



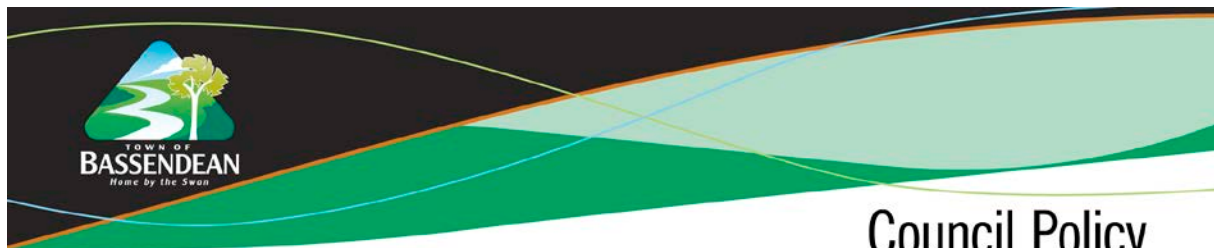
TOWN OF BASSENDEAN

POLICY MANUAL

Section 1: Town Planning and Built Environment

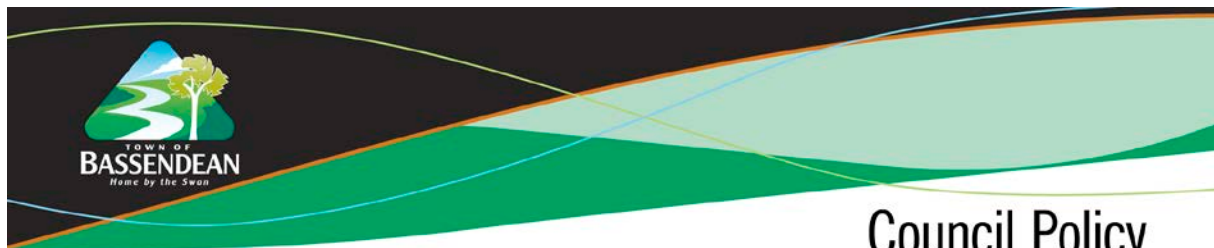
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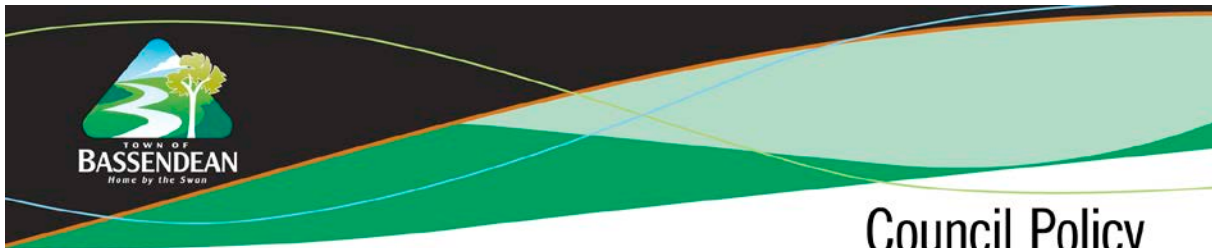


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Amendment Status

Date	Amendment Details	Authorised
OCM-22 April 2014	Policies revised to bring into line with Council's Strategic Community Plan 2013-2023	CEO



1.1 Conservation Policy and Development Guidelines

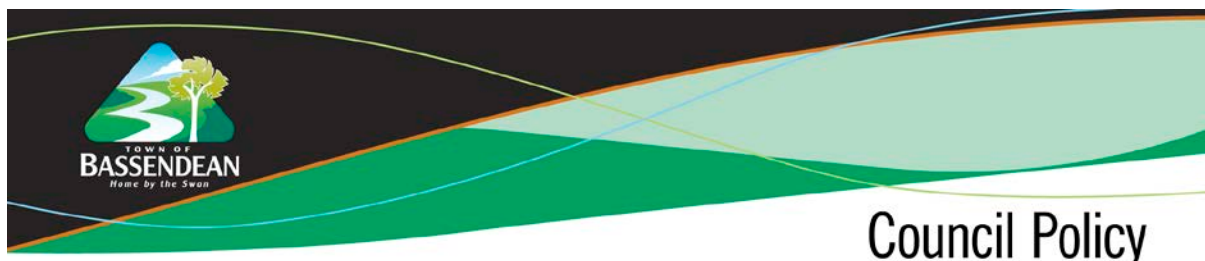
Objective

The Conservation Policy and Development Guidelines sets out the Town's commitment to manage and care for site features and significant buildings and should take into account the changes that have occurred with time and provide guidance for the management and future use of the place.

Strategy

Places identified as culturally significant have been placed on the Heritage Council of Western Australia, "Register of Heritage Places" list and they are to be conserved in accordance with the principals of the Australian International Council on Monuments and Sites (ICOMOS) Charter for places of Cultural Significance principals being:

- Conservation of cultural significant places is an integral part of good management and therefore should be safeguarded and not put at risk or left in a vulnerable state.
- Conservation of a place should identify, and take into consideration, all aspects of Cultural and Natural Heritage without unwarranted emphasis on any value at the expense of others and that the relative degree of cultural significance may lead to different conservation actions within a place.
- Conservation requires the retention of an appropriate setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusion or other changes, which would adversely affect the setting or relationships, are not appropriate.
- The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable, unless it is the sole practical means of ensuring its survival.
- Restoration is appropriate only if there is sufficient evidence of an earlier state of fabric.
- Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place. Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.
- Competent direction and supervision should be maintained at all stages, and people with appropriate skills should implement any changes.
- Records associated with conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, where this is culturally appropriate.



Where elements, or spaces of significance are likely to be effected by compliance with regulations, these works should be evaluated in terms of the conservation policy and the likely impact on significance.

Professional assistance will be sought to ensure proper evaluation of conservation, interpretation safety and maintenance issues and to ensure that the impact of restoration works will be in keeping with the Heritage Council of Western Australia conservation, maintenance and development requirements.

The Conservation Plan is to identify significant fabric, guide conservation and assist in planning improvements and future development and include implementation strategies and cost estimates for Council consideration that can be used for funding applications.

The Interpretation Plan is a means of communicating ideas and feelings which help people enrich their understanding and appreciation of their world, and their role in it (Interpretation Australia Association) and involves partnerships between interpreters and a range of different stakeholders.

Sites listed the State “Register of Heritage Places” such as the Pensioner Guard Cottage, Bassendean Oval Gates, Bill Walker Grandstand & MacDonald Grandstand and other public cultural heritage places.

As such Council has adopted a 1 Surrey Street - Pensioner Guard Cottage (c.1856-1857, c. 1991-1993) Residence (c.1893, c.1952) Conservation Management Plan and Interpretation Plan which will guide the development of detailed design plans for the restoration, reconstruction and refurbishment works which will be progressively developed and implemented.

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 - 16/06/05</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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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

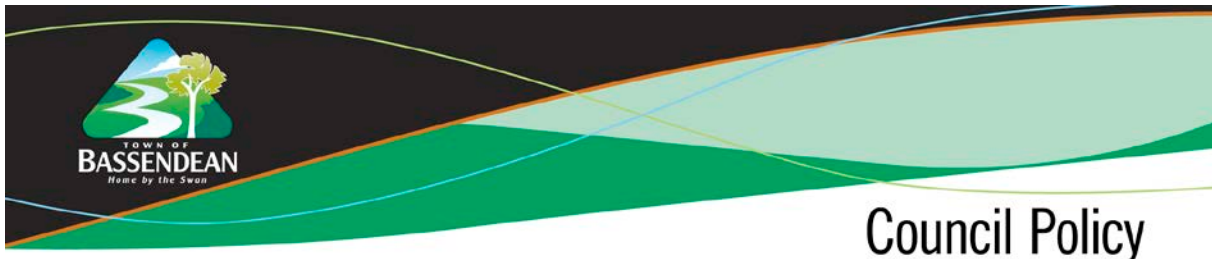
Council recognises the desirability to develop and preserve the amenity of all properties within the Town. The ability to satisfy the expectations of owners and occupiers of those properties may be limited by factors of funding capacity, priority, and obligations to the wider community.

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.



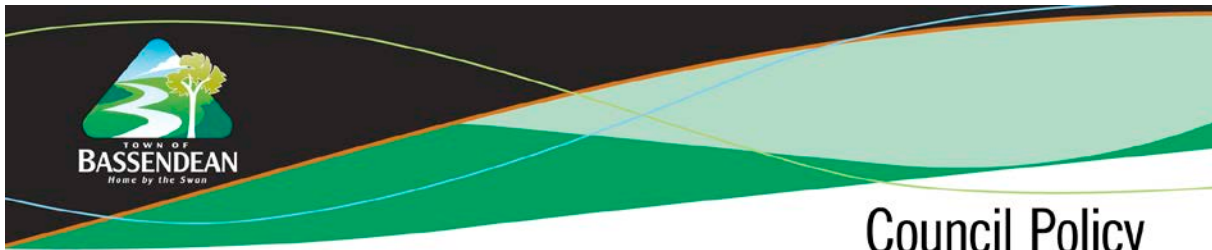
Requests for action to address traffic volume or speed issues on other than access or local distributor roads will require the use of alternative strategies such as targeted use of speed cameras in conjunction with the Police Service, additional speed zone signage, use of the Town's mobile speed display 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.

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 options(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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1.3 Path Network Planning Policy & Guidelines

Objective

To develop a path network plan, provide an evaluation process and a mechanism to identify the need for paths that accommodate pedestrians, cyclists and wheeled recreational devices.

The path network plan emphasis is on:

- developing a hierarchy of paths for various purposes
- improving the path network efficiency by providing path continuity and connectivity
- the effective integration of paths
- providing a safe environment; and
- improving the streetscape amenity.

The planning process will consider the design, construction and maintenance elements in accordance to the path network planning policy, *Austroads Guide to Traffic Engineering Practice Part 13 Pedestrian and Part 14 Bicycle*, *Australian Standards 1428 Design for Access Mobility* as amended and relevant legislative requirements.

As a result, users will be able to enjoy the personal, social and environmental benefits of a safe, healthy, enjoyable and accessible form of transport, exercise and recreation.

Strategy

Council views the street as being an important space for the community and recognises the need for a path network within the street reserve that provides connectivity, amenity, and integration of a safe, efficient and attractive path network within the streetscape.

In recognition that the street is an important space for the community, landscaping elements will be considered to enhance the streetscape environment.

The priority is to develop a street network that not only works for vehicles and public transport provision, but specifically aims to attract a high level of use by pedestrians, cyclists and wheeled recreational devices that will allow the public to safely and effectively access parks and reserves, public transport, educational institutions, commercial centres, public access ways and other community amenities.

The timing of path upgrade and construction work will be determined by the availability of funds and priorities.

EVALUATION PROCESS FOR PATH WORKS

The requirement for a path will be assessed against the following:

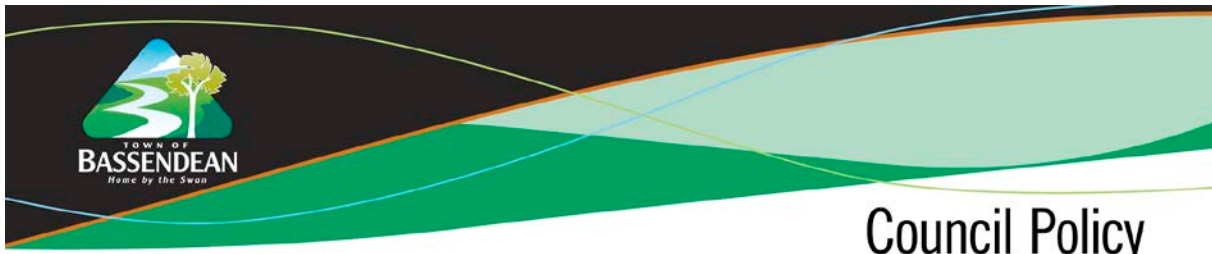
- does the street have a path;
- would a path provide connectivity to the balance of the path network;
- would a path provide access to parks and reserves, public transport, educational institutions, commercial centres, public access ways or other community amenities;
- evidence that the path is required for disabled people;
- expected user volumes; and
- vehicle traffic volumes.

In providing a new or upgraded path, Council will consider the greater good of the community.

PATH DESIGN ELEMENTS

Path designs will consider the following:

- the pedestrian path and/or shared path alignment adjacent to the property line is Council's preferred location for paths located within road reserves, unless there is a compelling reason for another alignment;
- the standard minimum path width shall be 1500mm, however, if the path is to be located on the kerb line, the path will be increased in accordance to Austroad Guidelines;
- type of kerbing, path surface, materials, signage and guidance devices will be in accordance to Austroads Part 13 Pedestrian and Part 14 Bicycle guidelines;
- where a single path is to be provided, it will be located on the side of the street that provides the best linkage/connectivity to the existing path network;
- paths are to have precedence over crossovers and the path is to be a continuous accessible means of travel so that people with a range of disabilities are able to use it without encountering barriers; and



- landscape elements will be considered to enhance the streetscape environment.

PATH HIERARCHY CATEGORIES

The following path network hierarchy categories have been established to determine the pedestrian, bicycle and wheeled recreational device requirements:

Access Place

A path will not be provided in a street, where a street or cul-de-sac has less than 20 dwellings and/or is less than 120 metres in length.

In these cases and in accordance to Austroads Part 13 Pedestrian Guidelines, the street is considered appropriate for pedestrian use, including people with disabilities, and pedestrian travel is to be via the road or verge.

Access Street - Path on one side of the road

A path on one side of the road will be provided in all streets greater than 120 metres in length and with traffic volumes less than 3,000 vehicles per day that provides path linkage to parks and reserves, public transport, educational institutions, commercial centres, public access ways and other community amenities.

In these cases, a path on one side of the road shall be provided in accordance to Austroads Part 13 Pedestrian guidelines and Part 14 Bicycle guidelines.

Neighbourhood Connectors - Path on both sides of the road

Where a road carries traffic volumes are greater than 3000 vehicles per day, a path on both sides of the road should be provided in accordance to Austroads Part 13 Pedestrian and Part 14 Bicycle Guidelines.

Paths may be omitted from one side of the street only where:

- There is no development fronting that part of the street;
- Topography or vegetation precludes provision of a path; or
- The proposed path would not provide linkage to other paths.

Bicycle Lane

Where practical, Council will endeavour to provide bicycle lanes in accordance with the Perth Bicycle Network and designated Local Bicycle Routes to educational institutions, railway stations and commercial centres, where a road carries traffic volumes greater than 3,000 vehicles per day. Bicycle lanes are to be provided using the Austroads Part 14 Bicycle Guidelines.

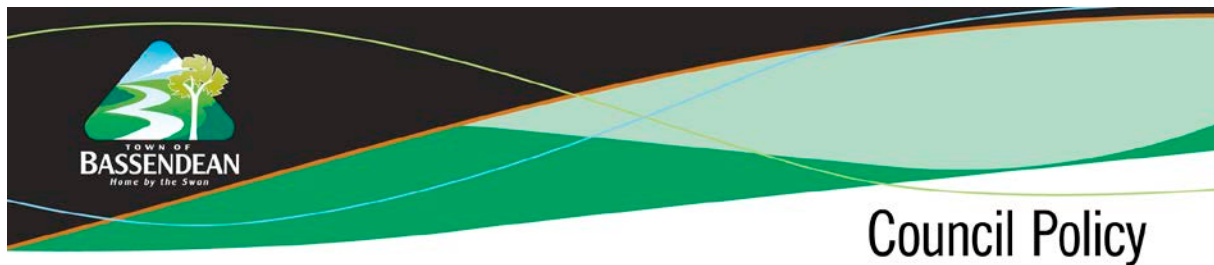
Shared Path

Where practical and if space is available within the road reserve, Council will endeavour to provide a Shared Path where a road carries greater than 6,000 vehicles per day. A shared path on one side of road only will be provided in accordance to Austroads Part 13 Pedestrian and Part 14 Bicycle Guidelines.

Guidelines

The Path Network Planning Guidelines set out a process that:

1. Residents, Businesses and Elected Member requests will be assessed against the Path Network Planning Policy. Priority will be given to sections of paths that will improve the overall connectivity of the path network.
2. Advises residents and or businesses in the street of Council's Path Network Planning Policy and the proposal for a path.
3. The associated retrofitting or new works to integrate a safe, efficient and attractive path network within the streetscape will be assessed.
4. Considers and assesses the landscaping elements to enhance the streetscape environment.
5. Reports the results of the investigation for Council consideration.
6. Allows Council to determine on an annual basis the paths required in accordance to policy for the greater good of the community in order to achieve the path network objectives.
7. Advises residents and/or businesses adjacent to the proposed path of Councils decision; and advises that if necessary, the Town will arrange reinstatement works, including the reinstatement of the verge irrigation systems.



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.

Policy Type: Strategic Policy	Policy Owner: Director Operational Services
Link to Strategic Community Plan: Town Planning & Built Environment	First Adopted: OCM - 18/11/04 Last Reviewed: March 2014 Version 1 Next Review due by: December 2016

1.4 Street Name & Directional Signs Policy

The Town of Bassendean acknowledges the importance of providing street name and directional signs that assist in the efficient and easy identification of our streets, public amenities and locations including directions to appropriate tourist, service and community facilities.

Objectives

The Town of Bassendean's objectives for Street Name and Directional Signs Policy are:

- To identify the type and style of street name and directional signage relating to public facilities that can be erected in the road reserve; and
- To outline the requirements that applies to the design, location and maintenance of street name and directional signage.

Strategy

The Town of Bassendean will achieve these objectives by:

- Determining the placement, type and design of street name and directional signs; and
- The Town will provide street name and directional signage that conform to Australian Standard 1742.5 – Street Name and Community Facility Name Signs.

Detail

Location

In assessing the appropriate location for the provision of street name and directional signs, regard should be taken of the following:

- The signs should not add to the visual clutter of the location;
- A maximum of three signs, including street name sign, shall be attached to a pole;
- A maximum of two directional signs shall be allowed per establishment; and

- The location of the sign is to be approved by the responsible officer so as to ensure compliance with traffic management requirements. The location of essential services in the area shall also be a consideration.

Manufacture & Installation

Street name and directional signs shall:

- Be manufactured from extruded aluminium section to the Town's specification; and
- Be installed on street light poles or galvanised street name poles.

Street Name Signs

Street name signs:

- Shall consist of black lettering on a reflective white background except within the Old Perth Road precinct where heritage style signs with mid-Brunswick green lettering of a reflective white background shall be used;
- Shall have a colour Town of Bassendean logo included to the left of the street name and on both sides of the sign; and
- On Guildford Road, Lord Street, Walter Road East, and Morley Drive shall consist of 140mm high lettering on a 200mm high plate; all other signs shall consist of 100mm lettering on a 150mm high plate.

Directional Signs

Directional signs shall:

- Consist of white lettering on a reflective blue background; and
- Shall consist of 100mm lettering on a 150mm high plate.

The following criteria shall apply to directional signs:

- Application for directional signs shall be made on the attached "Application for Approval of Directional Signage" form;
- The cost of manufacture, installation and any required replacement of the approved sign are to be borne by the applicant;
- The manufacture of the sign will be undertaken by the Town;
- Ongoing maintenance of the sign will be undertaken by the Town.



Council Policy

Directional signs are provided for the benefit of the community and of a non-commercial nature. Types of directional signs that may be approved include:

- Community centres or halls;
- Information centres;
- Post Office;
- Schools;
- Public Toilets;
- Sporting facilities and groups (not specific clubs);
- Places of public worship;
- Significant heritage places and buildings;
- Significant parks and reserves;
- Shopping centres (not specific stores);
- Medical centres and facilities; and
- Public Buildings (including the library and civic centre).

Application

The Chief Executive Officer (CEO) has the authority to approve street name and directional signage that complies with the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services. 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: OCM2 – 8/7/09</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.5 Crossover Policy

The proliferation of crossovers in residential and commercial areas of the Town of Bassendean impacts on the visual amenity of the area and the safety of pedestrians.

Objectives

The objectives of this policy are to provide:

- A set of criteria by which to assess requests for the construction of new, and the upgrading of existing crossovers in the Town.
- Specifications for the construction and alignment of new crossovers.
- Information on the removal of redundant crossovers from within the Town.

Strategy

The Town of Bassendean will achieve these objectives through:

- A consistent and structured approach in the consideration of applications for the construction of crossovers.
- The development and maintenance of design specifications for crossovers.
- The development of a program for the removal of redundant crossovers throughout the Town.

The presence of street trees on the verge may impact on the location and/or alignment of a crossover. This policy is to be implemented in conjunction with the Town's Street Tree Protection Policy whereby, unless there are valid reasons for its removal, the street tree shall take precedence over the crossover.

Detail

A crossover is defined as the vehicular crossing between the road carriageway and the front boundary of a private allotment by which vehicles enter and leave a private property. This policy will apply to all crossovers within the boundaries of the Town.

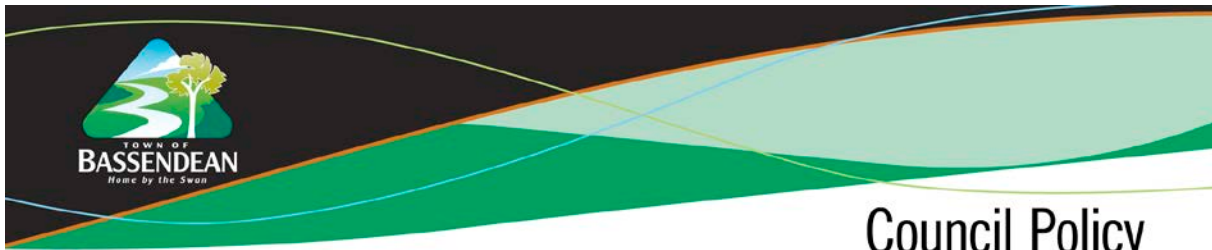
Variations to the standards of this policy may be considered on the merits of any applications and taking into account the following:

- The need for additional parking on-site.
- Impact on street parking.

- Any other matters the Town considers appropriate.

New Crossovers

1. The Town supports uniformity of crossovers where possible and has developed standards to be adhered to.
2. Crossovers shall be constructed to the Town's specification and relevant Australian Standards.
3. Driveways shall be designed to minimise the number of crossover points to the street.
4. Footpaths are to be visually predominant and shall have precedence over crossovers. The footpath shall be a continuous accessible means of travel allowing universal access for all users.
5. All crossovers shall be constructed with a cross fall back towards the road and with the concrete flush with the road carriageway.
6. Crossovers shall be constructed with in-situ concrete to match predominate concrete colour or other material approved by the Town of Bassendean.
7. Alterations to the verge, path, or crossover that encroach on to a neighbouring property shall be carried out at the expense of the applicant. The property owner of the neighbouring property is to be notified of the details of the alterations prior to the application being made. A written response from the neighbouring property owner is to be provided with the application.
8. Street trees shall be protected during the construction of a crossover or any other work on the verge, in accordance with the Street Tree Protection policy.
9. Crossovers shall be constructed in accordance with the following specifications:
 - a. perpendicular to the road carriageway with a minimum clearance of 0.5 metres from the side boundary;
 - b. clearance from any poles on the verge shall be at least 0.6 metres;
 - c. where an existing tree is within 1.5 metres of a proposed new crossover, advice is to be sought from the Town's Parks and Gardens Supervisor on the characteristics of the tree and in particular its projected future growth/size;
 - d. the maximum width for crossovers shall be as follows:
 - i. residential – 6 metres; and
 - ii. commercial (including service stations) – 10.7 metres; and



- e. the minimum width of a crossover at the boundary line shall be 3 metres, the apron at the kerbline shall be 1 metre wider on both sides of the crossover.
10. The levels and location of the crossover shall be approved by the Town. No new crossovers shall be constructed within 12.0 metres from the side boundary. i.e. For a corner site, with a 6x6m truncation, no new crossovers shall be constructed within 6.0 metres of the truncation peg. For a corner site, with a 3x3m truncation, no new crossovers shall be constructed within 9.0 metres of the truncation peg.
11. Crossovers that are to be constructed within close proximity of a signalised intersection shall be individually assessed in accordance with the requirements of Main Roads WA.
12. Guildford Road is designated as a “Primary Regional Road” under the Metropolitan Region Scheme and therefore, any application to construct or remove crossovers from Guildford Road shall be referred to Main Roads WA for comment.
13. Collier Road, Walter Road East, Lord Street, and Morley Drive are designated “Other Regional Roads” under the Metropolitan Region Scheme and therefore, any application to construct or remove crossovers shall be referred to the DPI – Transport Section for comment.

Upgrading Existing Bitumen Crossovers

Property owners are encouraged to upgrade old bitumen crossovers to concrete. This is to be promoted:

- Via the conditions of development approval.
- When property owners make requests for bitumen crossovers to be repaired and/or maintained by the Town.

Removal of Redundant Crossovers

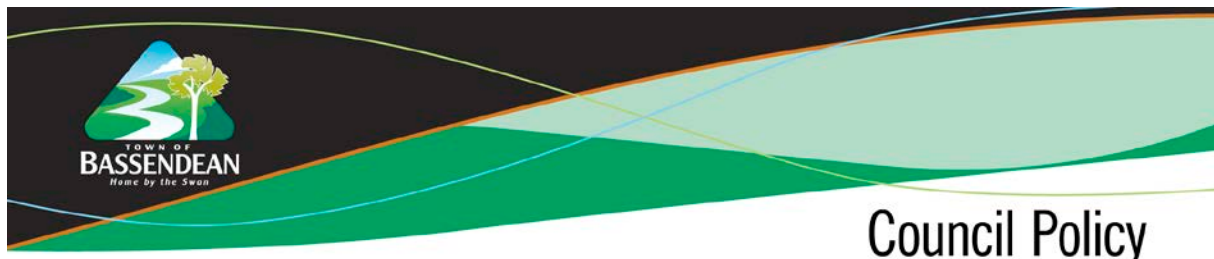
1. In instances where vehicle access is available from a secondary street or rear laneway, the Town will seek to rationalise access points to a property by the removal of any existing crossovers and reinstatement of the verge in the primary street.
2. Vehicle crossovers that are no longer required, or no longer connect with an internal driveway or parking area shall be removed.

Financial Considerations

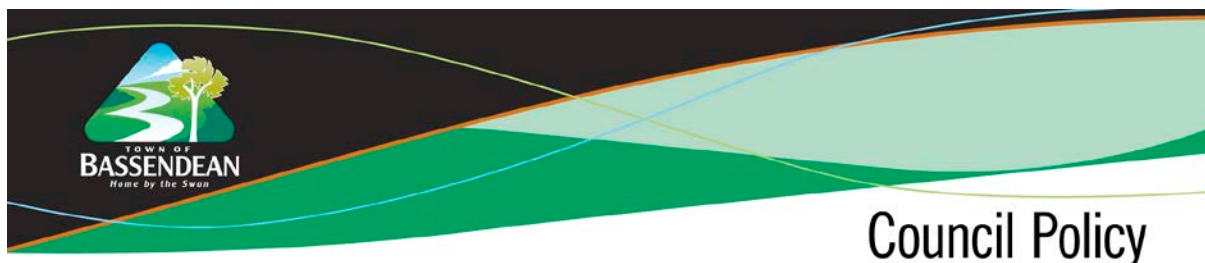
1. Council will make a contribution equal to one half of the cost per m² for the construction of one standard crossover per residential lot to a maximum of that set in Council's Schedule of Fees and Charges. The contribution will only be made following the actual construction of the crossover and providing that it is constructed in accordance with the Town's specifications.
2. The cost of a standard crossover constructed by the Town or by a private contractor will be determined by the Town.
3. Where lots are strata-titled, more than one contribution may be made, at the discretion of the Town, if more than one crossover is constructed. The number of crossovers attracting the contribution shall not exceed the number of separately titled units on the lot.
4. Where a property is serviced by one or more bitumen surfaced crossovers, one subsidy will be paid when the crossover is upgraded to concrete.
5. The owner of the property to which the crossover is being constructed shall bear the cost of any public utility services adjustments that are required as a result of the construction of the crossover.
6. The property owners' contribution towards the construction of a crossover constructed by the Town is to be paid prior to the commencement of works. Where the crossover is constructed by the property owner, it shall be inspected by the Town, to ensure it complies with the Town's specifications, prior to the subsidy being paid.
7. Redundant crossovers shall be removed at the expense of the property owner.

Application

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services. 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: OCM2-13/09/09</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.6 Maintenance of Rights of Way Policy

Objective

To ensure that rights of way in the Town of Bassendean are maintained in an accessible and safe condition.

Policy

The Town of Bassendean recognises the rights of adjoining owners to access rights of way within the Town.

All rights of way under the care and control of the Town of Bassendean will be maintained in a clean and serviceable condition. Council will also maintain all rights of way owned by deceased estates.

Council will take reasonable steps to ensure that all other rights of way not under the control of the Town of Bassendean will be maintained in a clean and serviceable condition by encouraging the owners to undertake the maintenance and/or to contribute to the cost of maintenance. Council will contact all owners of rights of way totally or partly owned by other parties to ensure that maintenance is undertaken to appropriate standards.

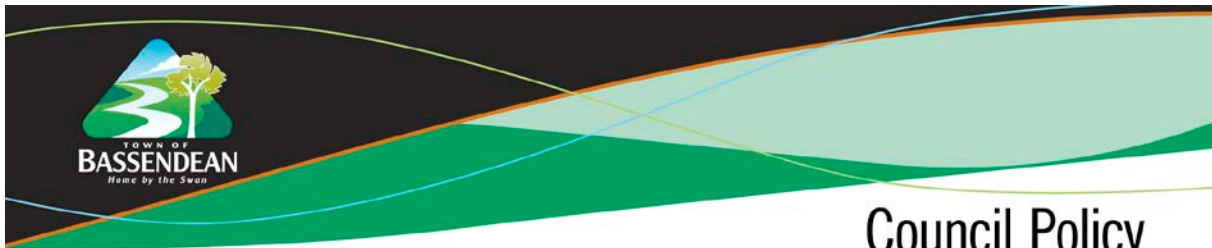
Twice yearly, servicing will occur to rights of way which will include excess rubbish removal, mowing of overgrown weeds and grasses, perimeter weed spraying, and levelling of grossly uneven areas.

An appropriate budget allocation will be made annually to allow this program to proceed.

Application

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services. 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 – 8/5/01</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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Council Policy

1.7 Road Construction - Unserviced Lots Policy

Objective

To require owners benefiting directly from the construction of streets to pay for those streets.

Policy

That residents owning unserviced lots outside of the Town Planning Scheme No. 4A be required to contribute to the costs of providing a roadway.

Application

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services. 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 – 17/5/99</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.8 Significant Tree Policy

The Town of Bassendean recognises the great importance of the present and long term future of trees and the need to identify and protect significant trees located in the public domain.

Objectives

The objectives of this policy are to provide:

- A set of criteria by which the Town can assess requests to have trees listed on the Significant Tree Register; and
- Guidelines for the management and protection of trees listed on the Significant Tree Register.

Strategy

The Town of Bassendean will achieve these objectives by putting in place management practices and procedures that provide clear direction for the listing and management and protection of trees on the Significant Tree Register.

Detail

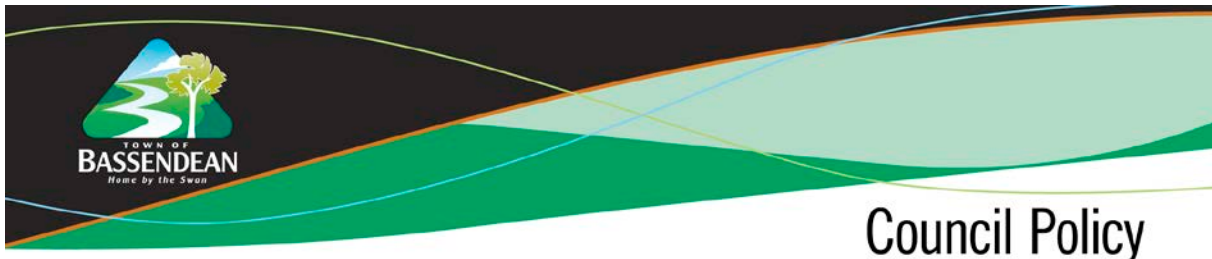
Significant Tree Register

Criteria for Listing Trees

This policy has been developed to provide street and other public trees that have been identified as having special significance to the community, an additional level of protection not already afforded under the auspices of existing Council policies.

The policy does not apply to trees on private property as these trees may be protected through the application of a Tree Preservation Order under the auspices of Local Planning Scheme 10. Likewise this policy does not apply to trees on state government land as the land on which these trees are located is reserved under the Metropolitan Region Scheme and therefore, not controlled by the Local Planning Scheme.

Trees may be listed on the Significant Tree Register if it can be clearly demonstrated that they meet one or more of the following criteria:



1. Aesthetic Value:

- a. Trees display outstanding qualities such as shade, colour, texture, fragrance and seasonality;
- b. Trees occurring in a prominent location; or
- c. Trees which contribute significantly to the landscape in which they grow (including streetscapes, parks, gardens or natural landscapes).

2. Scientific and Environmental Value:

- a. Trees of an important genetic (including remnant vegetation) value that may provide important and valuable propagating stock;
- b. Trees which provide a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality or benchmark site;
- c. Trees which are a significant habitat element for rare, threatened, priority or locally uncommon or common native species; or
- d. Trees which are vulnerable or endangered.

3. Historic or Cultural Value:

- a. Trees which are highly valued by the community or cultural groups for reasons of strong religious, spiritual, cultural or social associations and including trees associated with aboriginal heritage and culture (such as gathering sites);
- b. Trees which are associated with a heritage listed place and that are representative of that same historic era;
- c. Trees which are not associated with a heritage site but for which it can be demonstrated that they have some historical significance; and/or
- d. Trees with local significance and that are important to the local community and are recognised features of the immediate landscape.

Nomination of Trees for the Register

The nomination of trees to be included in the register may be made by individuals within the community, community groups, or by staff members at the Town of Bassendean. Nominations will only be considered when made on the form at Appendix A to this policy.

Assessment and Approvals Process

On receipt, the nomination form will be assessed by the Town and a suitably qualified officer (eg. the Parks and Gardens Supervisor) will make comments and recommendations in relation to the nomination. On receipt of the completed nomination form, including the officer comments/recommendations the Manager Asset Services will submit a report to Council for their consideration. Council are the sole approving authority for listing trees on the Significant Tree Register.

Format and Location of the Register

The register shall include the following information in relation to each listing (a listing may include a single tree or group of trees):

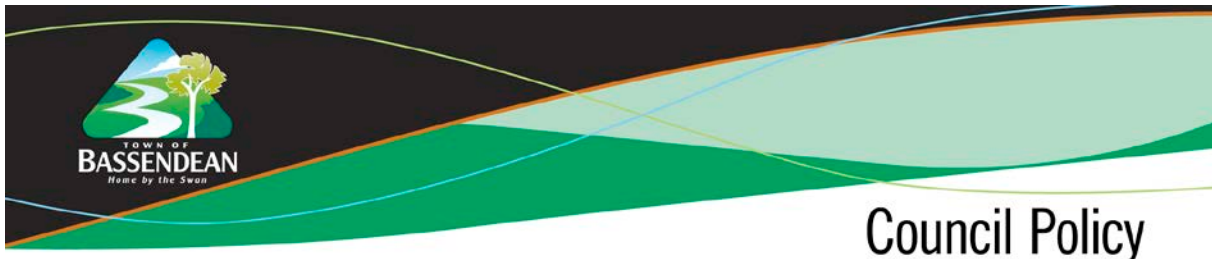
- An identification or item number.
- The classification or classifications for the listing.
- The botanical and common name of the tree(s).
- The number of trees in the listing.
- The address/location of the tree(s).
- The GPS coordinates of the tree(s).
- Comments on why the tree(s) has/have special significance.
- The Council resolution number that approved the listing of the tree(s).
- A hyperlink to a picture of the tree(s).

