

# TOWN OF BASSENDEAN

## MINUTES

### ORDINARY COUNCIL MEETING

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

**ON TUESDAY 23 JUNE 2015 AT 7.00PM**

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#### **1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

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

#### **2.0 PUBLIC QUESTION TIME & ADDRESS BY MEMBERS OF THE PUBLIC**

##### **2.1 Questions Taken on Notice**

Mrs Angie Piantadosi, 4 Jubilee Avenue, Eden Hill

At the May 2015 Council meeting, Mrs Piantadosi asked whether it is acceptable for businesses to hang their washing out the front of their premises in public view. Mrs Piantadosi also referred to a tree in Jubilee Avenue and asked why it was removed.

The Manager Development Services has advised Mrs Piantadosi that whilst there are no general rules applying to the particular business, in this case, the washing would actually be placed on the footpath and the Senior Environmental Health Officer has written to the owners advising them to desist from this practice.

The Manager Asset Services has advised Mrs Piantadosi that the tree removed was actually a sapling from the tree previously removed some 6-7 years ago and was in a dangerous condition. The week commencing 15 June 2015, the Parks & Garden Supervisor will arrange for additional street trees to be planted in this location.

Ms Fran Phelan, 15 River Street, Bassendean

At the May 2015 Council meeting, Ms Phelan asked about the gum trees at Kelly Park, as one is listed as a significant tree but the others are not. Ms Phelan also requested that the red gums on James Street be looked at.

The Director Operational Services has advised that the Council adopted (OCM 17/6/12) Significant Tree Register states that for Kelly Park – one Eucalyptus rudis (Flooded Gum) is listed and that five other trees in the park are sociable space of remnant vegetation and habitat. The two Eucalyptus citriodora (Lemon Scented Gum) trees located in the cul-de-sac at the end of James Street, near the BIC Reserve, are also listed on the Significant Tree Register.

**2.2 Public Question Time**

Mr Peter Pearson, 14 River Street, Bassendean

Mr Pearson asked about the completion of works on the Walter Road East/Lord Street/Success Road access issues outlined in the Local Area Management Plan and asked whether Council will repeat a vehicle count within the next two months to determine the current traffic flow in Success Road and; if the new count confirms that the peak hour vehicle movements are much greater than the 30vph used in the Local Area Traffic Management Plan, will the Council then expedite the implementation of the Management Plan.

The Chief Executive Officer advised that he had recently met with Main Roads and the Department of Planning to look at a number of traffic issues in Success Hill. Main Roads is anticipating that the traffic in Lord Street will increase significantly and will be doing some modelling on anticipated traffic flow figures in the area. The City of Swan has commenced its preparatory work.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

Ms Jekabsons asked about improvements to the PA system in the Council Chamber and the Chief Executive Officer advised that quotes have been received to improve the PA system in the Council Chamber and Community Hall.

Ms Jekabsons suggested that people be reminded to complete the attendance register.

Ms Jekabsons asked that Agenda attachments remain on the website for future reference as currently they are only on the website for a week or so.

The Chief Executive Officer advised that due to their size and the amount of space they take up on the website, the attachments are removed shortly after the meeting. Work is being done to improve the website to address this problem.

Mrs Fran Phelan, 15 River Street, Bassendean

Ms Phelan commented that the pedestrian crossing on Guildford Road needs to be looked at by Main Roads.

Ms Phelan referred to the two flooded gum trees at Kelly Park and commented that only one tree is marked significant. The sign should be changed to incorporate both trees.

Ms Phelan also requested the red flowering gum trees in James Street between Old Perth Road and Palmerston Street be listed as significant.

Mr Don Yates, 10 Thompson Road, Success Hill

Mr Yates asked if the Town will be communicating with major service providers (ie. Water Corporation, Western Power etc) regarding transit orientated development hotspots.

The Chief Executive Officer responded that the Town will be talking to the major service providers to ensure that all required infrastructure is in place.

Mr Yates asked for a list of the Town Planning Scheme amendments that the Mayor referred to in the Eastern Reporter of 23 December 2014.

The Mayor responded that the question will be taken on notice.

Miss Catherine Hamilton, 53 Broadway Street, Bassendean

Miss Hamilton asked how long the public consultation period will be for the proposed Landcorp development and where will notices be advertised.

