

Attachement 2

Date:	Vendor:	Description:	Amount:
14-Sep-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 49.90
15-Sep-21	TROPHY SHOP AUSTRALIA WANGARA WA	Book Week Trophy - Engraving	\$ 10.00
15-Sep-21	Spotify P16EF43CA0 Sydney AUS	Subscription - Spotify	\$ 18.99
15-Sep-21	SP * BRAINWAVZ AUDIO KWUN TONG HK ##0921	Controller Holders	\$ 42.92
15-Sep-21	INTNL TRANSACTION FEE	Controller Holders - International Transaction Fee	\$ 1.07
15-Sep-21	OFFICEWORKS 0609 MORLEY AUS	Printer Toner - Depot Workshop Printer	\$ 464.00
15-Sep-21	BP MORLEY 6206 MORLEY WA	Fuel	\$ 82.36
15-Sep-21	PUMA ENERGY VICTORIA VICTORIA PARWA	Fuel	\$ 78.10
16-Sep-21	FIVERR.COM CYPRUS CYP	Outdoor October Logo	\$ 70.71
16-Sep-21	OFFICEWORKS 0611 MIDLAND AUS	Paint - Urban Art Project	\$ 74.38
16-Sep-21	OFFICEWORKS 0621 MALAGA AUS	Paint - Urban Art Project	\$ 32.56
16-Sep-21	COLES 0395 BASSENDEAN AUS	Wind in the Willows - Team Meeting Dinner	\$ 72.27
17-Sep-21	ASHFIELD IGA ASHFIELD WA	Groceries for Day Centre	\$ 12.96
17-Sep-21	Adobe Systems Pty Ltd Sydney AUS	Adobe Software	\$ 527.74
17-Sep-21	KMART ONLINE 03 AUS	Various Items (Stackable containers / Hard case travel bags)	\$ 73.50
17-Sep-21	SoundCloud Berlin DEU	Subscription	\$ 101.50
17-Sep-21	THE ART OF HEALING MALMSBURY VIC	Subscription	\$ 49.00
17-Sep-21	8 NAPKINS PTY LTD BASSENDEAN	Catering for Council Meetings	\$ 155.00
17-Sep-21	LOCAL GOVERNEMENT MANA EAST PERTH	LG Pro Age Friendly Communities Forum	\$ 40.00
20-Sep-21	WILSON PARKING P215 PERTH WA	Parking	\$ 16.20
20-Sep-21	GOLDENCARERS.COM FIG TREE POC	Subscription - Day Centre	\$ 74.95
20-Sep-21	UNITED MT LAWLEY MOUNT LAWLEYWA	Fuel	\$ 60.11
20-Sep-21	MagshopOnline Sydney NSW	Subscription	\$ 69.99
21-Sep-21	OFFICEWORKS BENTLEIGH EA	Laptop Bags	\$ 179.55
21-Sep-21	SEMANN SLATTERY NEWTOWN NSW	Meet the Theorist Workshop - Educator Professional Development	\$ 55.00
21-Sep-21	PUMA ENERGY MIDVALE MIDVALE WA	Fuel	\$ 20.00
21-Sep-21	PAYPAL *EARLYCHILDH 4029357733 AUS	6x ECA daily planner for 2022	\$ 189.69
22-Sep-21	PLE Computers Wangara AUS	Monitor Cables	\$ 573.74
22-Sep-21	NIGHTOWL BELLEVUE BELLEVUE	Fuel	\$ 10.00
22-Sep-21	WEX AUSTRALIA PTY LTD CAMBERWELL VIC	Fuel Card - Ryde Vehicles	\$ 48.81
22-Sep-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 262.16
22-Sep-21	JBHiFi.com.au 0395777000 VIC	Library Stock - DVDs	\$ 89.88
22-Sep-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 49.90
22-Sep-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 49.90
22-Sep-21	BUNNINGS 458000 BAYSWATER	Storage Baskets and Bins	\$ 33.30
23-Sep-21	WANEWSDTI Osborne ParkWA	Newspaper Subscription	\$ 144.01
23-Sep-21	DR.FIX BASSENDEAN	Keys for Scout Leaders	\$ 60.00
23-Sep-21	IINET BATCH PERTH GPO WA	Internet - Youth Services	\$ 79.99

September Credit Card Expenditure 2021

Attachement 2

Date:	Vendor:	Description:	Amount:
23-Sep-21	SEC*PUBLIC LIBRARIES W KARRINYUP WA	Membership - Public Libraries WA	\$ 170.00
24-Sep-21	BP MAIDA VALE 6180 MAIDA VALE WA	Fuel	\$ 94.78
24-Sep-21	IPY*Write Solutions Bull Creek AUS	Fogo Bins for Markets	\$ 25.88
24-Sep-21	MAXO.COM.AU HARRISTOWN	Phone - Youth Services	\$ 39.95
24-Sep-21	PATIENT HANDLING MARRICKVILLE NSW	Cable Cover for Carpet	\$ 335.39
24-Sep-21	NATIONAL SAFETY COUN MACQUARIE PANSW	Pre Start Meeting	\$ 50.00
24-Sep-21	NATIONAL SAFETY COUN MACQUARIE PANSW	Pre Start Meeting	\$ 50.00
24-Sep-21	NATIONAL SAFETY COUN MACQUARIE PANSW	Pre Start Meeting	\$ 50.00
24-Sep-21	NATIONAL SAFETY COUN MACQUARIE PANSW	Pre Start Meeting	\$ 50.00
24-Sep-21	AMAZON MKTPLC AU SYDNEY SOUTHNSW	Acrylic paint pens for October Rock Painting Workshop	\$ 77.96
27-Sep-21	NEWSXPRESS CENTREPOI MIDLAND WA	2022 Diary	\$ 27.99
27-Sep-21	BUNNINGS 458000 BAYSWATER	Asbestos PPE	\$ 89.85
27-Sep-21	EZI*EZIKindy Manager Parkwood AUS	Kindy Manager Kiosk Support	\$ 213.74
27-Sep-21	VALSPAR MIDLAND MIDLAND WA	Primer for Gallery Project	\$ 184.12
27-Sep-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 59.80
27-Sep-21	VIBE BASSENDEAN BASSENDEAN WA	Fuel	\$ 90.00
27-Sep-21	EG GROUP 4235 JOONDALUP WA	Fuel	\$ 29.84
28-Sep-21	DOT - LICENSING MIDLAND	License Plate Change	\$ 30.50
28-Sep-21	IINET BATCH PERTH GPO WA	NBN Access for Depot Wireless	\$ 79.99
29-Sep-21	BUNNINGS 591000 MIDLAND	Gate Hardware	\$ 12.88
29-Sep-21	COLES 0395 BASSENDEAN AUS	Groceries for Council / Staff Kitchen	\$ 13.00
30-Sep-21	ZOHO-MANAGEENGINE SER SYDNEY NSW	Subscription - IT Helpdesk	\$ 266.20
30-Sep-21	JACKSONS DRAWING SUP NORTHBRIDGE WA	Paint - Urban Art Project	\$ 350.20
30-Sep-21	COLES 0395 BASSENDEAN AUS	Supplies for Cooking Program	\$ 158.80
30-Sep-21	OLD LIRA BAYSWATER WA	Catering for Council Meetings	\$ 177.00
30-Sep-21	THE REJECT SHOP 6622 BASSENDEAN WA	Provision of retiring councillor certificate	\$ 12.00
30-Sep-21	TRYBOOKING* LGIS ONLINE PURCHNSW	CEO Breakfast - Registration	\$ 66.50
30-Sep-21	Adobe Systems Pty Ltd Sydney AUS	Subscription	\$ 21.99
30-Sep-21	BOOKTOPIA PTY LTD LIDCOMBE	Library Stock - Books	\$ 285.28
30-Sep-21	JBHiFi.com.au 0395777000 VIC	Library Stock - DVDs	\$ 130.87
30-Sep-21	OFFICEWORKS 0608 MIDLAND AUS	Wind in the Willows - Stationery	\$ 203.90
1-Oct-21	ALDI STORES - MORLEY MORLEY	Groceries for Day Centre	\$ 16.01
1-Oct-21	DANISH PATISSERIE BASSENDEAN	Community Planting, Mary Crescent - Food	\$ 31.00
1-Oct-21	AUTO BURG DESIGN MOORABBIN VIC	Mirror Bracket	\$ 81.25
1-Oct-21	SQ *THE 5 FOUR STORE Bassendean AUS	Catering for Council Meetings	\$ 200.00
1-Oct-21	CV CHECK OSBORNE PARKWA	National Police Clearance	\$ 59.80
4-Oct-21	CALTEX THORNIE SQUARE THORNIE	Fuel	\$ 75.03
4-Oct-21	ASHFIELD IGA ASHFIELD WA	Waste Workshop - Food	\$ 12.35
4-Oct-21	Ink Station MarrickvilleAUS	Ink for Printers	\$ 352.80