The register will be maintained by the Manager Asset Services and will be available for viewing on the Town's website.

Management of Significant Trees

Pruning of Trees

Pruning of trees listed on the significant tree register shall only be undertaken, where absolutely necessary. Where pruning is required, the pruning shall be carried out in accordance to Australian Standard (AS 4373-2007) Pruning of Amenity trees and the Council adopted Street Tree Protection Policy.



Pruning of significant trees shall be carried out in an arboriculturally correct manner and only by contractors and/or staff who are suitably qualified and experienced or under the direct supervision of someone who is suitably qualified and or experienced (eg Parks & Gardens Supervisor).

Building/Development adjacent to a Significant Tree

All significant trees shall be protected prior to and during construction in accordance with AS 4970-2009 Protection of Trees on Development Sites.

The location of a Crossover to service an adjacent property shall be appropriately located in order to protect the significant tree listed on the register.

Should there be no agreement with the applicant on the location of the proposed crossover, an Officer report is to be presented to Council for consideration and determination in accordance with the Street Tree Protection Policy and the Amenity Tree Evaluation Policy and other relevant supporting documents.

Removal of Significant Trees

Authority for the removal of a significant tree listed on the register will be made by a resolution of Council under cover of an Officer Report. The only exception to this will be where there is an immediate risk that the tree is structurally unsound and that failure is imminent. In these cases Council will be informed of the removal, also under cover of a report.

Officers will only recommend the removal of trees listed on the register when they are dead, dying or diseased and unlikely to respond to treatment within the scope of approved modern arboricultural management practices. In these cases Officers will provide an arboricultural report from a suitably qualified and independent arboricultural consultant.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Chief Executive Officer has the authority to administer the requirements of this policy. The Chief Executive Officer has on-delegated this authority to the Manager Asset Services.

Council gives the Chief Executive Officer delegated authority for the removal of any significant tree once the Mayor and Elected Members are informed that there is an immediate risk that the tree is structurally unsound and that failure is imminent



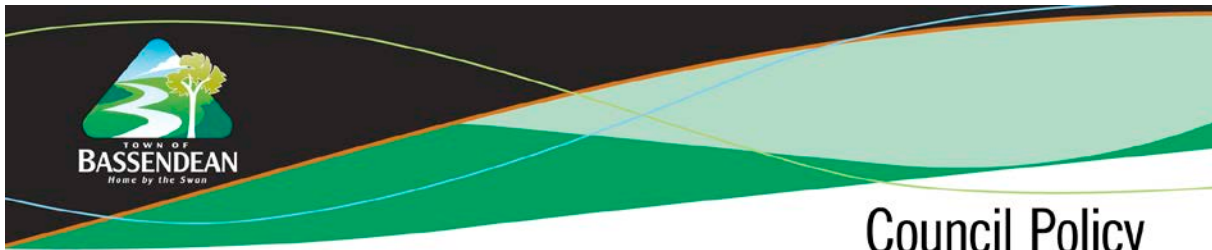
Policy Type: Strategic Policy

Policy Owner: Director Operational Services

Last Reviewed: March 2014

Version 1

Next Review due by: December 2016



**Appendix A to the
Significant Tree Register**

NOMINATION FORM

Details of Person or Group Nominating Tree(s) for Listing

Name of Person/Group: _____

Postal Address: _____

Residential Address: _____

Contact Number: _____

Email Address: _____

Details of the Tree(s)

Address of Tree(s): _____

Location of Tree(s): _____

Single Tree: ☐ Group of Trees: ☐ No of Trees in Group: _____

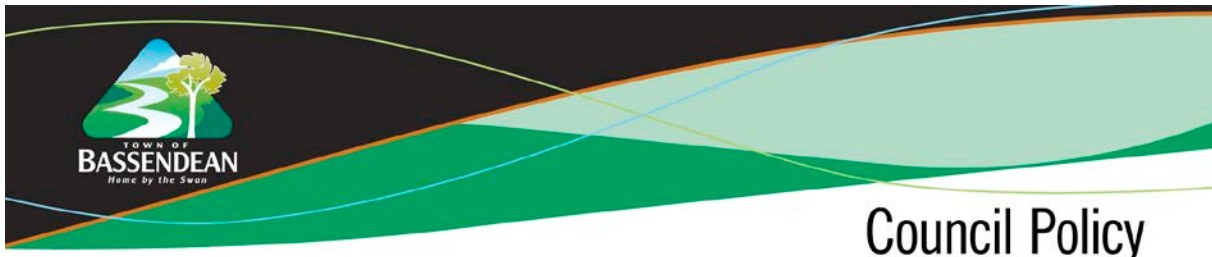
Common Name: _____

Botanical (Latin) Name: _____

Planted By (if known) & Date of Planting: _____

Supporting Attachments

Any additional information (eg. media articles, historical information etc.) ☐



Photo(s) of the tree(s) ☐

Map indicating location of the tree(s) ☐

Criteria for the Assessment of the Value or Significance of the Tree(s)

Please indicate (tick) the category or categories under which you are nominating the tree(s). Please choose the category and sub-categories that best describe why you believe the tree(s) has/have special significance to the community of the Town of Bassendean.

☐ **1. Aesthetic Value**

- ☐ a. Trees display outstanding qualities such as shade, colour, texture, fragrance, and/or seasonality.
- ☐ b. Trees growing in a prominent location.
- ☐ c. Trees which contribute significantly to the landscape in which they grow (including streetscapes, parks, gardens, or natural landscapes).

☐ **2. Scientific and Environmental Value**

- ☐ a. Trees of an important genetic value (including remnant vegetation) that may provide important and valuable propagating stock.
- ☐ b. Trees which provide a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, or benchmark site.
- ☐ c. Trees which are a significant habitat element for rare, threatened, priority or locally uncommon or common native species.
- ☐ d. Trees which are vulnerable or endangered.

☐ **3. Historical or Cultural Value**

- ☐ a. Trees which are highly valued by the community or cultural groups for reasons of strong religious, spiritual, cultural, or social associations and including trees associated with Aboriginal heritage and culture (such as gathering sites).
- ☐ b. Trees which are associated with a heritage listed place or public figure that are representative of that same historic era.
- ☐ c. Trees which are not associated with a heritage site but for which it can be demonstrated that they have some historical significance.
- ☐ d. Trees with local significance and that are important to the local community and are recognised features of the immediate landscape.

Comments in Support of Nomination

Please describe why you consider the tree has special significance to the community of the Town of Bassendean, and why it should be listed on the Significant Tree Register (if not enough room, please include an additional attachment).

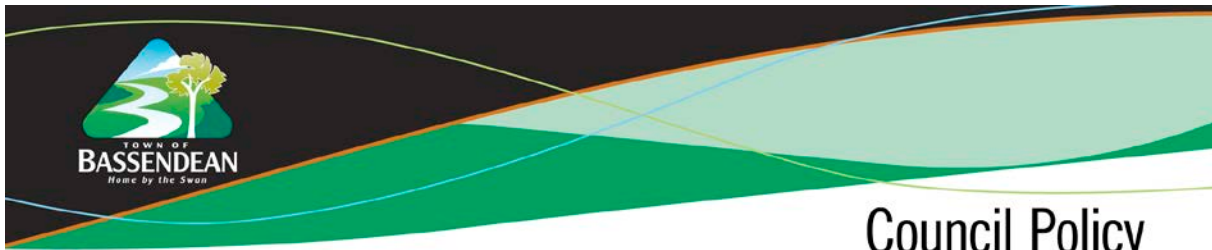
Officer Assessment & Comment (office use only)

Date Received: _____ Form Filled Out Correctly Yes ☐ No ☐

Officer comments in relation to nomination: _____

Nomination Supported: Yes ☐ No ☐

Officer Name: _____ Date of Assessment: _____



1.9 Verge Treatment and Maintenance Policy

Street verges within the Town perform important functions including the provision of space for public utility services, increased public space and the visual linking of streetscapes. In the interests of Bassendean's wellbeing into the future, the Town wishes to encourage landscaping that is waterwise, aesthetically pleasing and reflects our natural heritage.

It is acknowledged that verges form part of the public realm. Whilst Council allocates funding for the maintenance of selected verges, generally those adjacent to major or distributor roads, the Town relies on the goodwill and cooperation of adjacent land owners/occupiers for the maintenance of their verges.

Objectives

The objectives of this policy are to encourage adjacent owners/occupiers to install and maintain Permissible Verge Treatments in accordance to Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law, for the installation and management of verges that are waterwise, aesthetically pleasing, and that reflect our natural heritage.

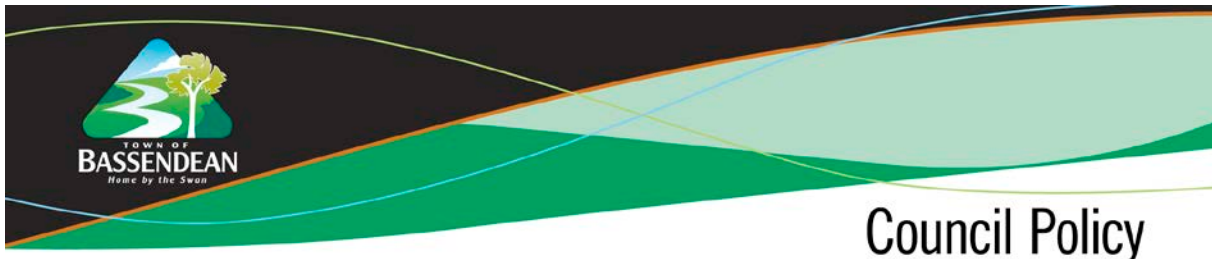
Council does not mow or slash verges adjacent to all private, commercial or industrial property on the basis that owners and residents with civic pride undertake this activity as a contribution to the amenity of the Town. This allows Council to direct its resources to priority services.

Strategy

The Town of Bassendean will achieve these objectives through the application of "Permissible Verge Treatment" guidelines (see Appendix 1) with which to assess requests to develop new or alter existing verge treatments and the development of a priority verge slashing program to reduce the grass loadings through out the year, within the allocated budget constraints.

Street verge slashing program is a grass reduction service not a lawn mowing service and will be provided within budget constraints, in accordance with the following priorities:

Priority One - Primary and District Distributor Roads – Guildford Rd, Lord St, Walter Rd East, Morley Drive (as arranged with the Shire of Swan), Collier Rd and Railway Parade, and areas required to be carried out for reasons of fire, traffic, cyclist or pedestrian safety.



Priority Two - Local Distributor Roads – West Rd, Ivanhoe St, Old Perth Rd, Hardy Rd, Reid St, Broadway, Northmoor Rd, Iolanthe St, Palmerston St, Shackleton St, Bridson St, Haig St and Colstoun Rd.

Priority Three - Local Roads - Scaddan St, North Rd, Bassendean Parade, Pearson St and Surrey St.

Priority Four - Verges adjacent to vacant and corner blocks, cul-de-sac heads, and closed road sections in other roads.

Note:

1. Verges adjacent to Council controlled reserves are to be mown as part of those reserves; and
2. Verges maintained by the resident are not included in the verge slashing program.

Detail

This policy applies to the portion of land between the road kerb/edge and the property boundary. The requirements of the policy exclude footpaths and crossovers.

Treatments should be attractive and provide a positive enhancement to the streetscape. Street tree planting shall be in accordance to the adopted Street Tree Master Plan. Street trees remain the responsibility of the Town and are therefore, excluded from this policy.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services.

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-12/12/11</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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Appendix 1

PERMISSIBLE VERGE TREATMENTS

Introduction

The portion of land between a property boundary and the carriageway or road is referred to as the verge. Property owners or residents of land abutting the verge may install a permissible verge treatment.

A permissible verge treatment is one that is approved by Council and subject to stringent conditions.

Waterwise management practices are encouraged for verge treatments. The Water Corporation webpage (www.watercorporation.com.au) has a range of initiatives to assist residents minimise water usage.

Permissible Verge Treatments

The Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2010 states:

Division 1 - General prohibitions : A person must not plant any plant except grass within 6m of an intersection

Division 3 - Permissible Verge treatments:

- (1) *An owner or occupier of land, which abuts on a verge, may on that part of the verge directly in front of her or his land install a permissible verge treatment.*
- (2) *The permissible verge treatments are:*
 - (a) *the planting and maintenance of a lawn;*
 - (b) *the planting and maintenance of a garden provided that:*
 - (i) *clear sight visibility is maintained at all times for a person using the abutting thoroughfare in the vicinity of an intersection or bend in the thoroughfare or using a driveway on land adjacent to the thoroughfare for access to or from the thoroughfare;*
 - (ii) *where there is no footpath, a pedestrian has safe and clear access of a minimum width of 2m along that part of the verge immediately adjacent to the kerb;*
 - (iii) *it does not include a wall or built structure; and*
 - (iv) *it is not of a thorny, poisonous or hazardous nature; or*
 - (c) *the installation of an acceptable material; or*
 - (d) *the installation of an acceptable material or other verge treatment in accordance with paragraph (c), and the planting and maintenance of either a lawn or a garden on the balance of the verge in accordance with paragraph (a) or (b).*

Acceptable materials	Conditional requirements
1. Composted mulch or chipper mulch material	➤ Street Tree Protection policy requirements are applied to ensure the long-term health of the tree
2. Small format Permeable/ Porous Pavers	➤ To protect the tree roots, all earth works under the tree drip line shall be performed using hand tools ➤ Verge pavers shall be at least 20 per cent porous

Acceptable materials	Conditional requirements
3. Irrigation system 4. Grass 5. Low growing ground cover plants	<ul style="list-style-type: none"> ➤ Storm water on verge shall be managed on site ➤ Verge pavers shall not be laid within 2 metres from base of existing tree trunk ➤ A minimum of 2 metre wide street tree planting bay (s) shall be provided for future street tree (s) ➤ No more than one third of the verge shall be paved excluding the crossover ➤ Mulch or paving once installed shall not be higher than the adjacent kerb line, footpath or crossover ➤ Paving shall tolerate limited vehicle traffic ➤ Below ground irrigation / pop up sprinklers

Examples of Non - Acceptable materials	Reason
1. Frangible objects such as mounds, rocks, sleepers, walls, and garden kerbs 2. Loose objects such as gravel or aggregate 3. In-situ concrete, concrete slabs, and bitumen 4. Artificial turf	<ul style="list-style-type: none"> ➤ Frangible objects may be considered unsafe, cause damage or be used to cause damage ➤ Loose objects impact upon pedestrian safety ➤ Concrete & bitumen have poor water permeability and contribute to storm water flow ➤ Synthetic turf may reduce soil health and contribute to the urban heat island effect by absorbing sunlight and emitting heat

Irrigation & Planting requirements

Irrigation of the verge is an acceptable material on the following condition:

- Gate valve(s) / solenoid valve(s) are located on private property
- Installation of retractable sprinkler heads, level with grass surface
- Irrigation system designed to ensure that the water is not distributed onto paved surfaces.
- Irrigation is applied in accordance to Waterwise for WA water roster requirements.

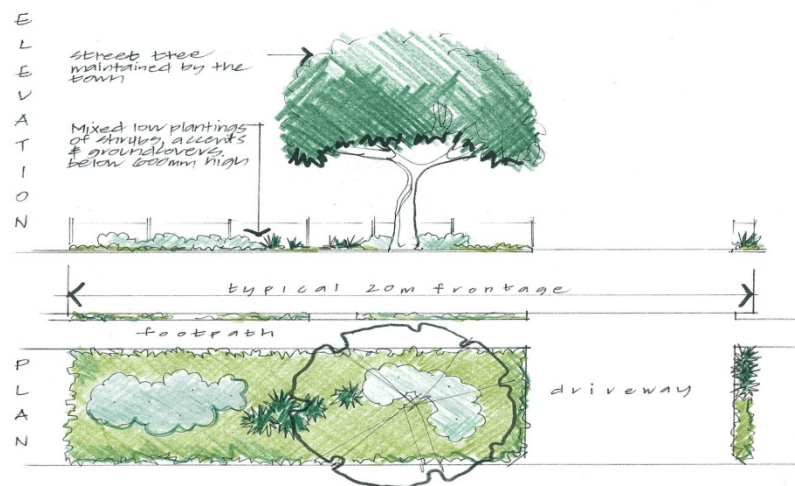
In regards to the landscaping of the verge, it is essential to provide at all times clear sight visibility for both pedestrians and vehicles. Where there is no footpath, safe and clear access shall be provided for pedestrians. No plant except grass or a similar ground cover plant is to be grown within 2 metres of a road edge and no plant except grass or a similar ground cover plant is to be within 6 metres of an intersection. Other low growing plants shall not exceed 0.75 metres in height.

The sketch landscape plan below is provided to assist the owner / occupier of the lot abutting a verge, appreciate visually the verge planting requirements. In this plan, the plants have been arranged so that grass or a similar ground cover plant covers are placed at edges and low growing plant towards the middle of the verge area.

Where street trees are growing under the overhead power lines it is essential that that the Town of Bassendean approved contractors have appropriate machinery access to carry out street tree pruning operations. Should a verge treatment proposal prevent a street tree from being maintained/ pruned or will damage an existing street tree, the application shall be refused.

When considering landscaping a verge, the planting of endemic (local native) low growing groundcovers and shrubs are strongly encouraged. *Grow Local* native plants brochures can be obtained from the Town's Customer Service information desk. The brochure contains a range of hints and information on how to use and look after native plants

Below is an example of a verge landscaped plan



Important Information:

- Please refer to the Council adopted Verge Treatment Policy, Street Tree Protected Policy and the Crossover Policy are available for viewing on the Town of Bassendean webpage at: [www.bassendean.wa.gov.au/information & feedback/policies](http://www.bassendean.wa.gov.au/information&feedback/policies).
- Before the owner/occupier of the lot abutting a verge or contractors start to dig, plough, excavate or undertake any sub-surface activity, contact the “Dial Before You Dig” service on telephone 1100 to access indicative plans / information within 4-5 days on underground pipes and cables. Failure to take steps to avoid damage may leave you liable for costs incurred in the event of infrastructure damage.
- Local native plants will generally need to be watered for the first two summers until established. Some non-native plant species whilst ‘waterwise’ should be avoided as there is the potential for seed dispersal into natural areas. For this reason local natives are preferred

APPENDIX 2

VERGE TREATMENT APPLICATION FORM

Name of Applicant:
 Property Address:
 Email:
 Telephone (Hom):(Mob):

Verge Treatment Details

Please (✓) tick to confirm the required information has been attach to the verge treatment application form.

- ☐ Sketch plan of proposed verge treatment attached
- ☐ Specification of material planned to be utilised provided
- ☐ If garden to be provided, ensure plant species proposed are clearly shown.
- ☐ Reticulation plan of proposed spray or drip reticulation attached
- ☐ Dial before you dig information attached
- ☐ Request the Town plant and maintain a street tree.

Please Note: If above supporting information is not submitted with application, the Town will have no option but to reject application until relevant information is provided

For General Information Sheets, please refer to the Town of Bassendean web page at : www.bassendean.wa.gov.au/ for the following:

- * "Street Tree" – Telephone 93779000 or request in writing a street tree (s) be planted
- * "Street Tree Protection"- building permit requirements.
- * "Crossovers" – constructed in accordance to Town's specifications
- * "Availability of Mulch" Free mulch during specified time frames or pay for delivery.

I/we, agree:

1. to maintain the verge area in accordance to the approved permissible verge treatment in a good and tidy condition and ensure that pedestrian access will be maintained.
2. that service utilities on occasions will require access to the verge area to undertake underground, above ground routine work and street tree pruning operations.
3. that if the approved permissible verge treatment is damaged as a result of the routine work, the applicant shall reinstate the area at no cost to the Town of Bassendean.

Applicant (s) Name
 Applicant/s Signature
 Date:

Please note that landscaping of verge area shall not be undertaken without written approval that the application is in accordance to the Permissible Verge Treatment requirements

OFFICE USE ONLY

Required Verge Treatment documentation and Plans submitted	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Tree Protected policy considered & applied	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Acceptable materials utilized	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Pedestrian Access provided	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Existing / Future Street Tree considered	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Application ☐ Approved ☐ Refused

Comments:

.....

.....

Officer Title : Date: Applicant advised Yes ☐

1.10 Street Tree Protection Policy

Street Trees contribute to the amenity, aesthetics and sense of place for the residents of the Town. Taking these issues into consideration the Town of Bassendean recognises the long-term health of a street tree can be adversely affected during a development process by various means and therefore the long-term health of every street tree should be protected.

Objectives

The objectives of this policy are to:

- Ensure that street trees are suitably protected during the development process of an adjacent land lot; and
- Ensure the long-term health of trees in streetscapes

Strategy

The Town of Bassendean will achieve these objectives through:

- An application for planning consent or a building licence, accompanied by a detailed survey plan including:
 - Species of all existing trees on the road reserve adjacent to the proposed development;
 - Height and width of tree canopy;
 - Girth (circumference) of tree trunk at a height 1.0 metres above the natural ground surface;
 - Condition of all existing trees on the road reserve adjacent to the proposed development; and
 - Which, if any, of the identified trees are requested to be removed, with reasons therefore.
- Non-compliance with the provision of the above assessment and survey drawings shall result in a refusal of the application until such time as the information has been provided.
- Ensuring that development activity on the verge area is minimized in order that the street trees (s) root zone area and canopy mass are protected.

Detail

Application of this Policy

The Council retains the right to implement the Council's Street Tree Protection policy as it sees necessary to protect street tree assets. Any costs associated with the implementation of the protection measures shall remain the responsibility of the landowner/developer.

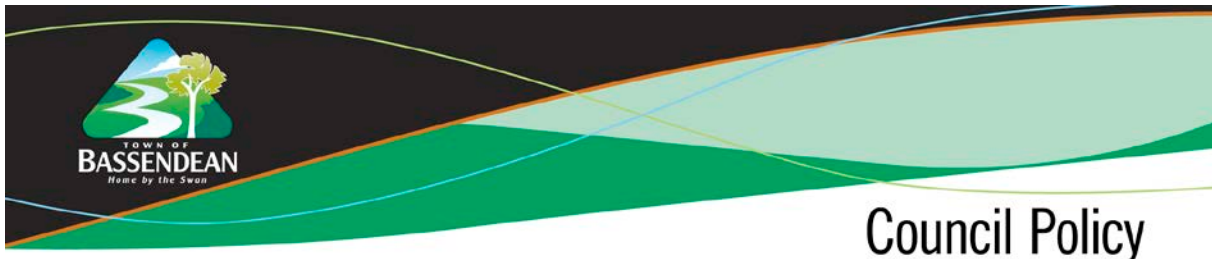
Non-compliance with the implementation of the appropriate preservation strategy as per Council's requirements shall incur penalties; which will be determined by a valuation of the tree(s) based on the Council's approved Amenity Tree Evaluation Method and dependant on the extent of damage occurring.

The Council may also include the requirement of a bond as security for the protection of their tree(s) during the development process.

Street Tree Protection

The land owner/developer is to implement the following to protect the Council's street tree from any unnecessary damages occurring:

- To protect the tree during the development phase, the Town may request an approved independent suitably qualified arborist report to guide the management practices during the development.
- Building materials or debris shall not be placed or stored under the tree canopy;
- A temporary barricade may be required to be erected at the outer canopy of the tree to protect the root zone and tree during development. Barricade fencing shall be in accordance to Regulations 3.75 of the Occupational Health & Safety Regulations 1996.
- Vehicles are not permitted to park on the verge area under the tree canopy during development;
- 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. Any branches requiring removal for clearances to facilitate the development works shall only be undertaken after written approval from the Town of Bassendean. All canopy works shall be in accordance with Australian Standards 4373 (1996) ~ *Pruning of Amenity Trees*, and/or Street Tree Technical Guidelines section 5.
- In the event that current existing irrigation on the verge is to be removed or altered, a supplementary watering program may need to be implemented pending advice from a suitably qualified consulting Arborist.



- All building contractors utilised on the development are to be aware of the importance of protecting the Council's street tree, and that any damages occurring to the tree, wilful or otherwise will be subject to prosecution under the Local Government 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it, the Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, local government land or other relevant provisions under the Act.

Exemptions / Removals for Developments

Any inaccuracy of the plans shall not be considered justification for removal of the Town's trees in the event that their positions are incorrectly shown.

The Council may permit the removal of a street tree adjacent a development site if in accordance to the "Street Tree Removal & Replacement" policy.

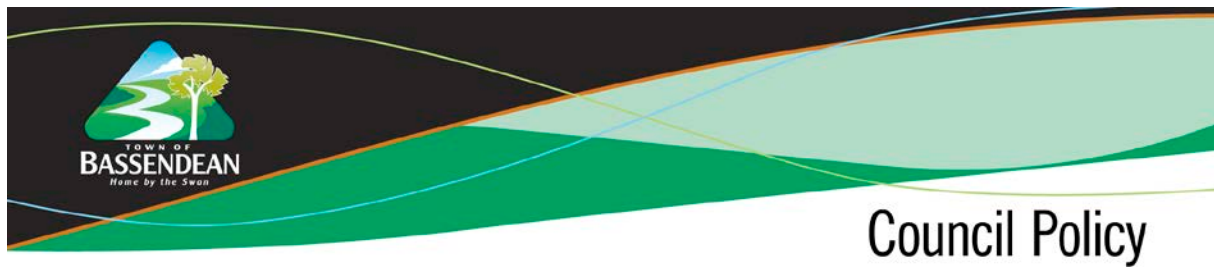
- Where the removal of a street tree is permitted as part of a development approval, it shall be included on the planning approval document;
- The approval shall be conditioned that the applicant meets the cost of the removal of the tree(s), and the replacement of the tree(s) with an appropriately sized specimen, of a species corresponding to the Town's Streetscape Master Plan. The size of the specimen tree and planting location will be determined by the Town;
- The applicant shall be responsible for the maintenance of the new tree(s) for the initial three years post planting as per the Council' Street Tree Technical Guidelines; and
- All subsequent expenses verge and tree establishment costs shall be borne by the land owner/developer.

Removal of any street tree without the written approval of the Town of Bassendean will be considered an offence and the offender shall be prosecuted accordingly under the Local Government (Uniform Local Provisions Regulations 1996), Schedule 9.1 Clause 2.

Application

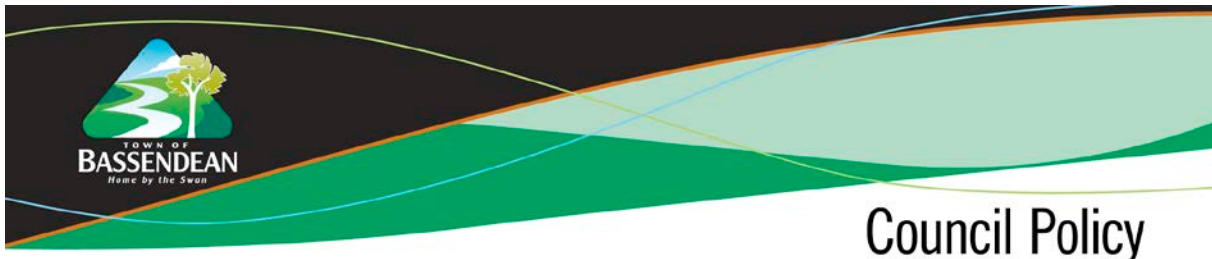
Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Manager Development Services has delegated authority to approve Development applications.

The Chief Executive Officer (CEO) has the authority to administer the requirements of the Street Tree Protection policy. The CEO has on-delegated this authority to the Manager Asset Services.



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: July 2009</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.11 Street Tree Pruning, Removal and Replacement Policy

The Town of Bassendean recognises the importance of trees in the streetscape, the requirement to maintain and protect them from needless removal and ensure that trees removed are replaced in accordance to the Street Tree Master Plan.

Objectives

The objectives of this policy are to provide:

- A set of criteria by which the Town can assess a requirement or request for the pruning or removal of a street tree or trees.
- A policy outline for the implementation of a street tree renewal program.

Strategy

The Town of Bassendean will achieve these objectives through:

- The application of a set of criteria by which the Town can assess requirements or requests for the pruning, removal or planting of street trees.
- The implementation of the Street Tree Master Plan.

Detail

Application of this Policy

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

Tree Pruning

Under the direction of Asset Services, the pruning of street trees will only be undertaken in the following circumstances:

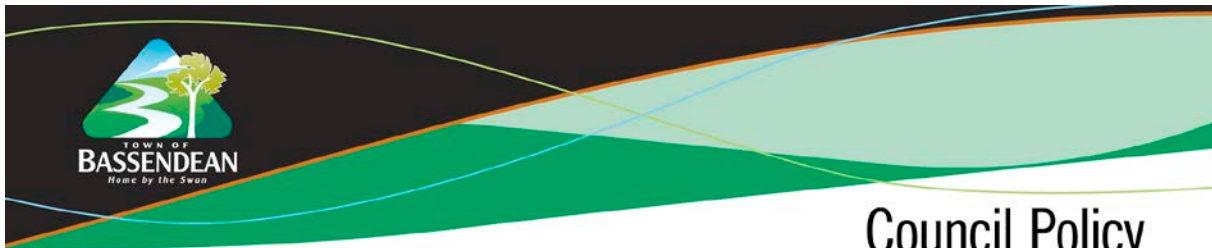
- a) to correct structurally unsound growth habit
- b) to provide safe clearance from aerial power lines; or
- c) to ensure appropriate sight-lines at intersections and crossovers; or

- d) to reduce undue safety or amenity impact on an adjoining property; or
- e) to maintain appropriate clearance from pedestrian footpaths or shared paths

Street Tree Removal Criteria

The removal of street trees shall only be approved if one or more of the following criteria are satisfied:

- The tree has been assessed by a qualified and competent person (consulting Arborist or suitably qualified/experienced Council Officer) as:
 - Being dead having less than 10% photosynthetic material or live tissue present in the canopy mass.
 - Being diseased and unlikely to respond to treatment within the scope of approved modern arboricultural management practices.
 - Being structurally unsound to the extent it presents a danger to the community. In this case a written report and photographic evidence is to be provided in support of the assessment.
 - Having sustained storm damage whereby remedial pruning is likely to encourage future tree related structural issues to occur that have the potential to result in litigation.
- The tree is affected by road widening, servicing modification/relocation or other infrastructure works and all other options to retain the tree have been deemed by the Town to be inappropriate or uneconomical.
- The tree is dangerously in contact with overhead power or service lines and where, for reasons of growth habits pertaining to the species, selective pruning is not practical with the only other option available to address the issue is severe lopping.
- The tree for removal is part of a documented schedule for removal tree management strategy in place for the future management of the Town's tree population.
- The tree is deemed hazardous to motorists and/or pedestrians due to interference with appropriate sightlines as a result of the trees alignment and/or spacing.
- The tree impinges on the development potential of the abutting property or properties and there are no reasonable design alternatives available. A reasonable design alternative may include:
 - Deletion of a second or additional crossover to development sites thus creating a requirement for shared access.
 - Design modification (ie. "flipping") so as to relocate the crossover out of the way of street trees.



- The tapering of the driveway to avoid the street tree. *Note: driveways and/or crossovers should be located a minimum of 1.0 metre away from the street tree(s). Reduction of this to 0.5 metre may be permitted with consideration to appropriate sight lines being maintained, and the ability to avoid future damage to the crossover through the installation of root barrier.*
- The tree species is declared a noxious weed or the species has become a weed problem for native vegetation in the eastern metropolitan region, including invasion of remnant vegetation on private land.

The removal of street trees shall not be permitted for any of the following reasons:

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

In the event of a person illegally removing damaging, pruning or poisoning a street tree, Council may prosecute the offender under the *Local Government Act 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it* and the *Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, local government land* or other relevant provisions under the Act.

Street Tree Replacement

Trees removed for any reason shall be replaced at the next available tree planting season. The trees shall be replaced with the species nominated on the Street Tree Master Plan for the portion of the street on which it is to be planted.

Non-replacement of street trees shall require a report outlining the reasons for non-replacement unless it is documented in other council work programs, projects or developments.

Acceptable reasons for non-replacement include:

- Removal of the tree was approved because of the unsuitability of the location, and no suitable alternative location is available at that site.
- The portion of the street from which the tree has been removed is due for a major replanting program within five years of the removal.
- Adjacent development, civil, or utilities work is due to occur within two years from removal and is likely to disrupt the future establishment of the tree.

Documented Schedule for Removal

A schedule for removal shall require a report that includes the following:

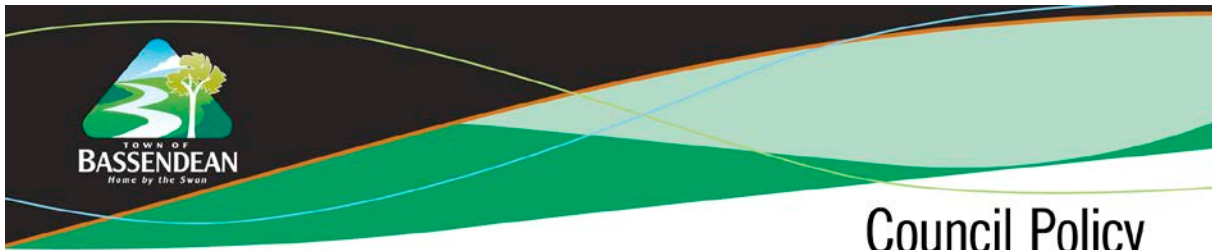
- A description of the management, development, or streetscape reasons for the scheduled removal(s).
- A replacement program or a description of why or how non-replacement conforms to the Street Tree Master Plan.
- An assessment for the removal time required to allow for all preparatory work for the replacement of trees to be completed safely and cost effectively prior to the optimum replacement planting time (typically July/August).

Advertising is required for all street tree removals that are being removed under a documented schedule for removal program. Where the scheduled removal is associated with private developments or as required by utility or government agency works, the cost of advertising shall be borne by the developer or the utility or government agency, whichever is applicable.

Prioritising Streetscape Programs

As the Street Tree Master Plan is progressively implemented, trees that currently do not have good tree amenity will require removal. In situations where an existing street tree is in good condition but conflicts with the streetscape objectives or the Street Tree Master Plan, the streetscape improvement shall take priority. The Street Tree Master Plan has been strongly influenced and directed by the Town's environmental policies and shall take priority over amenity with regard to the development and implementation of street tree works programs.

Prioritising the programming of scheduled street tree removal and replacement shall be on a street-by-street basis and shall consider the average condition of existing trees for the whole street.



Streets shall be prioritised for removal and replacement programs if they satisfy one or more of the following:

- More than 30% of trees qualify for removal because they are considered a noxious weed, or have become a weed problem.
- Recent or confirmed near future undergrounding of power.
- They are classified as main or collector road, or have public facilities within them.

Parts or sections of streets that have low quality trees shall not be prioritised for partial street tree renewal unless more than 40% of street trees are missing, or are likely to qualify for removal under the guidance of this policy.

Street Tree Planting - Alignment

Street trees are to be planted on an alignment measuring 2.7 metres from the property line which will avoid underground services.

Proximity to crossovers, footpaths or side streets - trees should not be planted where the tree would be:

- * Within 3 metres of a vehicle crossover measured longitudinally (along the road);
- * Within 3 metres of a pedestrian ramp measured longitudinally (along the road);
- * Within 25 metres of either side of a terminating road intersection; and
- * No closer than the tree canopy at maturity.

