

TOWN OF BASSENDEAN

MINUTES

SPECIAL MEETING OF ELECTORS

HELD AT THE SWAN DISTRICTS FOOTBALL CLUB

OLD PERTH ROAD, BASSENDEAN

ON WEDNESDAY 20 APRIL 2016 AT 7.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

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

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

His Worship the Mayor, Cr John Gangell
Cr Mike Lewis, Deputy Mayor
Cr Gerry Pule
Cr Paul Bridges
Cr Bob Brown
Cr Renee McLennan

Officers

Mr Bob Jarvis, Chief Executive Officer
Mr Simon Stewert-Dawkins, Director Operational Services
Mr Graeme Haggart, Director Community Development
Mr Mike Costarella, Director Corporate Services
Mr Brian Reed, Manager Development Services
Mrs Yvonne Zaffino, Council Support Officer/Minute Secretary

LandCorp Representatives

Mr John Hackett, General Manager
Ms Susan Oosthuizen, Business Manager

Ms Claire Paddison, Manager Community Relations
Mr Carl Williams, Senior Development Manager
Mr Nathan Ritchie, Development Manager

Parliamentarian

Mr Dave Kelly, MLA, Member for Bassendean

Public

Approximately 155 members of the public were in attendance.

2.0 GENERAL BUSINESS

The Mayor introduced the Councillors, Officers and representatives from LandCorp who were in attendance.

The General Manager of LandCorp, gave an update on the process with the community, including findings of a survey, vision and key objectives to inform appropriate community consultation processes moving forward.

The General Manger of LandCorp advised that 250 attended the community forums and there were 31 nominations that were accepted as representatives on the Community Working Group. A design forum will be held next week to give the opportunity for the Community Working Group to have input into the draft design plans.

Kathryn Hamilton - 53 Broadway, Bassendean

Ms Hamilton asked why were LandCorp representatives at this Special Electors' Meeting?

The Mayor advised that LandCorp is a stakeholder in the project and are present to respond to any questions from the community.

MOTION

SME - 1/4/16

MOVED Kathryn Hamilton, Seconded Megan Longwill, that questions from the floor that cannot be answered this evening be advertised in the local paper within 14 days of the meeting with the answers.

CARRIED

5 people voted against the motion.

The CEO advised that he would take the motion on notice, as the Local Government Act states that any motions carried at a Special Meeting of Electors will be dealt with at the next Ordinary Council Meeting. Council will then consider the motions carried at this meeting.

Don Yates – 10 Thompson Road, Bassendean

Mr Yates stated that they are recommendations as part of the report to the Council, not motions. The CEO responded to Mr Yates and stated that they are referred to as motions of the meeting which are then dealt with by Council.

Terry Keays – 39 Cumberland Way, Bassendean

Mr Keays referred to the maps and asked if these maps are the same ones that the community has been looking at all the time.

The Business Manager of LandCorp responded that the maps are the same ones provided at the community forums and stakeholder meetings that have been held to date.

Don Yates – 10 Thompson Road, Bassendean

Mr Yates referred to the maps referred to by LandCorp and stated that the maps distributed to the group on 30 March 2016 did not include Success Hill, 4 blocks in Kenny Street or the fire station. Mr Yates added that seven days later, the map included Bassendean Oval and now Success Hill and that it needs to be clarified which areas and which maps are proposed. Mr Yates stated that the WAPC has nominated two core activity centres in the draft Perth to Peel document and it is relevant to what densities can occur in those two core activity areas.

The Business Manager of LandCorp responded that working groups identified the Bassendean Activity Centre as an anomaly and the maps now show the boundary of the Bassendean Activity Centre. She added that sites in the Ashfield area, the fire station and other land identified has come through from stakeholders' meetings and as stated in the Development Agreement other land parcels could be considered as part of this process.

Kathryn Hamilton 53 Broadway, Bassendean

Ms Hamilton stated that the first and second maps were incorrect until it was corrected.