September Credit Card Expenditure 2021

Attachement 2

Date:	Vendor:	Description:	Amount:
4-Oct-21	NAMA GROUP PTY LTD BASSENDEAN AUS	Community Planting, Mary Crescent - Food	\$ 13.97
4-Oct-21	WESTNET PERTH WA	Internet - Public Access (Library)	\$ 109.99
4-Oct-21	WOOLWORTHS 4314 NORANDA WA	Groceries	\$ 26.30
4-Oct-21	STATEWIDE CLEANING OSBORNE PARKWA	Cleaning Supplies for Public Toilets	\$ 38.27
4-Oct-21	WESTNET PERTH WA	Westnet Internet	\$ 69.99
4-Oct-21	STAR CAR WASH Midland WA	Vehicle Detail	\$ 161.60
4-Oct-21	BIOPAK PTY LTD BONDI JUNCTI	Biopak Lids for Cooking	\$ 145.53
4-Oct-21	FACEBK *K85998P3P2 fb.me/ads IRL	Facebook Advertising	\$ 106.29
4-Oct-21	FS *smtp2go.com Amsterdam NLD	Subscription	\$ 12.92
4-Oct-21	IINET BATCH PERTH GPO WA	NBN Access for - 48 OPR	\$ 219.98
4-Oct-21	VIBE BASSENDEAN BASSENDEAN WA	Fuel	\$ 77.37
	TOTAL:		\$ 14,592.22

ATTACHMENT NO. 12



FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

30 September 2021

TOWN OF BASSENDEAN

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 30 September 2021

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

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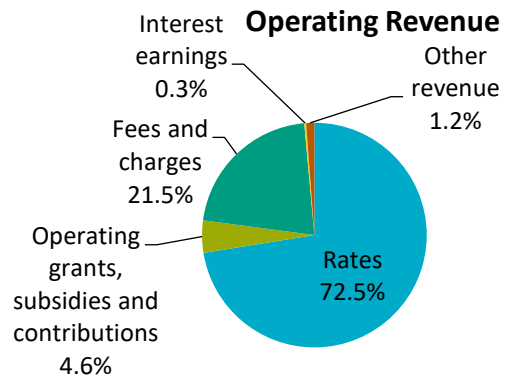
TOWN OF BASSENDEAN
STATEMENT OF COMPREHENSIVE INCOME
By Nature and Type
For the Period Ended 30 September 2021

	2021/22 Budget	2021/22 YTD Budget (a)	2021/22 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
	\$	\$	\$	\$	\$
Revenue					
Rates	13,830,537	13,830,537	13,795,130	(35,407)	(0%)
Operating grants, subsidies and contributions	2,620,978	688,377	883,441	195,064	28%
Fees and charges	6,836,618	4,024,937	4,084,206	59,269	1%
Interest earnings	186,903	46,015	52,004	5,989	13%
Other revenue	229,451	51,624	222,681	171,057	331%
	<u>23,704,487</u>	<u>18,641,490</u>	<u>19,037,462</u>	<u>395,972</u>	<u>2%</u>
Expenses					
Employee costs	(13,478,467)	(3,605,117)	(3,114,800)	490,317	(14%)
Materials and contracts	(8,230,996)	(1,982,416)	(1,472,344)	510,072	(26%)
Utility charges	(688,434)	(186,044)	(146,721)	39,323	(21%)
Depreciation on non-current assets	(3,891,328)	(972,902)	(918,255)	54,647	(6%)
Interest expenses	(33,089)	(8,859)	(7,206)	1,653	(19%)
Insurance expenses	(496,374)	(269,677)	(256,621)	13,056	(5%)
Other expenditure	(1,156,113)	(321,797)	(176,719)	145,078	(45%)
	<u>(27,974,801)</u>	<u>(7,346,812)</u>	<u>(6,092,666)</u>	<u>1,254,146</u>	<u>(17%)</u>
Subtotal	(4,270,314)	11,294,678	12,944,796	1,650,118	15%
Non-operating grants, subsidies and contributions	1,408,141	79,202	4,545	(74,657)	(94%)
Profit on asset disposals	100	0	0	0	
Loss on asset disposals	(40,426)	0	0	0	
	<u>1,367,815</u>	<u>79,202</u>	<u>4,545</u>	<u>(74,657)</u>	<u>(94%)</u>
Net result	(2,902,499)	11,373,880	12,949,341	1,575,461	14%
Other comprehensive income					
Changes on revaluation of non-current assets	0	0	0	0	0%
Total other comprehensive income	0	0	0	0	0%
Total comprehensive income	(2,902,499)	11,373,880	12,949,341	1,575,461	14%

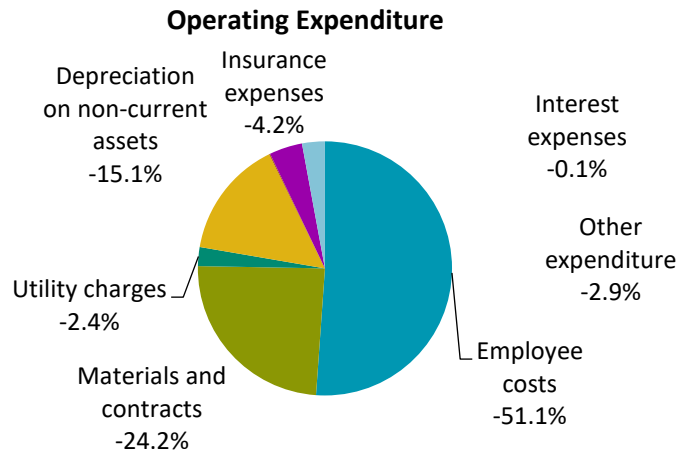
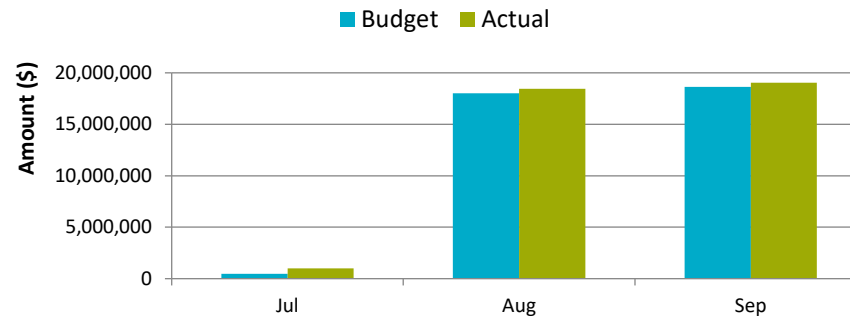
TOWN OF BASSENDEAN
RATE SETTING STATEMENT
By Nature and Type
For the Period Ended 30 September 2021