The Mayor responded the public consultation period will be approximately 4.5 months and will be advertised through the Bassendean Briefings, Town website, Town Library and possibly public forums.

Ms Hamilton asked what proposals have been made between Council and Landcorp.

The Mayor advised that Council recently met with Landcorp and is hoping to have something in next month's Ordinary Council Meeting agenda.

Ms Hamilton referred to some advertisements in the newspaper featuring the Mayor Cr Gangell and Cr Pule and asked how much they cost the Town.

The Mayor advised that the advertisements have been paid for personally by himself and Cr Pule.

Mr Don Yates, 10 Thompson Road, Success Hill

Mr Yates queried the proposed funds of \$100,000 to be spent at Mary Crescent Reserve.

The Director Community Services advised that it is proposed to install artwork to complement what already exists in the park.

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

#### Present

#### Councillors

His Worship the Mayor, Cr John Gangell  
Cr Mike Lewis, Deputy Mayor  
Cr Anne Brinkworth  
Cr Gerry Pule  
Cr Jennie Carter  
Cr Paul Bridges

#### Officers

Mr Bob Jarvis, Chief Executive Officer  
Mr Michael Costarella, Director Corporate Services  
Mr Graeme Haggart, Director Community Development  
Mr Simon Stewert-Dawkins, Director Operational Services

Mr Brian Reed, Manager Development Services  
Mrs Amy Holmes, Minute Secretary

Public

Approximately 22 members of the public were in attendance.

Press

One member of the press was in attendance.

**4.0 DEPUTATIONS**

- 4.1 Amanda Butterworth of Allering and Associates addressed Council and answered questions regarding Item 10.4.
- 4.2 James Little addressed Council and answered questions regarding Item 10.4.

**5.0 CONFIRMATION OF MINUTES**

**5.1 Ordinary Council Meeting held on 26 May 2015**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.1(a)

**OCM – 1/06/15** MOVED Cr Pule, Seconded Cr Lewis, that the minutes of the Ordinary Council Meeting held on 26 May 2015, be received.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.1(b)

**OCM – 2/06/15** MOVED Cr Lewis, Seconded Cr Pule, that the minutes of the Ordinary Council Meeting held on 26 May 2015, be confirmed as a true record.  
CARRIED UNANIMOUSLY 6/0

**5.2 Special Meeting of Electors held on 2 June 2015**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.2(a)

**OCM – 3/06/15** MOVED Cr Brinkworth, Seconded Cr Pule, that the minutes of the Special Meeting of Electors held on 2 June 2015, be received.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.2(b)

**OCM – 4/06/15** MOVED Cr Lewis, Seconded Cr Pule, that the minutes of the Special Meeting of Electors held on 2 June 2015, be confirmed as a true record.

CARRIED UNANIMOUSLY 6/0

**5.3 Special Council Meeting held on 8 June 2015**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.3(a)

**OCM – 5/06/15** MOVED Cr Carter, Seconded Cr Pule, that the minutes of the Special Council Meeting held on 8 June 2015, be received.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.3(b)

**OCM – 6/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that the minutes of the Special Council Meeting held on 8 June 2015, be confirmed as a true record.

CARRIED UNANIMOUSLY 6/0

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

Nil

**7.0 PETITIONS**

Nil

**8.0**                      **DECLARATIONS OF INTEREST**

- 8.1**      Cr Jennie Carter declared an impartiality interest for item 10.16 as she is the Vice President of the Bassendean Historical Society Inc.
  
- 8.2**      Cr Paul Bridges declared an impartiality interest for item 10.16 as he is a member of the Friends of Bindaring Park.

## **9.0 BUSINESS DEFERRED FROM PREVIOUS MEETING**

Nil

## **10.0 REPORTS**

### **10.1 Adoption of Recommendations En Bloc**

It was agreed that items 10.2 10.3 10.4 10.5 10.8 10.15 be removed from the en bloc table to be considered independently.