The Business Manager of LandCorp responded and acknowledged that there was a discrepancy with the maps and they were rectified at the last meeting and that this was communicated to the Community Working Group as such.

Mick Doyle – 20 Briggs Street, Bassendean.

Mr Doyle ask why the Council believes it has the right to take away green open space from the people of Bassendean.

The Mayor responded that the community working groups are currently engaged in areas of investigation and that no decision has been determined. Working groups will meet next week for two full days and at the end of this process, the community can see the first conceptual designs.

The Mayor further advised that email notification has been sent on the open day scheduled for next Thursday, and also on social media. A notice will be placed in the newspaper next week so that the community can view the first conceptual designs that the working group have been working on with the stakeholders.

Moss Johnson – 6 Barton Parade, Bassendean

Mr Johnson stated that in theory we are discussing now a large area shown on a map and that we have been told that the only influence LandCorp has is Wilson Street, BIC Reserve and Bassendean Oval. This is not talking about an overall plan for Old Perth Road, it is referring to how we can sell those areas of land.

The Business Manager of LandCorp responded they will look at land which has been identified as part of the State Government decision and that meetings held previously have identified Old Perth Road, the old fire station and the Council administration centre. The working group will look at these options and will consider whether the BIC Reserve may or may not be included.

Mr Johnson stated that the community needs to understand if we are looking at State Government or Council owned land and that the only options on the table involves selling State Government or Council owned land to private developers and that State Government owned land is the only public open space.

Anne Phillips – 122 Kenny Street, Bassendean

Ms Phillips asked that if the community did not support the proposal, would development still proceed and how would you establish community support, and with regard to options, are you inferring that one option will prevail.

The Mayor responded that there is a process of undertaking design options for a number of sites. Should the options not be feasible, and are not supported by stakeholders or the broad community, then the proposal would not proceed.

The Development Agreement provides for an allocation of \$3m from the project to redevelop the Swan Districts Football Club's clubrooms and a proposal would need to generate funds to proceed, and if the bowling club or tennis club were to be relocated, the project would need to be self-sufficient and pay for those relocations. If these conditions could not be met, the proposal would not proceed.

Ms Phillips asked what other options does the community have to maintain public open space and asked for the feasibility study to be presented.

The Mayor responded that if the community wants that, it should remain as the status quo, and then the project would not progress.

The CEO advised that in 2007 an Enquiry-by-Design process was done which identified the potential for building housing on Bassendean Oval, the BIC Reserve and the Wilson Street carpark and a way of moving forward. The following year Council adopted the Town Centre Area Strategy in 2009, and it was made a policy of the Local Planning Scheme which Council would progress as a strategy. A number of attempts failed in terms of dollar value and then further consideration resulted in a development agreement stage and was adopted by Council unanimously, as long as there was an extensive community process and no pre-conceived plans were to be used.

Warren Wright – 58 Margaret Street, Ashfield

Mr Wright referred to the development and asked who decided to have high density on the BIC Reserve and Bassendean Oval.

The Mayor advised that there has been no determination concerning structures or height of any of the development that may or may not go ahead.

The Senior Development Manager of LandCorp advised there has been no resolution made in terms of what form of development, if any development, especially in terms of height. This will be part of the community working forums next week, if any development on those sites.

Mr Wright inferred that the Mayor made that decision by using his casting vote.

The Mayor responded that the Council must ratify the process and that he cannot as an individual make that decision. The Mayor also advised that he has not used his casting vote in this decision.

Cr Brown stated that there should be some sort of sensible development that takes into account public open space and he felt that engagement with the community is required.

Tina Klein – 2 Wicks Street, Eden Hill

Mrs Klein referred to CEO's comment regarding the Town Centre Area Strategy, and that it should be stated that a decision was made not to develop the BIC Reserve. Ms Klein stated that the Women's Ancillary purchased the reserve, and that the Roads Board gazetted a bylaw that stated there would be no development on the BIC Reserve. Mrs Klein enquired whether the bylaw had been revoked.