	2021/22 Budget	2021/22 YTD Budget (a)	2021/22 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
	\$		\$		\$
OPERATING ACTIVITIES					
Net current assets at start of financial year - surplus/(deficit)	3,379,043	3,379,043	1,774,919	(1,604,124)	(47%)
	3,379,043	3,379,043	1,774,919	(1,604,124)	(47%)
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions	2,620,978	688,377	883,441	195,064	28%
Fees and charges	6,836,618	4,024,937	4,084,206	59,269	1%
Interest earnings	186,903	46,015	52,004	5,989	13%
Other revenue	229,451	51,624	222,681	171,057	331%
Profit on asset disposals	100	-	-	-	
	9,874,050	4,810,953	5,242,332	431,379	9%
Expenditure from operating activities					
Employee costs	(13,478,467)	(3,605,117)	(3,114,800)	490,317	(14%)
Materials and contracts	(8,230,996)	(1,982,416)	(1,472,344)	510,072	(26%)
Utility charges	(688,434)	(186,044)	(146,721)	39,323	(21%)
Depreciation on non-current assets	(3,891,328)	(972,902)	(918,255)	54,647	(6%)
Interest expenses	(33,089)	(8,859)	(7,206)	1,653	(19%)
Insurance expenses	(496,374)	(269,677)	(256,621)	13,056	(5%)
Other expenditure	(1,156,113)	(321,797)	(176,719)	145,078	(45%)
Loss on asset disposals	(40,426)	-	-	-	
	(28,015,227)	(7,346,812)	(6,092,666)	1,254,146	(17%)
Non-cash amounts excluded from operating activities	4,054,352	972,902	918,255	(54,647)	(6%)
Amount attributable to operating activities	(10,707,782)	1,816,086	1,842,840	26,754	1%
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions	1,408,141	79,202	4,545	(74,657)	(94%)
Payments for property, plant and equipment	(3,097,500)	(161,582)	(141,011)	20,571	(13%)
Payments for construction of infrastructure	(1,223,500)	(568,752)	(188,064)	380,688	(67%)
Proceeds from disposal of assets	15,100	-	-	-	
Proceeds from self-supporting loans	21,000	-	4,909	4,909	
Amount attributable to investing activities	(2,876,759)	(651,132)	(319,621)	331,511	(51%)
Amount attributable to investing activities	(2,876,759)	(651,132)	(319,621)	331,511	(51%)
FINANCING ACTIVITIES					
Repayment of borrowings	(97,696)	(24,424)	(28,693)	(4,269)	17%
Transfers to cash backed reserves (restricted assets)	(3,248,455)	-	(115,374)	(115,374)	
Transfers from cash backed reserves (restricted assets)	3,199,585	-	-	-	
Amount attributable to financing activities	(146,566)	(24,424)	(144,067)	(119,643)	490%
Budgeted deficiency before general rates	(13,731,107)	1,140,530	1,379,152	238,622	21%
Estimated amount to be raised from general rates	13,830,537	13,830,537	13,795,130	(35,407)	(0%)
Net current assets at end of financial year - surplus/(deficit)	99,430	14,971,067	15,174,282	203,215	1%

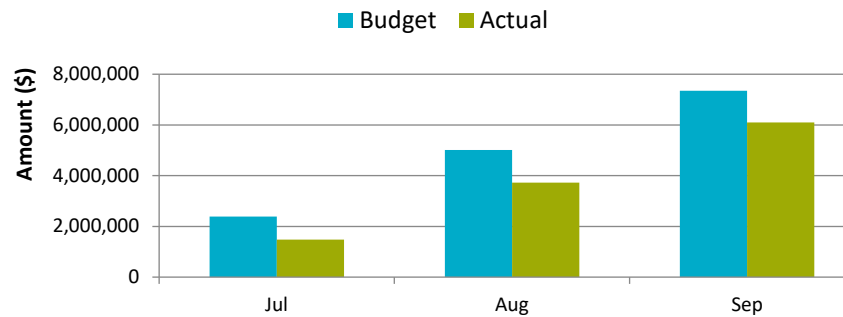
**Town of Bassendean
Information Summary
For the Period Ended 30 September 2021**



**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
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2021

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, whichever is higher than \$5000 or 10%.

🟢 More Revenue OR Less Expenditure

🔴 Less Revenue OR More Expenditure

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
OPERATING ACTIVITIES					
Net current assets at start of financial year - surplus/(deficit)	(1,604,124)	(47%)	🔴	Timing	Surplus position lower than expected with increased contract liabilities, deferred revenue, provisions in addition to accruals for invoices received late
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions	195,064	28%	🟢	Timing	Grants for General Purpose 1st Quarter Payment, Mens Shed and Seniors Disability Services received earlier than expected. This is deemed to be a timing issue mainly
Fees and charges	59,269	1%	🟢		Fees and charges remain within budget
Interest earnings	5,989	13%	🟢	Timing and Permanent	Interest income is higher than budget with reduced outflows in Capital and Operating expenditure.
Other revenue	171,057	331%	🟢	Permanent	EMRC Dividend \$110K not budgeted, Reimbursement for Staff on Jury Duty from Office of the Sheriff \$19K and payment from City of Bayswater for Long Service entitlement paid to staff member \$20K
Profit on asset disposals	0				
	<u>431,379</u>	9%	🟢		
Expenditure from operating activities					
Employee costs	490,317	(14%)	🟢	Permanent	\$374K - Salaries and Wages and \$44K Superannuation, mainly related to vacancies and lower than expected Capital Recoveries.
Materials and contracts	510,072	(26%)	🟢	Timing	\$294K - Waste collection costs - various services, \$126K - Infrastructure Maintenance, \$70K ICT Software Licencing costs
Utility charges	39,323	(21%)	🟢	Timing	Lower Utility costs incurred at Jubilee Reserve Building and various Reserves and lower Telephone costs in Governance service area
Depreciation on non-current assets	54,647	(6%)	🟢	Timing	Variance due to lower capitalisation of assets which will be captured in the later part of the year once the external audit is completed
Interest expenses	1,653	(19%)	🟢	Timing	Within Reporting Threshold
Insurance expenses	13,056	(5%)	🟢	Permanent	Insurance costs slightly lower than budgeted
Other expenditure	145,078	(45%)	🟢	Timing	Variance is due to overhead allocations
Loss on asset disposals	0				
	<u>1,254,146</u>	(17%)	🟢		
Non-cash amounts excluded from operating activities	(54,647)	(6%)	🔴		
Amount attributable to operating activities	26,754	1%	🟢		
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions	(74,657)	(13%)	🔴	Timing	State Government Grant pending
Payments for property, plant and equipment	20,571	(67%)	🟢	Timing	Tender for Sandy Beach Ablutions awarded in August 2021 and RFQ for IT Equipment issued in September 2021
Payments for construction of infrastructure	380,688		🟢	Timing	Delay in start to projects with inclement weather
Proceeds from disposal of assets	0			Timing	Sale of minor equipment. To be treated as other income. Adjusted in September 2021
Proceeds from self-supporting loans	4,909	(51%)	🟢		
Amount attributable to investing activities	331,511	(51%)	🟢		
Amount attributable to investing activities	331,511	(51%)	🟢		
FINANCING ACTIVITIES					
Repayment of borrowings	(4,269)	17%	🔴		
Transfers to cash backed reserves (restricted assets)	(115,374)	100%	🔴		
Transfers from cash backed reserves (restricted assets)	0				
Amount attributable to financing activities	(119,643)	5	🔴		
Budgeted deficiency before general rates	238,622	21%	🟢		
Estimated amount to be raised from general rates	(35,407)	1%	🔴		
Net current assets at end of financial year - surplus/(deficit)	203,215	1%	🟢		

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2021

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Last Years Actual Closing	Current
	30 June 2021	30 September 2021
	\$	\$
Current Assets		
Cash - Other	7,542,879	11,532,618
Cash Restricted - Reserves	6,875,891	7,102,241
Restricted Cash - Trust	496,215	330,186
Rates Outstanding	604,796	10,693,893
Sundry Debtors	214,196	161,908
GST Receivable	118,211	128,395
Accrued Interest	9,872	9,871
Prepayments	23,724	23,724
Inventories	6,298	(1,811)
	15,892,082	29,981,025
Less: Current Liabilities		
Sundry Creditors	(1,257,206)	(2,265,449)
Accrued Interest on Borrowings	(2,550)	(2,550)
Accrued Salaries and Wages	(304,261)	-
Rates in Advance		
Current Loan Liability	(97,696)	(73,847)
Hyde Retirement Village Bonds	(102,500)	(102,500)
Bonds and Other Deposits	(2,213,743)	(2,093,187)
Current Lease Liabilities	(152,712)	(93,799)
Contract liabilities	(628,512)	(628,512)
Deferred Revenue	(425,947)	(425,947)
Current Employee Provisions	(2,434,492)	(2,431,899)
	(7,619,620)	(8,117,690)
Net Current Assets	8,272,462	21,863,335
Less: Cash Reserves	(6,875,891)	(7,102,241)
Less: SSL Accrued Interest	-	-
Less: SSL Borrowings Repayments	(20,130)	(4,908)
Loan Liability - Current	97,696	73,847
Lease Liability - Current	152,711	93,799
Other Misc Adjustments	(86,703)	11,782
Plus : Liabilities funded by Cash Backed Reserves	234,774	238,668
Net Current Funding Position	1,774,919	15,174,282