Minimum number of trees to be planted per frontage

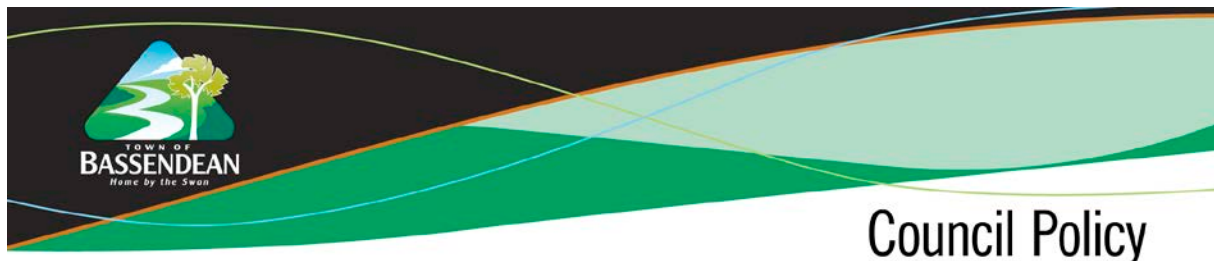
The aim of the Town is to plant at least one tree per frontage for residential, commercial and industrial properties, subject to the above guidelines.

Where planting gaps exist within a street, staff are to identify these gaps and liaise with the abutting property occupier with a view to planting a tree at that location within the following seasonal planting schedule, subject to budgetary considerations.

Planting Schedule and Timing

The planting of street trees will generally take place once per year in the months of July and August so as to take advantage of initial winter rains.

Planting will not take place at any other time of the year except where the tree/s are being planted as part of an overall streetscape programme provided with reticulation or staff consider that the tree/s will be adequately maintained.



Staff are to maintain a schedule (list) of locations and proposed trees to be planted, and where applicable, the name of the abutting property occupier. This information will be maintained and accessible to the public throughout the year.

Residents requesting a tree/s are to be recorded and liaised with regards to tree selection as per the above guidelines.

Residents will not be charged directly for street trees.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services.

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: OCM2-11/7/09</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.12 Amenity Tree Evaluation Policy

The Town of Bassendean recognises the importance of trees and the need to be able to place a monetary value on its trees in the event that they are damaged or removed unlawfully.

Objectives

The objective of this policy is to provide a framework for a structured, consistent and effective method to determine the amenity value of trees or of groups of trees in the Town and community.

Strategy

To achieve the stated objective of determining the amenity value of trees or of groups of trees, The Town of Bassendean has adopted the Revised Burnley Method (Moore, 1991) as a basis for determining economic values for Council's tree assets.

Appraisal Value = tree volume X base value X life expectancy X form and vigour X location.

Tree size is measured as volume of the tree approximated by an inverted cone. The tree volume is multiplied by the cost per cubic metre of retail nursery stock presumably of the same species. This 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).

Council may add an additional base value to trees in the Town that are considered significant.

The Revised Burnley Method has been adopted until such time as an Australian Standard is established, this method having been tested in the courts and having been widely accepted as a realistic and well grounded method of evaluation for use in the Australian urban and rural context.

By utilising this method, the Town can reach a determination on whether the tree/s will be subject to repair, replacement or non-replacement.

Detail

Trees Removed by Agreement

Where trees are removed by agreement between the Town of Bassendean and the interested parties, there shall be no compensation paid.

Trees Not Replaced Due to Practicality

Where practicality does not permit the replacement of a tree in its original location, the Town has sole discretion to decide on an alternative location.

Assessment of Trees

The Town will be responsible for the assessment of trees under this policy. In the event that there is disagreement between parties over the assessment of the tree, including its condition or value, the agency external to the Town shall meet the cost of appointing an arborist to provide an independent assessment using the methods contained in this policy.

Repair Method

The repair method shall be used when damage to a tree has occurred and it can be demonstrated that, within the scope of approved modern arboricultural management practices, the long-term viability of the health of the tree will not be affected.

Valuations determined in accordance with the repair method shall include, where applicable, the costs of:

- Any reasonable inspections, consultations and reports carried out by qualified arborists.
- Any repair work carried out on the tree by a qualified arborist in accordance with Australian Standard AS4373 – Pruning of Amenity Trees.
- Any clean up and removal of tree debris required as a result of the initial damage or repair work.
- Any future work recommended by a qualified arborist to best achieve repair of the tree for a period of up to five (5) years.
- Any loss of amenity (determined by subtracting the percentage of amenity lost from the original amenity value).

Replacement Method

The replacement method shall be used when damage to a tree has occurred that is beyond repair, or when a tree has been unlawfully removed, and it is determined that it can be replaced with a tree that is of similar size, species and condition. Valuations determined in accordance with the replacement method shall include, where applicable, the costs of:

- Any reasonable inspections, consultations and reports carried out by qualified arborists.
- Any clean up and removal of tree debris as a result of the replacement work carried out on the tree by a qualified arborist in accordance with Australia Standards AS4373 – Pruning of Amenity Trees.
- Any preparation of the site to accommodate the new planting, including if applicable, stump grinding and root removal.
- The supply, transportation, and planting of the replacement tree.
- The maintenance of any new tree for a period of up to a maximum of ten (10) years.
- Any loss of amenity (for the replacement method the amenity value is considered equal to the cost of supply and installation of a similar tree in the same location).

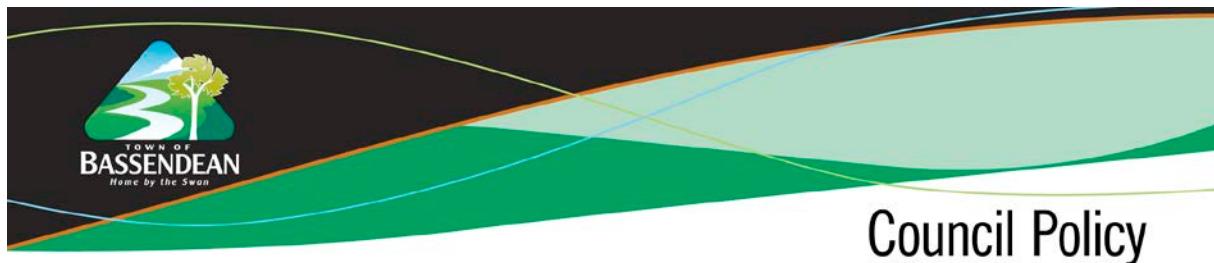
Non-Replacement Method

The non-replacement method shall be used when damage to a tree has occurred that is beyond repair, or when a tree has been unlawfully removed, and it is determined that it cannot be replaced with a tree that is of similar size, species and condition.

The valuation shall be made in accordance with the Town of Bassendean *Amenity Street Tree Evaluation Guidelines*.

Application

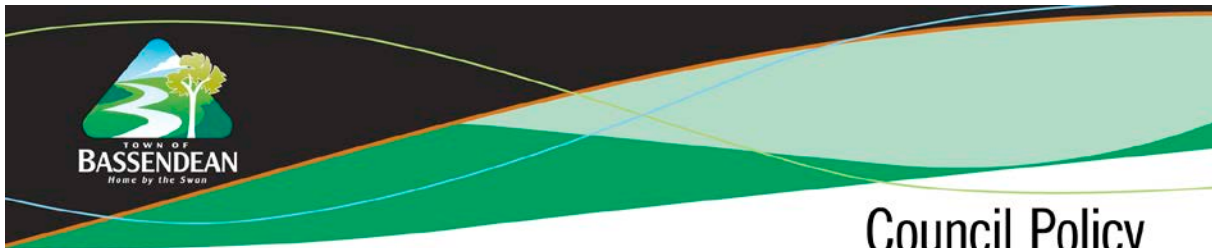
Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer.



The Chief Executive Officer (CEO) has the authority to seek compensation, in accordance with the provisions of this policy, for trees damaged or unlawfully removed within the public realm, that complies with the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services.

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: OCM2-10/7/09</p> <p>Last Reviewed March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.13 Dangerous Trees on Private Property Policy

Objective

To provide clear direction for Council Officers when considering allegations, from property owners and/or residents, that a tree in an adjoining property is dangerous.

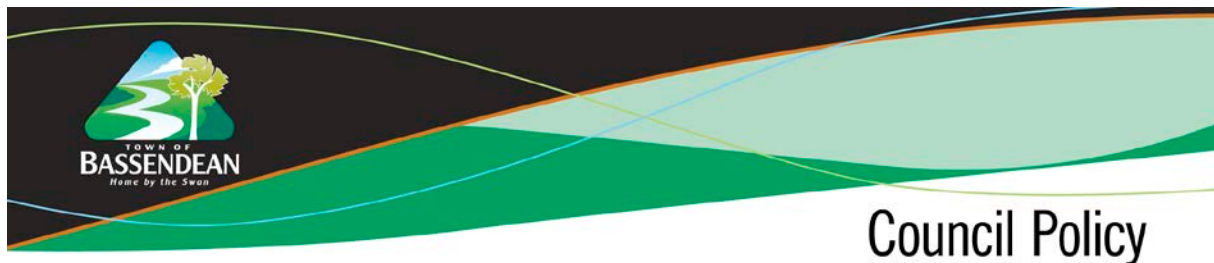
Strategy

Council endorses the following processes in dealing with the receipt of an allegation/concern from a property owner/ and/or resident that a tree is dangerous:

1. Recommend to the complainant that, if they have not already done so, they should address their concerns with their neighbour; and
2. Provide the complainant with a copy of the Dangerous Trees Information Sheet;
3. If necessary inspect the tree to determine whether there is clear visible evidence that the tree is dangerous; and
4. Where:
 - a) a Council Officer deems there is clear visible evidence that the tree is dangerous; or
 - b) the affected neighbour provides, at his or her own expense, a report from an independent and suitably qualified person (arboricultural consultant) declaring that the tree(s) is/are dangerous:

The Chief Executive Officer shall consider the use of powers under Section 3.25 of the Local Government Act in relation to serving a Notice for the removal or pruning of the tree(s).

Where the affected neighbour provides, at his or her own expense, a report from an independent and suitably qualified person (arboricultural consultant) declaring that the tree(s) is/are dangerous.



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 22/07/05</p> <p>Last Reviewed: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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1.14 Design Review Panel Policy - Town Of Bassendean

Objective

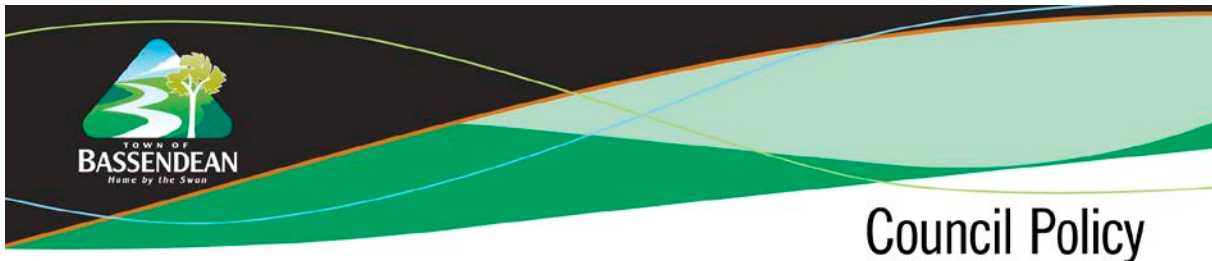
To provide Council with high level, independent expert advice and expertise on urban design, architecture, landscape design, sustainability and heritage in relation to significant development applications.

Strategy

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

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

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



Membership

EXTERNAL MEMBERS

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

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

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

SELECTION

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

ROLE AND SCOPE OF THE PANEL

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

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

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

APPLICATIONS TO BE REFERRED TO THE DRP

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

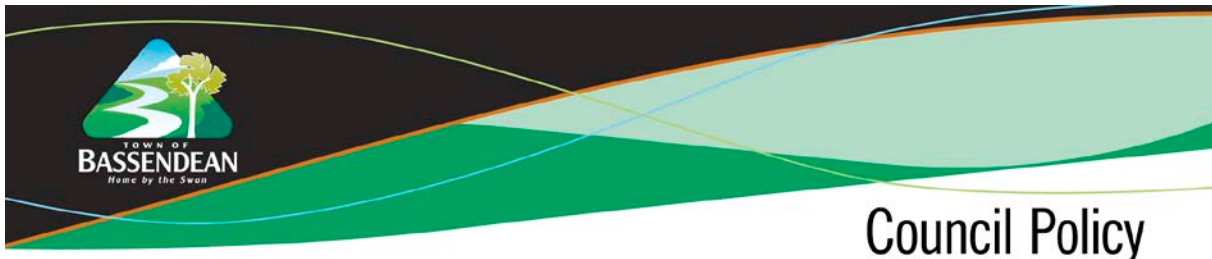
1. Commercial development directly abutting land zoned residential; and Development, not of the kind referred to in items (a-c) above, but which, in the opinion of the Chief Executive Officer or Council, is contentious or likely to be of significant community interest;
2. Redevelopment of site within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

DESIGN REVIEW PANEL PROCESS

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

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

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



MEETING PROCEDURES

Meetings

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

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

Quorum

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

Chairperson

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

Agendas

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

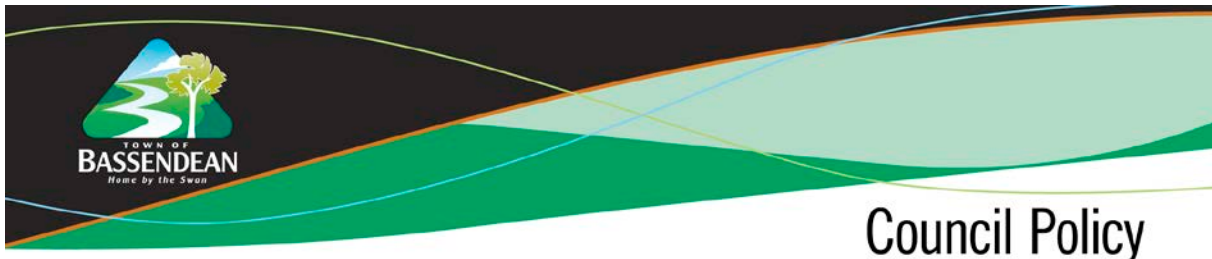
Detailed plans of the proposal will be distributed to Committee members at least five (5) working days in advance of the meeting dates.

Minutes

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

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

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



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

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

CODE OF CONDUCT AND TENURE

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

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

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

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

Insurances

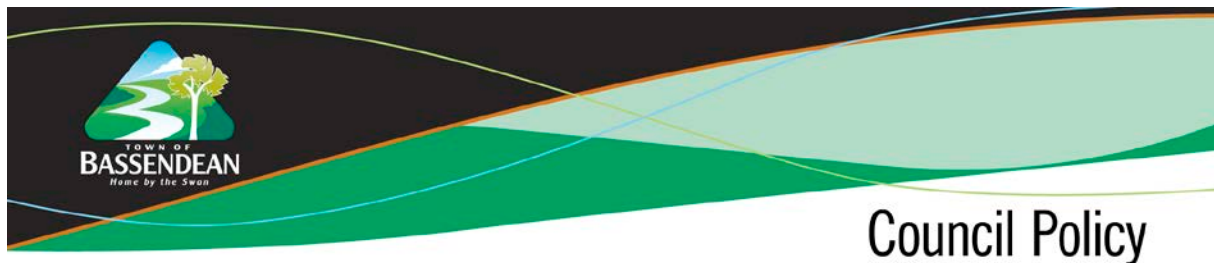
The Town will arrange all insurance to cover Advisory Committee members whilst discharging their normal course of duty, including travel to and from the meeting.

Tenure of Appointment and Vacancies

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

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

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

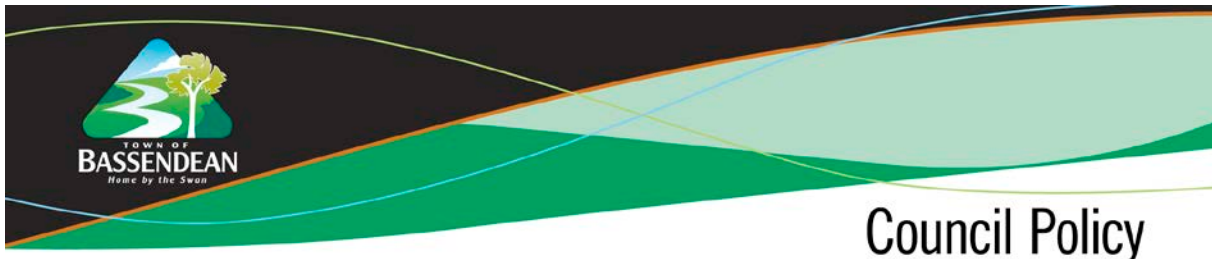


Members filling a vacated position will hold that position for the remainder of the two (2) years duration of the convened DRP, as approved by the Council.

Application

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

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

Purpose Of Policy

The purpose of this policy is to lay out an administrative procedure for dealing with unauthorised home occupations

Background

Any person who wishes to run a business from home must first be granted an approval under the Town of Bassendean Local Planning Scheme No. 10 for a Home Occupation. This approval is required to ensure that the home occupation is appropriate for its surroundings and will not have a detrimental affect on the general amenity of the area in terms of any negative impacts on surrounding properties.

The Town through its Strategic Plan wishes to encourage businesses and home occupations because of their economic benefit to the Town, through the employment they generate and their contribution to the development of the local economy.

Home occupations also have the advantage of allowing people to balance home and work life, and have the potential to create a safer community by allowing people to be at their homes in the daytime and to draw a limited number of clients, which increases passive surveillance of neighbourhoods.

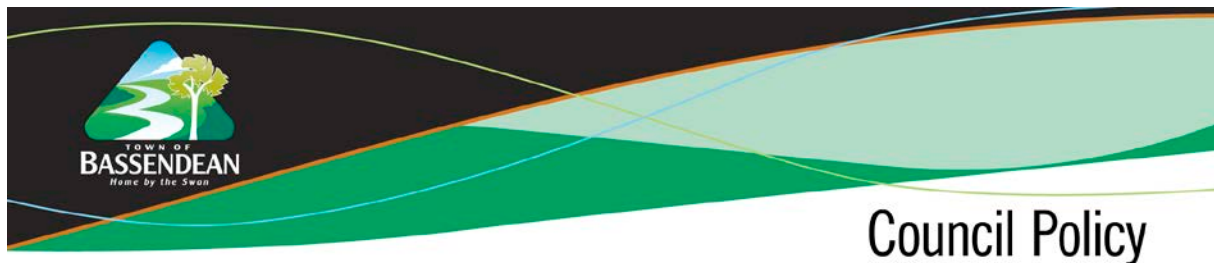
This policy attempts to balance the obligations of the Council to administer its Local Planning Scheme, and to foster economic development in line with its Strategic Plan.

Application Of This Policy

This policy applies to any home occupation or business being run form home without the necessary approval of the Town.

Relationship with Local Planning Scheme No. 10, Strategic Plan and Council Policies

This policy is considered to be consistent with the Local Planning Scheme, the Strategic Plan ,and Council policy 5.2.3 which deals with home occupations.



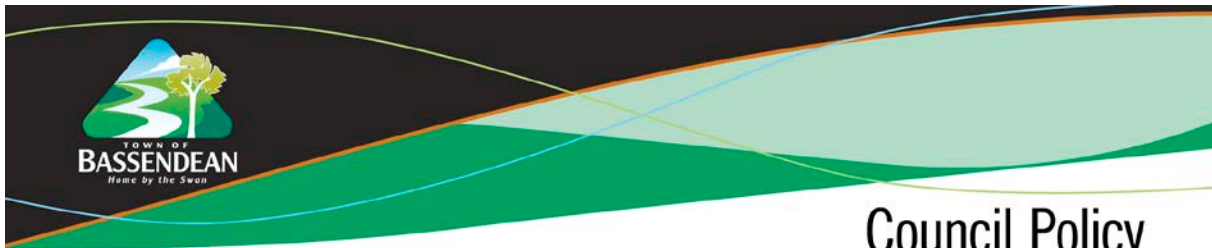
Procedure

1. On Council Officers becoming aware of a home occupation operating without the necessary approval, Officers are required write to the occupier and owner seeking an application for planning approval within 21 days;
2. If no application is lodged within the 21 day period, Officers are to again write to the owner and or occupier, advising that the use is in breach of the Scheme and unless an application is lodged, within a further 14 day period, or some other period as agreed by the Manager Development Services, that a report will be presented to Council recommending that either a Notice be served under section 214 of the Planning and Development Act 2005, or to initiate legal action under the Scheme; and
3. Where in the opinion of the Manager Development Services that the operation of the home occupation is having a detrimental effect on the amenity of surrounding residents or on the area generally, Council authorises Officers to vary the above timeframes and to commence legal action immediately.

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 and Built Environment</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>Last Reviewed: March 2014</p> <p>Version 2</p> <p>Next Review due by: December 2016</p>
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Council Policy

1.16 Development Bonds Policy - Compliance With Conditions of Planning Consent

Policy

It is the Council's intention to require a bond as a condition of development approval to be lodged with the Council prior to the issue of a building permit.

The bond is required to ensure that landscaping, reticulation, construction of parking areas, screen walls and any other associated works are completed to the satisfaction of the Council.

A bond is acceptable in the form of cash or a bank guarantee. Interest is not payable on these funds.

Application of Policy

This policy applies to all developments where Council has granted planning consent subject to conditions, requiring that landscaping, reticulation, construction of parking areas, screen walls and any other associated works are completed to the satisfaction of the Council.

This policy does not apply to developments involving the erection of a single house or additions to a single house.

RELATIONSHIP TO LOCAL PLANNING SCHEME NO 10

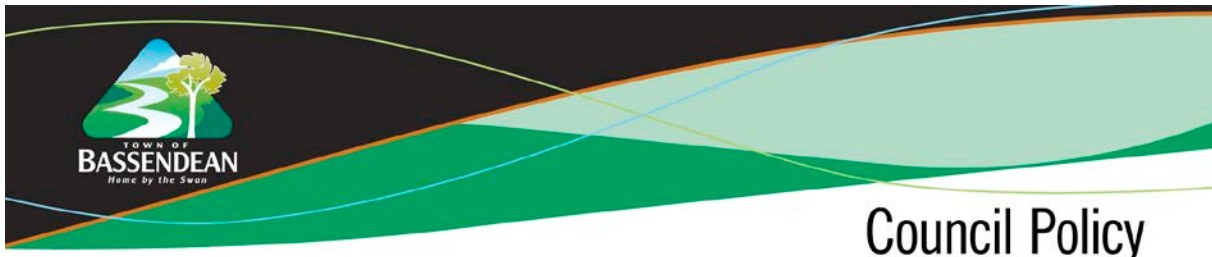
This policy complements Local Planning Scheme No 10. The Scheme contains the following clauses relating to occupation of buildings:

Clause 5.1 states that any development of land is to comply with the provisions of the Scheme.

Clause 5.7.2.1 states a person shall not develop or use land or erect, use or adapt any building for use for the purpose indicated in Table 1 of the Scheme, unless car parking spaces of the numbers specified in Table 2 are provided and such spaces are constructed, marked and maintained in accordance with the provisions of the Scheme

Clause 5.7.2.3 states classification certificates for any buildings or structures requiring such certificates shall be issued only after all parking and loading facilities have been completed in accordance with the Scheme;

Clause 11.4 states a person must not:



- (a) contravene or fail to comply with the provisions of the Scheme;
- (b) use any land or commence or continue to carry out any development within the Scheme area:
 - (i) otherwise than in accordance with the Scheme;
 - (ii) unless all approvals required by the Scheme have been granted and issued;
 - (iii) otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and
 - (iv) otherwise than in accordance with any standards laid down and any requirements prescribed by the Scheme or determined by the local government under the Scheme with respect to that building or that use.

Under the Planning and Development Act a person who fails to comply with the provisions of a Local Planning Scheme is guilty of an offence and is liable for a penalty of up to \$200,000 and a daily penalty of \$25,000.

POLICY OBJECTIVES

To ensure that a high standard of amenity is achieved within the Town of Bassendean.

To ensure that the provisions of the Town of Bassendean Local Planning Scheme No 10 are complied with.

To ensure that all conditions of planning consent and all works necessary to complete a development are carried out prior to occupation of a building.

REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

Group dwelling additions to existing single dwellings to form grouped dwelling sites

Subject to the following clause, where planning consent is granted for a Grouped Dwelling addition to an existing single house to form 2 or more Grouped Dwellings, the new dwellings shall not be occupied until the upgrading works are carried out and all of the conditions of planning consent have been complied with to the satisfaction of Council.

With the agreement of Council's Manager Development Services , the new dwelling may be occupied by the resident of the existing house, subject to a written agreement being provided that all outstanding works will be completed within 3 months of occupation of the new dwelling.

Development bonds are not required for Grouped Dwelling additions to existing single houses.

New Grouped or Multiple Dwellings

A bond of \$1000, or \$500 per dwelling unit (whichever is the greater), is required prior to the issue of a building licence.

Temporary Retention of Existing Dwelling During Construction of New Dwelling

In cases where a development proposal is contingent upon the demolition of an existing dwelling, and that dwelling is proposed to be retained until the development is complete or partially complete, a bond of \$5,000 is required prior to the issue of a building licence.

Any planning consent will be conditional upon the demolition of the existing dwelling within one month of occupation of the new dwelling.

REQUIREMENTS FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT

A bond of \$2000 or 2% (which ever is the greater) of the development value as determined by the Building Surveyor. This sum may be varied if special circumstances exist, such as the development involving significant building works.

RETURN OF DEVELOPMENT BONDS

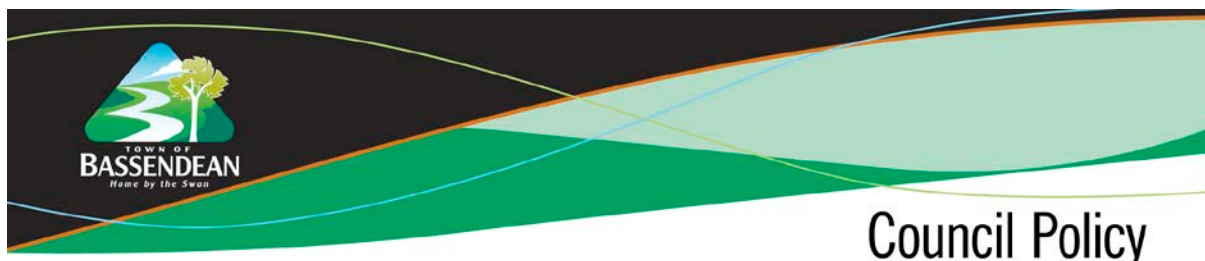
Residential Development

Monies may be returned following an inspection of the premises by Council officers indicating all development requirements have been completed to the satisfaction of the Manager Development Services.

Industrial/Commercial Development

Monies may be returned in 2 stage payments for industrial and commercial development. Upon completion of 75% of the value of the outstanding works as determined by Council's Building Surveyor, 50% of the bond money may be returned to the applicant. The remaining 50% of bond monies will be returned upon completion of the development, to the satisfaction of the Manager Development Services.

Where an applicant requests a staged return of bond monies, the applicant shall supply detailed estimates of the bonded work undertaken.



ENFORCEMENT

Should a building be occupied in contravention of the Local Planning Scheme No.10, and the provisions of this policy, the Council will undertake enforcement action as allowed for by the Scheme.

Where Council officers become aware that a building is being occupied in contravention of the Scheme and this policy the following procedure will generally apply.

The owner of the property will be advised verbally that the premises is being occupied in contravention of the Town Of Bassendean, Local Planning Scheme No 10 and informed of the implications of the breach of planning control.

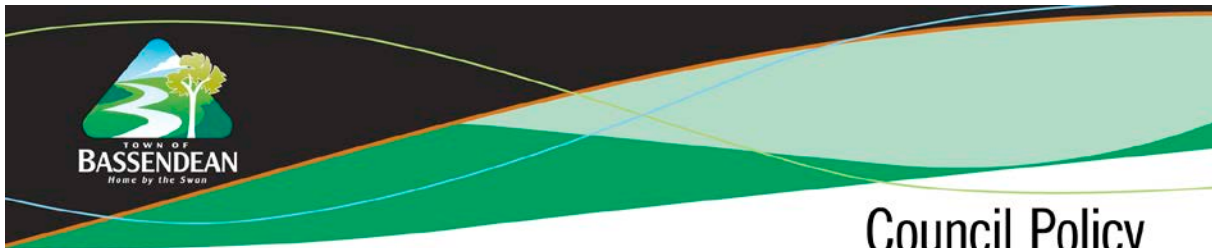
The above advice will be confirmed in writing and the owner will be instructed to advise Council in writing, how they intend to resolve the matter to the satisfaction of Council within 14 days. The letter must also specify the estimated time likely to complete the works to remove the breach of planning control.

If the owner of the property fails to indicate that the contravention to the Scheme will be addressed within a reasonable time, or fails to comply with a previous undertaking, a report on the issue will be presented to Council, which may result in legal action being pursued.

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 and Built Environment</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>Last Reviewed: March 2014 Version 2 Next Review due by: December 2016</p>
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Council Policy

1.17 Financial Incentives for Municipal Heritage Inventory Listed Buildings Policy

Operation

- (a) This policy allows Council to consider a partial or full refund of building and/or planning application fees where it is determined that the works proposed would result in the restoration and preservation of a place either listed or capable of being listed on the Town of Bassendean Municipal Heritage Inventory or the State Register of Heritage Places.
- (b) This policy may be applied in conjunction with Council policy for Non-Financial Incentives.

Purpose

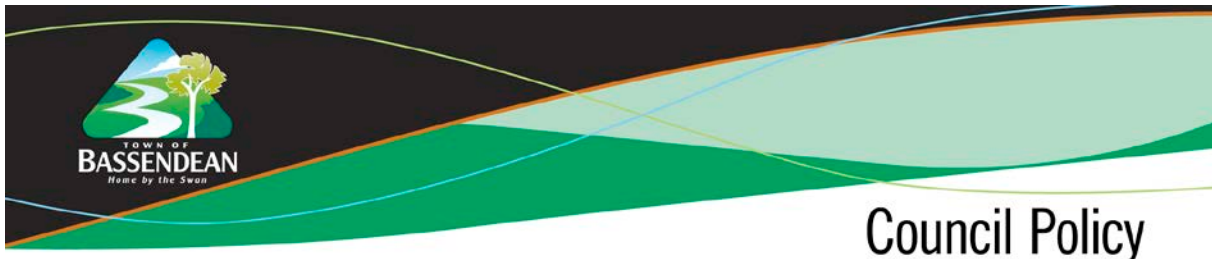
The purpose of this policy is to:

1. Assist in the conservation of the Town's places of cultural heritage significance;
2. Provide appropriate financial incentives to conserve places of cultural heritage significance for the benefit of the community; and
3. Outline the criteria with which Council can provide financial incentives to assist owners with the preservation of buildings of cultural heritage value.

RELATIONSHIP TO STRATEGIC PLAN

The current Town of Bassendean Strategic Plan includes a core value of "A deep respect for our shared history and heritage includes our capacity and confirms our fundamental responsibility to balance today's needs with the long term interests of future generations."

A key objective is to maintain Council buildings and protect heritage sites. This policy is consistent with the Strategic Plan.



BACKGROUND

It is generally recognised that places of cultural heritage value, if well maintained, retain their value. Council acknowledges that the successful preservation and restoration of Bassendean houses and buildings may, in some cases, incur additional costs to owners. Council's intention is to assist by offsetting the statutory costs for planning and building approval directly connected to such works.

Council is also aware that equal support should be given to owners of those properties under category 2 of the Municipal Heritage Inventory where no development restrictions, other than those normally applicable, exists. However, where a house or building has been recognised as making a positive contribution to the heritage of Bassendean and the owner chooses to undertake restoration preservation works, even as a part of general alterations and or renovation works, the financial benefits provided by this policy will apply.

RELATIONSHIP TO OTHER POLICIES

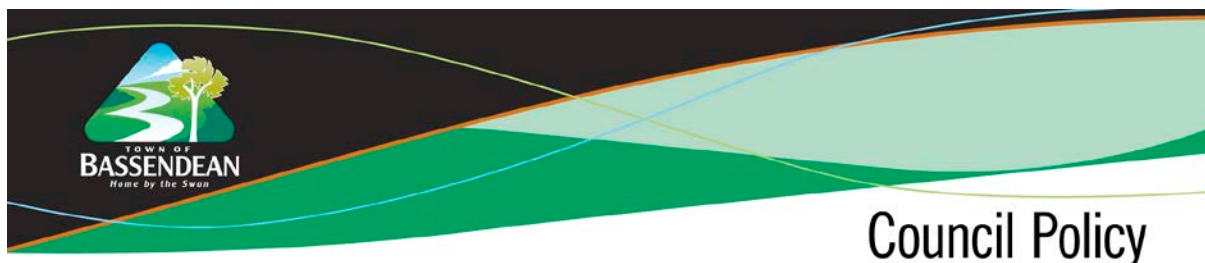
This policy is complementary to:

1. Council's policy of non-financial heritage incentives; and
2. The Heritage Loan Scheme funded jointly by the State and Local Governments.

POLICY OBJECTIVES

This policy shall apply in determining either a full or partial refund of building and planning application fees, where it can be demonstrated to the satisfaction of the Manager Development Services that the works proposed would result in the following heritage benefit:

1. The restoration of structural elements of a listed property, or a property capable of being listed. This would include restumping, and alterations in relation to the extensions/additions to such a building, in accordance with the principles of the Burra Charter;
2. The reinstatement of original design elements such as windows, doors verandah; and wall and/or roof cladding; and
3. The proposed works would not obliterate the original form and would attempt to retain original fabrics, or replace the fabric of the building with the same or similar materials and finishes of the listed property.



ADMINISTRATION

Additional information to be submitted with development application.

The following additional information is to accompany applications seeking a refund of building and planning fees based upon conservation:

- a) Plans and/or reports showing the extent and nature of conservation works proposed for the existing building(s) on the site;
- b) Historic evidence, such as photographs demonstrating the original form and design of the building where available; and
- c) The proposed timing for completion of those restoration works.

Refund of Building and Planning Fees

The amount of monies refunded to applicant will be calculated on pro rata basis. For example, if the restoration/upgrading works are 50% of the cost of the overall costs of development, then 50% of the building and planning fees can be refunded.

Prior to a refund being made, a site inspection by the Manager Development Services and the Town's Principal Building Surveyor is to be made, to confirm that the applicant has successfully completed conservation works set out in the initial application for building and/or planning approval.

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 and Built Environment</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>Last Reviewed: March 2014 Version 2 Next Review due by: December 2016</p>
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1.18 Public (Pedestrian) Accessway Closure Policy

Purpose

The purpose of this policy is to:

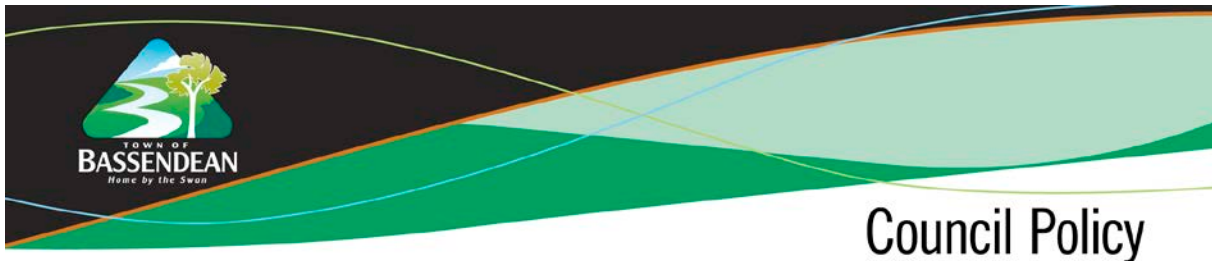
1. State the matters that Council is required to take into consideration when assessing requests to close pedestrian accessways; and
2. Ensure that Council's policy is integrated with the policies of the Western Australian Planning Commission (WAPC) and the Department of Land Administration (DOLA), both of which are involved in pedestrian accessway closure requests.