The CEO advised that after investigations with the Department of Lands, he was advised that the bylaw does not exist and records show there are no incumbrancers on the BIC Reserve. The CEO added that when Council removed the proposed residential building on the corner of Wilson Street and Guildford Road, Council reserved the right for development on the other part of the reserve.

Mrs Klein referred to a report by the Manager Development Services to Council dated July 2015 – Item 10.4 regarding development and green space and in that report asked for public submissions to be received by 31 July, and that the community was never asked for a submission on that report and why had this not occurred.

The Manager Development Services advised that he could not recall the report and took the question on notice.

Mrs Klein stated that the working groups, and the majority of the community, are not against some development to keep the Town sustainable. Mrs Klein also added that there was a lack of information to the community and it is being rushed into considering the proposal.

Carol Seidel – 55 Broadway, Bassendean

Ms Seidel stated that the original proposal seems to have been revisited a number of times and that she was concerned about keeping open green space. She added that the community has been misled and not been made aware of the proposal during elections and that LandCorp is in a hurry to develop due to the current government.

Ms Seidel added that a majority of people agree with development, which will generate activity, but that building around the oval will not generate activity in Old Perth Road. Landowners should be encouraged to develop their properties in the western end of Old Perth Road as there are a number of vacant properties.

The Mayor responded that considerable work has been undertaken, including upgrading the lighting, installing street furniture and markets and movies events, and that a number of new businesses have come into the area to revitalise Old Perth Road.

Jennie MacLachlan – 3 Prowse Street, Bassendean

Ms MacLachlan asked if emails could be circulated to keep people up to date with the proposal. The Mayor advised that people could supply their email addresses and these will be included on the LandCorp database.

Ms MacLachlan asked if Council can enforce landowners to develop their land. The CEO responded that the Local Planning Scheme provides opportunity for owners to develop their land. State Government does have an improvement scheme for land which addresses idle land and Council has requested that this be looked into.

Carolyn Jess - 11 Anstey Road, Bassendean

Ms Jess asked how will Council gauge whether the community wants development or not and which areas it agrees with and will it go to a referendum.

The Mayor advised that the community working groups will meet and then an open evening will be held to look at proposals.

The Senior Development Manager of LandCorp responded that there will be an open evening next week and then a third planning forum where plans will be tested. A community open day will be held in May, at a date yet to be confirmed, and the community will be invited to provide feedback. He added that a concept plan will be referred to a Project Steering Group which is represented by Council, the CEO, Swan Districts Football Club and LandCorp. Recommendations will then be referred to Council to inform of the 2 to 3 year planning process with a further number of community consultation options.

Ms Jess asked how will the public who cannot attend the open day have input into the proposal.

The Mayor responded that a special edition of the Bassendean Briefings may include a survey asking for feedback. The Mayor added that if or when the Community Working Group determines the concept plans, he will speak with Councillors and the Project Steering Group on the best process to obtain community feedback.

Ms Sarah Pearce – 13 Surrey Street, Bassendean

Ms Pearce stated that the community wants more green open space as it does higher densities. Ms Pearce stated that given that there is higher density, that the community want more green open space.

Ms Nicola Clarke - 79 Penzance Street, Bassendean

Ms Clark was not in favour of development as the tennis club and other facilities are used and it will not have a community feel anymore, but a whole lot of high rise. Ms Clarke added that the carpark in Wilson Street is used extensively and asked where are these cars going to park should the carpark be removed.

The Mayor responded that the Community Working Group will work on options put forward, including public parking and traffic flow.

Emma Hayes - 8 Ollie Kicket Mews, Ashfield

Ms Hayes asked what date the community survey was circulated and how many surveys were completed.

The Manager Community Relations of LandCorp advised the survey was open from mid November 2015 until the end of January, with 575 surveys being completed. Following the survey 31 people nominated for the Community Working Group.