#### **COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.1**

**OCM – 7/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Agenda of 23 June 2015:

<b>Item</b>	<b>Report</b>
10.6	Metropolitan Region Scheme Proposed Amendment 1275/57– Central Districts Omnibus 4
10.9	Review of 2015-2019 Workforce Plan and Corporate Structure
10.10	Council Street Trees – Lot 103; No. 40 Third Ave, Bassendean
10.11	Street Hazard - Kenny Street, Bassendean
10.12	Determinations Made by Development Services
10.13	Determinations Made by the Principal Building Surveyor
10.14	Children and Family Services Committee Meeting held on 13 May 2015
10.17	Accounts for Payment – May 2015
10.18	Financial Statements – May 2015
10.19	Implementation of Council Resolutions
10.20	Use of the Common Seal
10.21	Calendar for July 2015

**CARRIED UNANIMOUSLY 6/0**

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

<b>Item</b>	<b>Report</b>
10.2	Proposed Eight Multiple Dwellings on Lots 200 & 201; (No. 78) Anzac Terrace, Bassendean
10.3	Proposed Eight Multiple Dwellings on Lot 23; No. 12 Second Avenue, Bassendean,
10.4	Section 31 – Reconsideration for Proposed Eight (8) Multiple Dwellings on Lot 37; No. 5 Fourth Avenue, Bassendean
10.5	Proposed Additions and Alterations to Single House – Lot 66 (No. 31) Clarke Way, Bassendean



10.7	Proposed Land Exchange for Two Crown Reserves - Lot 7557 Lord Street (A3280) Bassendean & 48 Chapman Street, (A742) Bassendean
10.8	Special Meeting of Electors held on 2 June 2015
10.15	Bassendean Local Emergency Management Committee Meeting held on 20 May 2015
10.16	Cultural Development Advisory Committee Meeting held on 27 May 2015
13.1	Proposed Land Swap of 27L Hyland Street and Part Lot 271; 116 Hamilton Street, Bassendean

**10.2 Proposed Eight Multiple Dwellings on Lots 200 & 201 (No. 78) Anzac Terrace, Bassendean, Owner: Apartments Are Us Pty Ltd, Applicant: Tim Lewis-Jones (Ref: DA 2014-221 -Stephanie Radosevich, Planning Officer)**

**APPLICATION**

This application sought Council's approval for eight (8) multiple dwellings which includes variations to the 'Deemed-to-comply' provisions of the Residential Design Codes of Western Australia (R-Codes) relating to street setback, boundary walls and two-way vehicular access.

The aspects of the development, which do not meet the Deemed-to-comply provisions of the R-Codes, require assessment and determination against the 'Design Principles'.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.2**

**OCM – 8/06/15** MOVED Cr Pule, Seconded Cr Gangell, that Council grants planning approval for the proposed eight (8) multiple dwellings at Lots 200 & 201 (No. 78) Anzac Terrace, Bassendean, subject to the following conditions:

1. Prior to the issue of a Building Permit for this development, Lots 200 and 201 shall be amalgamated into a single lot on a Certificate of Title or the owner shall enter into a legal agreement with the Town prepared by the Town's Solicitors at the owner's cost requiring amalgamation to be completed within twelve months of the issue of a Building Permit, or the completion of development, whichever occurs earlier;

2. A detailed and professionally prepared landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realm adjoining the development site, including, but not limited to:
  - (a) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
  - (b) Low water use species;
  - (c) Landscaping of the verge area adjacent to the development site, including the provision of street trees of a minimum of 2.0 metres in height at the time of planting of a species which accords with the Town's adopted Street Tree Master Plan; and
  - (d) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;

Landscaping design and species selection shall pay particular attention to provisions contained within the Town of Bassendean Local Planning Policy No. 18 – Landscaping with Local Plants. Artificial turf shall not be used in any component of the proposed landscaping;

3. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter;
4. The street tree which sits within the verge and is not affected by the proposed development shall be protected by barricades during construction in accordance with the Town's Policy relating to street tree protection;
5. Pedestrian paths to be constructed which provide wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas, constructed at a level which is flush with the level of the main vehicular driveway on site. The colour of the pedestrian paths shall be clearly distinguishable from the colour of the main vehicular driveway;
6. Provision of lighting to pathways and car parking areas;
7. Separate approval being obtained from the Town's Asset Services for the proposed crossover on the Anzac Terrace frontage of the development site and this crossover being constructed in accordance with that approval;