Background

Pedestrian accessways have been created as a requirement of the Western Australian Planning Commission (WAPC) as part of the subdivision of land, to provide an alternative means of access between gazetted streets and to make provision for the location of services. Many pedestrian accessways created between the 1970s and 1990s are narrow and have poor surveillance.

There are ongoing requests for the closure of pedestrian accessways on security and amenity grounds. However pedestrian accessways provide cycle and pedestrian accessibility both within neighbourhoods and to local and district facilities, including public transport, schools, shops, parks and community facilities. In considering closure requests a balance needs to be found between resident accessibility to facilities and public transport and security and amenity.

Guidelines for Closure of pedestrian accessways were first developed in consultation with Local Government and adopted by DOLA in 1992. This policy updates closure information and process requirements, and uses information prepared by DOLA as a basis for this. It incorporates a number of changes consequent to contemporary planning (eg, the "Liveable Neighbourhoods" project of WAPC), and the new requirement for amalgamation of Crown and freehold land to be referred to the WAPC for approval. It encourages a higher level of consideration of broader planning issues, and wider consultation with affected parties.



This policy applies to all requests to close pedestrian accessways within the Town of Bassendean.

The policy will also be used in any pedestrian accessway closure requests referred to Council for comment from neighbouring Councils.

Relationship to the Western Australian Planning Commission and the Department of Land Administration Policies

This policy is consistent with Western Australian Planning Commission and the Department of Land Administration policies on the closure of pedestrian accessways.

Objectives

Council recognises that pedestrian accessways are frequently an essential component of pedestrian accessibility in the Town. The objective of this policy is to ensure that the closure of pedestrian accessways does not result in the reduction of pedestrian accessibility in the Town.

Principles

Closure of a pedestrian accessways shall not proceed without:

- a) consideration of equity of access, particularly with regard to disability, age and young children;
- b) agreement being reached for either acquisition and inclusion of the subject land in adjoining properties, or for other acceptable land management arrangements;
- c) evidence that arrangements have been made to protect or relocate any public services located within the pedestrian accessway;
- d) evidence that reasonable objections by adjacent property owners and owners and residents of properties served by the pedestrian accessway have been satisfactorily addressed;

- (e) evidence that relevant transport and planning considerations have been taken into account and issues raised by Department for Planning and Infrastructure and other relevant government departments have been properly considered;
- (f) referral to, and preliminary agreement by, the Department for Planning and Infrastructure;
- (g) referral to service agencies; and
- (h) A resolution from Council recommending closure.

Amalgamations of Crown land with adjacent freehold properties must be effected by subdivisional plan, which requires approval by the WAPC. Where the WAPC opposes amalgamation, closure cannot proceed.

As a general principle, each adjoining landowner should have an opportunity to share equally in the land in a closed pedestrian accessway. This principle does not apply where services requiring easements dictate unequal land allocations for good planning reasons.

Policy Provisions

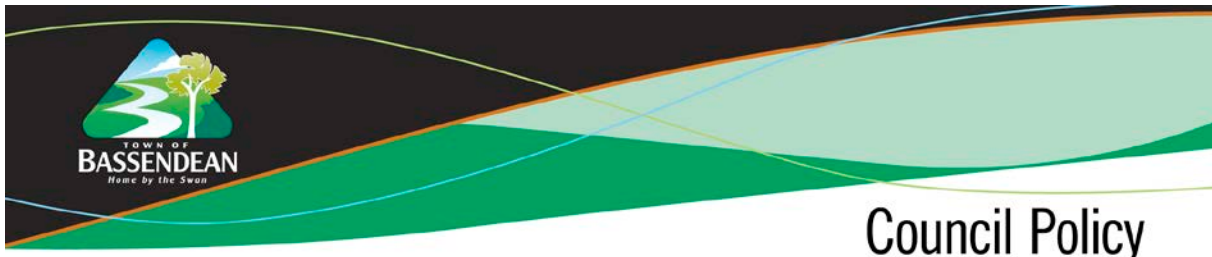
Preliminary Assessment

Each request to initiate closure action of a pedestrian access way shall be reported to Council to enable the Council to decide whether the request should be supported and to allocate a work priority to that request.

Initial Assessment

Where Council decides that a request to initiate closure action of a pedestrian access way should be progressed, Council officers will carry out an assessment of the proposal including:

- a) consideration of the impact of closure of the accessway on local pedestrian/cycle connectivity - that is, the additional distance required to be travelled to get from one end of the pedestrian accessway to the other after closure - as well as the impact on traffic and activity on remaining pedestrian accessways;
- b) consideration of the impact of closure of the PAW on safe access to neighbourhood and district facilities, including:



- * schools and other educational facilities,
 - * shopping facilities,
 - * parks and recreation facilities,
 - * community facilities,
 - * employment,
 - * public transport services, including bus stops and train stations, and
 - * aged person and disabled facilities.
- c) consideration of the length of alternative routes and their safety, extent of surveillance, amenity, useability, gradient and convenience of use, especially for the disabled and elderly;
- d) consideration of the role of the pedestrian accessway as part of a wider pedestrian/cycle network or continuous access routes as reflected in any local access plan or in any Local Planning Strategy;
- e) consideration of the crime/social difficulties being experienced by the adjoining landowners. This should be documented and supporting evidence provided;
- f) the views of the adjoining landowners in relation to the pedestrian accessway closure and a general commitment to purchase. The application will not proceed unless the land can be sold or reserved;
- g) assessment of alternatives to PAW closure, including improvements to safety and security, eg, lighting, active graffiti removal where funding is available;

This assessment will be documented in a report which will include a walkability assessment ("ped shed") analysis, notionally for all affected areas within 400m of neighbourhood facilities (listed above) and bus stops, and for all affected areas within 800 metres of a town centre, rail station, arterial bus route, high/technical school and district open space.

Where the Town proceeds with the closure request, the following actions will occur in parallel:

Preparation of Information Report

An Information report shall be prepared for public inspection during the advertising period that summarises those matters listed above. (An example is given at Appendix 1 to this policy).

Placement of Signs

Signs shall be placed at each end of the pedestrian accessway stating that closure is being considered, that an Information Report outlining issues relating to closure is available for public inspection during the advertising period, and that submissions should be made to Council by a specified date.

Advertisement

An advertisement shall be placed in a community newspaper and an advisory letter will be delivered to residents and/or establishments within the affected area as indicated by the “ped-shed” analysis.

Department for Planning & Infrastructure Referral

Council will provide the DPI with a full copy of the Information Report. Where there is objection from the DPI, the DPI will liaise with Council to afford the DPI a better awareness of local issues, and discussions should occur between the two parties toward achieving resolution.

It should be noted that where the approval of the WAPC cannot be obtained, the closure cannot proceed.

Other Referrals

Comments will be sought from other relevant public authorities and parties including:

- * Service agencies, with regard to service relocation and easement requirements;
- * Other Government agencies, where closure will affect access to facilities (eg Department of Education, Disability Services Commission); and
- * School principals and P&C committees, if a school is likely to be affected by the proposed closure.

Purchase and Disposal Arrangements

During the preliminary stages, Council staff will request DOLA to provide an upfront conditional purchase price based on market values in the absence of service relocation or easement costs, so that the adjoining landowners can be informed as soon as possible. The purchase price may be reduced depending on the impact of any easements or costs to relocate services.

Town of Bassendean's Considerations

In forming its view on a proposed closure; Council will have due regard to:

- a) factors driving the proposed closure, such as anti-social or criminal behaviour;
- b) the impacts of closure as outlined in the Information Report;
- c) the advice of relevant public authorities and parties; and
- d) relevant transport, planning and disabilities policy considerations; in particular, the need to give special consideration to maintain pedestrian links:
 - * within 800 metres of a town centre, railway station, arterial bus route, high/technical school, and district open space;
 - * within 400 metres of shops, parks, schools, bus stops, community facilities and aged persons and disabled facilities; and
 - * where a pedestrian accessway forms a strategic element of Council's pedestrian and cycle network plan as incorporated in the Local Planning Strategy or similar, or in the absence of such a plan/strategy, a pedestrian accessway determined by the DPI or Council to be part of a strategic network.

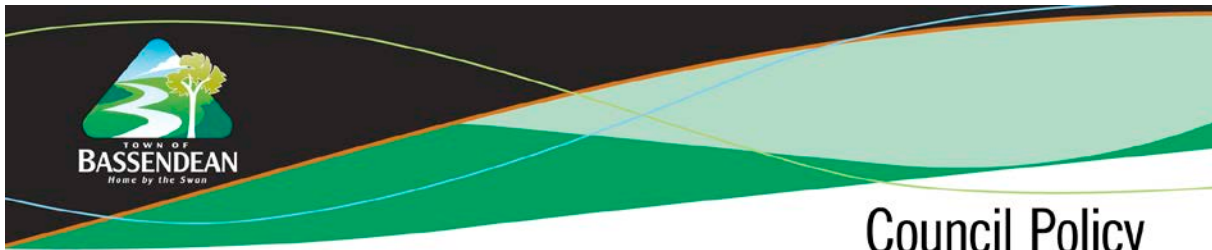
Administration Fee

Council will charge the applicant a deposit, which will be used to meet closure costs incurred by Council and must be paid prior to Council carrying out its initial assessment. Expenses over and above the deposit will be invoiced to the applicant and must be paid prior to Council's final resolution for closure. Any unused monies shall be returned to the applicant. The amount of the deposit is included in Council's Schedule of Fees and Charges and shall be reviewed annually and updated in relation to the CPI, if necessary.

Application Procedure

The applicant shall provide:

1. Documentary evidence that anti-social or criminal behaviour is occurring as a result of the existence of the pedestrian accessway, and that behaviour cannot be eliminated by other means;



2. A statement from the landowners adjoining the pedestrian accessway that they agree with the proposed land distribution and agree to meet the costs of acquisition, including any relocation of services; and
3. The administration fee.

Advice to DOLA and finalisation of Closure

Council shall confirm its recommendation to DOLA. Where Council's recommendation is to support the closure request DOLA will finalise the matter with the affected landowners.

Advice to Adjoining Landowners and Objectors

Council will advise the adjoining landowners by letter of its recommendation to DOLA in relation to closure. Any objectors shall be advised of Council's recommendation and the reason for it.

APPENDIX 1

EXAMPLE OF INFORMATION REPORT

This should also include details of the other matters listed under 'Initial Assessment', eg, access to facilities, alternatives considered, and the views of those adjoining.

REQUEST FOR PAW CLOSURE

PAW LOCATION (REFER ATTACHED PLAN)

Between Smith Street and Jones Road, Placeville.

LOCAL CONNECTIVITY

Additional walking distance from one end of PAW to the other once closed:

375 metres using other PAWs

450 metres using the street system

Will divert pedestrian cycle traffic predominantly to PAWs rather than street system.

QUALITY OF ALTERNATIVE ROUTES

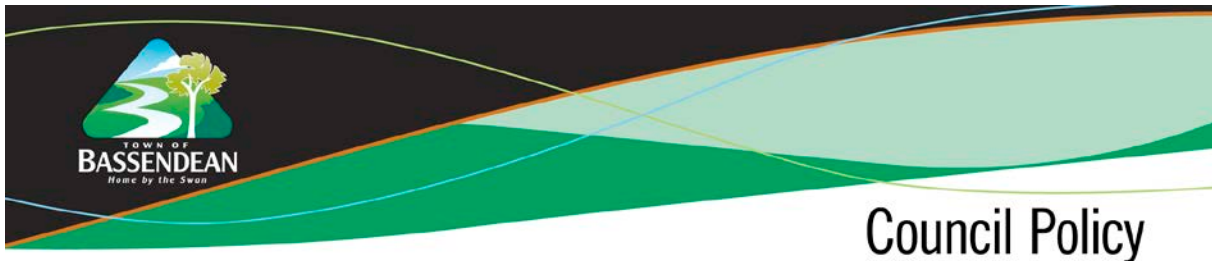
Shortest alternative access also through PAWs with poor surveillance, especially along Walter Park boundary.

No footpath on west side of Brown Boulevard.

Brown Boulevard route involves steep uphill section heading north.

IMPACT OF CLOSURE ON ALTERNATIVE ROUTES

Closure will increase use of two PAWs in Smith Street to access Walter Park



ACCESS TO FACILITIES

Walter Park (local park) within 400 m of PAW
No of houses within 400m walkable access if PAW open: 142
No of houses within 400m walkable access if PAW closed: 83
% reduction in access: 41%

RELATIONSHIP TO STRATEGIC CYCLE/ PEDESTRIAN NETWORK

Strategic cycle network on Brown Boulevard
PAW shown in Pedestrian Network Plan within Local Planning Strategy as a local route as it serves a local park.

SOCIAL DIFFICULTIES

Statement attached from landowners regarding anti-social behaviour in PAW.

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 and Built Environment</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>Last Reviewed: March 2014 Version 2 Next Review due by: December 2016</p>
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1.19 Right-of-Way Closure

Purpose

The purpose of this policy is to:

1. State the matters that Council is required to take into consideration when assessing requests to close rights-of-ways; and
2. Ensure that Council's policy is integrated with the policies of the Western Australian Planning Commission and the Department of Land Administration, both of which are involved in right-of-way closure requests.

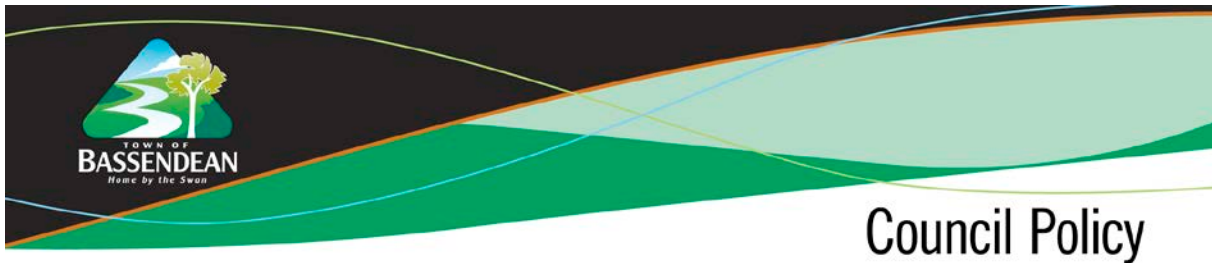
Background

The Town of Bassendean originally contained 24 rights-of-way that were created to provide access to the rear of adjoining properties. They also facilitated the servicing of backyard toilets, the delivery of solid fuels and the provision of other essential services.

The majority of rights-of-way were created as part of the original subdivision of the surrounding properties, and are in private ownership. They are not owned or controlled by the Town. They are private rather than public streets, and generally may only be legitimately used by the landowners of adjoining properties. The original subdividers of the land owned many of the rights-of-way and these companies no longer exist.

Advantages of retaining rights-of-way include:

- * They provide an alternative convenient access to properties, especially those properties fronting important regional roads;
- * They may contain public utility infrastructure;
- * They have the potential to allow carports and garages to be provided at the rear of the properties that can lead to improved streetscapes; and
- * They could have the potential in the future to be used to facilitate the development of infill dwellings at the rear of existing residences, which utilises the right-of-way as their sole vehicular access to the dedicated street network.



On occasions, the Town is asked to close rights-of-way. Reasons for the requests include:

- * They are no longer required to give access to adjoining properties;
- * They are poorly maintained;
- * They are used for illegal dumping;
- * They give unwanted access to the rear of properties and are used for anti-social/criminal behaviour; and
- * To increase the area or development potential of adjoining properties.

Often adjoining property owners cannot agree on whether or not a right-of-way should be closed.

The closure of rights-of-way or more properly private streets is governed by the *Land Administration Act 1997* and involves the Town of Bassendean, the Western Australian Planning Commission, and the Department of Land Administration.

Application

This policy applies to all requests to close rights-of-way within the Town of Bassendean.

Relationship to the Western Australian Planning Commission and the Department of Land Administration Policies

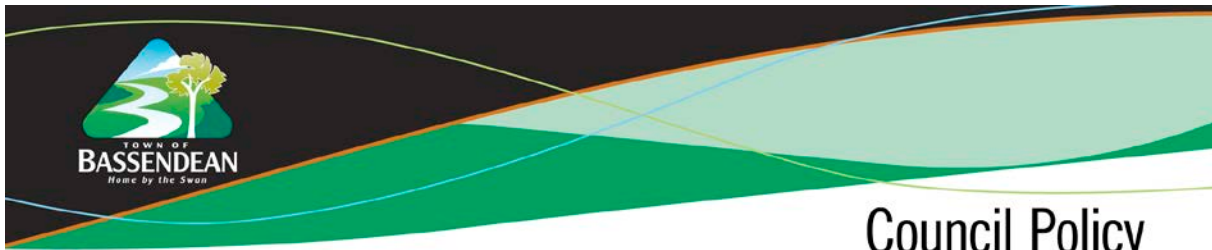
This policy is consistent with Western Australian Planning Commission and the Department of Land Administration policies on the closure of right-of-way

Objectives

The objective of this policy is to ensure that consideration is given to both the short-term and long-term impacts of right-of-way closure requests.

Principles

Closure of a right-of-way shall not proceed generally where:



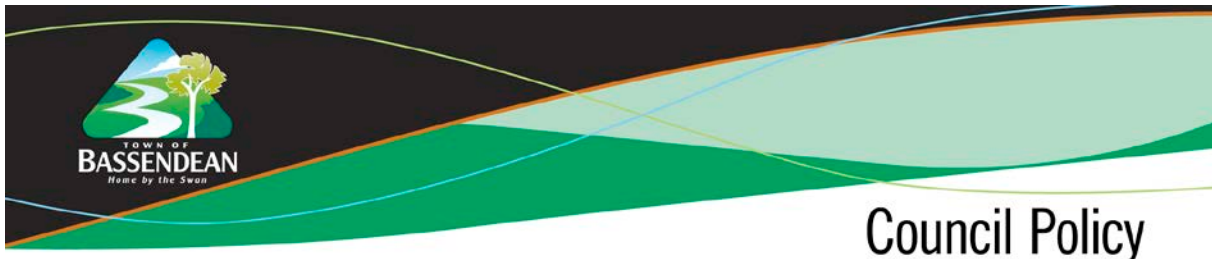
Council Policy

- * safe rear access is provided by the right-of-way to properties on Important Regional Roads;
- * the right-of-way is clearly used for access to small lots with limited street frontage;
- * the right-of-way is constructed;
- * the right-of-way provides the only means of access to an approved garage or carport;
- * the right-of-way has the potential either now or in the future to be used to facilitate the development of infill dwellings at the rear of existing residences;
- * agreement cannot be reached for the acquisition and inclusion of the subject land into adjoining properties;
- * arrangements have not been made to protect or relocate any public services located within the right-of-way;
- * reasonable objections by adjacent property owners and owners and residents of properties served by the right-of-way have not been satisfactorily addressed; and
- * relevant transport and planning considerations have not been taken into account and issues raised by Department for Planning and Infrastructure and other relevant government departments have not been properly considered.

In addition to the above, closure of a right-of-way shall not proceed without:

- * referral to, and preliminary agreement by, the Department for Planning and Infrastructure;
- * referral to service agencies; and
- * A resolution from Council recommending closure.

Amalgamations of Crown land with adjacent freehold properties must be effected by subdivisional plan, which requires approval by the Western Australian Planning Commission. Where the Commission opposes amalgamation, closure cannot proceed.



As a general principle, each adjoining landowner should have an opportunity to share equally in the land in a closed right-of-way. This principle does not apply where services requiring easements dictate unequal land allocations for good planning reasons.

Policy Provisions

Preliminary Assessment

Each request to initiate closure action of a right-of-way shall be reported to Council to enable the Council to decide whether the request should be supported and to allocate a work priority to that request. As part of this assessment Council officers will provide an initial assessment against the policy principles contained with this policy.

THE CLOSURE PROCESS

Consultation with Adjoining Landowners

Where Council decides that a request to initiate closure action of a right-of-way should be progressed, Council officers will carry out consultation with adjoining owners in accordance with the Land Administration Act 1997.

Department for Planning & Infrastructure Referral

Council will provide the Department for Planning & Infrastructure with a copy of the initial assessment. Where there is objection from the Department, a report shall be presented to Council for consideration to seek advice as to whether Council should ask for the matter to be reviewed by the Western Australian Planning Commission.

It should be noted that where the approval of the Commission cannot be obtained, the closure cannot proceed.

Other Referrals

Comments will be sought from other relevant public authorities and service agencies with regard to service relocation and easement requirements.

Purchase and Disposal Arrangements

During the preliminary stages, Council staff will request Department of Land Administration to provide an upfront conditional purchase price based on market values in the absence of service relocation or easement costs, so that the adjoining landowners can be informed as soon as possible. The purchase price may be reduced depending on the impact of any easements or costs to relocate services.

Town of Bassendean's Considerations

In forming its view on a proposed closure; Council will have due regard to:

- a) the objectives, policy principles and policy provisions of this policy; and
- b) the advice of relevant public authorities and parties, including the Department for Planning & Infrastructure.

Administration Fee

Council will charge the applicant a deposit, which will be used to meet closure costs incurred by Council and must be paid prior to Council carrying out its initial assessment.

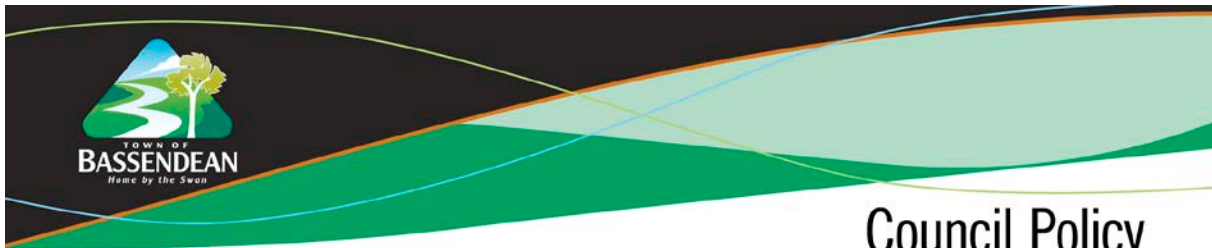
Expenses over and above the deposit will be invoiced to the applicant and must be paid prior to Council's final resolution for closure. Any unused monies shall be returned to the applicant.

The amount of the deposit is included in Council's Schedule of Fees and Charges and shall be reviewed annually and updated in relation to the CPI, if necessary.

Application Procedure

The applicant shall provide:

1. A statement from the majority of landowners adjoining the right-of-way indicating that they support the right-of-way being closed;
2. A statement from the landowners adjoining the right-of-way indicating that they agree with the proposed land distribution and agree to meet the costs of acquisition, including any relocation of services; and
3. The administration fee.



Note: Where a number of owners will benefit from the closure of a right-of-way, division of costs must be privately agreed between all parties.

Advice to the Department of Land Administration and Finalisation of Closure

Council shall confirm its recommendation to the Department of Land Administration. Where Council's recommendation is to support the closure request the Department will finalise the matter with the affected landowners.

Advice to Adjoining Landowners

Council will advise the adjoining landowners by letter of its recommendation to the Department of Land Administration in relation to closure, including the reasons for its recommendation.

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 and Built Environment</p>	<p>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>Last Reviewed: March 2014 Version 2 Next Review due by: December 2016</p>
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1.20 Standards for Street Numbering

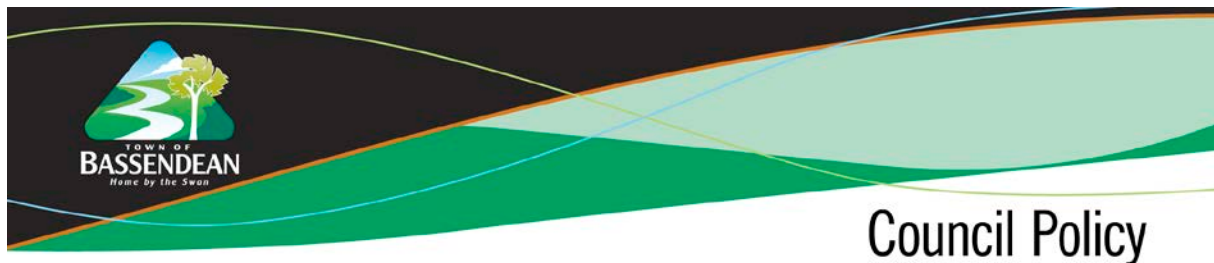
Policy

Clear street numbering is a standard condition for all building licences - commercial, industrial and residential.

Guidelines

In the interest of safety and convenience Council encourages the establishment of house numbers painted on kerbs in accordance with the following requirements.

- a) The essence of this policy and standards is to produce a visible, uniform, attractive kerbside house number.
- b) Contractors may apply the kerbside house number with the approval of the property owner/occupier only, in accordance with this specification and standard.
- c) Owner/occupier shall make all arrangements regarding application, alteration and maintenance of house numbers at their own cost.
- d) Correct house numbers (not lot numbers) only shall be used.
- e) Council shall not be responsible for reinstatement of numbers affected by maintenance or construction works.
- f) For barrier kerbs, numbers shall be located on or near the kerb returns of the crossover. For mountable kerbs, numbers shall be placed on the side that most closely aligns with the centre of the house frontage.
- g) The size of the number shall be a minimum of 120 x 60mm with 30mm spacing and 30mm edge clearance. Background patch should be 180 x 240mm, depending on kerb face.
- h) The colour of the numbers shall be reflective mid green, located centrally in the background patch which shall be all weather white matt finish.



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>Responsible Officer: Chief Executive Officer and Manager Development Services</p> <p>First Adopted:</p> <p>Last Reviewed: March 2014</p> <p>Version: 2</p> <p>Next Review due by: December 2016</p>
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1.21 Guidance for Street Numbering

POLICY

This policy is to establish the guidelines for officers to allocate street numbers pursuant to Council's Thoroughfares and Trading Local Law. The Council requires that street numbers be allocated to allow for maximum potential growth in residence numbers when numbering a new street or if renumbering of an existing street becomes necessary. Street numbering is to be dealt with as an administrative function subject only to:

- Adequate prior notice to current residents of change in the event of renumbering.
- In the case of renumbering, affected residents are to be offered an opportunity to make comment on renumbering proposals, and officers must take any comments into account before finalising a decision.
- Residents may have their submission referred to the Council.

The following policies and guidelines shall be used to achieve the policy objectives.

Allocation of Street Numbers

Street numbers should be allocated to accommodate the maximum future number of residences. Numbering is to be by sequential numerals.

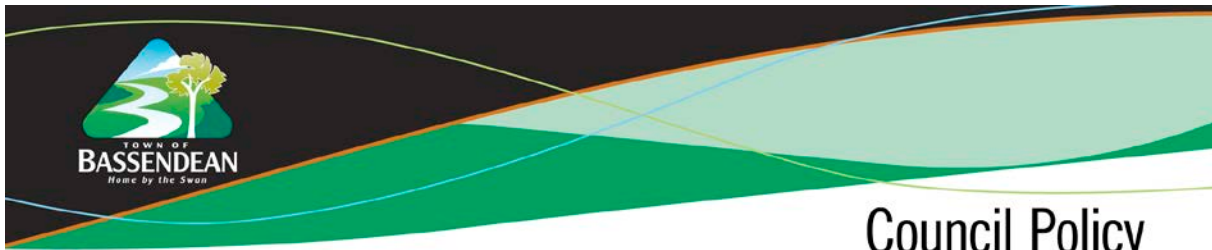
Alpha or alpha/numeric combinations are to be avoided if possible.

Re-number of Established Streets

Where renumbering of an established street becomes necessary, the following procedures are to apply:

a) Preliminary to Renumbering

The Building Surveyor is to allocate proposed numbers on a plan of the street. All residences to be affected directly by the proposed change are to have a letter of advice delivered which explains the change, at least six weeks before the date proposed for the introduction of new number.



The officers are to make every attempt to explain the renumbering and resolve resident's concerns administratively. If this is not possible, the resident is to have the opportunity to refer concerns for consideration by Council.

Where no submissions against the renumbering are received within two weeks, the new numbers are to be formally introduced.

b) Submission to Council

Where a submission (or submissions) is received within the specified two week period, it is referred to Council with an officer report. Upon the Town Planning Committee recommendation being dealt with by Council, the officers are to implement the Council decision forthwith and advise that decision to the affected residents.

c) Assistance to Residents in Event of Re-numbering

Standard practice to be implemented by the officers in the event of renumbering of an established street will be:

- i) Re-mark any existing street numbers painted on street kerbs;
- ii) Issue to each affected residence reflective adhesive numbers for the new number;
- iii) Provide five postage paid change of address cards for each affected residence;
- iv) Advise statutory service providers and local emergency service agencies of the changed numbers; and
- v) Arrange through Australia Post for the redirection of wrongly addressed mail for up to twelve months.

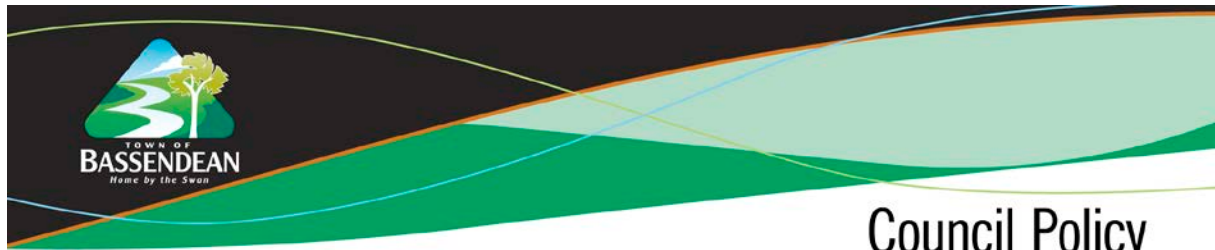


Policy Type: Strategic Policy

Responsible Officer: Chief Executive Officer and Manager Development Services

Last Reviewed: March 2014

Next Review due by: December 2016



LOCAL PLANNING POLICY NO. 1 – BASSENDEAN TOWN CENTRE AREA STRATEGY

See attached document.



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 2 - ENERGY EFFICIENT DESIGN

1.0 OPERATION OF THIS PLANNING POLICY

- (a) This planning policy has been prepared in accordance with Part 2 of the Town Planning Amendment Regulations 1999.
- (b) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provision of the policy and the objectives which the policy is designed to achieve before making its determination.
- (c) If a provision in this policy is inconsistent with the:
 - (i) Building Code of Australia, then the higher provision shall prevail.
 - (ii) Residential Design Codes this Policy shall prevail in respect of Development at the higher density.
- (d) This policy applies only to split density coded land as designated on the gazetted Scheme map.
- (e) This policy may also be used by landowners wishing to construct energy efficient dwellings.

2.0 PURPOSE OF THIS POLICY

The purpose of this policy is to:

1. Clearly outline the criteria Council regards as having energy efficient benefits in the design of residential dwellings.
2. To provide a basis to encourage those building Residential Dwellings in Bassendean to design energy efficient building(s).
3. State the design standards Council will have regard to when considering higher densities on land zoned with split density code under its Town Planning Scheme.

3.0 APPLICATION OF THE POLICY

This policy shall be applicable where to all land where split density codes prevail and the application for the highest density code is being considered by Council.

4.0 BACKGROUND

4.1 Energy Efficient Design Principals

There are several advantages to living in an energy efficient home – saving money on energy costs being the most obvious. Other benefits include reducing the impact on the environment through the decreased use of fossil fuels, the increased comfort of effective natural lighting and ventilation and the improved resale value of dwellings due to lower power bills they create.

The principal means to ensure energy efficiency is to design dwellings to suit the local climate. By taking advantage of free natural warmth from the winter sun and cooling from breezes, it will reduce the costly use of fossil fuel energy for heating and cooling. Careful building design can easily achieve internal temperatures 5°C warmer in winter and 10°C degrees cooler in summer than in typical, poorly designed homes in the southwest.

Any style of home can be designed for energy efficiency, to ensure savings on future energy costs, and to assist the environment. The main features of energy efficient housing relate to:

- Building orientation
- Internal room layout
- Window placement, sizing and shading
- Use of insulation
- Ventilation
- Draught proofing
- Use of heat absorbing building materials
- Landscaping
- Use of energy efficient appliances.

Most features such as improved layout, appropriate window placement and sensible garden design, will make little difference to initial building cost. Although insulating a house will add initially to construction costs, the savings in energy and carbon emissions will make for a positive return over the life of the building. It would be false economy to do otherwise.

4.2 Project Homes –vs- Individual Designs

While it is easier to incorporate energy efficiency features if dwellings are designed specifically to a particular lot of land, Council recognises that this could significantly add to the cost of construction. However, in some cases this is unavoidable and economic cost does not justify a relaxation of this policy where higher density codes are being sought by applicants.

Nevertheless there are excellent opportunities to meet basic energy efficient principals even with a standard project house. There are many standard house designs available which would allow good energy efficiency, provided they are built facing the right direction. A minor modifications such as moving or reducing the size of windows or relocating the carport, along with good insulation, may be all that's needed to reduce unnecessary and expensive energy use and act to noticeably create increased internal comfort levels.

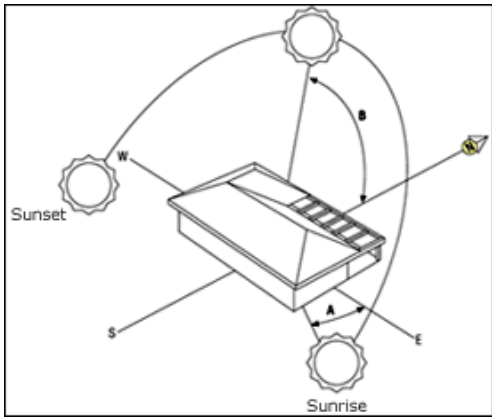
5.0 POLICY PROVISIONS

5.1 Orientation

One of the major principles of energy efficient building design is to allow the sun's heat into a building in winter while excluding it during the long hot days of summer. This can be achieved because the angle of the sun changes from season to season.

In summer the sun rises earlier, south of due east and climbs high in the sky before setting south of due west. Major summer heat gain occurs through the roof and through the east and west windows and walls of the home. In winter the sun rises later, north of due east and stays low in the northern sky before setting north of due west. North facing windows and walls receive maximum winter sun and warmth.