Ms Hayes felt that with the number of residents in Bassendean, there was not a good representation of community input and referred to the public forums and the number of people listed on the database. Mr Hayes also asked about the terms of reference and media releases.

The Manager Community Relations of Landcorp advised that a terms of reference is usually developed for all community working groups and that only LandCorp and the partners in the project speak to the media. The Manager Community Relations of LandCorp also stated that the percentage response rate for the Town of Bassendean ratepayer base is, in their experience actually high, in comparison to other similar projects LandCorp has consulted on.

Ms Hayes felt that 31 people representing the whole community was not a high number in comparison to the number of residents living in the Town. Ms Hayes stated that the proposal was a "done deal" and that the only way to influence the decision was to lobby Councillors, some of whom have not spoken tonight, and she would like to hear from those elected members.

The Mayor responded that Councillors generally don't speak at special meetings of electors and that this has been protocol in the past, but that there is nothing in the Local Government Act stating Councillors cannot speak at these meetings

Cr Pule stated that he has listened to the community and understands that it does not want a reduction in public open space. He also spoke in relation to redevelopment of private land in Old Perth Road and Council has had discussion about improvement schemes.

Ms Sarah Quintin – 23 Deakin Street, Bassendean

Ms Quintin asked what opportunity is there to retrospectively add buildings into the plan as the Child Health Clinic building in Hamilton Street is inadequate.

She also referred to an earlier proposal for a family and children centre proposed in this area and queried if we sell land to developers, is it possible to have this proposal within the current project.

The CEO advised that the proposal for this integrated centre was not feasible as it was beyond Council financially. The CEO also advised that the Community Reference Group has discussed options for the administration building and on providing new facilities for the community, such as the infant health clinic.

Frank Johnson – 16 Elder Parade, Bassendean

Mr Johnson referred to the Cyril Jackson Senior Campus which has been rejuvenated as a result of young families coming into the community. He referred to the busy roads and open space required and ask that any development be given careful consideration.

Mr Neville Horner – 5 Broun Way, Bassendean

Mr Horner referred to the 2020 vision project throughout Australia and stated that there is working group in the Town who want to increase the amount of public open space, yet part of the Council wants to reduce the amount of public space. Mr Horner asked how the loss of public open space would be compensated if developments proceeds.

The Mayor stated that it will be about activation of the open space and how to make it work to its optimum.

Mr Horner stated that regardless on how you can improve the usage, the amount of public space is reduced.

The CEO advised that this is a process the community is currently considering. When Council looks at increased development in the Town, provision of new open space is considered as part of any new proposal.

Mr Horner stated that people felt powerless in this process, and that the project steering group makes the recommendations and then goes to Council, and although the community does have input as stakeholders, it does not have any power.

The Mayor stated that there are three Councillors on the project steering group who are elected by the community and it will be the community ultimately who determines whether the project will proceed or not.

Mr Graeme King – 15 North Road, Bassendean

Mr King asked is it LandCorp's mission, as a government department, to oversee the development of land that is owned by the State versus land owned by private enterprise. Ms Oosthuizen answered that this is correct.

Mr King stated the community wants to see the rejuvenation of Old Perth Road and clearly LandCorp is restricted within its scope. Mr King referred to previous advice that there were no concept design plans and advised that he had held discussions with LandCorp which advised that it had briefed the Minister who in turn had briefed State Government.

Mr King suggested that the Minister would not have made an announcement without some sort of high level feasibility study being presented and referred to an email from LandCorp confirming this.

Mr King advised that he has high level feasibility options dated 2015 by LandCorp which were done before any subsequent meetings, and that these refer to three options.

The Business Manager of LandCorp advised that the State Government made a decision based on those plans, which were presented at the three Community Forums in late February and early March.

Mr King referred to the December Ordinary Council meeting, where he referred to a high feasibility study and asked for these plans, and that the Mayor stated at that meeting that nothing exists.