8. The existing crossover being removed and the verge and kerbing being reinstated to the satisfaction of the Town;
9. The sealing and kerbing of all car parking areas and access ways to the Town's specifications;
10. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction. Both the vehicular driveway and adjacent pedestrian path shall be constructed of brick paving which are of contrasting colours;
11. Each dwelling being provided with one (1) car parking space. Such arrangement shall be reflected on any subsequent strata plan for the property;
12. Visitor parking spaces being clearly marked for "Visitors Only" and used as such;
13. A minimum of three (3) and one (1) bicycle bays shall be provided for the residents and visitors respectively. The bicycle parking spaces shall be located generally in the area identified on the approved drawings with resident spaces being weather protected and secured with all spaces being constructed in accordance with the provisions of AS 2890.3 (as amended);
14. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy;
15. Prior to the issue of a Building Permit a development bond for the sum of \$4,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways and fencing;
16. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit;
17. The street number being prominently displayed at the front of the development;

18. The unit numbers being prominently displayed at the pedestrian entrance to each individual dwelling;
19. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required 1.8 metre height shall be measured above the higher ground level;
20. A separate application and approval being obtained for any proposed fencing within the street setback area;
21. The provision of letterboxes and bin storage in materials to complement the development to the satisfaction of the Town;
22. External clothes drying facilities shall be screened from view of the street or any other public place at all times;
23. Air-conditioning units and external fittings shall be incorporated into the building or screened from view. External air-conditioning condenser units shall be positioned as shown on the approved drawings unless otherwise approved by the Town;
24. A Waste Management Plan (WMP) is to be submitted for the Town's approval prior to or in conjunction with the application for a Building Permit. The WMP shall address matters including, but not necessarily limited to, the following:
  - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on site separation of materials for recycling and the expectations of owners and/or tenants;
  - (b) Site plan showing the location and size of the on-site rubbish disposal area, including the number of general rubbish and recycling bins to be provided for the development, including sharing arrangements where the number of bins is less than the number of dwellings;
  - (c) An estimation of the volume of waste to be generated by the proposed development and the capacity of this volume of waste to be accommodated by on site bin storage capacity;
  - (d) Details of intended method of collection (private contractor or Council contractor);

- (e) Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage;
- (f) Details of where the bins would be located when waiting collection;
- (g) Details of advice to be provided to owners and occupiers regarding the WMP; and
- (h) Details of how the WMP will continue to be applied in perpetuity across the life of the development, including the WMP being incorporated into the strata by-laws for the proposed development;

25. The bin storage area is:

- (a) To be provided with a self closing gate;
- (b) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
- (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning;

26. Bins shall be stored only in an approved, designated location, and shall not be stored within any of the approved car parking bays or associated access aisles;

27. The proposed boundary walls shall be finished to the satisfaction of the Town;

28. All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot;

29. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period; and

30. The issue of a Building Permit prior to the commencement of any on-site works.

ADVICE NOTE:

- i. In relation to Condition 16, the owner/applicant is to liaise with the Town's Cultural Development Officer early in the process, if it is intended that the public art is to be provided on-site.

CARRIED 4/2

*Crs Gangell, Pule, Lewis & Carter voted for the motion.*

*Crs Bridges & Brinkworth voted against the motion.*

**10.3 Proposed Eight Multiple Dwellings on Lot 23; No. 12 Second Avenue, Bassendean, Owner: Impera Pty Ltd, Applicant: Accumul8 WA Pty Ltd (Ref: DA2014-249 Stephanie Radosevich, Planning Officer)**

APPLICATION

The application sought Council's approval for eight multiple dwellings which includes variations to the 'Deemed-to-comply' provisions of the Residential Design Codes of Western Australia (R-Codes) relating to boundary walls and two-way vehicular access.