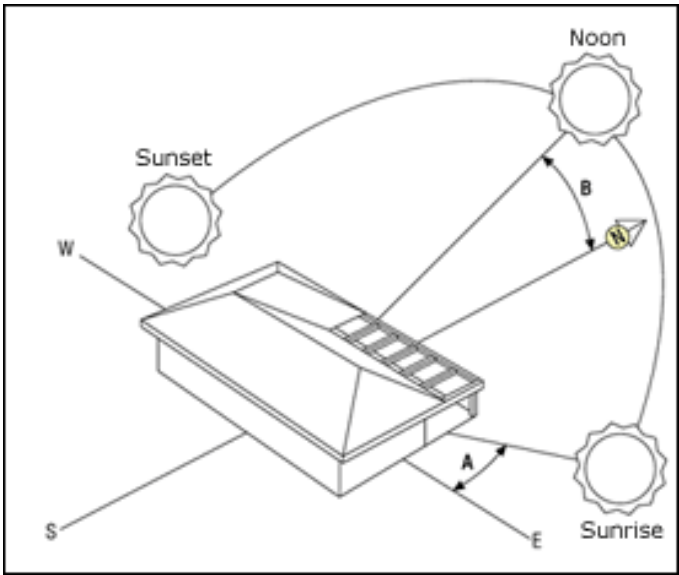
The Sun's Movement during summer (Dec)



Legend:

	Horizontal Rise /Set Angle (A)	Noon Altitude (B)
Perth	28.5° south	80.7°

The Sun's Movement during winter (Jun)

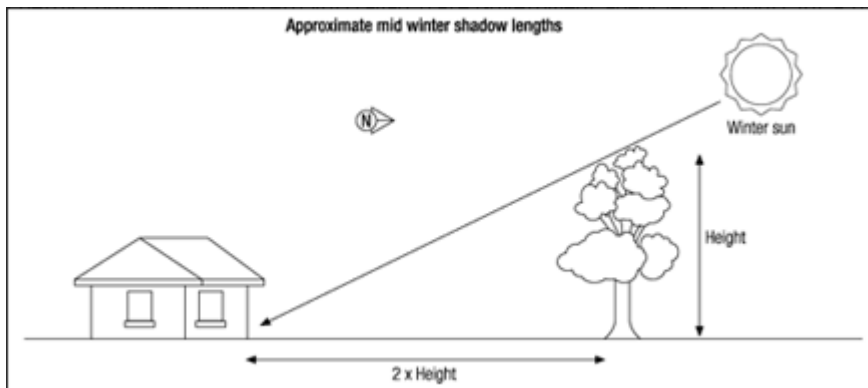


Legend:

	Horizontal Rise/ Set Angle (A)	Noon Altitude (B)
Perth	27.8° south	34.2°

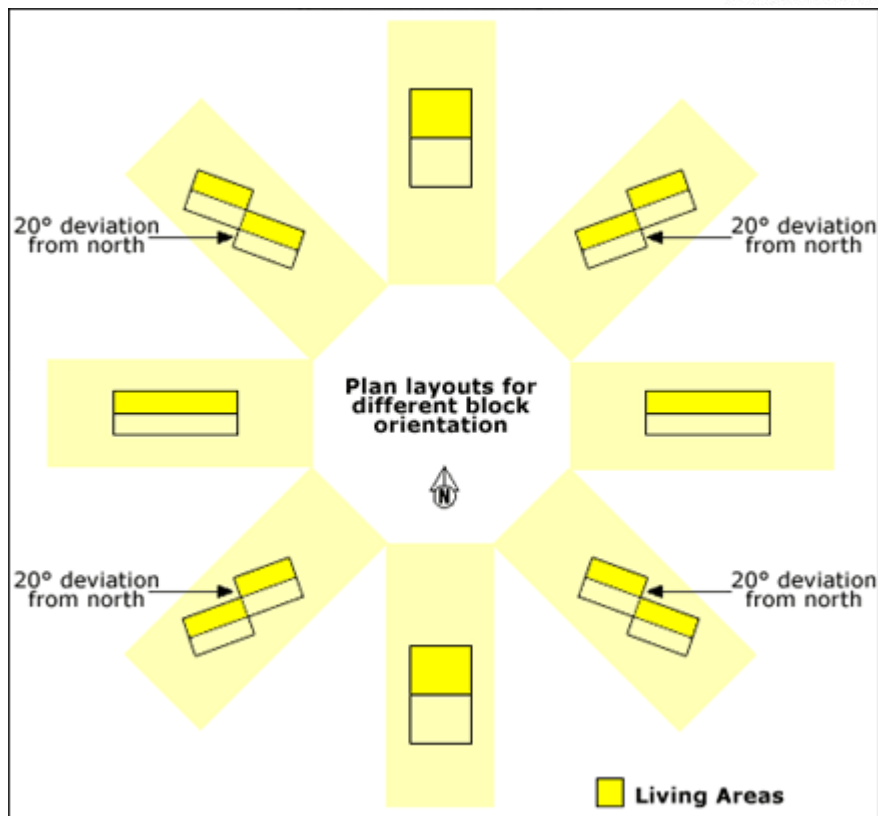
For residential development, it is recommended that land which permits the living areas of the dwelling to face north, be free of obstructions such as buildings or evergreen trees on this side of the home. Orientation is the key factor in achieving energy efficient design. While items such as pergolas, shutters and insulation can often be retro-fitted at a relatively low cost, the orientation of a building is often set in 'concrete' and if poorly orientated it is virtually impossible to correct.

Objects cast a shadow southwards approximately twice their height in mid-winter, and it is therefore essential that sufficient allowance is made between tall objects and the north side of a dwelling to ensure that winter solar access is maintained.



The ideal lot layout is one with the rear courtyard/garden facing north.

However, there are a number of ways of varying the design of a house and its interior layout to optimise solar orientation.



To achieve the design goal of optimal energy efficiency, an effective rule of thumb for a house in the southwest is to have north and south facing walls 1.5 to 2.0 times the length of east and west facing walls. This allows reasonable access to the winter sun from the north of the home, while reducing the exposure of walls and windows to early morning and late afternoon sun on the east and west sides of the home.

True north is the ideal orientation for windows. However, if the eaves are designed correctly, windows oriented between approximately 20° east or west of north still allow good solar penetration in winter while excluding most of the direct summer sun.

5.2 Internal Room Layout

Indoor living and entertaining areas should be oriented on the north side of the home where possible, with other rooms to the south. This will create warm and bright living areas in winter since north facing windows and walls receive maximum winter sun. The south side of a house receives a small amount of direct sun in summer, and therefore by locating bedrooms to the south, will be more comfortable for sleeping in summer.

Rooms should be grouped with similar uses together to create zones and doors be used to separate these zones. This type of design is more energy efficient than open plan living because you can close off rooms which are cooled or heated from those that are not.

It is recommended that the kitchen, laundry and bathrooms be grouped together in order to minimise the need for long hot water pipes. This will reduce the amount of heat lost from the pipes.

5.3 Windows and Shading

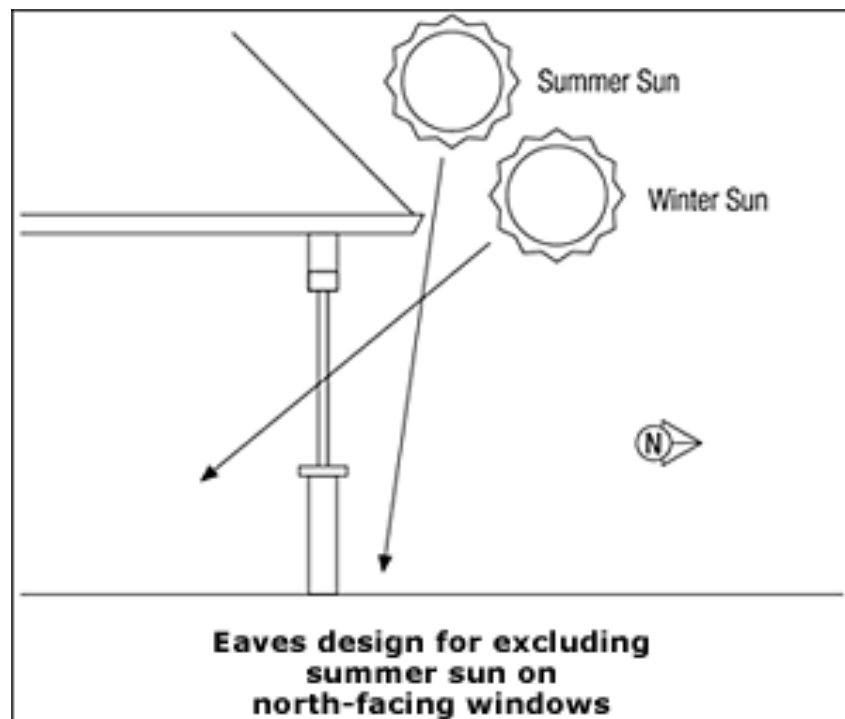
Appropriate window placement, sizing and shading are key elements to energy efficient design. Windows can act as solar collectors trapping heat from the sun, which is useful in winter but not in summer. They ventilate during summer, funnelling cool late afternoon and night time breezes to remove heat accumulated during the day and are an important source of light.

A balance needs to be struck between controlling the sun's access and allowing adequate cross ventilation from breezes, as well as allowing natural light to enter.

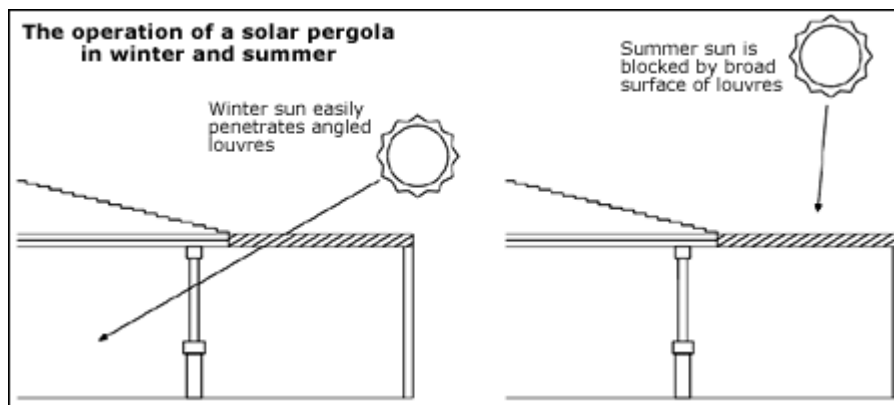
5.4 North Facing Windows

It is recommended that around a third to a half of the north face of the dwelling be glass, as it is very effective at trapping winter warmth and can be easily shaded from summer sun with correctly designed eaves.

To calculate the overhang needed, multiply the distance from the eaves-line down to the bottom of the window by 0.7. This will ensure the glass is adequately shaded from September until March. For cooler regions, multiplying by 0.4 will provide suitable shade from October until February.



Deciduous trees and shrubs or creepers growing on an open pergola on the north face of a home can also provide window shading in summer, while allowing the sun through to warm your home once they've lost their leaves in winter. Alternatively, a solar pergola is designed to achieve the same result.



It is important that shading devices, whether in the form of eaves, pergolas or appropriate landscaping, do not block the sun's access to the interior of your home during winter.

5.5 East and West Facing Windows

East and west facing windows can provide unwanted solar heat gain during the summer months and therefore, if excessive, can contribute significantly to an inefficient house design.

To minimise heat gain during the summer months, a house should be designed with the majority of rooms facing either east or west being non habitable i.e. either laundries or garages etc and that the areas of windows are kept to the absolute minimum.

External shading devices provide some protection from the summer sun, with complete protection achieved only with full vertical screening, such as outside blinds or shutters. This is due to the fact that the angle of sun will be close to horizontal early in the morning (east) and in the late afternoon (west), and only vertical screening can block the sun at these angles. Deciduous trees or vines growing on a trellis can also provide shading during summer.

5.6 South Facing Windows

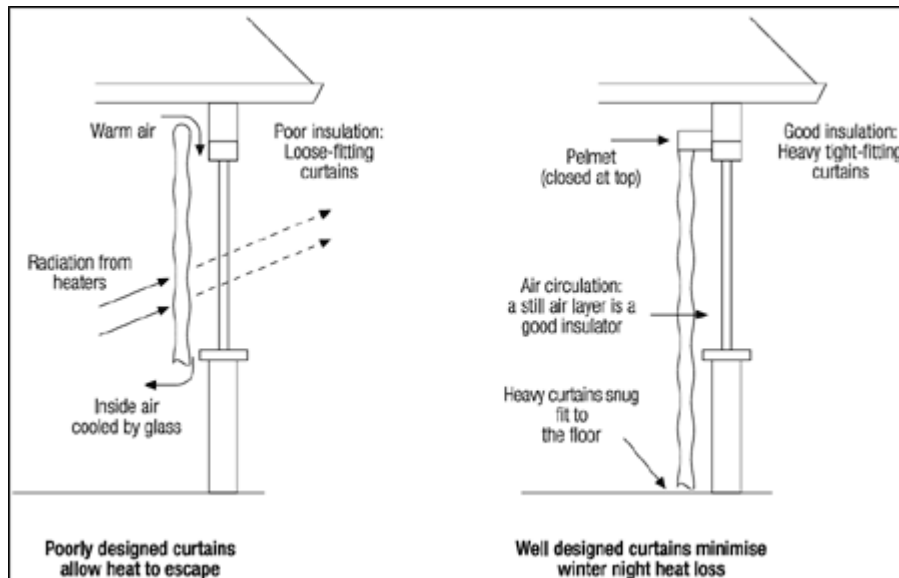
South facing windows receive no direct sun in winter but will receive a few hours of morning and afternoon sun in summer months. For this reason, they lose heat in winter and gain some undesirable heat in summer. South facing windows should be large enough to allow good ventilation and light to enter the home without losing too much heat in winter.

Vertical elements such as external screening or landscaping in conjunction with internal blinds will be most effective at shading south facing windows, since the majority of this sun is at low angle. Basic 'eaves overhang' in combination with internal window treatments will also assist solar control to south facing windows. In mid summer the sun can fall on an unshaded southern façade for approximately 4 hours in the morning and 4 hours again in the afternoon. For the more northerly latitudes (eg, Geraldton) provision of shading to south facing windows is even more important. This is because at this latitude there can be an additional 45 minutes of mid summer sun falling on the south face of a building, morning and afternoon.

5.7 Internal Window Treatments

While external window treatments are the best way to reduce summer heat gain, internal window treatments are most important for reducing winter heat loss. A window can lose heat five to ten times faster than an equivalent area of wall. This heat loss can be minimised by keeping warm air inside the room away from cold windows.

Closed curtains can be effective insulators and should be made from a heavy fabric with insulating backing for maximum effectiveness. They need to be long enough to reach the floor and should include a closed pelmet. The pelmet is an integral part of the curtain as it reduces air circulation and consequent heat loss through the window glass during winter and heat leakage into the home during summer when the curtains are drawn.



5.8 Skylights

Skylights can reduce your daytime lighting needs. However, a typical Perth home consumes approximately six times as much energy for heating and cooling than for lighting, and heat can be lost from your home through skylights on winter nights and gained during hot days. To reduce this problem, position your skylight so it is shaded in summer or consider buying one with special glazing that minimises heat transfer and can be closed at night. Non-vented ducted skylights lose less heat in winter, as the air trapped in the duct acts as a thermal buffer.

5.9 Tinted Glass and Reflective Films

Tinted glass and reflective films absorb and reflect heat, keeping your home cooler. However, be aware that using them reduces the amount of light and heat entering rooms in winter as well as in summer. During summer the glass itself becomes hot as it absorbs energy, which will cause some heat to be radiated into the room. These products may be useful where large areas of east and west glazing are unavoidable due to design reasons. However, tints and films will generally not reduce heat gain as much as external shading.

5.10 Double glazing

Two panes of glass separated by at least 10 mm can reduce winter heat loss but is generally only cost effective in situations with high heating requirements. Double glazing can also reduce conductive summer heat gain. However, when exposed to sun double glazed windows will still allow significant heat transfer, which means that full shading is still required.

5.11 Other window products

Windows are also available with other features, such as special coatings on the glass, which can offer improvements in thermal performance.

Insulation acts as a barrier to heat flow. It can make your home more comfortable by reducing the amount of warmth escaping in winter and reducing the amount of heat entering in summer. By insulating you can significantly reduce your heating and cooling bills and help to reduce greenhouse gas emissions.

In an uninsulated house most heat is lost or gained through the ceiling and roof – this is the most important part of the home to insulate. Insulating external walls can bring further benefits. Sealing air gaps will also help.

Opening and closing windows and window coverings at appropriate times to control air flows and heat transfer will also increase your comfort levels. This is particularly important in summer to prevent your house overheating. If you allow too much direct summer sun into your home through windows then insulation may act to keep the home warmer for a longer period of time.

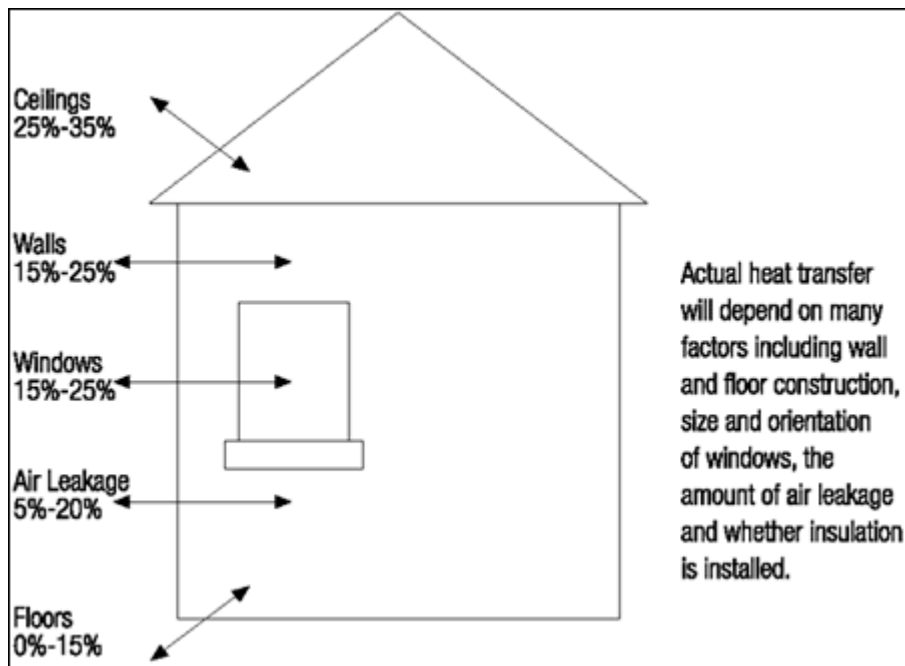
5.12 Insulation Works

The two main types of insulation are bulk insulation and reflective insulation.

Bulk insulation works by trapping small cells or layers of air within the insulating material. Many pockets of still air are very effective at retarding heat transfer.

Reflective insulation works by reflecting significant proportions of light and heat. Some reflective foils can be used both as a vapour barrier and to reduce heat transfer.

Typical Areas of Heat Transfer



5.13 Construction Materials

Building materials make a significant difference to the performance and comfort of dwellings. Dense materials such as brick, stone, concrete and rammed earth heat up and cool down slowly – they have what is called a high ‘thermal mass’. Lightweight materials such as weatherboard and fibre cement allow the home to heat up and cool down quickly. These materials have a low thermal mass.

Thermal mass is simply the ability of a material to store heat. A 200 square metre home in the south west with good solar access to the north needs about 20 cubic metres of concrete and 20 to 30 cubic metres of internal brick or equivalent depending on your location (30 cubic metres for Perth) to adequately store winter daytime warmth and gradually release it at night.

Thermal mass is most beneficial in homes which have good solar access to north facing windows. If solar access is limited, large amounts of thermal mass can increase a dwellings heating requirements during winter.

During summer, thermal mass will act to keep your home cooler during the day, provided the dwelling is ventilated overnight. The aim is to allow the night air to cool down the mass inside your home, resulting in more comfortable conditions the next day.

5.14 Masonry Walls

Double brick walls heat up slowly and stay warm for long periods. This is an advantage during short periods of hot weather, but can make your home uncomfortable over extended hot spells. Insulating double brick walls will add to initial costs, but will help to prevent heat transfer to the interior of the home during summer and help to retain heat during winter.

Brick veneer walls consist of a single external layer of brickwork, with a lined stud frame inside. These walls have less thermal mass than double brick walls and therefore respond more quickly to temperature changes. Homes with brick veneer walls are better at cooling down during extended periods of hot weather – making conditions more comfortable at night during summer. Brick veneer walls are also easier to insulate.

Reverse brick veneer walls have the brickwork inside and lightweight frame and cladding outside. This has the advantage of providing the thermal mass on the inside of your home which will retain any heating used in winter. Conversely the external lightweight cladding (weatherboards etc) will not absorb and store summer heat in the same way as masonry wall are know to do.

With both double brick and brick veneer walls (or any type of wall for that matter), it is important to ventilate your home in summer once the temperature outside becomes cooler than the temperature inside. This will help cool your home down and make conditions more comfortable. Retained night time coolness achieved through ventilation can also keep your home cooler during the day.

5.15 Lightweight Walls

Weatherboard, fibre cement and other lightweight walls get hot quickly in the sun, but also cool down quickly once shaded and after sunset. During winter, they lose heat far more quickly than brick walls. The thermal performance of lightweight walls will improve significantly with insulation, which is cheaper and easier to install at the building stage.

5.16 Floors

Concrete floors store heat from the sun shining through northern windows in winter and return some of that heat during the evening. Laying dark tiles where the low angle winter sun hits the floor will maximise the absorption of heat to be re-radiated. It is important that this thermal mass is not exposed to direct solar energy during summer, as this can lead to uncomfortably warm internal conditions.

Timber floors do not have the high thermal mass of concrete floors. This means that a home with a timber floor will lose far more heat than one with a concrete floor. For homes on stumps which are open at the sides, it is recommended that insulation be installed to the underside of all exposed floorboards. Another solution is to fully enclose the area between the ground and the floor with a solid material like brick, but this will not be as effective as using insulation. An enclosed space under the floor will also require some permanent ventilation to control subfloor dampness.

5.17 Colour of External Building Materials

As a general rule, light colours tend to reflect the sun's heat while darker colours absorb it. You can take advantage of this fact when selecting the colour of your roof and wall materials. In summer, lighter coloured materials will help to keep your home cooler by reflecting heat from the sun. However if your home is properly insulated, which is a much more effective method of controlling heat transfer, the effect of external building colour on your comfort will be greatly reduced.

5.18 Ventilation

Doors and windows should be positioned to achieve cross ventilation in summer. A larger opening on the leeward side of the home will maximise the airflow through rooms. If this has been allowed for in the design of your home, doors and windows opened late on a summer's day will make use of cooling late afternoon and night time breezes to rid your home of heat accumulated during the day.

5.19 Draught Proofing

Air leaks and draughts can add significantly to your heating and cooling bills by allowing cold air into your home during winter and warm air during summer. You can prevent these unwanted leaks by installing draught excluders on the bottom edge of doors and sealing strips around doors and windows.

These are easy to fit and can be purchased from your local hardware store. When draught proofing you should also check for spaces between walls and skirtings and block off any unused fireplaces. Note that homes with heaters that burn a fuel inside are required by law to have fixed ventilation for safety reasons. (NB this is for information only and is generally a requirement under the Building Code of Australia)

5.20 Landscaping Design and Planting Selection

Gardens can provide significant climate modification effects, and have the ability to further enhance or detract from the other factors influencing energy efficient design mentioned above.

For example, deciduous trees or vines which provide shade in summer but allow the winter sun to shine through. When their leaves have dropped they provide an effective and simple option.

Deciduous creepers can keep west facing walls cool on hot summer afternoons. Shrubs or trees to the south can be placed to direct south-westerly sea breezes into and through your home.

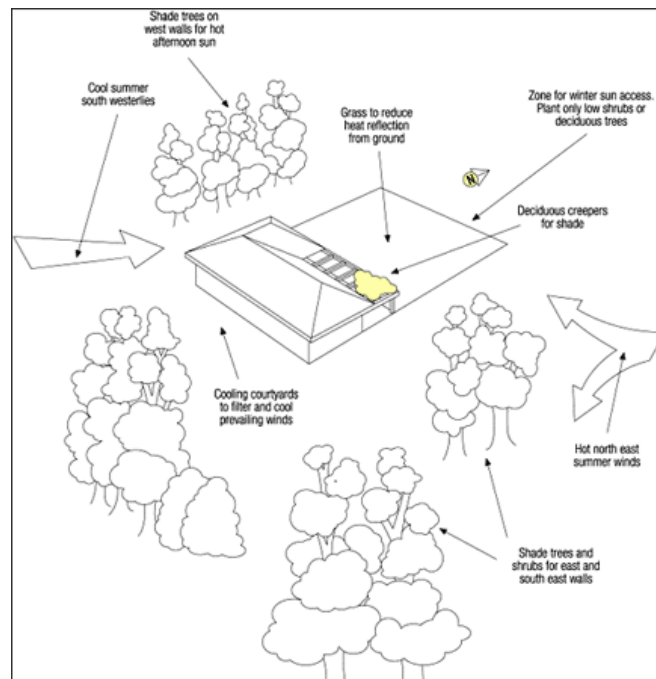
Plantings to the west and north-west can shield houses from winter storms, but close plantings may lead to damage in certain circumstances.

Unshaded paving to the north, east and west of your home should be avoided as it can cause heat to be reflected into windows during summer. Lawns and other ground covers will help reduce this problem.

South facing courtyards with moist cool ferneries will also assist summer cooling.

Overall plant selection should adhere to water wise gardening principals to minimise water usage

The diagram below indicates wind patterns for the Perth region. You should investigate the 'wind regime' particular to your location, to make the most of desirable cooling summer breezes, or to reduce the impact of hot summer or gusty winter winds.



6.0 Assessment Procedure

Under its current Town Planning Scheme, Council is able to permit higher density developments in the Split Density Coded residential areas where it can be demonstrated that the design of the residential dwelling is energy efficient.

To ascertain the energy efficiency of the dwelling, Council has assigned a relative value to each of the design criteria listed in the body of this policy.

In order to qualify for the higher density code a score of 70 out of a possible 100 efficiency points is required to establish an acceptable degree of intrinsic energy efficient housing design.

In grouped or multiple dwelling developments each individual unit must achieve the minimum score in order to be eligible. There is considered to be sufficient scope within the points allocation for a number of design solutions.

Council will only support the subdivision of a site where such a density increase has been granted following the completion of the houses/units in accordance with this policy.

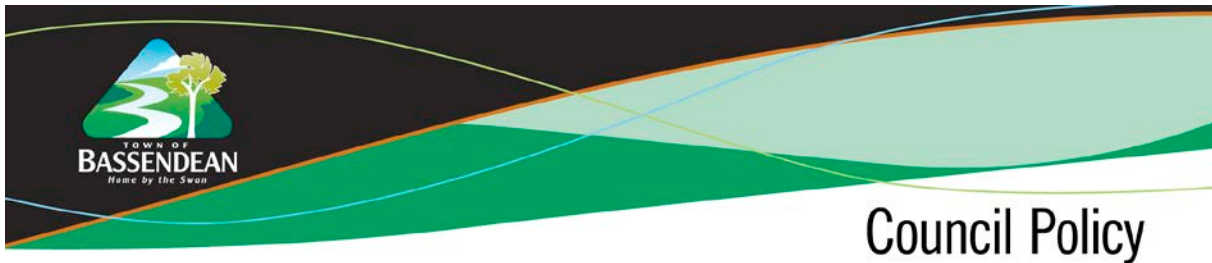
The following are the assigned values given to each design element of energy efficiency:

ENERGY EFFICIENT DESIGN POLICY CREDIT POINTS CHECKLIST

DEVELOPMENT
ADDRESS

	Design Element	Credit Pts Available	Credit Pts Claimed	Comments
1.	Orientation (longest axis east west)	10		
2.	North facing courtyard, and main living areas with windows occupying a min 50% of the north facing wall	25		
3.	Windows to bedrooms minimised in area and south facing One bedroom window is permitted to face north	15		
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms	20		
5.	60% of all habitable rooms shall be cross ventilated.	10		
6.	The provision of either a solar pergola or solar hot water heating system ;	10		
7.	Landscaping design and plant selection to provide shading to courtyard areas in summer only and demonstrate compliance with low water use gardening principals.	10		
	TOTAL	100		Require min 70 out of 100 to qualify for higher density code

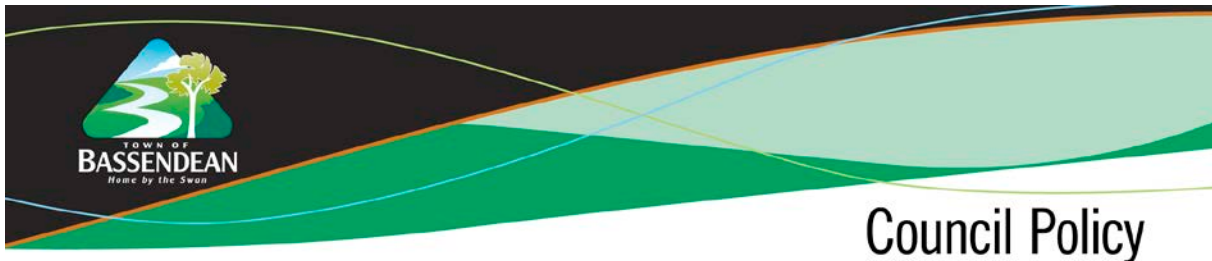
Additional Provisions – Amended 28 June 2011



In submitting an application, the developer is to submit a letter indicating the features provided and the number of credit points and demonstrate how the credit points may be achieved.

Where a proposal that relies on this Policy for the higher density on land with split coding retained dwellings are to be modified to meet the points required by this Policy.

Where an existing residence either does not comply or cannot be made to comply with the points required by this Policy, the Council shall not grant planning consent.



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 3 - WATER SENSITIVE DESIGN

POLICY OUTLINE

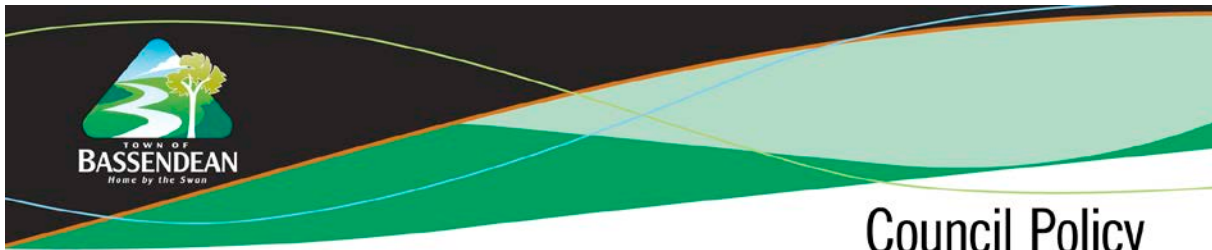
1. Operation of this Policy
2. Statement of Intent
3. Definitions
4. Policy Objectives
5. Application of the Policy

1. OPERATION OF THIS PLANNING POLICY

- (a) This planning policy has been prepared in accordance with Part 2 of the Town Planning Amendment Regulations 1999.
- (b) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provision of the policy and the objectives which the policy is designed to achieve before making its determination.
- (c) If a provision in this policy is inconsistent with the:
 - (i) Environmental Protection (Swan Canning Rivers) Policy 1998, the Environmental Protection Policy Prevails; and
 - (ii) The Town of Bassendean Town Planning Scheme, the Scheme prevails.
- (d) This policy applies to rezonings, structure plans, subdivisions and development proposals and applies throughout the Town of Bassendean.

2. STATEMENT OF INTENT

There is concern about the quality of water discharging from drains into water bodies such as the Swan and Canning Rivers. Stormwater runoff carries sediments and pollutants such as nutrients and heavy metals from impervious surfaces. The Swan- Canning Cleanup Program (1999) highlights the need to address water quality in drainage from rural and urban land uses.



A mechanism to address water quality of stormwater runoff from developed areas is through Water Sensitive Urban Design.

The principles are the detention and retention of stormwater to increase filtration of pollutants by soil, vegetation or other physical means rather than direct conveyance to a water body.

The Bayswater Main Drain Catchment Management Strategy (1994) recommends the adoption, where practical, of water sensitive urban design for new development and redevelopment within the catchment by local Government authorities. The Eastern Metropolitan Regional Environmental Strategy (RES) (2000) recommends that member councils adopt Water Sensitive Design Planning principles, develop drainage plans and adopt Stormwater Quality Management Guidelines.

The Environmental Protection (Swan-Canning Rivers) Policy 1998¹ requires that all government agencies including local government, when making decisions, ensure that drainage systems are designed, constructed and operated:

- (i) in accordance with best management practice; and
- (ii) “in order to prevent and mitigate land degradation (Clause 17 (a) (ii)).

The Local Government Guidelines for Subdivisional Development, produced by the Institute of Municipal Engineering WA Division in 1998 promotes the adoption of Water Sensitive Urban Design principles.

The Community Codes (*Liveable Neighbourhoods*) published by the Ministry for Planning in 2000 emphasises Water Sensitive Urban Design (nutrient stripping, swales, incorporation of drainage in public open Space) and provides incentives of up to 3% credit in the 10% Public Open Space (POS) requirement for the adoption of Water Sensitive Urban Design.

3. DEFINITIONS

“Best Management Practice” means best management practices developed under clause 11 of the Environmental Protection (Swan and Canning Rivers) Policy 1998, and assessed in the context of this policy.

Until such time as best management practices are published by the Environmental Protection Authority the use of interim best management practices as published by the Water and Rivers Commission's "*A manual for managing urban stormwater quality in Western Australia*" dated August 1998 will be used in conjunction with the Principles for design and assessment of best management practices (ie, Section 5 of this policy) and the Towns engineering specifications and conditions relating to developments and subdivision.

"AAMGL" Average Annual Maximum Groundwater Level

"Multiple Use Corridor" linear reserve which integrates drainage function as well as conservation and recreation values.

"Treatment Train" means application of several types of physical stormwater best management practices in line in a series to achieve improved drainage water quality output to water bodies.

"Xeric Landscape" landscape consisting of native or adapted plants which require nil or minimal watering

4. POLICY OBJECTIVES

- (a) This Water sensitive Design Policy is to assist in protecting the beneficial uses of the Swan and Canning River and watercourses, consistent with the requirements of the Environmental Protection (Swan and Canning Rivers) Policy 1998. The beneficial uses include:
 - * as habitat for the maintenance of the diversity and abundance of locally indigenous fauna and flora species;
 - * to maintain ecological processes;
 - * as an important recreational element; and
 - * as natural landscape.
- (b) Ensure water sensitive design best management practices are implemented for all new development proposals so as to minimise nutrient and other pollutants exported to the Swan-Canning rivers;
- (c) Protect and where possible restore and enhance the environmental and social (ie, recreation and scenic) values of waterways and protected wetlands; and

- (d) Retain or enhance open drains by converting them to “living streams” in multiple use corridors that provide habitat for wildlife and passive recreation opportunities wherever possible.

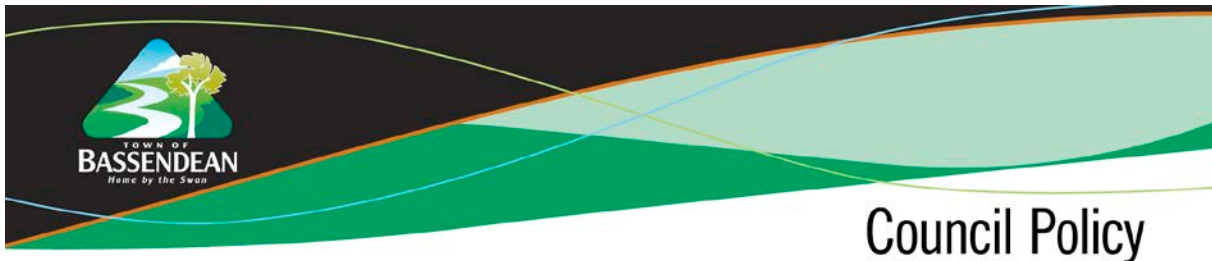
5. APPLICATION OF THE POLICY

The principles of Water Sensitive Urban design are to be incorporated into urban development through the application of best management practices. The extent to which the various best management practices are selected for implementation will depend on the scale of development. For example, there will be greater opportunities to incorporate structural best management practices at the structure planning or subdivision scale than at the single lot level. For approval at a split or higher R-Code, developments will be required to meet these design guidelines.

Principles for design and assessment of best management practice.