The Mayor stated this was incorrect and what he did say at the December Council meeting was that at the General Meeting of Electors he stated that to evaluate the project there was a rough outline of the land that was required to make the project feasible, but at this stage there is no concept plan.

He added that this is the purpose of the community working group meeting next week.

Mr King asked that Council share the feasibility study.

The Mayor responded that he had not seen the feasibility study and that LandCorp presented the document to State Government.

Mr King asked if Council had received a number of briefings from LandCorp prior to signing the development agreement and the Mayor advised that it had.

The CEO advised that the Development Agreement included a high-level plan, which is what Council signed off on and which was used in the advertisement.

Mr King asked that the feasibility study be shared with the community so that the community is informed of the starting point.

Mr Chris Mahony – 72 Whitfield St, Bassendean

Mr Mahony referred to the development around the Subiaco and Midland train stations and suggested that the State Government land near the railway station could be considered for potential development.

Mr Dave Kelly – MLA, Member for Bassendean

The Member for Bassendean stated that hearing people's opinions, is that the community does not want development on the BIC Reserve and that it is important historically to the Town and the school that if development proceeds in the Town, that this area remain as public open space. He added that the sooner consideration of the BIC Reserve for development be excluded from the proposal, the better, as it will deal with a lot of issues in regard to vacant shops in Old Perth Road, businesses that are struggling and also that the Wilson Street carpark could be developed with undercover parking.

The Member for Bassendean added that the Administration Centre and Council Chamber are past their use by date and should be part of the development, which will provide improvement to community facilities and the potential to revitalise Old Perth Road. If development for the oval includes more open space, the community may agree.

Nonie Jekabsons – 6 Barton Parade, Bassendean

Ms Jekabsons expressed concern regarding the use of public open space and open green space and that these areas need to be defined when considering these areas. Ms Jekabsons added that it is valuable to have active open green space within the Town, especially if it is used regularly.

Ms Keren Ketterer - 28 North Road, Bassendean

Ms Ketterer expressed concern on the loss of public open space and asked if an option could be included in the final survey for people to choose no development on public open space if they wish.

The Mayor advised that there would be an opportunity for this should the community representatives identify that option.

The Mayor left the room at 8.45pm and Cr Lewis took the chair. The Mayor returned at 8.47pm and resumed the chair.

Mr Glenn Hall - 39 Ida Street, Bassendean

Mr Hall asked for clarification on the motion before it is put to the vote, and asked does it relate to development of public open space, for example the BIC Reserve could be further developed with an open air amphitheatre, which would not comprise public open space.

MOTION

SME - 2/4/16

MOVED Keren Ketterer, Seconded Kathryn Hamilton, that:

1. Council keeps as an option for the community's consideration, an option that no green space is developed as part of the process, which includes the public open space around Bassendean Oval, the public accessible open space as part of the BIC Reserve and the green open space as part of our sporting clubs; and
2. When LandCorp offers options to the community, that this is one of the options that the community may choose, if the above is approved by Council.

CARRIED UNANIMOUSLY

Ms Kathryn Hamilton - 53 Broadway, Bassendean

Ms Hamilton requested that better community consultation be carried out and that some Councillors on the working groups cannot comment and are observers only.

Ms Hamilton referred to the rushed process and stated that the timeline be extended for community consultation. Ms Hamilton referred to the Terms of Reference of the community working group in regard to consultation with the community and stated that emails that were published on social media on how the process was proceeding.

The Manager Community Relations of LandCorp commented that feedback from community groups is a work in progress and that once all the feedback has been finalised the results could be made public.

MOTION

SEM – 3/4/16

MOVED Kathryn Hamilton, Seconded Teresa Scott, that the Mayor and this Council agree under Clause 5.1.2 of the Development Agreement to lengthen the time for community consultation by 8 weeks prior to presentation to the community of Town Planning Scheme 10 amendments.

CARRIED

Two people abstained from voting.