**Town of Bassendean
Monthly Investment Report
For the Period Ended 30 September 2021**

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	30-59	60-89	90-120+		
Municipal												
13156679	2/09/2021	2/10/2021	A1	CBA	30	0.20%	200,000.00	-	-	-	200,000.00	32.87
13156679	9/09/2021	9/10/2021	A1	CBA	30	0.20%	3,500,000.00	-	-	-	3,500,000.00	575.34
322912	10/09/2021	9/03/2022	A2	ME Bank	180	0.40%	-	-	-	1,000,000.00	1,000,000.00	1,972.60
Restricted - Bonds and Deposits:												
347112	29/01/2021	29/10/2021	A2	BOQ	273	0.40%	-	-	-	400,000.00	400,000.00	1,196.71
283125	24/05/2021	22/11/2021	A2	ME Bank	182	0.45%	-	-	-	500,000.00	500,000.00	1,121.92
755365673	6/07/2021	3/11/2021	A1	NAB	120	0.27%	-	-	-	7,824.67	7,824.67	6.95
Restricted - Contract Liabilities/Deferred Revenue (Grants)												
302116	12/07/2021	11/10/2021	A2	ME Bank	91	0.40%	-	-	-	217,574.90	217,574.90	216.98
							3,700,000.00	-	-	2,125,399.57	5,825,399.57	5,123.37
Reserve												
347130	29/01/2021	29/10/2021	A2	BOQ	273	0.40%	-	-	-	792,084.20	792,084.20	2,369.74
4202363	28/09/2021	25/02/2022	A1	Suncorp	150	0.30%	-	-	-	1,470,742.34	1,470,742.34	1,813.24
313505	20/08/2021	18/11/2021	A2	ME Bank	90	0.35%	-	-	903,147.84	-	903,147.84	779.43
4201993	23/07/2021	21/10/2021	A1	Suncorp	90	0.27%	-	-	-	1,000,000.00	1,000,000.00	665.75
312958	16/08/2021	15/11/2021	A2	ME Bank	91	0.35%	-	-	-	703,571.22	703,571.22	613.94
13156679	16/08/2021	16/11/2021	A1	CBA	92	0.20%	-	-	300,000.00	-	300,000.00	151.23
407254	26/07/2021	23/11/2021	A2	BOQ	120	0.35%	-	-	-	598,828.54	598,828.54	689.06
312996	17/08/2021	15/11/2021	A2	ME Bank	90	0.35%	-	-	-	1,329,723.63	1,329,723.63	1,147.57
POS Funds												
10761249	17/08/2021	15/11/2021	A1	NAB	90	0.28%	-	-	-	745,303.17	745,303.17	514.57
							-	-	1,203,147.84	6,640,253.10	7,843,400.94	8,744.54
							3,700,000.00	-	1,203,147.84	8,765,652.67	13,668,800.51	

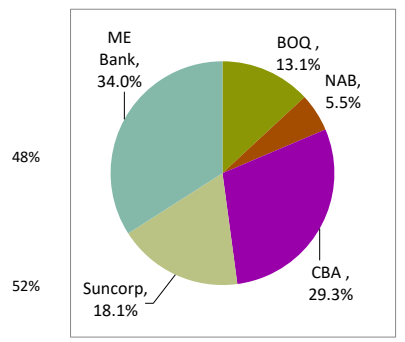
\$ 5,817,521.26	GL011806
\$ 5,825,399.57	Muni Investment
\$ 7,878.31	Variance
\$ 7,824.67	Dudley Robinson - Trust
\$ 53.64	Accrued Interest rolled

Variance in Reserve Inv & Reserve GL 011808

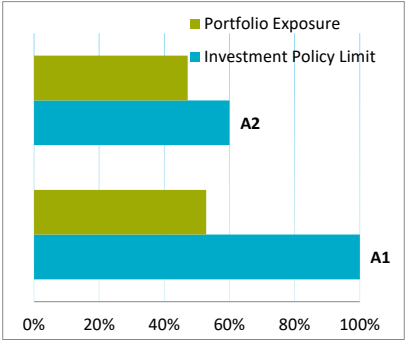
\$ 7,098,097.77	Reserve Investment
\$ 7,102,240.52	GL 011808
-\$ 4,142.75	
-110975.2	Natural Area Reserve funds to be trsd to an
106832.45	HCP Unspent Grants
-4142.75	

ENVIRONMENTAL COMMITMENT	
Depositing Institution	Value Invested
Fossil Fuel Lending ADI	
BOQ	1,790,912.74
NAB	753,127.84
CBA	4,000,000.00
	6,544,040.58
Non Fossil Fuel Lending ADI	
Suncorp	2,470,742.34
ME Bank	4,654,017.59
	7,124,759.93
Total Funds	13,668,800.51
Total Funds	-

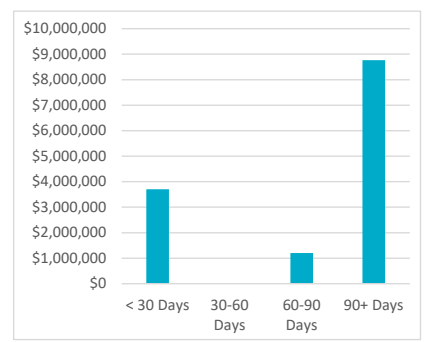
INDIVIDUAL INSTITUTION EXPOSURE



TOTAL CREDIT EXPOSURE



TERM TO MATURITIES

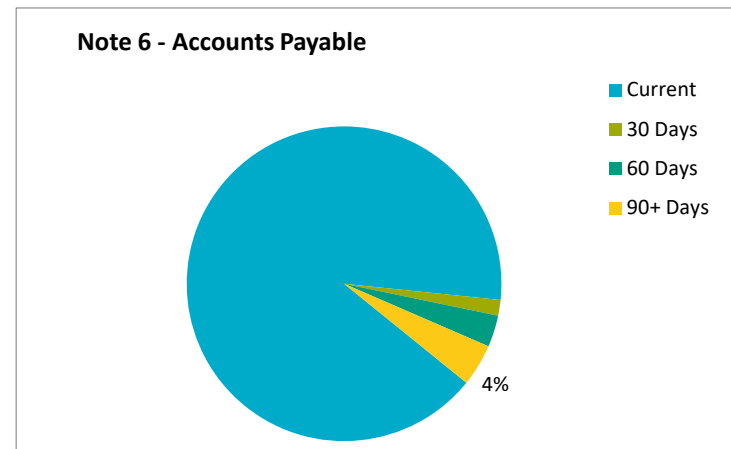
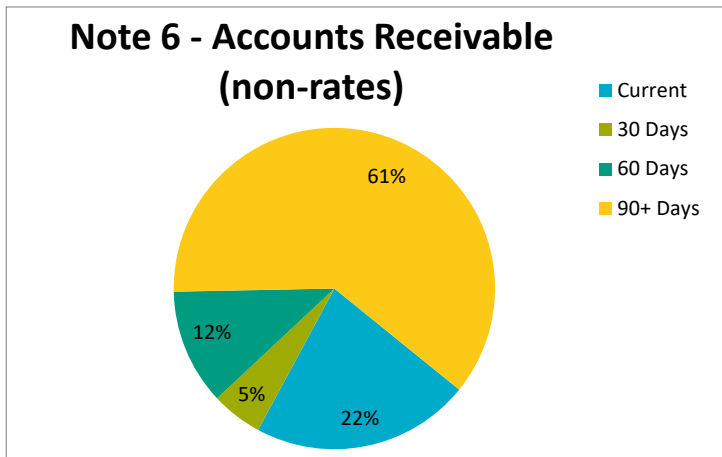


TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2021

Note 4: Receivables and Payables

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	11,465	2,679	6,065	31,803	52,012

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables - General	289,661	5,141	10,364	13,797	318,963



Comments/Notes - Receivables General

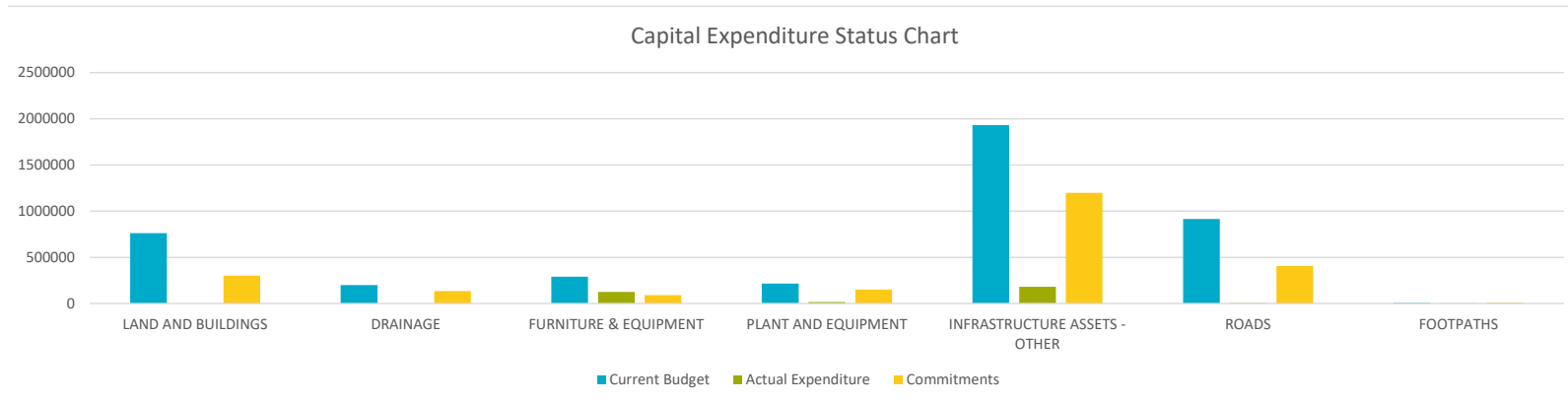
The above amounts include GST where applicable.

**TOWN OF BASSENDEAN
 CAPITAL PROJECTS
 30/09/2021**

Note 5: Capital Works Program

Highlighted projects (Column L) exceed approved budget.

Capital Expenditure Summary	2021/22 Original Budget	Budget Amendments	2021/22 Current Budget	YTD Actual	Purchase Orders	Total Inc Purchase Orders	Budget Remaining	% Total to Annual Budget
LAND AND BUILDINGS	\$762,500.00	\$0.00	\$762,500.00	\$0.00	\$301,330.20	\$301,330.20	\$461,169.80	-60%
DRAINAGE	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$134,470.92	\$134,470.92	\$65,529.08	-33%
FURNITURE & EQUIPMENT	\$290,000.00	\$0.00	\$290,000.00	\$124,193.28	\$90,321.43	\$214,514.71	\$75,485.29	-26%
PLANT AND EQUIPMENT	\$216,000.00	\$0.00	\$216,000.00	\$16,818.18	\$151,979.76	\$168,797.94	\$47,202.06	-22%
INFRASTRUCTURE ASSETS - OTHER	\$1,931,500.00	\$0.00	\$1,931,500.00	\$181,808.10	\$1,198,275.49	\$1,380,083.59	\$551,416.41	-29%
ROADS	\$915,000.00	\$0.00	\$915,000.00	\$3,666.70	\$405,610.99	\$409,277.69	\$505,722.31	-55%
FOOTPATHS	\$6,000.00	\$0.00	\$6,000.00	\$2,589.00	\$9,990.91	\$12,579.91	-\$6,579.91	110%
TOTAL	\$4,321,000.00	\$0.00	\$4,321,000.00	\$329,075.26	\$2,291,979.70	\$2,621,054.96	\$1,699,945.04	-39.34%



TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2021

Note 6: Budget Amendments

GL Account Code	Description	Current Budget	Amended Budget	Budget Movement	Reason
NO AMENDMENTS TO REPORT FOR THE MONTH					

NET CHANGE IN AMENDMENTS			\$	-	CHANGE TO SURPLUS
--------------------------	--	--	----	---	-------------------

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 September 2021

Note 7: Disposal of Assets

Asset Class	Original Annual Budget				YTD Actual			
	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
Plant & Equipment			-					
Land								
	-	-	-	-	-	-	-	-
NO TRANSACTIONS TO REPORT FOR THE MONTH/YEAR TO DATE								



FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 October 2021

TOWN OF BASSENDEAN

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 October 2021

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

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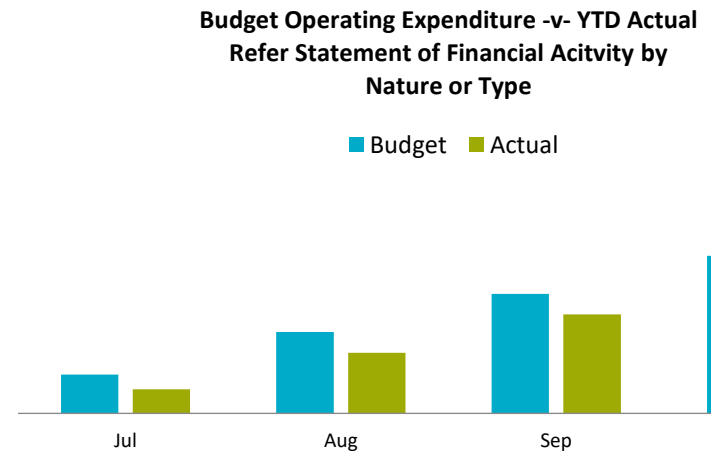
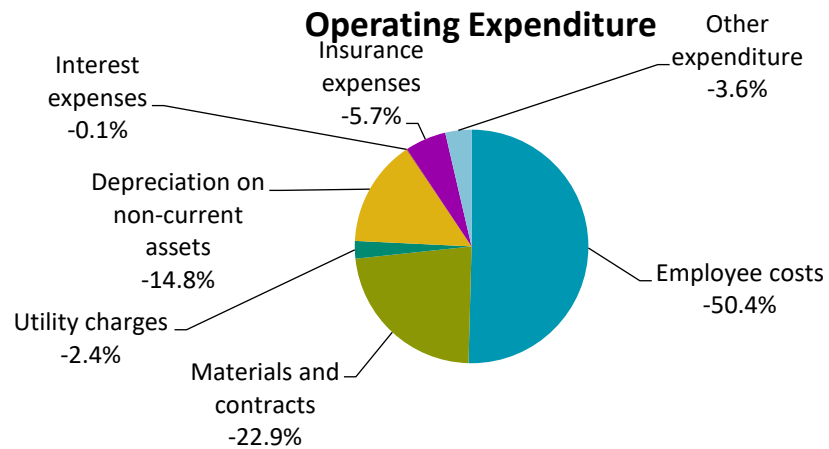
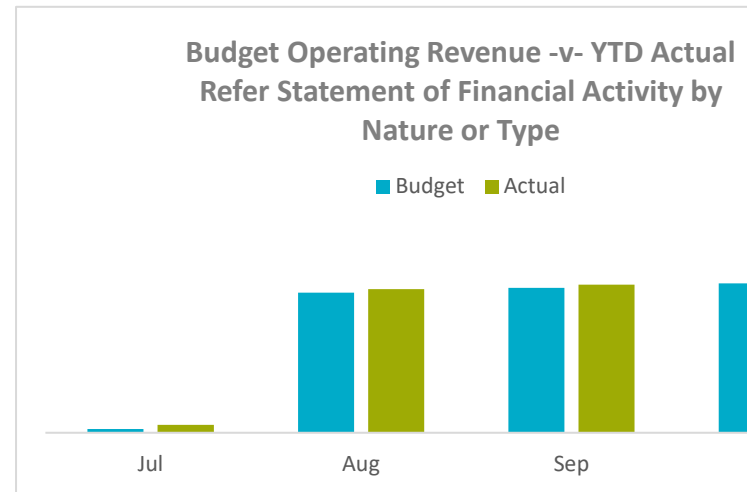
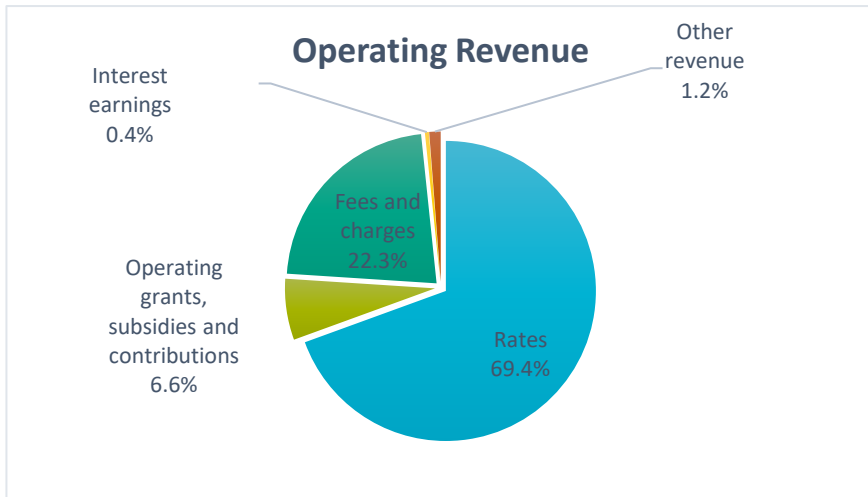
TOWN OF BASSENDEAN
STATEMENT OF COMPREHENSIVE INCOME
By Nature and Type
For the Period Ended 31 October 2021