The application of water sensitive planning and management principles involves:

- i) incorporation of water resource issues early in the land use planning process;
- ii) addressing water resource management at the catchment and sub-catchment level;
- iii) storage and stormwater reuse and stormwater treatment occur as high as possible in the catchment- use of a treatment train approach with the components of stormwater management located so that they follow the natural contours;
- iv) property is protected from flooding or damage by surface water or groundwater;
- v) post urban development conditions in watercourses approximate pre urban conditions (ie, water level and flow regimes are maintained);
- vi) stormwater system design incorporates as much as possible features of waterways that improve water quality;
- vii) the use of vegetation (particularly indigenous vegetation) in stormwater management to promote filtering and slowing of runoff to maximise settling of particulate-bound pollutants; and
- viii) multiple use corridors are used when appropriate.



The following are examples of structural best management practices which encompass the above principles:

- Onsite detention;
- Stormwater infiltration systems;
- Buffer strips;
- Pollutant traps (eg, Continuous Deflection Separators);
- Grass or reed swale drains;
- Broken or flush kerbing;
- Ponds and wetlands; and
- Native or Xeric landscaping.

Selection of best management practices should follow that suggested in the Water and Rivers Commission's *Manual for Managing Urban Stormwater Quality in Western Australia*. (Stormwater best management practice selection chart to be included in appendices)

5.1 Non- structural best management practices

A comprehensive approach to storm water management also involves the promotion of non-structural best management practices. These include source controls such as:

- education of residents on appropriate plant species, fertiliser and water use;
- street sweeping regimes; and
- improved waste and stormwater management for industrial premises.

5.2 Incorporation of water resource issues early in the land use planning process

The earlier that stormwater management is addressed in the land use planning process the more opportunity there generally is for integration of structural mechanisms to ensure water quality. Ideally it should form part of the initial site analysis prior to structure planning and sub-division. For small residential subdivisions (<5ha) and redevelopments in which ponds or wetlands may not be feasible inline controls such as pollutant traps may be more appropriate.

5.3 Addressing water resource management at the catchment and sub-catchment level

Sub-catchments should be used to determine drainage system design. Developments low in the catchment should be designed with due regard to existing and proposed land use as reflected in the Town Planning Scheme and the volumes and quality of stormwater or subsoil drainage water likely to be generated upstream.

5.4 Storage, stormwater use and stormwater treatment occur as high as possible in the catchment, a treatment train approach is used and components of stormwater management are located so that they follow natural contours

Stormwater treatment such as detention should occur at source or on-site if practicable. Structural best management practices are most effective when they can be combined in a series, as a treatment train preferably connected by grass or reed swales or multiple use corridors (through public open space). Storage areas should be an integral part of the landscape, wherever possible. The use of the treatment train can increase pollutant removal effectiveness, allow for filtration of suspended solids, or overcome site factors that limit the effectiveness of a single measure.

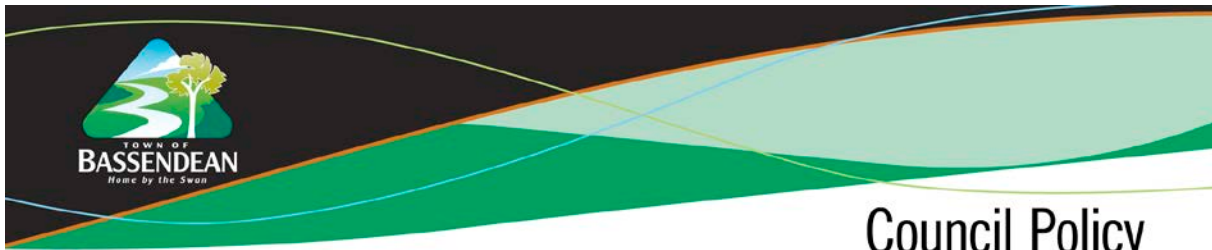
The detention capacity of the treatment train should be capable of retaining the first flush and constructed according to the design criteria provided by the Water and Rivers Commission hydrological effectiveness graphs (*Manual for Managing Urban Stormwater Quality in Western Australia* pp 20, 21)

Wherever possible use should be made of stormwater runoff. Car parks in commercial developments should direct runoff water into landscaped swales by use of flush or broken kerbing to reduce the irrigation requirement and filter stormwater pollutants. Porous paving materials should be encouraged, especially for parking areas that are infrequently used or are low traffic volume areas.

Mechanisms to trap sediment should be in place to remove sediment 100 microns or more.

5.5 Protecting property from flooding

5.5.1 Water Courses and main drains



All development along watercourses, main drains and overland flow paths for the 100 year storm recurrence interval shall have floor levels at 500mm above the 100 year flood level.

Watercourses and main drainage reserves should be of sufficient width to allow for 1:6 batters, appropriate access for maintenance or 1:8 (for revegetation) and the floodway associated with the 100 year event. This would normally result in a minimum reserve width of 30m. However, to allow for natural meandering of a watercourse and the floodplain a 50m reserve width is preferred.

5.5.2 Groundwater levels

To protect housing from flooding and damage from groundwater, development in areas where the Average Annual Maximum Groundwater Level (AAMGL) is at or within 1.2m of the surface, the importation of clean fill will be required together with the provision of sub surface drainage placed at the AAMGL. In areas where the AAMGL is more than 1.2m from the surface, subsurface drainage may still be required to restrict the rise in groundwater and ensure that adequate separation of building floor slabs from groundwater is achieved.

The AAMGL should be determined to the satisfaction of the Water and Rivers Commission.

5.6 Maintaining water level and flow regimes

5.6.1 Water levels –Protected wetlands

Where it is deemed that a proposal is likely to have a potential impact on the hydrological regime of a protected wetland a hydrological study will be required to determine how the water level regime of the wetland can be maintained.

As a general guideline, a hydrological study is likely to be required where drains that alter groundwater levels (eg, subsoil drains) are used within 100m of a protected wetland, or if drainage into a wetland is proposed.

5.6.2 Water flows –Watercourses

In order to prevent instream erosion, peak flows in water courses should not exceed pre-development conditions for the particular storm average recurrence interval (eg, the peak flow reaching the water course from the catchment in a 10 year event should remain the same after development).

Longer duration low-level flows in watercourses to maximise detention times in detention ponds consistent with the advice in the Water and Rivers Commission *Manual For Managing Urban Stormwater Quality in Western Australia* are acceptable to enable increased water volumes to be discharged off-site.

Adequate on site detention is required to ensure this criterion can be met.

5.6.3 Development of Private Open Space

Drainage from paved areas should be directed to garden beds or lawn or use of porous paving surfaces encouraged.

Low water and nutrient requiring plants should be required in landscaping such as native or adapted xeric plants to reduce the need for artificial fertilisers and watering.

5.7 Incorporating landscape enhancing features to improve water quality

Features that improve water quality that should be incorporated into stormwater drainage systems include:

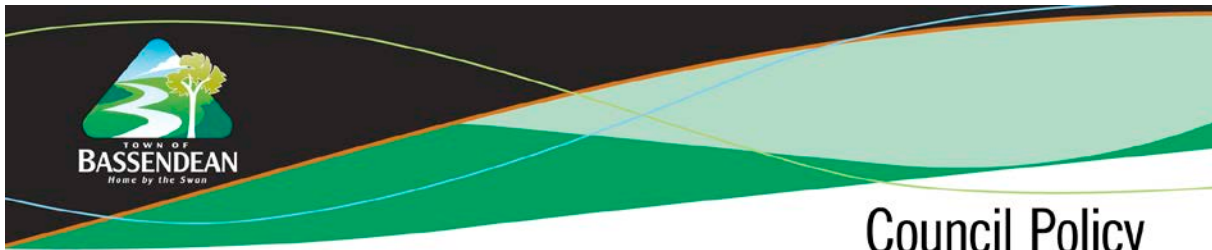
- Native vegetation-in particularly reeds and rushes should be to promote filtering of nutrients and sediments;
- Boulders or riffles improve aeration and oxygenation;
- Ponds, pools or stormwater gullies designed as sediment traps; and
- Drain or watercourse profiles that provide a range of fauna habitats.

5.8 Retaining and rehabilitating protected wetland and watercourse fringing vegetation

Fringing vegetation should not be removed from within the following buffer zones:

Watercourses with permanent water or protected wetlands	50m
Seasonally flowing watercourses	30m
Watercourses which flow in response to specific rain events	10m

Removal of non-native vegetation in a manner that replaces it with native vegetation and minimises potential soil erosion is encouraged, except where the non-native vegetation has identified landscape or heritage value.



Foreshore management proposals are assessed in terms of the achievement/replication of natural processes, and integration of passive recreation whilst maintaining conservation values.

As a minimum watercourses should be revegetated with native vegetation for 10m either side of watercourses which flow in response to specific rain events and 15m either side of other watercourses.

As a minimum, protected wetlands should be revegetated consistent with vegetation zones that would naturally occur in a wetland to at least 15m from the high water mark or 1m higher than the high water mark whichever is the smaller.

Batters and reserve widths are addressed under “Protection of property from flooding” above.

5.9 Using Multiple use corridors and open drains

Existing open drains should be assessed for their potential to provide for the multiple uses of recreation, stormwater management and the restoration and maintenance of environmental values through conversion to meandering streamlined channels.

There should be no net loss of existing open drain habitat, based on the extent (ie area) of open water and wetland vegetation provided by the drain. Transfer of habitat to a multiple use corridor/streamlined meandering channel is acceptable, but timing to minimise the period when habitat is not available should be considered.

Multiple use corridors width may vary according to site characteristics. However a minimum of 50m is recommended with additional width if needed for recognising floodway characteristics and protection of foreshore vegetation.

Management plans should be prepared for multiple use corridors. Multiple use corridors should be divided into zones or priority use areas for management purposes.

APPENDIX 1 - WATER SENSITIVE DESIGN POLICY CHECKLIST

Section	Policy Application	Structure Plan	Subdivision	Development Application
5.1	Early incorporation of water resource issues in planning			
5.2	Drainage design based on sub-catchments			
5.3	Treatment Train approach from top of catchment			
	Stormwater management components follow natural contours			
	Detention capacity able to retain first flush			
	Detention capacity to meet appropriate hydraulic and detention time criteria			
	Car park runoff to landscaped detention swales			
	Sediment less than 100 microns trapped			
5.4	Floor levels >500mm above 1:100			
	Waterway batter slopes maximum 1:8			
	Waterway reserve adequate width			
	AAMGL calculation meets W&RC requirements			
	Drainage at or above AAMGL and soil surface >1.2m above AMGL			
5.5	Hydrological study undertaken for protected wetlands			
	Post development flows approximate pre development flows through adequate detention			

Section	Policy Application	Structure Plan	Subdivision	Development Application
	Runoff from paving directed to garden or lawn areas			
	Encourage use of pervious paving materials			
5.6	Natural features incorporated into stormwater design (eg native vegetation, riffles & pools)			
	Easily maintained sediment traps included			
5.7	Existing fringing vegetation protected			
	Fringing vegetation rehabilitated (10 or 15m)			
	Passive recreation catered for along foreshores			
	No net loss of open drain habitat			
	Potential for Multiple Use Corridors evaluated			
5.8	Multi Use Corridors zoned			
	Management plans for Multiple Use Corridors prepared			

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.

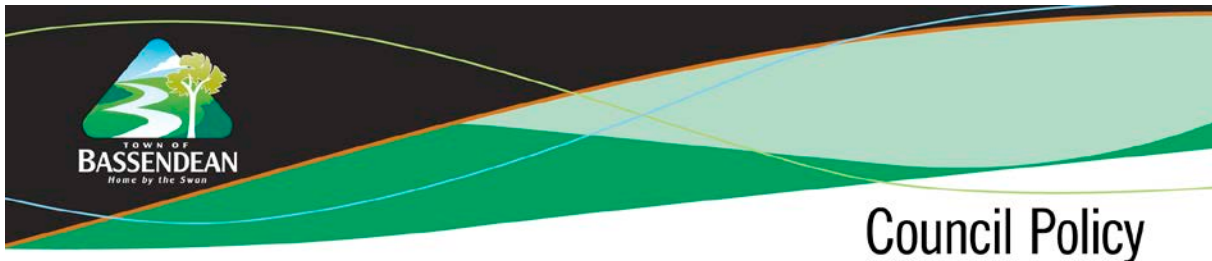
The criteria outlined in this policy is based on information obtained from the Department of Water and the Swan River Trust.

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.

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 indemnify Council against any liabilities for damage or loss caused by flood and may require the applicant to enter into an agreement to secure the indemnity.

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;

- 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 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:
 - 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.
- 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:

- 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.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 5 - EARLSFERRY HOUSE DESIGN GUIDELINES

OBJECTIVE

To ensure development on the land adjacent to Earlsferry House is developed in such a manner as to maintain the historic character of the house.

APPLICATION

This policy applies to all the land within, or previously within, Lot 500 Nurstead Avenue, Bassendean.

POLICY

1. Any development, alteration, demolition or modification within the Earlsferry House site shall be referred to the Heritage Council for comment and/or recommendation prior to consideration by Council.
2. All development on the R10 zoned land shall comply with the following requirements:
 - a) All boundary fencing shall be ornamental picket or traditional red brick, and shall be no greater than 1.2 metres high, excepting that which is not visible from Nurstead Avenue or Guildford Road;
 - b) Dwellings shall present to Nurstead Avenue and shall be setback a minimum of 6 metres and a maximum of 9 metres from Nurstead Avenue;
 - c) Dwellings shall be no greater than one storey high;
 - d) Building materials shall be as follows:
 - i) walls - traditional red brick with light coloured (not grey) mortar or tuck-pointing;
 - ii) roof - terracotta roof tiles, Custom Orb, colorbonded or painted, Zinalume - roof pitch shall be no less than 30 degrees;

- iii) colours - each building application shall be accompanied by a comprehensive colour scheme using heritage colours to the satisfaction of Council;
 - iv) roof plumbing - gutters to be ogee, ovolo or rounded - downpipes shall be round;
 - v) eaves - to be a minimum of 400mm excluding gutters. Under eaves is to be exposed with rafters, bird boards or closed with adequate ventilation - boxed eaves are prohibited;
 - vi) windows - to be timber or coloured aluminium frames, to be an upright style on all facades visible from the street - bay windows are acceptable, but corner windows should be avoided - window sills shall be projecting brick or timber;
 - vii) verandas, carports and garages - shall be constructed from brick or timber posts (not steel, aluminium or pine) and roofs shall be constructed to match those on the main dwelling, where such structures are visible from Guildford Road or Nurstead Avenue;
 - viii) driveways - internal driveways shall be brick paved or patterned to complement the colour of the main dwelling; and
- e) Satellite dishes, roof installations, all radio or television aerials, solar heaters, air-conditioning units or similar external attachment, shall be located such that they are not visible from either Nurstead Avenue or Guildford Road.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 6 - INDUSTRIAL ZONES DEVELOPMENT DESIGN GUIDELINES

OBJECTIVE

To ensure a high standard of industrial development, in terms of appearance, landscaping, provision of parking and access.

APPLICATION

This policy applies to all the land zoned 'Light Industrial' and 'General Industrial' under Local Planning Scheme No. 10.

POLICY

All development within the 'Light Industrial' and 'General Industrial' zones shall comply with the following requirements:

Building Setbacks

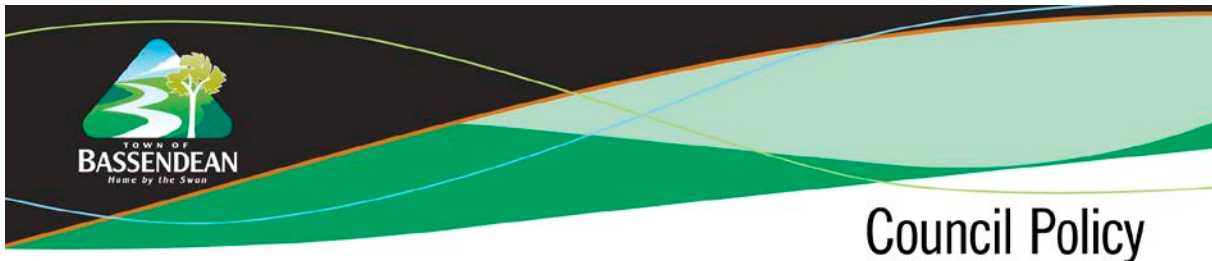
The minimum setback requirements for all buildings within these zones shall be in accordance with those prescribed as follows:

Front	13-00m
Rear	Nil
Side	4.50m one side
Secondary Street	6.00m

Plot Ratio Limit and Definition

The maximum plot ratio for a site is 0.75.

Plot ratio is defined as the ratio of the gross total of the areas of all the floor to the land within the site boundaries. In calculating the gross total of the areas of all floors the areas shall be measured over any walls provided that lift shafts, stairs, toilets and amenities, external wall thicknesses, plant rooms and the gross floor area of any floor space used for the parking of wheeled vehicles, including access to and from that space within the building, shall not be included.



Site Cover

The maximum site coverage permitted to any development excluding loading bay awnings is 50%.

Vehicle parking

Car parking spaces shall be provided, constructed and maintained in accordance with the provisions of Part 5 of the Scheme, Local Planning Policy No. 8 (Parking Specifications) and the approved plan relating thereto.

Landscaping

All development within these zones shall be landscaped in accordance with the following requirements

- a) the minimum width of front boundary landscaping shall be 2 metres, except in the case of a corner lot, in which case the minimum shall be 1.0 metres on the secondary street as nominated by Council;
- b) the minimum width of side boundary landscaping (excluding side street boundaries) shall be 1 metre, to be provided from the front boundary to the setback line;
- c) landscaping is to be provided in accordance with Councils landscaping policy as amended from time to time, and shall be maintained by the owner of the lot thereafter.
- d) Shade trees in car parking areas shall be provided at a ratio of 1 per six car parking bays recommended in the Councils' landscaping policy.

Security Fencing

Where a security fence is proposed on a street lot boundary, it shall be of an open style either mesh fencing or palisade style fencing and setback 2-metres behind the street alignment.

Solid screen fences on industrial sites are only acceptable where located at or behind the 13-metre building line to the front setback area. In the case of corner lots solid screen fencing must be setback 6-metres from the secondary street.

Service Access

Provision shall be made for service access in the following manner:

- a) a paved accessway shall be provided for vehicles from the street to the rear of and to any other part of the building where provision is made in the external walls of the building for the entry of or the loading or unloading of vehicles;
- b) the access way shall be so constructed that all vehicles using it can enter from and return to a street in forward gear without reversing any part of the vehicle onto a street; and
- c) except as hereinafter mentioned, the access way shall not be less than 4.5 metres in width, unless the size of the lot makes the provision of such an access way impracticable or unreasonable the Council may permit an access way of a narrower width but in no case less than 3.0 metres in width.
- d) the provision of on-site delivery manoeuvring areas where large single axle commercial vehicles can enter and leave the site in forward gear. The manoeuvring area shall be exclusive of car parking bays and the interior of the building.

Storage and Refuse areas

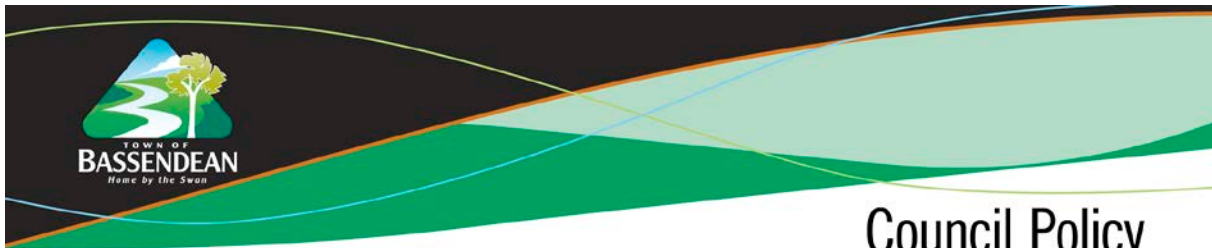
The Council may require the provision of one or more areas for the storage of refuse in a development. This area shall be:

- a) screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height; and
- b) accessible to service vehicles.

Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Council.

Building Materials

The facades of all buildings facing public streets shall be constructed of brick, glass, stone, masonry or concrete in respect of the ground floor level. The second floor level, or its equivalent, may be constructed of other material in accordance with the Building Code of Australia.



The use of Zinalume sheeting for construction of Industrial buildings is prohibited, unless such buildings or parts of buildings are not visible from any public street, or Council approval is granted to vary this requirement.

Floor Area

A factory or factory unit shall have a floor area of not less than 100m² and each the length and width shall not be less than 6 metres clear between the internal wall surfaces.

Factory Units

Multiple factory units on one lot shall not be permitted unless the following requirements are complied with:

- a) each factory unit shall have a visually screened service yard of not less than 16m² with a minimum depth of 2m adjoining and having connecting access to each unit; and
- b) the internal partition walls between factory units shall be constructed of brick, stone or concrete or other material approved by Council.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 7 - LOCAL SHOPPING ZONE DESIGN GUIDELINES

OBJECTIVE

To promote and maintain a high standard of commercial development and strong retail hierarchy within the Town.

APPLICATION

This policy applies to all land zoned 'Local Shopping' under Local Planning Scheme No. 10.

POLICY

All development within the 'local Shopping' zone shall comply with the following development standards:

Building setbacks

All building setbacks within the 'Local Shopping' zone shall be determined at Council's discretion, having regard to existing setbacks in the locality, the impacts of the development on the streetscape, and the provision of adequate parking and landscaping areas.

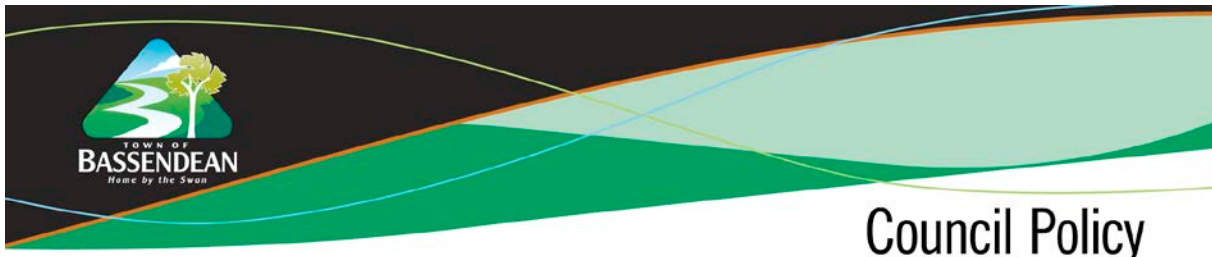
Vehicle parking

Car parking spaces shall be provided, constructed and maintained in accordance with the provisions of Part 5 of the Scheme, Town Planning Scheme Policy No. * (Parking Specifications) and the approved plan relating thereto.

Landscaping

All development within these zones shall be landscaped in accordance with the following requirements:

- a) the minimum width of front boundary landscaping shall be 2 metres, except in the case of a corner lot, in which case the minimum shall be 1.5 metres on the secondary street as nominated by Council;



- b) the minimum width of side boundary landscaping (excluding side street boundaries) shall be 1 metre, to be provided from the front boundary to the setback line; and
- c) landscaping is to be provided in accordance with Councils landscaping policy as amended from time to time, and shall be maintained by the owner of the lot thereafter.

Storage and Refuse areas

The Council may require the provision of one or more areas for the storage of refuse in a development. This area shall be:

- a) screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height; and
- b) accessible to service vehicles.

Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Council.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 8 - PARKING SPECIFICATIONS

OBJECTIVE

To ensure a high standard of construction of car parking bays in all developments within the Town, and to ensure that all parking bays and manoeuvre areas are constructed to an adequate size.

APPLICATION

This policy applies to all land within the Local Planning Scheme No. 10 area.

POLICY

Where provision of parking bays is required as a condition of planning approval, the following minimum construction requirements shall apply:

Material Type	DEVELOPMENT TYPE	
	Residential	Other
Asphalt	25mm of 7mm high bitumen asphalt over: a) 150mm crushed rock road base (CRRB); or b) 50mm CRRB above 150mm crushed limestone.	1. 25mm of 10mm asphalt over: a) 200mm CRRB or b) 75mm CRRB above 200mm crushed limestone. 2. 50mm of 14mm asphalt over 250mm crushed limestone.
Concrete	100mm (preferably reinforced with one layer of F63 mesh) over a minimum thickness of 150mm compacted clean sand.	125mm reinforced with F62 mesh over a minimum thickness of 150mm compacted clean sand.
Brick-paving	50mm (minimum) thick solid paving bricks over 25mm bedding sand and 100mm CRRB or crushed limestone. All 'free' edges to be supported by a header course on a 250mm x 50mm mortar bed.	80mm thick solid paving bricks laid in accordance with manufacturer's specifications (to be supplied with a Building Licence Application).

The dimension of car parking bays and manoeuvre areas shall be as follows:

Parking Angle	Width of Bay metres	Depth of Bay metres	Aisle Width 1 Way 2 Way metres		Distance Along Kerb metres	Kerb Overhang metres	Total Depth 1 Way 2 Way metres	
90°	2.5	5.4	6.2	6.2	2.5	0.7	11.6	11.6
	2.7	5.4	5.8	5.8	2.7	0.7	11.2	11.2
	2.9	5.4	5.4	5.8	2.9	0.7	10.8	11.2
60°	2.5	5.7	4.6	5.8	2.9	0.6	10.3	11.5
	2.7	5.7	4.2	5.8	3.1	0.6	9.9	11.5
	2.9	5.7	4.0	5.8	3.3	0.6	9.7	11.5
45°	2.5	5.3	3.7	5.8	3.5	0.5	9.0	11.1
	2.7	5.3	3.3	5.8	3.8	0.5	8.6	11.1
	2.9	5.3	2.9	5.8	4.1	0.5	8.2	11.1
30°	2.5	4.4	2.9	5.8	5.0	0.3	7.3	10.2
	2.7	4.4	2.9	5.8	5.4	0.3	7.3	10.2
	2.9	4.4	2.9	5.8	5.8	0.3	7.3	10.2
0°	2.5	2.5	3.0	5.8	6.3	0.0	5.4	8.3
	2.5	2.5	3.3	5.8	6.1	0.0	5.8	8.3
	2.5	2.5	3.6	5.8	5.9	0.0	6.1	8.3

Requirements

1. Bays situated adjacent to walls or other obstructions which affects door opening, shall be increased in width by 0.3 metres on the side of the obstruction.
2. The length of parallel parking bays may be reduced to 5.4 metres for end bays where free access is available.
3. For dead-end aisles, an aisle extension of 2 metres shall be provided to facilitate access.
4. Where access aisles intersect, adequate truncations shall be provided to facilitate the simultaneous movement of vehicles to and from the access aisles (Refer AS 2890.1 - 85 percent to vehicle swept path with 300mm clearances each side).

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 9 - INCORPORATION OF EXISTING DWELLINGS INTO GROUP HOUSING DEVELOPMENTS

OBJECTIVE

To ensure that where existing dwelling are proposed to be retained into grouped housing development, these dwellings are of a satisfactory standard to compliment the new development on the lot.

APPLICATION

This policy applies to all the land zoned 'Residential' under Local Planning Scheme No 10. All residential development is required to comply with the provisions of the Residential Design Codes which form part of the Scheme and these guidelines are intended to supplement, not replace, the requirements of the R-Codes and the Scheme.

POLICY

Council will permit existing dwellings to be incorporated within grouped housing developments in cases where the following criteria are met:

1. the existing dwelling is positioned in such a manner as to allow for additional development in accordance with the R-Codes;
2. sufficient space exists on the land for the provision of an Outdoor Living Area in accordance with the Residential Design Codes for the existing dwelling, to be located wither at the rear or the side of the dwelling. In any event, the courtyard shall be easily accessible from the main habitable rooms of the dwelling;
3. the existing dwelling shall be provided with
 - a) a 4m² store with a minimum dimension of 1.5m , constructed in a design and material matching the dwelling where visible from the street; and
 - b) two vehicle parking spaces (at least one undercover) which shall be designed in such materials to compliment the dwelling;

4. the existing dwelling is, in the opinion of Council's Building Surveyor, of suitable structural standard for incorporation into a grouped housing development and for ultimate strata title subdivision. As part of its assessment as to the structural soundness of the dwelling, Council may, where it considers that a dwelling may not be of sufficient structural standard, require the applicant to submit certification from all or one of the following:
 - * a registered builder;
 - * a licensed plumber;
 - * a licensed electrician;as to the standard of the dwelling; and
5. as a condition of planning approval, Council may require upgrading of the existing dwelling, and such upgrading shall be carried out as part of the development and shall be completed prior to the refund of development bonds.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 10 - WINDOW SECURITY FOR NON-RESIDENTIAL PROPERTY FACADES

The Town of Bassendean recognises that window security for non-residential property requires careful design consideration to ensure the character and visual amenity of the building is maintained and at the same time providing a level of protection.

OBJECTIVE

The Town of Bassendean's objective for the Window Security for Non-Residential Property Facades Policy are as follows:

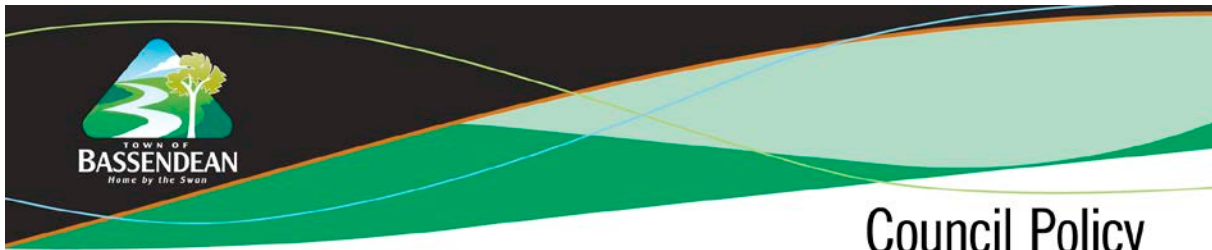
- To encourage high quality urban design in window security for non-residential areas;
- To ensure that window security is visually permeable to allow activation, social interaction, provide commercial exposure, facilitate the provision of natural lighting and be compatible with other facades
- To ensure that internal or external roller shutters allow for surveillance into premises or out onto the street.
- To provide clear direction for applicants in preparing proposals and for Council staff in the assessment of applications.

STRATEGY

The Town of Bassendean will achieve these objectives by:

Security

1. Security is desirable for any non residential building, but not at the expense of the character of the building or the visual amenity of the surrounding locality. Therefore all security measures should be discreet in nature;

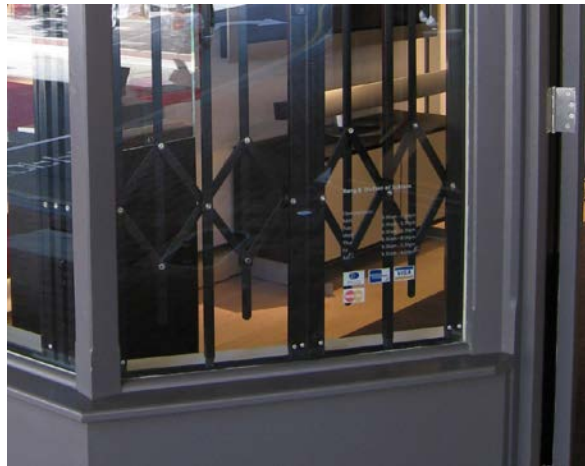


2. All new designs, alterations or additions are required to include provisions for security features as part of the overall design, to allow for the incorporation of security measures on existing facades;
3. The application of security film to the outside of the window to limit window scratching, the installation of toughened laminated security glass and the provision of lighting to shop fronts and security alarms are encouraged as security measures;
4. The following security measures are also encouraged to provide an attractive street environment at all hours:
 - External and internal open grilles;
 - Concertina lattice or 75 per cent visually permeable shutters raised during the day and lowered at night;
 - Open mesh grills in a dark colour finish, these allow goods to be seen without detracting from the appearance of the building.

Design

1. Visually impermeable roller shutters (external and internal), doors, grilles and security bars are not permitted in the Town of Bassendean;
2. Interest should be created at street level by high quality design and detail, active frontages with windows and doors opening into activities. These measures will provide passive surveillance both into businesses and out onto the street;
3. The solid portion of the shopfront measured vertically from the adjacent footpath is to be no greater than 800 millimetres;
4. Façade windows are to provide passive surveillance from inside and outside of the building, therefore infill of shopfronts or painting glass windows / facades is not encouraged;
5. Security grilles and visually permeable shutters are to be discrete in nature, have minimal impact on the visual amenity of the area and not dominate the appearance of the shopfront; and
6. Shopfronts and front facades to non-residential buildings may be assessed in conjunction with Crime Prevention through Environmental Design (CPTED) principles.

Typical example of an acceptable form of security for retail shopfront shown with one portion closed, and a detail showing visibility of display.



AUTHORITY

Building Code of Australia – Access and Egress Requirements

The Building Code of Australia stipulates that a roller shutter or tilt door must not be fitted on a doorway serving as a required exit, or forming part of a required exit, which serves a retail premises unless it is the only required exit, it is held open while the premises is lawfully occupied and the premises does not exceed 200 square metres in area.

APPLICATION

Any application for a new or upgraded shopfront must be accompanied by a Form 1 Development Application form, scaled plans and the required fee.

ADMINISTRATION OF THIS POLICY

The Chief Executive Officer has delegated authority to approve building window facades that comply with the provisions of this Policy, as well as the power to on-delegate this authority to the Manager Development Services.

LOCAL PLANNING POLICY NO. 11 - LOT 2; 1 ANZAC TERRACE DESIGN GUIDELINES

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

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

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

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

Implementation

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

GENERAL DESIGN ELEMENTS - OBJECTIVES

Design elements are grouped into a number of categories including:

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

Zero Lot Lines

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

Carports and Garages

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

Fencing

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

Design Guidelines

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

- 1.0 Design Element 2 – Streetscape;
- 1.1 Setback of Buildings Generally (Clause 3.2.1); and

- 1.1.1 Dwellings shall have a primary set back of a minimum of 2.5 metres from any private road or access way.
- 1.1.2 Notwithstanding the provisions of Point 1.1.2, any dwelling on Lot 1 shall be set back a minimum of 1.5 metres from the Anzac Terrace boundary.

1.2 Set Back of Garages and Carports (Clause 3.2.3)

- 1.2.1 Notwithstanding any other provisions within these guidelines, carports or garages shall be setback a minimum of 4.5 metres from the primary street (including private roads or public road), to enable 2 additional vehicles to park side by side between the carport/garage and the street without encroaching beyond the lot boundary.