The aspects of the development, which do not meet the Deemed-to-comply provisions of the R-Codes, require assessment and determination against the 'Design Principles'.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.3

**OCM – 9/06/15**

MOVED Cr Pule, Seconded Cr Gangell, that Council grants planning approval for the proposed eight (8) multiple dwellings at Lot 23 (No. 12) Second Avenue, Bassendean, subject to the following conditions:

1. Units 1 to 8 shall be provided with a solar hot water system (as shown on the approved drawings), details of which shall be incorporated into the working drawings submitted for a Building Permit to the satisfaction of the Town;
2. A detailed and professionally prepared landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realm adjoining the development site, including, but not limited to:

- (a) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
- (b) Low water use species;
- (c) Landscaping of the verge area adjacent to the development site, including the provision of street trees of a minimum of 2.0 metres in height at the time of planting of a species which accords with the Town's adopted Street Tree Master Plan; and
- (d) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;

Landscaping design and species selection shall pay particular attention to provisions contained within the Town of Bassendean Local Planning Policy No. 18 – Landscaping with Local Plants. Artificial turf shall not be used in any component of the proposed landscaping;

3. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter;
4. Pedestrian paths to be constructed which provide wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas, constructed at a level which is flush with the level of the main vehicular driveway on site. The colour of the pedestrian paths shall be clearly distinguishable from the colour of the main vehicular driveway;
5. Provision of lighting to pathways and car parking areas;
6. Separate approval being obtained from the Town's Asset Services for the proposed crossover on the Second Avenue frontage of the development site and this crossover being constructed in accordance with that approval;
7. The existing crossover being removed and the verge and kerbing being reinstated to the satisfaction of the Town;
8. The sealing and kerbing of all car parking areas and access ways to the Town's specifications;
9. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction. Both the vehicular driveway and adjacent pedestrian path shall be constructed of brick paving which are of contrasting colours;

10. Each dwelling being provided with one car parking space. Such arrangement shall be reflected on any subsequent strata plan for the property;
11. Visitor parking spaces being clearly marked for "Visitors Only" and used as such;
12. A minimum of three and one bicycle bays shall be provided for the residents and visitors respectively. The bicycle parking spaces shall be located generally in the area identified on the approved drawings with resident spaces being weather protected and secured with all spaces being constructed in accordance with the provisions of AS 2890.3 (as amended);
13. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy;
14. Prior to the issue of a Building Permit a development bond for the sum of \$4,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways and fencing;
15. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit;
16. The street number being prominently displayed at the front of the development;
17. The unit numbers being prominently displayed at the pedestrian entrance to each individual dwelling;
18. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required 1.8 metre height shall be measured above the higher ground level;
19. A separate application and approval being obtained for any proposed fencing within the street setback area;



20. The provision of letterboxes and bin storage in materials to complement the development to the satisfaction of the Town;
21. External clothes drying facilities shall be screened from view of the street or any other public place at all times;
22. Air-conditioning units and external fittings shall be incorporated into the building or screened from view. External air-conditioning condenser units shall be positioned as shown on the approved drawings unless otherwise approved by the Town;
23. A Waste Management Plan (WMP) is to be submitted for the Town's approval prior to or in conjunction with the application for a Building Permit. The WMP shall address matters including, but not necessarily limited to, the following:
  - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on site separation of materials for recycling and the expectations of owners and/or tenants;
  - (b) Site Plan showing the location and size of the on-site rubbish disposal area, including the number of general rubbish and recycling bins to be provided for the development, including sharing arrangements where the number of bins is less than the number of dwellings;
  - (c) An estimation of the volume of waste to be generated by the proposed development and the capacity of this volume of waste to be accommodated by on site bin storage capacity;
  - (d) Details of intended method of collection (private contractor or Council contractor);
  - (e) Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage;
  - (f) Details of where the bins would be located when waiting collection;
  - (g) Details of advice to be provided to owners and occupiers regarding the WMP; and
  - (h) Details of how the WMP will continue to be applied in perpetuity across the life of the development, including the WMP being incorporated into the strata by-laws for the proposed development;

24. The bin storage area is:
- (a) To be provided with a self closing gate;
  - (b) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
  - (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning;
25. Bins shall be stored only in an approved, designated location, and shall not be stored within any of the approved car parking bays or associated access aisles;
26. The proposed boundary walls shall be finished to the satisfaction of the Town;
27. All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot;
28. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period; and
29. The issue of a Building Permit prior to the commencement of any on-site works.

ADVICE NOTE:

- i. In relation to Condition 15, the owner/applicant is to liaise with the Town's Cultural Development Officer early in the process, if it is intended that the public art is to be provided on-site.