	2021/22 Budget	2021/22 YTD Budget (a)	2021/22 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
	\$	\$	\$	\$	\$
Revenue					
Rates	13,830,537	13,830,537	13,801,947	(28,590)	(0%)
Operating grants, subsidies and contributions	2,620,978	875,213	1,308,530	433,317	50%
Fees and charges	6,836,618	4,378,808	4,435,234	56,426	1%
Interest earnings	186,903	60,350	85,292	24,942	41%
Other revenue	229,451	65,445	243,777	178,332	272%
	<u>23,704,487</u>	<u>19,210,353</u>	<u>19,874,780</u>	<u>664,427</u>	<u>3%</u>
Expenses					
Employee costs	(13,478,467)	(4,650,420)	(4,181,340)	469,080	(10%)
Materials and contracts	(8,230,996)	(2,573,473)	(1,899,641)	673,832	(26%)
Utility charges	(688,434)	(253,439)	(201,971)	51,468	(20%)
Depreciation on non-current assets	(3,891,328)	(1,297,192)	(1,227,563)	69,629	(5%)
Interest expenses	(33,089)	(10,602)	(8,400)	2,202	(21%)
Insurance expenses	(496,374)	(485,210)	(473,630)	11,580	(2%)
Other expenditure	(1,156,113)	(417,591)	(300,831)	116,760	(28%)
	<u>(27,974,801)</u>	<u>(9,687,927)</u>	<u>(8,293,376)</u>	<u>1,394,551</u>	<u>(14%)</u>
Subtotal	(4,270,314)	9,522,426	11,581,404	2,058,978	22%
Non-operating grants, subsidies and contributions	1,408,141	79,202	60,238	(18,964)	(24%)
Profit on asset disposals	100	0	0	0	
Loss on asset disposals	(40,426)	0	0	0	
	<u>1,367,815</u>	<u>79,202</u>	<u>60,238</u>	<u>(18,964)</u>	<u>(24%)</u>
Net result	(2,902,499)	9,601,628	11,641,642	2,040,014	21%
Other comprehensive income					
Changes on revaluation of non-current assets	0	0	0	0	0%
Total other comprehensive income	0	0	0	0	0%
Total comprehensive income	(2,902,499)	9,601,628	11,641,642	2,040,014	21%

TOWN OF BASSEDEAN
RATE SETTING STATEMENT
By Nature and Type
For the Period Ended 31 October 2021

	2021/22 Budget	2021/22 YTD Budget (a)	2021/22 YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
	\$		\$		\$
OPERATING ACTIVITIES					
Net current assets at start of financial year - surplus/(deficit)	3,379,043	3,379,043	1,774,919	(1,604,124)	(47%)
	3,379,043	3,379,043	1,774,919	(1,604,124)	(47%)
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions	2,620,978	875,213	1,308,530	433,317	50%
Fees and charges	6,836,618	4,378,808	4,435,234	56,426	1%
Interest earnings	186,903	60,350	85,292	24,942	41%
Other revenue	229,451	65,445	243,777	178,332	272%
Profit on asset disposals	100	-	-	-	
	9,874,050	5,379,816	6,072,833	693,017	13%
Expenditure from operating activities					
Employee costs	(13,478,467)	(4,650,420)	(4,181,340)	469,080	(10%)
Materials and contracts	(8,230,996)	(2,573,473)	(1,899,641)	673,832	(26%)
Utility charges	(688,434)	(253,439)	(201,971)	51,468	(20%)
Depreciation on non-current assets	(3,891,328)	(1,297,192)	(1,227,563)	69,629	(5%)
Interest expenses	(33,089)	(10,602)	(8,400)	2,202	(21%)
Insurance expenses	(496,374)	(485,210)	(473,630)	11,580	(2%)
Other expenditure	(1,156,113)	(417,591)	(300,831)	116,760	(28%)
Loss on asset disposals	(40,426)	-	-	-	
	(28,015,227)	(9,687,927)	(8,293,376)	1,394,551	(14%)
Non-cash amounts excluded from operating activities	4,054,352	1,297,192	1,227,563	(69,629)	(5%)
Amount attributable to operating activities	(10,707,782)	368,124	781,939	413,815	112%
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions	1,408,141	79,202	60,238	(18,964)	(24%)
Payments for property, plant and equipment	(3,097,500)	(161,582)	(158,666)	2,916	(2%)
Payments for construction of infrastructure	(1,223,500)	(568,752)	(212,956)	355,796	(63%)
Proceeds from disposal of assets	15,100	-	-	-	
Proceeds from self-supporting loans	21,000	5,250	4,909	341	(6%)
Amount attributable to investing activities	(2,876,759)	(645,882)	(306,476)	339,406	(53%)
Amount attributable to investing activities	(2,876,759)	(645,882)	(306,476)	339,406	(53%)
FINANCING ACTIVITIES					
Repayment of borrowings	(97,696)	(24,424)	(28,693)	(4,269)	17%
Transfers to cash backed reserves (restricted assets)	(3,248,455)	-	(116,040)	(116,040)	
Transfers from cash backed reserves (restricted assets)	3,199,585	-	-	-	
Amount attributable to financing activities	(146,566)	(24,424)	(144,733)	(120,309)	493%
Budgeted deficiency before general rates	(13,731,107)	(302,182)	330,731	632,913	(209%)
Estimated amount to be raised from general rates	13,830,537	13,830,537	13,801,947	(28,590)	(0%)
Net current assets at end of financial year - surplus/(deficit)	99,430	13,528,355	14,132,678	604,323	4%

**Town of Bassendean
Information Summary
For the Period Ended 31 October 2021**



TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2021

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, whichever is higher than \$5000 or 10%.