1.3 Street Walls and Fences (Clause 3.2.5)

- 1.3.1 Unless otherwise specified in these guidelines, side and rear fences may be solid up to a maximum height of 1.8m above the natural ground level;
- 1.3.2 Front fences shall not exceed 1.8m in height above the natural ground level;
- 1.3.3 Low front fences (less than 750mm) may be open or solid;
- 1.3.4 Notwithstanding Clause 1.3.1, and subject to Clause 3.2.1, fences within the street setback area (including private roads or public road) and/or fencing to Lots 9, 10 and 11 abutting a street boundary (including secondary street, private roads or public road), and greater than 750mm in height, shall be 'visually permeable', to permit identification of the property boundary without creating a barrier to the street or creating an internal security problem. Fence forms such as brick or masonry piers with picket/wrought iron infill are acceptable. The solid portion of a high fence (greater than 750mm overall height), excepting piers, shall not exceed 0.8m;
- 1.3.5 Side fences within the front setback must be no higher than the front fence and must be constructed of the same or matching materials;
- 1.3.6 The design of front fences should reflect the style and character of the dwelling located behind them;

- 1.3.7 Fibrous cement fencing is not permitted;
- 1.3.8 Fences shall be installed on all rear and side boundaries to the building frontage setback line, prior to occupation of the residence;
- 1.3.9 On corner lots, boundary fences visible from any road or access way shall be constructed of the same material as the exterior walls of the residence, or any other material approved by the Town of Bassendean which is in keeping with the overall approved design of the residence constructed on the Lot, to the specifications of the Town of Bassendean.
- 1.4 Building Design (Clause 3.2.7).
- 1.4.1 The guidelines require the development of buildings featuring:
- (i) External walls which have the appearance of being predominantly concrete, limestone, or clay bricks (in face work or render); and
 - (ii) Roofs of concrete or clay tiles, or Colourbond; and
 - (iii) Roofs with a pitch not less than 25 degrees.
- 1.4.2 The guidelines do not permit buildings, structures or improvements which utilise Zinalume, zinc-aluminium coated steel or natural aluminium or aluminium coloured sheeting for roofing or wall cladding.
- 1.4.3 Dwellings on Lots 9, 10 and 11 shall be orientated towards Anzac Terrace.
- 1.4.4 Dwellings shall feature a carport or garage with provision for at least two motor vehicles side by side. Garages are required, and carports are encouraged, to be located under the main roof of the dwelling. Where a carport is not located under the main roof, it shall still be required to match or complement the residence in respect of the pitch of the roof, materials used, design, colour, external appearance and quality of construction.
- 1.4.5 Buildings, structures or improvements (including but not limited to alterations or additions to a residence) shall be complementary to the residence in respect of roof pitch, materials used, the design, external appearance including colour and the quality of construction;
- 1.4.6 Carports may be freestanding but shall be designed to complement the dwelling and shall be constructed of matching wall and roof materials;

1.4.7 Outbuildings with a floor area of 9m² or greater shall be constructed from materials which match the materials comprised in the residence.

2.0 Design Element 3 – Boundary Setbacks.

2.1 Buildings Set back from the Boundary (Clause 3.3.1).

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

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

2.1 Buildings Set back from the Boundary (Clause 3.3.1)

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

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

2.2 Buildings on Boundary (Clause 3.3.2)

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

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

3.0 Design Element 4 – Open Space

3.1 Open Space Provision (Clause 3.4.1).

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

3.2 Landscaping Requirements (Clause 3.4.5).

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

4.0 Design Element 5 – Access and Car Parking

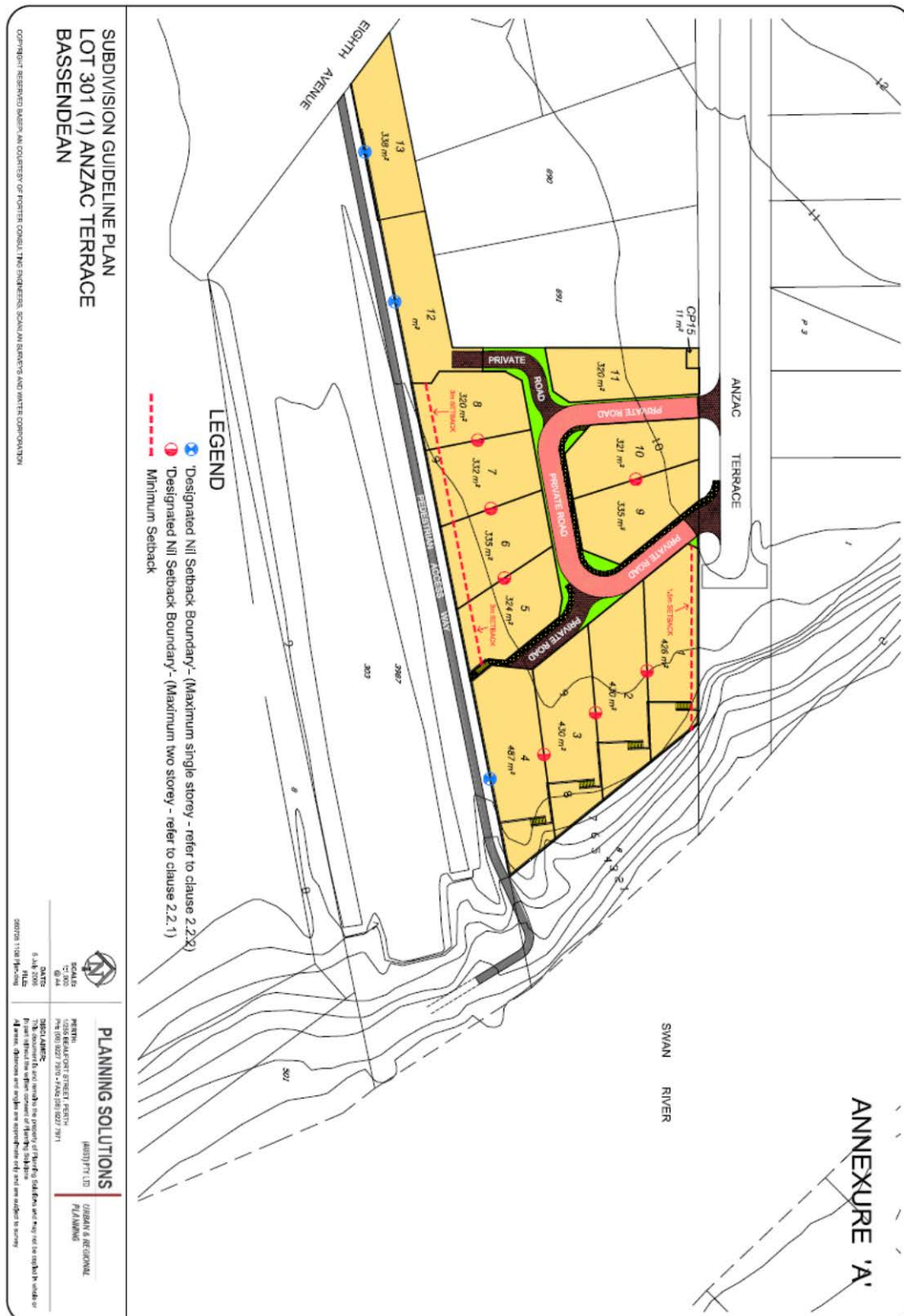
4.1 Vehicular Access (Clause 3.5.4)

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

5.0 Design Element 10 – Incidental Development

5.1 Essential Facilities (Clause 3.10.3).

- 5.1.1 Adequate provision is to be made for storage of 2 standard rubbish bins. Bins shall be stored so as to be not visible from the street.
- 5.1.2 An enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m², shall be provided for each dwelling.



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 12 - DEVELOPMENT WITHIN THE STREET SETBACK AREA

OBJECTIVES

The purpose of the policy is to provide clear criteria on which applications for structures (principally carports) in the street setback area are assessed.

This is also intended to ensure an acceptable standard of complementary and compatible designs for structures in the street setback area in order to enhance and preserve streetscapes within the Town.

APPLICATION

This policy is applicable to land zoned 'Residential' within the Town of Bassendean.

POLICY

This policy applies without exception to the development of garages, carports and dwelling additions within the street setbacks areas of residentially zoned land.

Minor shade structures such as awnings verandahs and pergolas to front courtyards are not governed by this policy providing these are minor in nature, are not obtrusive and cannot in Council's opinion be used for any other purpose.

Setbacks

The setbacks of car ports, and garages shall be in accordance with Clause 6.2.3 of the Residential Design Codes.

The setback of additions to dwellings shall comply with the applicable Residential Design Code minimum providing that the average setback is met.

Design Materials and Finishes

The material, design and finishes of any proposed structure within the front setback area shall match in all respects those of the dwelling on the lot.

As a minimum standard the following design standards shall apply:

Roof

The roof of the structure to have a similar pitch and be finished in sheet metal or tile to match the colour of the roof of the existing residence.

Support columns

Support columns should be provided in brick or an alternate material to match the materials of the dwelling facing the street.

Where possible new carports to existing houses should only be attached to the dwelling where there is not a verandah or there are no windows to the front wall of the house. Where a verandah exists (and is integral to the house) or there are windows in the street elevation the carport should be detached to provide a delineation of the carport and house.

In a situation where an existing and previously approved metal deck carport within the front setback is dilapidated Council may consider its replacement with a similar sized carport.

The incorporation of storerooms into carports within the front setback area or stand alone storerooms are not supported as these obscure views to the dwelling and detract from the streetscape.

Carports Behind the Building Line

Lean-to and gable metal deck carports are only supported where they are placed behind the Residential Design Code building line, and/or are set to the side of an existing dwelling.

Secondary Streets

In the situation of lots with more than one street frontage to a public road, such as corner lots this policy may apply to both the primary and secondary frontages of the lot. In the case of secondary street setbacks the applicant would need to demonstrate how the proposed structure does not dominate the streetscape and remain as unobtrusive as possible.

Large sheds in metal deck material that would dominate the streetscape will not be supported. The assessment of such structures will be based on height, scale, and the existence of fencing and vegetation to screen the structures.

Garage/Carport Doors

Where approval is granted for the development of a carport within the street setback area with a setback less than 4.5-metres non-permeable garage doors will not be supported where visual surveillance of the dwelling is compromised.

A condition shall be imposed on the planning approval requiring that any screening or security door to a garage or carports with reduced setbacks are to be of an open style mesh or equivalent to the Towns' satisfaction.

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 13 – TREES ON DEVELOPMENT SITES

Background

Trees provide environmental, health and amenity benefits in relation to solar screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Local Planning Scheme No. 10 (LPS10) promotes urban infill which contributes to the Town's sustainability commitment. However, while the Town of Bassendean is presently characterised by mature trees, an inevitable consequence of urban infill development is that only a very limited number of trees can be retained on development sites. While sharing the community concern about the loss of trees as a result of development, the Town takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy.

1.1 Citation

This Policy is adopted by the Town of Bassendean as a Planning Policy pursuant to Section 2.4 of Local Planning Scheme No .10.

1.2 Purpose

The purpose of this policy is to State Council's position on the retention of trees on development sites.

1.3 Application of this Policy

This policy applies to all applications that require planning consent under the Local Planning Scheme.

1.4 Relationship to the Local Planning Scheme No 10, the Residential Design Codes of Western Australia and other Council policies

This policy compliments the Local Planning Scheme No 10, the Residential Design Codes of Western Australia. This policy should be read in connection with Council's Street Tree Removal and Replacement Policy and Amenity Tree Evaluation Policy which controls trees within the verge area adjoining development sites.

Under the Local Planning Scheme No. 10, each application for planning approval is to be accompanied by:

1. The existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures **and vegetation proposed to be removed**; and
2. The nature and extent of any open space and landscaping proposed for the site.

Under the Residential Design Codes each application for planning approval is required to be accompanied by an existing site analysis plan showing:

1. The position, type and size of any tree exceeding 3.0m in height; and
2. The street verge, including footpaths, **street trees**, crossovers, power poles and any service such as telephone, gas, water and sewerage in the verge.

Note: Any development that proposes the removal of a street tree requires the planning approval of the Town of Bassendean.

1.5 Additional requirements for Grouped and Multiple Dwelling Developments

The Residential Design Codes require the retention of existing trees which are greater than 3,0m in height in areas of open space associated with the development.

Where it is not possible to retain existing trees, due to the size of the trees, or their invasive nature and the development cannot be designed to retain those trees, Council will require the planting of suitable replacement advance specimen trees.

1.6 Tree Retention and Planting.

Care should be taken with tree retention and planting to ensure that the existing trees, or new trees when reaching maturity will not affect building structures, driveways and infrastructure. As a general principle buildings should not be placed within the drip zone of the tree.

1.7 Variation to Local Planning Scheme and Residential Design Codes Standards

Council will actively consider varying Scheme and Residential Design Code standards to assist with the retention of significant trees, providing the variation will not adversely affect the amenity of adjoining properties or streetscape character.

1.8 Tree Preservation Orders

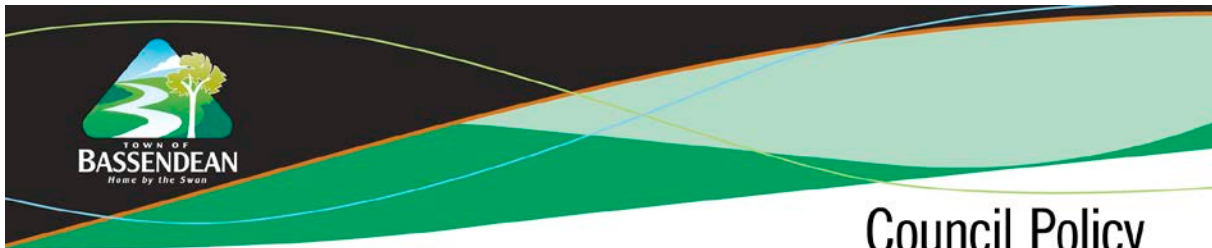
The Local Planning Scheme No. 10 gives Council the power to make tree preservation orders, having regard to a tree's aesthetic quality, historical association, rarity or other characteristics, which in the opinion of the local government, makes the tree worthy of preservation.

Any land owner or developer who allows a tree, the subject of a tree preservation order, to be cut or removed without the local government's consent, commits an offence under the Scheme and is liable for prosecution.

The Scheme also gives the power for Council to make a tree preservation order where there is a risk of imminent damage to a tree requiring an order to be made or amended as a matter of urgency, without consultation with the owner in advance.

1.9 Environmental Protection Act 1986

Under the Environmental Protection Act 1986, which is administered by the Department of the Environment, a permit may be required to remove native vegetation or a person wishing to remove a tree must qualify to clear under an exemption.



An exemption is a kind of clearing activity that does not require a permit. These exemptions are often referred to as the Schedule 6 exemptions and a set of regulations known as the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. Some of the exemptions are listed below:

Clearing under the Planning and Development Act 2005

This exemption allows clearing in accordance with a subdivision approved by the responsible authority under the *Planning and Development Act 2005*.

This includes clearing native vegetation for the purposes of:

- constructing roads to provide access to or within the subdivision;
- providing water services to the satisfaction of the Water Corporation;
- filling or draining the land in accordance with the specifications of the approval; and
- clearing within any building envelope described in the approved plan or diagram.

Most subdivision approvals do not explicitly authorise the clearing of native vegetation other than for the purposes outlined above.

Environmentally Sensitive areas

The exemptions to obtain a permit do not apply if the site is within a gazetted environmentally sensitive area or is within a buffer zone of a conservation category wetland.

LOCAL PLANNING POLICY NO. 14 – ON-SITE STORMWATER POLICY

Urbanisation leads to changes in both the quantity and quality of water that is delivered to receiving waters. The built environment has many sources of pollutants that can contaminate stormwater as it passes through the catchment, including metals, oils, petrol, organic debris, litter, silt and dust, fertilisers, animal waste, pesticides and detergents.

Within the Town of Bassendean there are areas which have soils that are largely clay in nature. As a result, stormwater runoff may pool on the surface of properties due to reduced capacity to infiltrate the soil. Traditionally, Council has permitted this stormwater to be discharge into the stormwater system via a silt trap and temporary on site storage system.

Increases in housing density and infill development have increased demand from developers to have private storm water disposed via the Town's street drainage system. However, this system designed several decades ago for road storm water, run off only. Even with over capacity margins built into the system there is likely to be increasing pressure on the Town's drainage systems and its ability to effectively drain the area during storm events.

There is also concern about the quality of stormwater discharging into the drainage system and into water bodies such as the Swan and Canning Rivers, particularly from industrial areas. Stormwater runoff from urban areas carries sediments and pollutants such as nutrients and heavy metals from impervious surfaces. Unmanaged, the cumulative impact of these pollutants can result in considerable damage to the environment.

To address this issue, the Town of Bassendean proposes that all new drainage applications for connection and drainage to the Town's stormwater system be assessed to ensure that:

- a) all stormwater retention options have been investigated and exhausted; and

- b) if connection to the Town's stormwater system is necessary in industrial areas, that the stormwater discharging from the area be independently tested, in accordance with the the Unauthorised Discharge Regulations 2004 enacted under the *Environmental Protection Act 1986*.

Stormwater retention is the process of preventing rainfall runoff from being discharged into receiving water bodies by holding it in a storage area. The water may then infiltrate into groundwater, evaporate or be removed by evapotranspiration of vegetation. Retention systems are designed to prevent off-site discharges of surface water runoff.

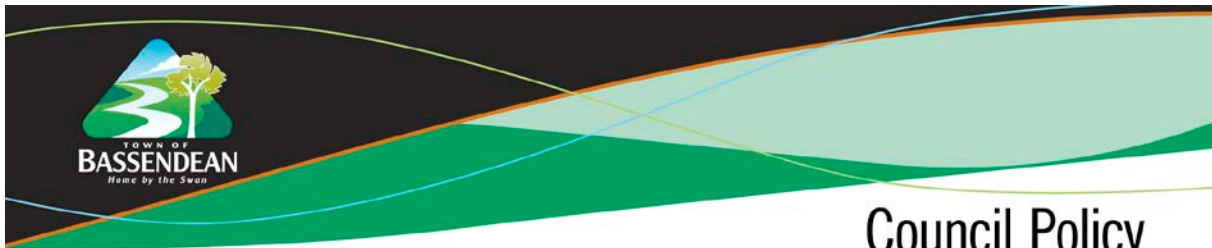
The purpose of this policy is to encourage the retention of stormwater on-site through various best management practices, and to provide a framework for Council staff and applicants on the assessment of stormwater retention within the Town of Bassendean.

The policy draws on the practices outlined within the Department of Water *Stormwater Management Manual* (2007), which provides a comprehensive approach to management of stormwater in WA, and Local Planning Policy 5.4.19 *Water Sensitive Urban Design*. The *On-site Stormwater Retention* policy is to be used in conjunction with Local Planning Policy 5.4.19 *Water Sensitive Urban Design* and Local Planning Policy... *Stormwater Quality Management*, and in the preparation and submission of a Stormwater Management Plan detailing the overall planning, layout and design for stormwater management infrastructure for larger scale developments.

Objectives

The Town of Bassendean's objectives for Water Sensitive Urban Design and Water Conservation Policy are:

- To minimise disturbance to the Swan River ecosystem from stormwater through effective planning and management;
- To encourage and maximise the on-site retention of stormwater for all new development and redevelopment proposals;
- Ensure the implementation of on-site stormwater retention best management practices, in accordance with the Department of Water *Stormwater Management Manual for Western Australia* (2007), and Local Planning Policy 5.4.19 *Water Sensitive Urban Design* and Local Planning Policy...*Stormwater Quality Management*;
- To protect the built environment from waterlogging;



- Assist in protecting the values of the Swan and Canning River and watercourses, consistent with the requirements of the *Swan and Canning Rivers Management Act (2006)*.

Strategies

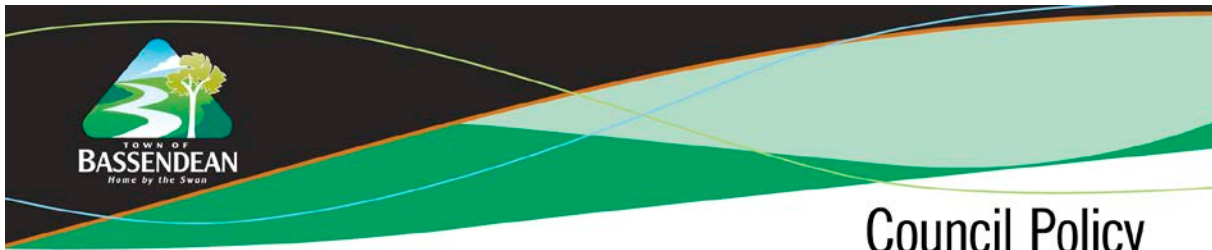
The Town of Bassendean strives to achieve these objectives by:

- Ensuring the principles and strategies within Local Planning Policy (insert no.) *Stormwater Quality Management* and Local Planning Policy 5.4.19 *Water Sensitive Urban Design* are followed;
- For all new development applications where it is proposed to connect stormwater drainage from soakwells or other systems to the municipality's stormwater system, the applicant will be required to complete a stormwater quality checklist (please refer appendix 3).
- The connection of soak wells or overflow systems to the Town's stormwater system, is not supported except in circumstances where the land is below the crown of the road (and meets the criteria of the stormwater quality checklist) the applicant will be required to pay a connection fee in accordance with clause 5.7.4 of Local Planning Scheme No.10
- Where connection to the Town's stormwater system is necessary in industrial areas, that the stormwater discharging from the area be independently tested, in accordance with the the Unauthorised Discharge Regulations 2004 enacted under the *Environmental Protection Act 1986*;
- Provide education to residents on the potential impacts of unmanaged stormwater flows, and the benefits of stormwater retention and appropriate practices.

Selection of on-site stormwater retention best management practices should follow the Department of Water *Stormwater Management Manual for Western Australia* (2007), available from:

<http://portal.water.wa.gov.au/portal/page/portal/WaterManagement/Stormwater/StormwaterMgtManual>

The major types of stormwater retention practices are briefly outlined in the appendix 1 to this policy;



Application

- This policy applies to all new development within the Town under the Local Planning Scheme.
- Prior to the issue of a building licence or planning approval the applicant needs to identify how stormwater runoff from a soakwell or other system such as rainwater recycling, will be dealt with.
- Responsibility for the implementation of this policy rests with all Councillors, staff, volunteers and contractors of the Town of Bassendean;
- This Policy will be reviewed to reflect changes in community expectations, changes in state and federal government legislative, policy and guidelines;
- Provide training to all relevant employees to ensure that they are aware of this Policy and are involved in assisting Council;
- Openly communicate the Policy to the community.

APPENDIX 1

On-site stormwater retention best management practices

Stormwater Storage and Use

Stormwater retention and use on-site is a part of integrated water cycle management in the urban setting.

This best management practice is sometimes referred to as stormwater harvesting. Stormwater retention and use within an urban catchment has the potential to mitigate the impacts of development on flow regimes and provide an alternative water supply source. Capturing stormwater at-source and preventing runoff from small rainfall events also has the benefit of preventing the risk of this runoff picking up and transporting pollutants as it flows through the urban landscape.

Stormwater retention and use Best Management Practices (BMP) include:

- below-ground rainwater/stormwater storage units and media filled storage tanks;
- rain gardens, including roof gardens and small bio retention gardens;
- stormwater sculptures and water features; and
- managed aquifer recharge (MAR).

MAR involves the storage of water in suitable aquifers through infiltration or well injection. This additional stored water can be recovered for use during periods of high demand. While formally managed MAR schemes at regional scales are relatively new in WA, use of local infiltration systems and irrigation bores have had widespread application in WA at domestic and local authority scales, operating as informal MAR schemes for water use.

The use of rainwater storage systems to supply an alternative water source is supported by the Town of Bassendean. For more information on using roof water, please refer to the Town's *Rainwater Tanks Policy*, the Health Council (2004) *Guidance on Use of Rainwater Tanks*; Department of Health (2003) *Urban Rainwater Collection*; and best practice information concerning rainwater tanks found within the Department of Water (2007) *Stormwater Management Manual for Western Australia*.

Infiltration Systems

Infiltration best management practices consist of systems where the majority of the stormwater is infiltrated to the ground, rather than discharged to a receiving surface water body. Infiltration systems cover a wide range of application scales (lot to regional) and include infiltration basins and trenches, soakwells and pervious pavements. Infiltration can also be simply achieved through the provision of a soil surface or vegetated area allocated for this purpose, for example by directing roof runoff to a garden bed.

Infiltration systems are used at different scales and under different conditions to accomplish the same goals of reducing stormwater runoff peak flows and volumes; minimising pollution conveyance; reducing downstream flooding; managing the hydrologic regime entering receiving environments; and increasing groundwater recharge.

Even in areas where soils are less permeable, such as the clay soils commonly found within the Town of Bassendean, infiltration systems may still be an option for stormwater management if other engineering factors dictate the use of more permeable fill to raise the site level, or slow drainage infiltration systems are adopted. Infiltration at source should be considered in preference to end-of-pipe systems where the stormwater has had the opportunity to pick up pollutants.

Conveyance Systems

Natural and rehabilitated living streams, bio retention systems and swales are increasingly playing a role in stormwater management, providing conveyance of runoff and an opportunity for water quality improvement and detention and retention of flows. These conveyance systems are being applied locally to new development areas and also retrofitted to existing development areas to replace existing steep sided trapezoidal drains and to rehabilitate degraded waterways. In developed urban areas, these systems are also used to supplement or, where feasible, replace piped drainage.

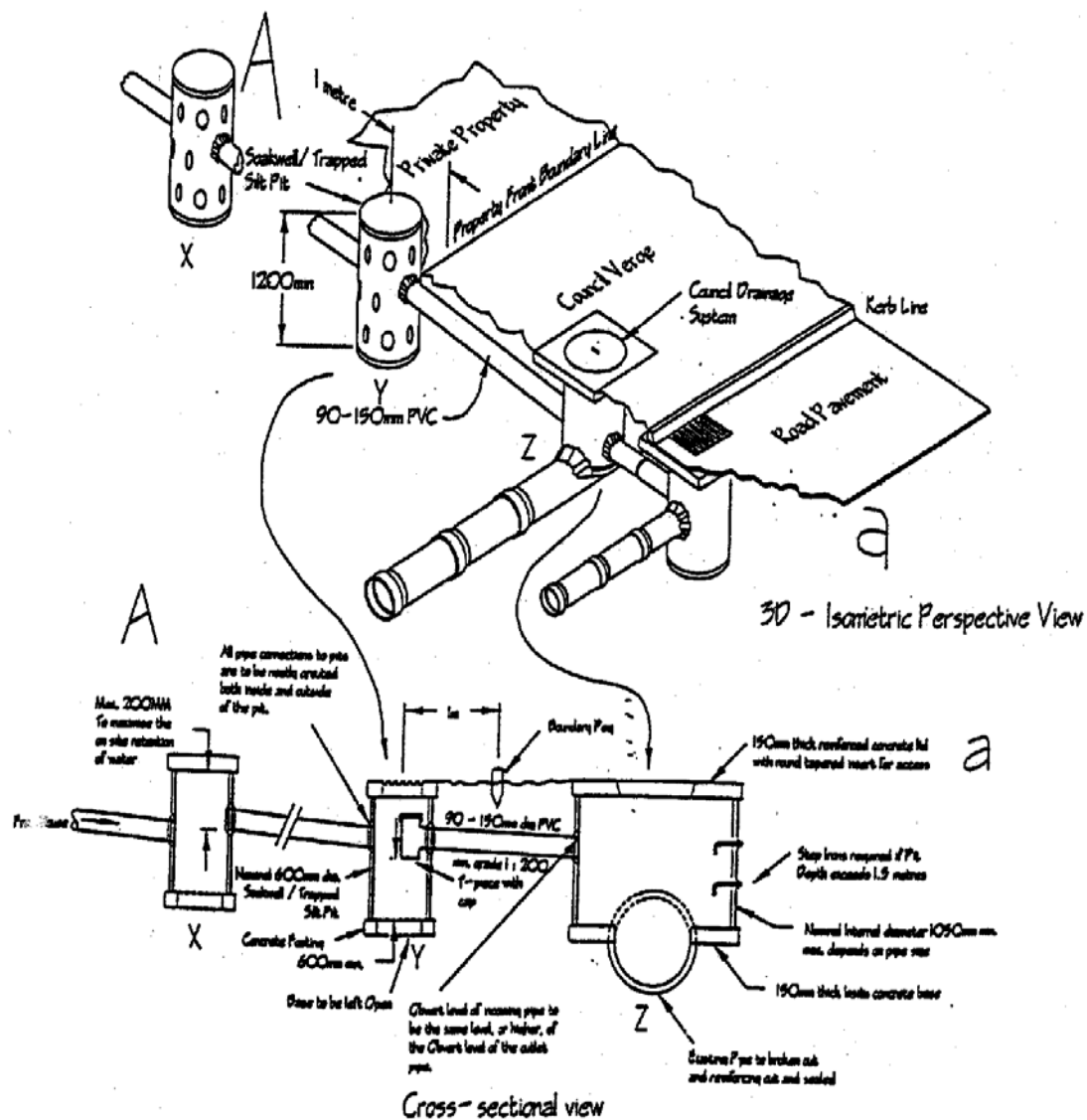
If designed correctly, conveyance systems can provide aesthetic, recreational and conservation values in the urban environment.

For detailed information on the application of the aforementioned practices, their function, scale and pollutant removal, please refer to the Department of Water (2007) *Stormwater Management Manual for Western Australia – Chapter 9 Structural Controls*, available at;

<http://portal.water.wa.gov.au/portal/page/portal/WaterManagement/Stormwater/StormwaterMgtManual>

APPENDIX 2

STANDARD PRIVATE STORMWATER CONNECTION TO COUNCIL'S STREET DRAINAGE SYSTEM



GENERAL NOTES AND CONDITIONS

1. Where possible, all stormwater is to be retained on site. Council also encourages the use of on-site storage in rain water tanks for the purposes of recycling for household use.
2. Alternative site solutions such as excavation and replacement with sand fill are preferred regardless of the additional economic cost for the development of the site for the landowner.
3. Council will only allow an overflow system to connect to the street drainage system where the land is below the crown of the road or is in natural low point and flooding is inevitable. This must be established as fact by a qualified civil engineer. The engineers submission for any connection to the Town's storm-water system must also include a completed checklist (refer Appendix 3)
2. The onus is on the property owner to fully design the internal stormwater system and submit a comprehensive stormwater drainage plan to Council, for approval by the Director Operational Services, prior to the commencement of works. All surveys for existing invert levels and pipe alignment etc are the responsibility of the owner to obtain. This design be carried out and certified by a consulting engineer. These plans and specifications for this system must be to the Towns satisfaction.

A comprehensive stormwater plan is to detail sizes and types of all materials, invert levels, pit levels – top and bottom, design return period, site retention capacity and outlet capacity for the design return period and grades of all pipes.

3. All works associated with connecting the internal system to the street drainage system are to be carried out by the property owner.
4. Prior to backfilling of trenches, the works are to be inspected by the Engineering Officer. All pipes and connection points to pits are to be easily visible by the inspecting Council Officer.

5. A security deposit of \$860 is to be lodged with Council prior to the commencement of works within the road reserve. This deposit is fully refundable at the completion of the works, provided that the site has been left in a clean and tidy state to the standard which existed prior to works commencing. Council will retain part or all of the deposit held should reinstatement works not be to the satisfaction of the Director Operational Services.
6. The Director Operational Services reserves the right to vary the deposit in line with the extent of the proposed works.
7. A \$1,150 fee is payable for connection to the Town's drainage network where all stormwater is disposed of into the Town's drainage system.
8. The Town supports the retention of stormwater on site to be recycled through rainwater tanks or an alternative system. An overflow connection to the Town's system may still be required. On site storage capacity together with the need for off site disposal must be verified by an engineer to ensure that stormwater disposal is adequate for the specific site conditions and rainfall patterns.
9. In the course of the works, all care must be taken to protect the public from damage or injury. Provision must be made to ensure that all footpaths and carriageways remain open throughout the period that the works takes place. All trenches and pits must be barricaded to prevent access by public using the road reserve and must be clearly visible in all weather conditions, both day and night.
10. Where there is an existing manhole, gully or side entry pit within the verge and within the extent of the frontage of the property, a connection from the silt pit may be made directly to that structure (provided levels are suitable). If there is no manhole, gully or side entry pit within the property frontage, and a stormwater pipe exists within the verge*
11. Where the Town has no drainage infrastructure accessible from the property the Town may extend the Town's network or provide an outlet structure on the kerb at the owners cost. Where an outlet structure is provided the stormwater exiting at the kerb will then flow down the road to the nearest road gully at the same cost.

*The Town may construct a manhole over the pipe as per the sketch overleaf. The property owner shall be responsible for all costs associated with the construction of the manhole.

APPENDIX 3

INFILTRATION MEASURE DESIGN ASSESSMENT CHECKLIST			
Asset I.D.			
Infiltration Measure Location:			
Hydraulics:	Design operational flow (m ³ /s):		Above design flow (m ³ /s):
Area:	Catchment Area (ha):	Infiltration Area (m ²):	Detention Volume (m ³):
SITE AND SOIL EVALUATION			
Site and Soil Evaluation undertaken in accordance with AS1547-2000			Y
Soil types appropriate for infiltration ($K_{sat} > 0.38\text{mm/hr}$, no salinity problems, no rock/shale)?			N
PRE-TREATMENT			
Groundwater conditions assessed and objectives established?			
Level 1 Pre-Treatment provided?			
Level 2 Pre-Treatment provided?			
INFILTRATION SYSTEM			
Design objective established?			Y
Has the appropriate design approach been adopted?			N
Infiltration system setbacks appropriate?			
Base of infiltration system > 1m above seasonal high groundwater table?			
Has appropriate cover (soil depth above infiltration system) been provided?			
If placed on > 10% terrain (ground slope), has engineering assessment been undertaken?			
FLOW MANAGEMENT			
Overall flow conveyance system sufficient for design flood event?			Y
Are the inflow systems designed to convey design flows?			N
Bypass/ overflow sufficient for conveyance of design flood event?			
COMMENTS			

LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 15 – PERCENT FOR ART POLICY

1.0 Preliminary

1.1 Citation

This Policy is adopted by the Town of Bassendean as a Planning Policy pursuant to Section 2.4 of Local Planning Scheme No .10.

1.2 Purpose

The Town of Bassendean considers there is a need to protect and enhance the utility, amenity and identity of the public domain of places such as centres, main streets, squares and parks within its municipality.

The purpose of this Policy is to assist in achieving the following objectives:

- a) improving legibility by introducing public art which assists in making streets, open spaces and buildings more identifiable;
- b) enhancing a sense of place by encouraging public art forms which provide an interpretation and expression of the local area's natural physical characteristics and social values;
- c) improving interpretation of cultural, environmental and built heritage;
- d) improving visual amenity by use of public art to screen unattractive views and improve the appearance of places, and
- e) improving the functionality of the public domain through the use of public art to provide appropriate street furniture functions

1.3 Guidelines

Interpretation and implementation of this Policy shall be in accordance with the guidelines for Percent for Art Policy which is provided in Appendix A to this document).

2.0 Application

2.1 Public Art to be Required

The Town of Bassendean shall require eligible proposals to provide public art in accordance with the described method for determining Public Art contributions described hereunder.

2.2 Proposals Eligible for Public Art Contributions

2.2.1 Projects Eligible

All development proposals for multiple dwellings, mixed use, commercial, civic, institutional, educational projects or public works with a value greater than \$1,000,000* shall be regarded as eligible proposals under this Policy.

* Value as used for determining Building Licence fees

2.2.2 Area of Application

This Policy applies throughout the Town.

The Policy should be read in conjunction with Planning Policy No 1 – Bassendean Town Centre Area Strategy and Guidelines which requires a public realm contribution of 2% of building construction costs for all development in the Town Centre which includes provision for Public Art.

2.2.3 Proponents

This Policy shall apply to all proponents, with the exception of those exempt from obtaining Local Authority planning approval under other legislation. Those proponents/projects so exempted should utilise this Policy and associated Guidelines as a guide for the implementation of their respective Percent for Art Policy obligations where applicable.

3.0 Method of Determining Public Art Contribution

3.1.1 Method of determining Public Art Contribution

The cost of any Public Art provided under this Policy shall be no less than one percent of the value of the eligible proposal.