Ms Hamilton asked of the Mayor, given your close ties with the Board of Directors of the Swan Districts Football Club and as a member, why would you take a leading role on behalf of the Club which will see a financial benefit from this project. Ms Hamilton also queried why the Club is receiving preferential treatment for financial assistance over other clubs in the Town.

The Mayor responded that he is not a member of the Club and never has been and that he supports all other Clubs in the Town.

Ms Hamilton stated, that in the Development Agreement there is a feasibility study and can these be provided to the community?

The General Manager of LandCorp responded that there are three two-dimensional options presented to the community including a high-level feasibility study, which were undertaken and provided to the State Government so that it could consider the opportunity for the land parcels of Bassendean Oval, BIC and Wilson Street carpark further. The testing of the concepts has yet to be determined and will come out of the planning design forums.

The CEO left the room at 9.08pm. CEO returned at 9.10pm.

Ms Hamilton stated that ratepayers continue to subsidise the maintenance of the oval and have spent \$630,000 thus far, and referred to a full breakdown of additional capital expenditure which she was provided with.

The Mayor responded that approximately \$350,000 was used for a bore that services both the Oval and Point Reserve and the replacement of a scoreboard, which are not continuous costs.

The Business Manager of LandCorp stated that the formal statutory process takes approximately 18 to 24 months and a concept plan is required to start this formal process. In the Town Planning and Development Act there is an obligation for the Council to advertise those plans for public comment for 6 weeks.

Ms Hamilton asked when will Council relinquish its management orders on the reserve.

The General Manager of LandCorp advised that the land assembly process is defined in the Development Agreement and that it is expected the relinquishment process would not be undertaken until a final structure plan has been arrived at, which will include community consultation.

Ms Teresa Scott – 39 Clarke Way, Bassendean

Ms Scott felt that Council is not representing the community views and that it is not telling the truth and would like to see more transparency. Ms Scott added that Council needs seven Councillors as she felt that the Mayor uses his casting vote as the deciding vote and that he does not listen to the community.

The Mayor responded that it was a unanimous resolution of Council to endorse the Development Agreement and he did not use his casting vote which allowed this process to commence.

MOTION

SME - 4/4/16

MOVED Teresa Scott, Seconded Bob Bunce, that you lift the gag off everybody on the Steering Committee and the Council.

CARRIED

Mr Graeme King – 15 North Road, Bassendean

Mr King referred to the high level feasibility options done and the presentation of 3 options which he felt would have been costed and which showed different levels of viability and ask that the information provided to the Minister to make his decision, be shared with the community.

The General Manager of LandCorp advised that the Minister in agreeing to investigate the project further, sort that information. That feasibility gave the Minister an understanding to progress the project which will be based on plans and options that will come out of the design workshop. Until those options are considered, the intent is to receive community feedback on the size and scale of what the development could be. Mr Hackett also advised that the decision will then be made whether any proposal is feasible or not.

David Martinich, 29 Bassendean Parade, Bassendean

Mr Martinich stated that there needs to be more discussion on what people want on open green space. Process does need to take its course and that quality housing be considered. He added that people are not buying large blocks anymore and there needs to be more development in Old Perth Road and perhaps that people would rather see the Wilson Street carpark developed, rather than the oval.

Carolyn Jess - 11 Anstey Road, Bassendean

Ms Jess stated she wrote the history of the St Michael's School Bicentenary, spoke to a number of people who attend the school and there is history of the school using the BIC Reserve and some of the women who were nuns raised money so that the Town of Bassendean had that parcel of land so that it was an accessible recreation space and it would be a shame as part of history to sell that land for housing.

Ms Jess referred to the inaccessibility of the Bassendean Oval to hold school athletics carnivals and that previously, when the grounds were used they were not maintained.

The Mayor thanked everyone for attending and advised that the community would have an opportunity to provide feedback on the conceptual designs next Thursday evening at the Swan Districts Football Club.

3.0 **CLOSURE**

There being no further business, the Mayor closed the meeting at 9.50pm.