CARRIED 4/2

*Crs Gangell, Pule, Lewis & Carter voted for the motion.  
Crs Bridges & Brinkworth voted against the motion.*

**10.4 Section 31 – Reconsideration for Proposed Eight (8) Multiple Dwellings on Lot 37; No. 5 Fourth Avenue, Bassendean, Owner: RA & JMA Jutras-Minett, Applicant: L Anderson (Ref: DA 2014-065/DR 169/2014 Christian Buttle, Senior Planning Officer)**

**APPLICATION**

Council, by virtue of an order made by the State Administrative Tribunal, has for a second time been invited to reconsider its refusal to grant planning approval for the proposed development of multiple dwellings at No. 5 Fourth Avenue, Bassendean.

The application which is now before Council proposes the development of eight (8) multiple dwellings.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.4**

**OCM – 10/06/15** MOVED Cr Pule, Seconded Cr Lewis, that in response to the invitation given by the State Administrative tribunal in its Order dated 23 April 2015 pursuant to s 31(1) of the State Administrative Tribunal Act 2004 (WA), Council grants planning approval for the proposed eight (8) multiple dwellings at Lot 37 (No. 5) Fourth Avenue, Bassendean, subject to the following conditions:

1. A detailed and professionally prepared landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realm adjoining the development site, including, but not limited to:
  - (a) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
  - (b) Low water use species;
  - (c) Landscaping of the verge area adjacent to the development site, including the provision of two street trees of a minimum of 2.0 metres in height at the time of planting of a species which accords with the Town's adopted Street Tree Master Plan; and
  - (d) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;

Landscaping design and species selection shall pay particular attention to provisions contained within the Town of Bassendean Local Planning Policy No. 18 – Landscaping with Local Plants. Artificial turf shall not be used in any component of the proposed landscaping;

2. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter;
3. The applicant shall pay the Town \$924.20 for the removal of the existing street tree prior to the issue of a Building Permit for the proposed development;
4. Pedestrian paths to be constructed which provide wheelchair accessibility connecting all entries to buildings with car parking areas, constructed at a level which is flush with the level of the main vehicular driveway on site. The colour of the pedestrian paths shall be clearly distinguishable from the colour of the main vehicular driveway;
5. Provision of lighting to pathways and car parking areas;
6. Separate approval being obtained from the Town's Asset Services for the proposed crossover and the crossover being constructed in accordance with that approval. The crossover shall be constructed on the same alignment as the main driveway on site;
7. The existing crossover being removed and the verge and kerbing being reinstated to the satisfaction of the Town;
8. The sealing and kerbing of all car parking areas and access ways to the Town's specifications;
9. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction. Both the vehicular driveway and adjacent pedestrian path shall be constructed of brick paving which of contrasting colours;
10. Each dwelling being provided with one car parking space. Such arrangement shall be reflected on any subsequent strata plan for the property;
11. Visitor parking spaces being clearly marked for "Visitors Only" and used as such;

12. A minimum of three (3) and one (1) bicycle bays shall be provided for the residents and visitors respectively. The bicycle parking spaces shall be located generally in the area identified on the approved drawings with resident spaces being weather protected and secured with all spaces being constructed in accordance with the provisions of AS 2890.3 (as amended);
13. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy;
14. Prior to the issue of a building permit a development bond for the sum of \$4,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways and fencing;
15. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit;
16. The street number being prominently displayed at the front of the development;
17. The unit numbers being prominently displayed at the pedestrian entrance to each individual dwelling;
18. A sign being provided within the vicinity of the store to unit 6 which directs visitors to units 6-8;
19. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required 1.8 metre height shall be measured above the higher ground level;
20. The provision of letterboxes in materials to complement the development to the satisfaction of the Town;
21. Any external clothes drying facilities being screened from view from the street or any other public place at all times;