- ⊕ More Revenue OR Less Expenditure
⊗ Less Revenue OR More Expenditure

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
OPERATING ACTIVITIES					
Net current assets at start of financial year - surplus/(deficit)	(1,604,124)	(47%)	⊗	Timing	Surplus position lower than expected with increased contract liabilities, deferred revenue, provisions in addition to accruals for invoices received late
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions	433,317	50%	⊕	Timing	Grants for General Purpose 1st Quarter Payment, Mens Shed and Seniors Disability Services received earlier than expected. This is deemed to be a timing issue mainly
Fees and charges	56,426	1%	⊕		Within Reporting Threshold
Interest earnings	24,942	41%	⊕	Timing and Permanent	Higher level of investments
Other revenue	178,332	272%	⊕	Permanent	EMRC Dividend \$110K, Reimbursement for Staff on Jury Duty from Office of the Sheriff \$19K and payment from City of Bayswater for Long Service entitlement paid to staff member \$20K
Profit on asset disposals	0				
	<u>693,017</u>	13%	⊕		
Expenditure from operating activities					
Employee costs	469,080	(10%)	⊕	Permanent	\$415K - Salaries and Wages and \$22K Superannuation, mainly related to vacancies and lower than expected Capital Recoveries.
Materials and contracts	673,832	(26%)	⊕	Timing	\$274K - Waste collection costs - various services, \$156K - Infrastructure Maintenance, \$30K Road Maintenance
Utility charges	51,468	(20%)	⊕	Timing	Lower Utility costs incurred at Jubilee Reserve Building and various Reserves and lower Telephone costs in Governance service area
Depreciation on non-current assets	69,629	(5%)	⊕	Timing	Lower Capex in previous and current financial year due to timing of capitalisations
Interest expenses	2,202	(21%)	⊕	Timing	Within Reporting Threshold
Insurance expenses	11,580	(2%)	⊕	Timing	Lower than anticipated increase in insurance premiums
Other expenditure	116,760	(28%)	⊕	Timing	Variance is due to overhead allocations
Loss on asset disposals	0				
	<u>1,394,551</u>	(14%)	⊕		
Non-cash amounts excluded from operating activities	(69,629)	(5%)	⊗		
Amount attributable to operating activities	413,815	112%	⊕		
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions	(18,964)	(24%)	⊗	Timing	State Government Grant pending
Payments for property, plant and equipment	2,916	(2%)	⊕	Timing	Tender for Sandy Beach Ablutions awarded in August 2021 and RFQ for IT Equipment issued in September 2021
Payments for construction of infrastructure	355,796	(63%)	⊕	Timing	Delay in start to projects with inclement weather
Proceeds from disposal of assets	0				
Proceeds from self-supporting loans	(341)	(6%)	⊗	Timing	Within Reporting Threshold
Amount attributable to investing activities	339,406	(53%)	⊕		
Amount attributable to investing activities	339,406	(53%)	⊕		
FINANCING ACTIVITIES					
Repayment of borrowings	(4,269)	17%	⊗	Timing	Within Reporting Threshold
Transfers to cash backed reserves (restricted assets)	(116,040)	(100%)	⊗	Timing	EMRC Dividend \$110K received and transferred to Reserves
Transfers from cash backed reserves (restricted assets)	0	0			
Amount attributable to financing activities	(120,309)	5	⊗		
Budgeted deficiency before general rates	632,913	(209%)	⊕		
Estimated amount to be raised from general rates	(28,590)	(0%)	⊗		
Net current assets at end of financial year - surplus/(deficit)	604,323	4%	⊕		

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2021

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Last Years Actual Closing	Current
	30 June 2021	31 October 2021
	\$	\$
Current Assets		
Cash - Other	7,542,879	14,293,149
Cash Restricted - Reserves	6,875,891	7,102,906
Restricted Cash - Trust	496,215	308,566
Rates Outstanding	604,796	7,197,023
Sundry Debtors	214,196	249,532
GST Receivable	118,211	76,436
Accrued Interest	9,872	9,872
Prepayments	23,724	23,724
Inventories	6,298	5,810
	15,892,082	29,267,018
Less: Current Liabilities		
Sundry Creditors	(1,257,206)	(2,624,235)
Accrued Interest on Borrowings	(2,550)	(2,550)
Accrued Salaries and Wages	(304,261)	-
Rates in Advance		
Current Loan Liability	(97,696)	(69,004)
Hyde Retirement Village Bonds	(102,500)	(102,500)
Bonds and Other Deposits	(2,213,743)	(2,050,730)
Current Lease Liabilities	(152,712)	(93,799)
Contract liabilities	(628,512)	(628,512)
Deferred Revenue	(425,947)	(425,947)
Current Employee Provisions	(2,434,492)	(2,430,744)
	(7,619,620)	(8,428,021)
Net Current Assets	8,272,462	20,838,997
Less: Cash Reserves	(6,875,891)	(7,102,906)
Less: SSL Accrued Interest	-	-
Less: SSL Borrowings Repayments	(20,130)	(4,908)
Loan Liability - Current	97,696	69,004
Lease Liability - Current	152,711	93,799
Other Misc Adjustments	(86,703)	-
Plus : Liabilities funded by Cash Backed Reserves	234,774	238,692
Net Current Funding Position	1,774,919	14,132,678

**Town of Bassendean
Monthly Investment Report
For the Period Ended 31 October 2021**

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	30-59	60-89	90-120+			
Municipal													
13156679	2/10/2021	1/11/2021	A1	CBA	30	0.17%		200,000.00		-	200,000.00	27.94	
13156679	9/10/2021	8/11/2021	A1	CBA	30	0.17%		3,500,000.00			3,500,000.00	489.04	
322912	10/09/2021	9/03/2022	A2	ME Bank	180	0.40%	-	-	-	1,000,000.00	1,000,000.00	1,972.60	
Restricted - Bonds and Deposits:													
347112	29/10/2021	28/01/2022	A2	BOQ	91	0.28%	-	-	-	400,000.00	400,000.00	279.23	
283125	24/05/2021	22/11/2021	A2	ME Bank	182	0.45%		-	-	500,000.00	500,000.00	1,121.92	
755365673	6/07/2021	3/11/2021	A1	NAB	120	0.27%	-	-		7,824.67	7,824.67	6.95	
Restricted - Contract Liabilities/Deferred Revenue (Grants)													
							-	3,700,000.00	-	1,907,824.67	5,607,824.67	3,897.68	
Reserve													
347130	29/10/2021	28/01/2022	A2	BOQ	91	0.28%	-	-	-	794,453.94	794,453.94	554.59	
4202363	28/09/2021	25/02/2022	A1	Suncorp	150	0.30%	-	-	-	1,470,742.34	1,470,742.34	1,813.24	
313505	20/08/2021	18/11/2021	A2	ME Bank	90	0.35%	-	-	-	903,147.84	903,147.84	779.43	
4202484	21/10/2021	2/02/2022	A1	Suncorp	104	0.30%	-	-	-	1,000,665.75	1,000,665.75	855.36	
312958	16/08/2021	15/11/2021	A2	ME Bank	91	0.35%	-	-	-	703,571.22	703,571.22	613.94	
13156679	16/08/2021	15/09/2021	A1	CBA	30	0.17%	-	300,000.00	-	-	300,000.00	41.92	
407254	26/07/2021	23/11/2021	A2	BOQ	120	0.35%	-	-	-	598,828.54	598,828.54	689.06	
312996	17/08/2021	15/11/2021	A2	ME Bank	90	0.35%	-	-	-	1,329,723.63	1,329,723.63	1,147.57	
POS Funds													
10761249	17/08/2021	15/11/2021	A1	NAB	90	0.28%	-	-	-	745,303.17	745,303.17	514.57	
							-	300,000.00	-	7,546,436.43	7,846,436.43	7,009.68	
Total								-	4,000,000.00	-	9,454,261.10	13,454,261.10	10,907.36

\$ 5,600,000.00 GL011806
 \$ 5,607,824.67 Muni Investment
 \$ 7,824.67 Variance
 \$ 7,824.67 Dudley Robinson - Trust

Variance in Reserve Inv & Reserve GL 011808
 \$ 7,101,133.26 RERerve Investment
 \$ 7,102,906.27 GL 011808
 -\$ 1,773.01
 Natural Area Reserve funds to be trsf'd to an investment next maturity

-110975.2 Natural Area Reserve funds to be trsf'd to an
 106832.45 HCP Unspent Grants
 -4142.75