3.1.2 Form of Public Art Contribution

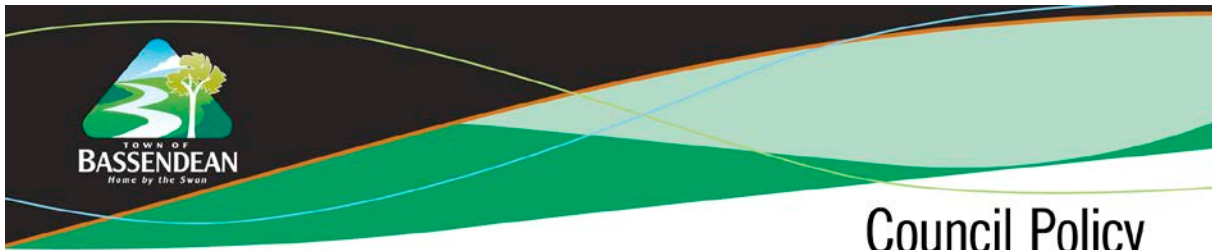
Public Art required pursuant to this policy shall be provided in kind. Where requested by the proponent, the Council may alternatively accept a cash-in-lieu payment in accordance with the Town of Bassendean guidelines for Percent for Art Policy.

3.1.3 Location of Public Art Contribution

Public Art provided in-kind pursuant to this Policy shall be provided on site, or on crown land immediately adjacent to the site.

3.1.4 Separate Approval Generally Not Required for Public Art

Public Art provided under this Policy, in fulfilment of a condition of Planning Approval, shall not require a further Development Application.



Council Policy

APPENDIX A

TOWN OF BASSENDEAN GUIDELINES FOR PERCENT FOR ART POLICY

1.0 Operation and Intent

These Guidelines are adopted by the Town of Bassendean for the purpose of direction for the interpretation and implementation of the Town's Percent for Art Policy.

2.0 Implementation of Universal Percent for Art

2.1 Prescribed Areas

The Town of Bassendean has prepared a Public Art Master Plan which divides the Town into precincts, and shows the location of proposed public art works.

2.2 Cash In Lieu

Where the proponent elects, the public art contribution may alternatively by cash-in-lieu based on the rate described in the Town of Bassendean's Universal Percent for Art Policy. Such cash-in-lieu are to be:

- a) paid to the Town of Bassendean's Public Arts Fund (Percent for Public Art); and
- b) expended on a public art project within the prescribed area in the Public Art Master Plan within which proposal is situated.

Individual funds contributed within a prescribed area may be accrued for more comprehensive or detailed art projects and/or areas as outlined in the Town of Bassendean's Public Art Master Plan.

2.3 Eligible Costs

For the purpose of cash in lieu contributions, costs associated with the production of an art project may include:

- i) professional artist's budget, including artist fees, Request for Proposal, material, assistants' labour costs, insurance, permits, taxes, business and legal expenses, operating costs, and art consultant's fees if these are necessary and reasonable.
- ii) Fabrication and installation of artwork,
- iii) Site preparation,
- iv) Structures enabling the artist to display the artwork,

- v) Documentation of the artwork, and
- vi) Acknowledgment plaque identifying the artist, artwork and development.

2.4 Equity, Safety and Universal Access

Public art should be made accessible to all members of the community, irrespective of their age and abilities. While art in public spaces might be considered primarily a visual experience, it can provide a range of sensory experiences for people with disabilities - artwork can be tactile, aural and give off pleasant smells as well as being visual. Artwork need not be monumental, but can be at heights suitable for people in wheelchairs to touch, move through and explore. Artwork can be interactive play objects for family groups and children. Interpretive signage in an easy to read format, including Braille, will ensure that artworks are inclusive of all members of the community. Where feasible and appropriate to the site and community, the Authority will commission artworks that can be enjoyed as an interactive experience, irrespective of age, mobility or ability.

2.5 Exclusions to Public Art

Art projects ineligible for consideration include:

- i) Business logo.
- ii) Directional elements such as super graphics, signage or colour coding.
- iii) 'Art objects' which are mass produced such as fountains, statuary or playground equipment.
- iv) most art reproductions.
- v) landscaping or generic hardscaping elements which would normally be associated with the project.
- vi) services or utilities necessary to operate or maintain artworks.

2.6 Design Documentation

The artist will be required to prepare detailed documentation of the artwork at various stages of the commission, design, fabrication and implementation processes. Depending upon the project, the documentation may include concept drawings, maquettes, structural and other engineering drawings, photographic images of works in progress, photographic images of completed and installed work and a maintenance schedule.

2.7 Approval of Artwork

The approval of the Council shall be required prior to the creation and installation of the Public Art. It is preferable that the Council delegate authority to grant approval to the Public Art to an appropriate Officer, or duly appointed panel.

2.8 Clearance Process

The public artwork must be completed and installed prior to the first occupation of the new development, and maintained thereafter by the owner(s)/occupier(s).

Alternatively, Council may accept a suitable agreement prepared at the applicant's expense binding the proponent to complete the works within a specified timeframe.

3.0 Maintenance

3.1 Maintenance and Resistance to Vandalism

Artworks that are low maintenance, robust, durable and resistant to Vandalism will be encouraged. Artists will be required to present the Town with a maintenance schedule at the completion of the commission.

3.2 Recording

The public artwork will be registered in the Town's Public Art Inventory once the artwork is completed.

3.3 Decommissioning

The proponent (or Town where the public art is situated on Crown Land) may decide to remove an artwork because it is in an advanced state of disrepair or damage, because the artwork is no longer considered suitable for the location or for other reasons. In such cases, the Town will prepare a documented archival record of the artwork prior to its removal.

The proponent (or Town where the public art is situated on Crown Land) must make a reasonable attempt to contact the artist at least 28 days ahead of any relocation, sale, alteration or removal of an artwork.

4.0 Creative Development Process

4.1 Creative Design Process

The proponent will commission artists and coordinate and manage the process by which they work alongside architects, landscape architects, planners and engineers. There will be a variety of approaches resulting in some easily identifiable artworks, and others that will be merged as an integral part of construction.

While there is certainly a place for sculpture and civic landmark, there is also room for colour, movement, whimsy and theatre. This policy gives equal value to the purely aesthetic and to the functional.

4.2 Consultation with Stakeholders

Where appropriate, an invitation should be extended to community members to participate in the artwork process.

Some groups in the community are not comfortable with the expression of interest and tender processes, and will not enter into them without assistance. While artists from these groups will be encouraged to apply for all publicly advertised commissions, there may be opportunities for designating specific commissions for them. In such cases, the selection processes outlined above may be modified and more assistance given to the artists submitting Expressions of Interest or Requests for Proposals.

4.3 Collaboration

There is an expectation that commissioned artists will work in collaboration with other consultants engaged by the Proponent (most commonly, but not exclusively, landscape architects, urban planners and engineers) and that the conceptual and technical requirements of these professionals will be duly regarded by the artist when designing and installing the artwork.

There is an equal expectation that the artists' aesthetic judgement will be respected by other consultants engaged by the proponent. Changes to an artwork, even at concept stage, can only be made with the full knowledge and approval of the artist.

5.0 Artists Rights

5.1 Definition of Artist

Only professional artists will be eligible to carry out public art commissions. As the term 'artist' is self-referencing, for the purposes of this policy a professional visual artist can be defined as a person who fits into at least two of the following categories:

- A person who has a university degree or minimum 3 year full time TAFE Diploma in visual arts, or when the brief calls for it, other art forms such as multi media;
- A person who has a track record of exhibiting their artwork at reputable art galleries that sell the work of professional artists;
- A person who has had work purchased by major public collections, including (but not limited to) the Art Gallery of Western Australia, any of the university collections or Artbank;
- A person who earns more than 50% of their income from arts related activities, such as teaching, selling artwork or undertaking public art commissions.

Sometimes it will be appropriate to be more flexible and seek people other than professional artists to carry out artwork commissions. This may apply in instances when young, emerging and indigenous artists or students may be considered appropriate.

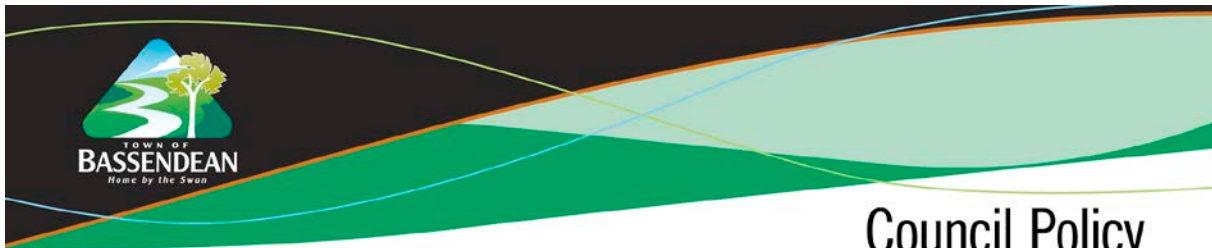
5.2 Artist Contract

The proponent will be required to forward copies of the artist's contract, maintenance schedule and artist contact details to the Town at the commencement of the project. In the case where the proponent is the Town, it shall satisfy itself that these requisites have been satisfied.

5.3 Moral Rights

Since 2000 moral rights legislation has protected artists. In brief, an artist's moral rights are infringed if:

- Their work is not attributed or credited;
- Their work is falsely attributed to someone else; or
- Their work is treated in a derogatory way by distorting, modifying or removing it without their knowledge or consent.



In practical terms this means that all artworks should have the artist's name on or attached it, that the Town cannot change an artwork in any way without seeking the artist's permission; likewise, cannot remove or re-locate the artwork without seeking the artist's permission. It may be that an artist has moved and the Town cannot find them, but evidence that a reasonable attempt to find the artist must be provided.

The Town will take special care to ensure that acts of restoration or preservation (of artworks) will be conducted in a sensitive manner with prior consultation with the artists. Wherever possible, preservation or restorative works should be carried out by professional conservators.

Special care will also be taken with the moral rights associated with works created by more than one artist, in that it is acknowledged that collaborators on artistic creations can take different views on issues such as relocation and restoration.

5.4 Acknowledgement of Artwork

In line with moral rights legislation, the proponent will install a plaque or plate near each artwork, acknowledging the name of the artist, and the name of the person, agency or company who funded the artwork.

5.5 Copyright of Artwork

Once an artwork has been completed and accepted by the Town, copyright will be held jointly by the Town and the artist. In practical terms this means that the Town has the right to reproduce extracts from the design documentation and photographic images of the artwork for non-commercial purposes, such as annual reports, information brochures about the Authority and information brochures about the artwork. The artist will have the right to reproduce extracts from the design documentation or photographic images of the artwork in books or other publications associated with the artist or artwork.

5.6 Fees to Artists

A fee may be paid to artists invited to submit a Request for Proposal (RFP) and this may be credited to the value of the Public Art required under the Policy. The amount will be at the discretion of the proponent and in proportion to the overall artwork budget. The fee will be paid after the proposal had been submitted, deemed to comply with the requirements and the artist has attended their interview.

LOCAL PLANNING POLICY NO. 16 – CONTROL OF ADVERTISEMENTS UNDER THE LOCAL PLANNING SCHEME NO. 10

1. PURPOSE OF POLICY

The principal purpose of this Policy is to provide assistance to the local government when determining an application for planning approval to erect, place or display an advertisement under the Town of Bassendean Local Planning Scheme no 10 (the "Scheme"). The Policy provides this assistance by setting out the standards which apply to different types of advertisement, the considerations which the local government should have regard to in determining an application for planning approval for an advertisement and the conditions which may be appropriately imposed on the approval of an application for planning approval for an advertisement.

This policy has been made in accordance with clause 2.2 of the Scheme. The Policy does not bind the local government in respect of any application for development approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2. CONSIDERATIONS IN DETERMINING APPLICATION FOR PLANNING APPROVAL

Considerations relevant to the determination of an application for development approval for an advertisement include:

- the category of advertisement;
- the standard specifications for the category of advertisement;
- the acceptable deviation from the standard specifications;
- the matters which the local government is directed to have regard to under the Scheme; and
- the manner of and the position in which the advertisement is to be displayed.

2.1 Categories of Advertisements

An advertisement is to be classified according to the following categories:

Animated sign - an advertisement which moves or is capable of moving, or contains moving parts or which changes its message, flashes on and off, chases, scintillates or has a moving, flashing or scintillating border or emblem, and includes a light display for the advertisement.

Development sign - an advertisement displayed on a lot which has been approved by the Western Australian Planning Commission for subdivision, advertising the lots for sale but upon which no work has taken place at the time of the application for planning approval of the device.

Fence sign - means an advertisement affixed to a fence on land, which advertisement will be visible from outside that land.

Hoarding - a detached or detachable structure, other than a pylon sign, that is erected for the sole purpose of displaying an advertisement and includes a wall panel or an illuminated panel but does not include a hoarding within the meaning of section 377 of the *Local Government (Miscellaneous Provisions) Act 1960*.

Horizontal sign - an advertisement attached to a building with its largest dimension horizontal.

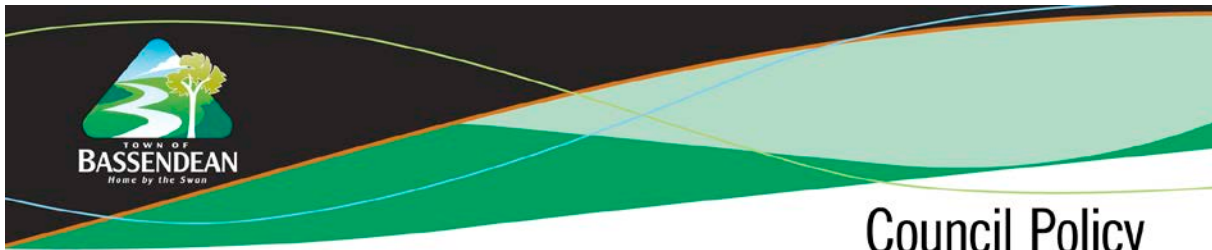
Illuminated panel - a posted or painted advertisement externally illuminated by an artificial source of light.

Illuminated sign - an advertisement that is so arranged as to be capable of being lighted either from within or without the advertisement by artificial light provided, or mainly provided, for that purpose.

Institutional sign - an advertisement displayed on any land or building used as a surgery, clinic, hospital, rest home, home for the aged, or other place of a similar nature.

Other advertisement - an advertisement which is not described by any other category of advertisement referred to in clause 2.1 of this Policy.

Portable sign - means a portable free standing sign that only advertises a product or service available on the land on which it is erected, and includes a sandwich board sign consisting of two sign boards attached to each other at the top by hinges or other means, with a sign face not exceeding 1m² on each side.



Projection sign - an advertisement that is made by the projection of artificial light on a structure.

Property transaction sign - an advertisement indicating that the premises on which it is displayed are for sale or for lease or are to be auctioned.

Pylon sign - an advertisement supported by one or more piers and which is not attached to a building, and includes a detached sign framework supported on one or more piers to which sign infills may be added.

Roof sign - an advertisement displayed on the roof of a building.

Rural producer's sign - an advertisement displayed on land used for horticultural purposes and which advertises products produced or manufactured upon the land and includes the property owner's or occupier's name.

Semaphore sign - an advertisement supported at one of its ends only.

Sign infill - a panel which can be fitted into a pylon sign framework.

Tower sign - an advertisement displayed on a mast, tower, chimney stack or similar structure.

Verandah sign - an advertisement above, on or under a verandah, cantilever awning, cantilever verandah and balcony whether over a public thoroughfare or private land.

Vertical sign - an advertisement attached to a building with its largest dimension vertical.

Wall panel - a panel used for displaying a posted or painted advertisement.

Wall sign - an advertisement which is a sign painted on or directly affixed to the fabric of a wall.

2.2 Standard specifications

In addition to the specifications contained in Table 1, the specifications and requirements for each category of advertisement referred to in clause 2.1 follow.

2.2.1 Development signs

A development sign is to be removed from the site within 2 years of the grant of planning approval for the sign or when all of the lots, by number, in the subdivision being advertised have been sold, whichever is the sooner.

2.2.2 Hoardings

Hoardings should not –

- (a) be displayed in a Residential Zone be displayed any closer than its own height to a thoroughfare or a public place; and
- (b) have any part of it closer than 15 metres to any other advertisement displayed on the same lot.

2.23 Projection sign

An application for approval for a projection sign should not be approved if, upon the sign being projected onto a structure, it exceeds the specifications stated in columns 2, 3 and 4 of Table 1.

2.2.4 Property transaction sign

- (1) A property transaction sign advertising an auction shall, if approved -
 - (a) not be erected more than 28 days before the proposed date of the auction;
 - (b) be removed no later than 14 days after the auction, subject property has been sold, or at the direction of the local government whichever is the sooner; and
 - (c) where such a sign is erected on land having a frontage to a road that is a main road within the meaning of the *Main Roads Act 1982*, consist of letters not less than 150 mm in height.
- (2) A property transaction sign advertising that flats and dwelling units in a building erected, or to be erected, are, or will be available for letting or for purchase shall, if approved -
 - (a) not be erected before the issue of a building licence for any such building; and

- (b) not be erected or maintained for a period exceeding three months following completion of any such building, without the prior approval of the local government.
- (3) Any property transaction sign of any description shall be erected on the land to which it relates and not elsewhere.

2.2.5 Roof sign

A roof sign should not extend laterally beyond the external wall of the structure or building on which it is erected or displayed.

2.2.6 Semaphore sign

- (1) A semaphore sign should be fixed –
 - (a) at right angles to the wall or structure to which it is to be attached; and
 - (b) over or adjacent to the entrance to a building.
- (2) No more than one semaphore sign should be fixed over or adjacent to any one entrance to a building.

2.2.7 Verandah sign - verandah facia

A verandah sign fixed to the outer or facia of a verandah shall not project beyond the outer frame or surround of the facia.

2.2.8 Verandah sign - under verandah

A verandah sign under a verandah should be fixed at right-angles to the front wall of the building to which it is to be affixed except on a corner of a building at a thoroughfare intersection where the sign may be placed at an angle with the wall so as to be visible from both thoroughfares.

2.2.9 Vertical sign

A vertical sign where placed on a corner of a building at a thoroughfare intersection, may be placed at an angle with the wall so as to be visible from both thoroughfares.

2.2.10 Wall panel

A wall panel should comprise a framework surround with a lockable transparent cover behind which separate notices may be pinned affixed or painted.

2.3 Acceptable deviation

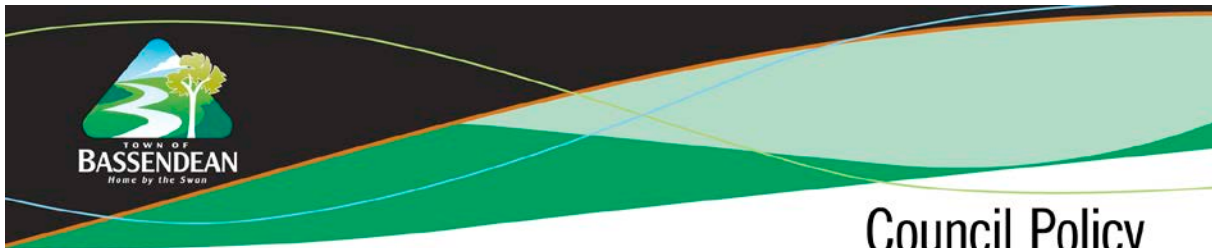
The local government may exercise its discretion to approve a deviation from the specific standards subject to the applicant demonstrating that the likely affect of the location, height, bulk, scale, orientation and appearance of the advertisement will not:

- (a) conflict with or detrimentally affect the amenity of the locality;
- (b) interfere with traffic safety; and
- (c) create visual pollution.

2.4 Proposed placement of advertisement

An advertisement should not be displayed where -

- (a) it would detract from the aesthetic environment of a park or other land used by the public for recreation;
- (b) in the case of an internally illuminated advertisement, its display would cause glare or dazzle or would otherwise distract the driver of any vehicle;
- (c) in the case of an externally illuminated advertisement, the light would not be directed solely onto the device and its structural surround and the light source be so shielded that glare would not occur or extend beyond the advertisement and cause the driver of any vehicle to be distracted;
- (d) it would be likely to interfere with, or cause risk or danger to traffic on a thoroughfare by virtue of the fact that it
 - (i) may be mistaken or confused with, or obstruct or reduce the effectiveness of any traffic control device;



- (ii) would invite traffic to turn and would be sited so close to the turning point that there would not be reasonable time for a driver of a vehicle to signal and turn safely;
- (iii) would invite traffic to move contrary to any traffic control device;
- (iv) would invite traffic to turn where there is fast moving traffic and no turning lane;
- (v) may obscure the vision of a person driving a vehicle.
- (e) in the case of an illuminated advertisement, it may be confused with or mistaken for the stop or tail light of a vehicle or vehicles;
- (f) it significantly obstructs or obscures the view of a river, the sea or any other natural feature of beauty; or
- (g) it would detrimentally affect the amenity of the area.
- (h) It would detrimentally affect the significance and aesthetics of a Heritage Area or a place on the Heritage List.

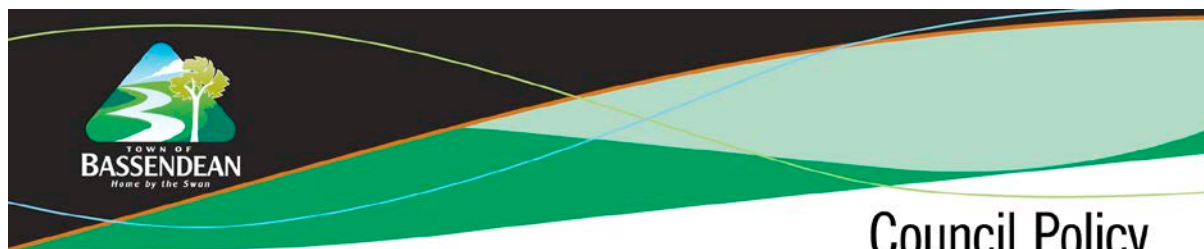
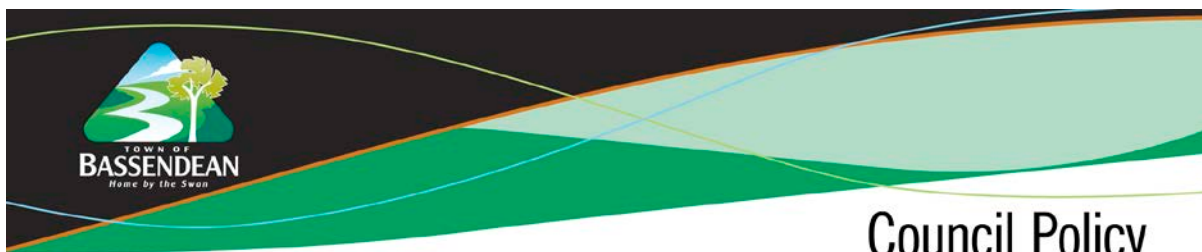
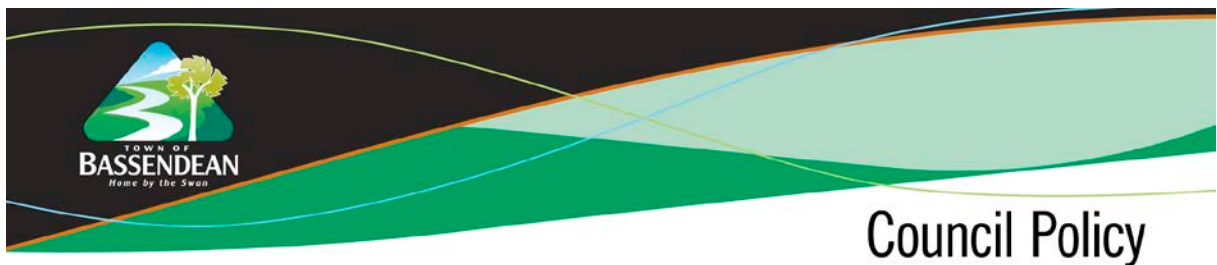


TABLE 1 - STANDARD SPECIFICATIONS

Advertisement	Max height of device M	Max length/width of device m	Max area.m ²	Min Headroom m	Max height above ground m	Projection max mm	Setbacks front m	Setbacks side M	Other Setbacks M	Minimum distance between ads	Location
Animated signs	1.5	1	3	2.4	6.0		2	1	6		
Development sign	4	5	20	1.0	5.0		15	10	15-		Development sites
Fence sign	1	20					2 x height	1			On fence
Hoarding			36	1.0			15				Non residential sites
Horizontal sign				2.4		0.6		1			Fixed on wall
Height above thoroughfare											Not to be fixed within 0.6m of end of wall
Less than 7.6											
7.6 to 9.0	0.6										
9.1 to 12	0.7										
More than 12(if there is no roof sign on the building)	0.9										
Illuminated sign	5	3	5	2.4	6.0	900	2	1	36		-
Institutional sign			3								
Other advertisement	6	8	30	-	6.0		6	3	6		As approved
Portable sign	1										A business may erect not more than one portable sign that does not project into the thoroughfare and is displayed during normal hours of business.
Projection sign	12	12	90	-	12.0						
Property transaction sign								-	-		-Transaction site
(a) Dwellings	3	4	5								
(b) multiple dwellings, shops, etc	4	5	20		5.0						
(c) large properties	6	8	30		6.0						
Pylon sign	6	2	4	2.4	6	900	1	2	6		Min 6m clearance of another sign



Advertisement	Max height of device M	Max length/width of device m	Max area.m ²	Min Headroom m	Max height above ground m	Projection max mm	Setbacks front m	Setbacks side M	Other Setbacks M	Minimum distance between ads	Location
Roof sign Height of main building above ground level 3.7 to 4.5 4.5 to 6.0 6.0 to 12 12 to 18 18m+	 0.9 1.2 2.0 3.0 4.0			-					-		Not to extend beyond walls of buildings Roof signs will be subject to a structural engineers certificate Maximum height of roof sign 30m
Semaphore sign	0.6	0.9		2.4	3.6	900	-	1	-		-
Tower sign	20% of mast, tower or chimney	width of mast, tower, chimney, or structure where sign affixed		2.4							
Verandah sign -above fascia -on fascia -below fascia	 0.8 - 0.3	 4 6 2.4	 3 4	 - - 2.7	 5 - -	 Nil Nil Nil	 - - -	 - - -	 - - -		-
Vertical sign				0.3		600				3.6	Not to be fixed within 1,8m of end of wall, or project more than 1.0m above the wall to which it is affixed
Wall panel	1.5	1.5	3	-	3.0	100	-	-	-		-
Wall sign	3	8	12	1.0	5.0	100		-	-		-



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 17 - GRADE SEPARATION AT THE CORNER OF GUILDFORD ROAD AND OLD PERTH ROAD

OBJECTIVE

To encourage grade separation between vehicles and pedestrians in any future developments on the corners of Guildford Road and Old Perth Road.

To encourage improved access from the Town Centre to the Train Station and to areas located on the northern side of the railway line.

APPLICATION

This policy applies to Lots 1,188,187 and 97 (No1) Old Perth Road Bassendean and Lot 355 (No 2) Old Perth Road Bassendean

POLICY

The owners of properties located on the corner of Guildford Road and Old Perth Road are encouraged to investigate the possibility of incorporating an overpass to the Bassendean Train Station in any future redevelopment of those properties.

IMPLEMENTATION

This policy is advisory in nature and does not have any statutory force.

LOCAL PLANNING SCHEME NO. 10

**LOCAL PLANNING POLICY NO. 18 -
LANDSCAPING WITH LOCAL PLANTS**

Background

Landscaping is the term used to describe any vegetation and associated structures such as rockeries, ponds, sleepers and walls. It includes turf and grasses. Landscaping can enhance privacy, act as a natural cooling system for homes, soften the built form, create visual relief and generally improve the aesthetic appeal of new and existing developments. In addition to this, landscaping with local native vegetation can help to protect biodiversity and natural heritage values and contribute to a 'sense of place' for the area.

Landscaping can be a major component of urban renewal programs providing a boost for the local economy by stimulating business. Local plant themes can be incorporated into the landscaping of major roads, shopping centres, public transport routes, civic buildings and new developments.

The replacement of local native vegetation with exotic landscaping, coupled with the associated increase in water and fertiliser use, has an impact on water quality and the health of the Swan-Canning catchment.

1.1 Citation

This policy is adopted by the Town of Bassendean as a Planning Policy pursuant to Section 2.4 of Local Planning Scheme No. 10.

1.2 Purpose

The purpose of this policy is to assist the Town of Bassendean to promote the protection and enhancement of natural resources within the region by prescribing minimum standards for landscaping with local native plants.

1.3 Application of this policy

This policy applies to all applications that require planning consent under the Local Planning Scheme and require landscaping to be provided.

This policy has limited effect to applications based on Council's Energy Efficient Design Policy which encourages deciduous trees and plants to be provided in certain circumstances to aid summer shading.

1.4 Objectives

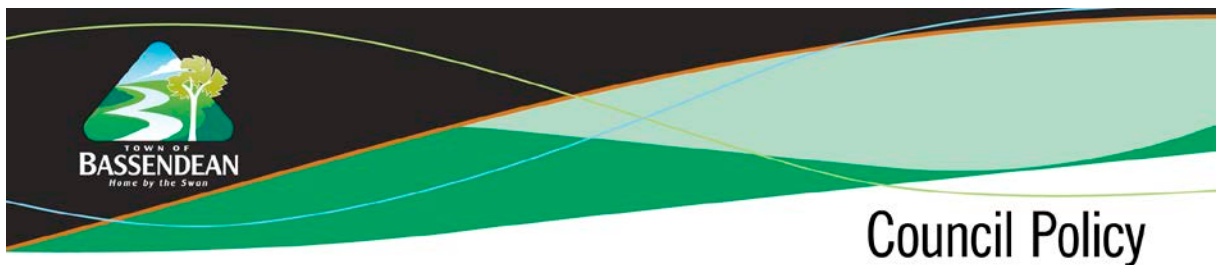
The objectives of the Town of Bassendean's 'Landscaping with Local Plants Policy' are to:

- provide development applicants with guidance as to the standard of landscaping expected by Council;
- build pride in the Town of Bassendean's natural environment and foster a 'sense of place' in the community through appropriate landscaping;
- Reduce threats to biodiversity by avoiding plant selection that may lead to future environmental weed problems;
- create visual stimulus and contrast between natural and built features;
- soften the impact of the built form;
- maintain and further promote the amenity and resultant quality of life provided for residents of the Town of Bassendean;
- promote better utilisation of water resources and the development of practices which conserve water; and
- minimise the extent of fertilisers leaching into drains and waterways, and in turn maintaining water quality within the Town.

1.5 Requirements

Landscape plans illustrating all landscaped areas must be prepared ideally by a professional landscape designer or qualified horticulturalist or landscape architect and submitted for Council's approval. Plans must focus on the use of local species and are to be prepared to a scale of not less than 1:200 and should show:

- street frontages, neighbouring buildings and fence lines;
- contours – both within the site and for the adjoining verge;
- reticulation details (type and method of operation);
- details of ground treatment for all common areas (for example; grass, paving, ground covers, mulch);
- plant legend, including the number of plants and species name including pot-size of plants at the time of planting; and



- accurate details of existing tree positions, with further detail for trees over 2m in height (species, trunk diameter, drip line and crown height).

Vegetation should be of sufficient size and spacing to meet the objectives of the policy within two years and landscaped areas must be developed in accordance with the approved plan and maintained thereafter for a period of twenty-four months

The following web site is one useful resource that shows local plants that are endemic to the area <http://www.apacewa.org.au/nursery>.

1.6 Relationship to LPS

This policy complements the Local Planning Scheme No. 10, the Residential Design Codes of Western Australia. This policy should be read in connection with:

1. Council's Street Tree Removal and Replacement Policy, Amenity Tree Evaluation Policy which controls trees within the verge area adjoining development sites;
2. Council's Verge treatment policy; and
3. Council's policy on the Retention of Trees on Development Sites.

Under the Local Planning Scheme No. 10, each application for planning approval is to be accompanied by:

1. The existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and both the structures and vegetation proposed to be removed; and
2. The nature and extent of any open space and landscaping proposed for the site.

Under the Residential Design Codes each application for planning approval is required to be accompanied by an existing site analysis plan showing:

1. The position, type and size of any tree exceeding 3m in height; and
2. The street verge, including footpaths, street trees, crossovers, power poles and any service such as telephone, gas, water and sewerage in the verge.

LOCAL PLANNING POLICY NO. 19 - PARKING OF COMMERCIAL VEHICLES

1.0 OPERATION OF THIS PLANNING POLICY

- (a) This planning policy has been prepared in accordance with Part 2 of the Town Planning Amendment Regulations 1999.
- (b) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provision of the policy and the objectives which the policy is designed to achieve before making its determination.
- (f) This policy applies only to variation to Scheme requirement for the parking of commercial vehicles under Clause 5.7.11 on land zoned Residential, Town Centre and Local Centre as designated on the gazetted Scheme map.
- (g) This policy may also be used as a guide to operators of commercial vehicles making application to park within the Town.

2.0 PURPOSE OF THIS POLICY

The purpose of this policy is to:

1. Clearly outline the criteria under which Council will consider variations to its Scheme requirements for the parking of Commercial Vehicles.
2. To provide information to residents and potential residents seeking to park commercial vehicles within the Town.
3. Enable a consistent and therefore equitable basis for decision making in regard to commercial vehicle parking within the Town.
4. Allow the delegated approval of planning applications that meet policy requirements.

3.0 APPLICATION OF THE POLICY

This policy shall be applicable where to all land zoned Residential Town Centre and Local centre. There are no restrictions to the size number, and type of commercial vehicles parked on the Industrial zoned land within the Town.

4.0 BACKGROUND

The parking of commercial vehicles within the Town is governed by Clause 5.7.11 of Local Planning Scheme No.10 which states inter alia that:

1. *No person shall park, or cause to be parked or permit to be parked any commercial vehicle in excess of three (3) tonnes combined tare weight on any lot within the Residential, Town Centre or Local Shopping zones without the planning approval of Council.*

The above clause allows 'as of right' commercial vehicles to be parked on private property within the Town up to a maximum of combined tare weight of 3-tonnes.

The Local Planning Scheme also states that in cases where vehicles are in excess of 3 tonnes, that Council may approve commercial vehicle parking within the Town to a maximum as prescribed in the following Scheme extract;:

2. *The parking of any commercial vehicle on any lot within the residential, Town Centre or Local Shopping zones, shall at all times comply with the following standard requirements:*
 - (a) *The commercial vehicle shall not exceed 9 metres in length and 3 metres in height; and*
 - (b) *There shall be a limit of one (1) commercial vehicle per lot.*

5.0 POLICY PROVISIONS

Council is prepared to consider the parking of commercial vehicles that exceed 9-metres in length and more than 3-metres in height subject to the following;

1. The commercial vehicle is not a Prime Mover.

2. There is sufficient space on the lot to park the commercial vehicles behind the building line.
3. There are no objections by immediately adjoining/affected neighbours to the proposal following a 14 day consultation period
4. The commercial vehicles will not operate to and from the site between 11:00pm and 7:00am Monday to Sunday.
5. Approval is restricted to parking only, with servicing and repairs not being carried out on site.
6. The commercial vehicle is parked on a single residential lot.
7. The combined tare weight does not exceed 5-tonnes.
8. The commercial vehicles can access the lot via a constructed crossover to Council specifications.

6.0 ASSESSMENT PROCEDURE

The assessment of any planning application for the parking of a commercial vehicle shall take into account the criteria set down under section 5 above.

The applicant shall provide the following relevant information with any application made to park a commercial vehicle;

1. Accurate dimensions and tare weight of the commercial vehicle along with a copy of the registration paper and a photograph of the commercial vehicle.
2. A site plan that indicates the location the commercial vehicle will be parked. Buildings are to be at least outlined.
3. A letter justifying the variations to the Scheme requirements outlined above and the hours of operation.
4. The letter should also indicate that no repair or maintenance works are to be undertaken on the site and that the nature of the business in which the commercial vehicle will be used for.

Any approval granted by the Town is subject to all other provisions under Clause 5.7.11 (3) of Local Planning Scheme No.10.