ENVIRONMENTAL COMMITMENT		INDIVIDUAL INSTITUTION EXPOSURE		TOTAL CREDIT EXPOSURE		TERM TO MATURITIES	
Depositing Institution	Value Invested	Pie Chart		Bar Chart		Bar Chart	
Fossil Fuel Lending ADI		49%		A1: 100%, A2: 50%		\$0 to \$4,000,000	
BOQ	1,793,282.48		51%	Investment Policy Limit vs Portfolio Exposure		\$4,000,000 to \$10,000,000	
NAB	753,127.84						
CBA	4,000,000.00						
	6,546,410.32						
Non Fossil Fuel Lending ADI							
Suncorp	2,471,408.09						
ME Bank	4,436,442.69						
BendigoAdelaide							
	6,907,850.78						
Total Funds	13,454,261.10						

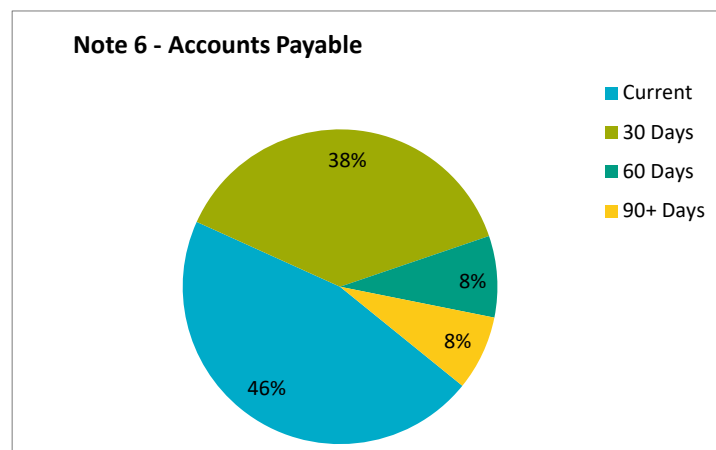
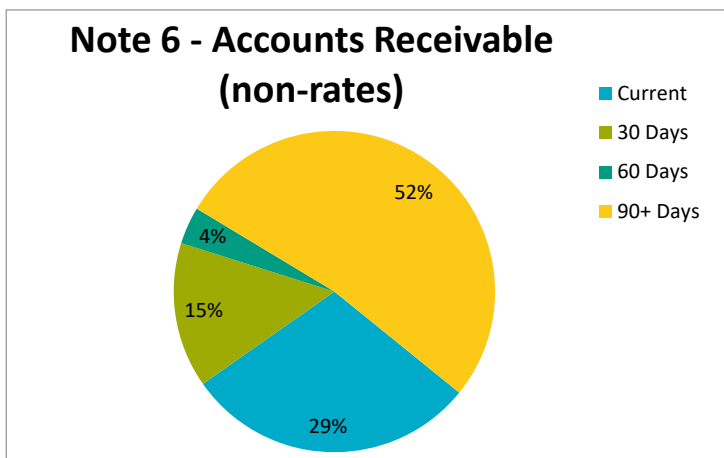
Individual Limit A1 50%

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2021

Note 4: Receivables and Payables

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	21,029	10,452	2,679	37,308	71,468

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables - General	145,806	120,674	26,566	24,405	317,451



Comments/Notes - Receivables General

The above amounts include GST where applicable.

TOWN OF BASSENDEAN
CAPITAL PROJECTS
 31/10/2021

Note 5: Capital Works Program

Highlighted projects (Column L) exceed approved budget.

Capital Expenditure Summary	2021/22 Original Budget	Budget Amendments	2021/22 Current Budget	YTD Actual	Purchase Orders	Total Inc Purchase Orders	Budget Remaining	% Total to Annual Budget
LAND AND BUILDINGS	\$762,500.00	\$0.00	\$762,500.00	\$7,356.00	\$301,330.20	\$308,686.20	\$453,813.80	-60%
DRAINAGE	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$134,470.91	\$134,470.91	\$65,529.09	-33%
FURNITURE & EQUIPMENT	\$290,000.00	\$0.00	\$290,000.00	\$124,193.28	\$90,321.43	\$214,514.71	\$75,485.29	-26%
PLANT AND EQUIPMENT	\$216,000.00	\$0.00	\$216,000.00	\$34,473.18	\$151,979.76	\$186,452.94	\$29,547.06	-14%
INFRASTRUCTURE ASSETS - OTH	\$1,931,500.00	\$0.00	\$1,931,500.00	\$182,967.30	\$1,198,275.49	\$1,381,242.79	\$550,257.21	-28%
ROADS	\$915,000.00	\$0.00	\$915,000.00	\$18,738.56	\$405,610.99	\$424,349.55	\$490,650.45	-54%
FOOTPATHS	\$6,000.00	\$0.00	\$6,000.00	\$3,894.10	\$9,990.91	\$13,885.01	-\$7,885.01	131%
TOTAL	\$4,321,000.00	\$0.00	\$4,321,000.00	\$371,622.42	\$2,291,979.69	\$2,663,602.11	\$1,657,397.89	-38.36%

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2021

Note 6: Proposed Budget Amendments					
GL Account Code	Description	Current Budget	Amended Budget	Budget Movement	Reason
CARRY FORWARD ADJUSTMENTS - CAPITAL ONLY					
	Palmerston Reserve & Padbury Way Reserve				
AP2110	Upgrades	42,000	66,682	24,682	Carry forward unspent 2020/21 project budget
AP2108	Mary Crescent Our Parks Our Place	12,000	58,789	46,789	Carry forward unspent 2020/21 project budget
AF2105	PODS for Ranger Vehicles	-	40,230	40,230	Carry forward unspent 2020/21 project budget
AD2101	Drainage re-lining Hamilton St to House 77	-	61,300	61,300	Carry forward unspent 2020/21 project budget
	Drainage North Road Relining From House no 50				
AD2103	to Harcourt St	-	75,000	75,000	Carry forward unspent 2020/21 project budget
AE2102	Information Systems Review	-	80,000	80,000	Carry forward unspent 2020/21 project budget
AT2104	Bassendean Principal Green Trail	6,000	32,210	26,210	Carry forward unspent 2020/21 project budget
	Sub-total - Carry Forward adjustments	60,000	414,211	354,211	
BUDGET RE-ALIGNMENTS					
New	Ashfield Flats Mster Planning	-	11,560	11,560	Ashfield Flats Master Planning
					Unspent income from previous closing balance (Lower Swan Locality Plan: \$10,000) and Swan River Trust Precinct Plan (\$1560), to contribute towards DBCA's Ashfield Flats Master Planning process.
11320150	Reserves - Grant Income	-	(11,560)	(11,560)	
11815110	Commemorative Services	50,000	-	(50,000)	Budget Reallocation
11213890	Subscriptions & Memberships	5,000	9,000	4,000	Additional budget for Grant Guru subscription
New	Plants to Residents	-	11,000	11,000	Omitted in adopted budget in error
12115170	Living Stream	-	32,650	32,650	Carry forward of Living Stream design costs from 20/21, omitted from budget in error
11320150	Reserves - Grant Income	-	(30,650)	(30,650)	New budget item
11313890	Sandy Beach Reserve Design Costs	-	30,650	30,650	Carryover plus additional to match to grant receivable
New	Point Reserve Concept Plan	-	32,000	32,000	Riverbank Project- development of Point Reserve Foreshore Plan
11320150	Reserves - Grant Income	-	(32,000)	(32,000)	In 2020/21 \$32k was received from DBCARG, recognised as income in 2021/22
17515260	Strategic River Assessment	-	11,500	11,500	Foreshore Erosion Assessment continuing from 2020/21 - item omitted from adopted budget
17515160	Environment Emissions Reduction	31,458	18,358	(13,100)	Revised costs for zero emissions and regional integrated transport
					Participation in EMRC Water related programmes (Water Quality and Conservation Program and Managing Flood Risk, partial funding however more funds are to be requested at Mid Year Review
17515080	Water Campaign	-	3,950	3,950	
	Sub-total - Budget Re-alignments	\$ 86,458	\$ 86,458	\$ -	
NET CHANGE IN AMENDMENTS TO SURPLUS		\$ 146,458	\$ 500,669	\$ 354,211	CHANGE TO SURPLUS

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2021

Note 7: Disposal of Assets

Asset Class	Original Annual Budget				YTD Actual			
	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
Plant & Equipment			-					
Land								
	-	-	-	-	-	-	-	-
NO TRANSACTIONS TO REPORT FOR THE MONTH/YEAR TO DATE								