22. Air-conditioning units and external fittings shall be incorporated into the building or screened from view. External air-conditioning condenser units shall be positioned as shown on the approved drawings unless otherwise approved by the Town;
23. A Waste Management Plan (WMP) is to be submitted for the Towns approval prior to or in conjunction with the application for a Building Permit. The WMP shall address matters including, but not necessarily limited to, the following:
  - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on site separation of materials for recycling and the expectations of owners and/or tenants;
  - (b) Site Plan showing the location and size of the on-site rubbish disposal area, including the number of general rubbish and recycling bins to be provided for the development, including sharing arrangements where the number of bins is less than the number of dwellings;
  - (c) An estimation of the volume of waste to be generated by the proposed development and the capacity of this volume of waste to be accommodated by on site bin storage capacity;
  - (d) Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage;
  - (e) Details of where the bins would be located when waiting collection;
  - (f) Details of advice to be provided to owners and occupiers regarding the WMP; and
  - (g) Details of how the WMP will continue to be applied in perpetuity across the life of the development, including the WMP being incorporated into the strata by-laws for the proposed development;
24. The bin storage area is:
  - (a) To be provided with a self closing gate;
  - (b) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
  - (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning;

25. Bins shall be stored only in an approved, designated location, and shall not be stored within any of the approved car parking bays or associated access aisles;
26. The buildings hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period; and
27. The issue of a building permit prior to the commencement of any on-site works.

ADVICE NOTE:

- i. In relation to Condition 15, the owner/applicant is to liaise with the Town's Cultural Development Officer early in the process, if it is intended that the public art is to be provided on-site.

CARRIED 4/2

*Crs Gangell, Pule, Lewis & Carter voted for the motion.  
Crs Bridges & Brinkworth voted against the motion.*

**10.5 Proposed Additions and Alterations to Single House – Lot 66 (No. 31) Clarke Way, Bassendean, Owner: O. Calnan, Applicant: I. Sulenta (2015-027 – Christian Buttle, Senior Planning Officer)**

APPLICATION

The application proposes additions and alterations to an existing Single House at No. 31 Clarke Way which is situated within the Swan River flood fringe.

The proposed finished floor level to the habitable room additions is beneath that recommended to provide protection in the event of a 1:100 year flood.

The application also seeks retrospective approval for a front courtyard wall which does not demonstrate compliance with R-Code requirements relating to visual permeability and street surveillance.

Town Officers advised of an amendment to condition 10 as follows:

10. *The “existing front wall” being modified as shown on the revised drawing numbers 2 and 3 date stamped received 19 June 2015 (with these drawings forming a part of the approved set in lieu of the comparable drawings date stamped 9 June 2015) within 60 days from the date of this determination.*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —  
ITEM 10.5

**OCM – 11/06/15** MOVED Cr Bridges, Seconded Cr Pule, that:

- (a) Council grants planning approval for the proposed Additions and Alterations to the Single House at Lot 66 (No. 31) Clarke Way, Bassendean, subject to the following conditions and specific advice notes:
  1. The boundary wall being finished to the satisfaction of the Town.
  2. All storm water being contained and disposed of on site.
  3. The property owner lodging a notification pursuant to section 70A of the Transfer of Land Act 1893 (WA) with the Registrar of Titles for endorsement on the Certificate of Title for the land. The notification shall be in the following terms:
    - a. *“Registered proprietors and prospective purchasers of the land are notified that the land is situated within the flood plain of the Swan River and is liable to be affected by flooding. The ground floor of the dwelling including the additions approved by the Town in 2015, may be impacted by flooding events of more than a 1:100 year magnitude. Further information regarding anticipated flood levels is available upon request from the Town of Bassendean.”*
  4. The car parking spaces and access ways being constructed and maintained thereafter to the Town’s satisfaction, with driveway and crossover being constructed in the location shown on the approved drawings.
  5. The approved parking structure not being enclosed nor provided with a roll-a-door or similar door without the approval of the Town first being obtained.



6. The colour of the roof of the proposed parking structure matching that of the existing main dwelling to the satisfaction of the Town.
7. The proposed crossover being constructed in accordance with the Town's specifications (separate application and approval required).
8. The existing crossover being removed and the verge and kerbing being reinstated as necessary to facilitate construction of the new crossover.
9. Existing street trees within the street verge adjacent to the development site being retained and protected with barricades during construction, in accordance with the Town's Policy for street tree protection.
10. The "existing front wall" being modified as shown on the revised drawing numbers 2 and 3 date stamped received 19 June 2015 (with these drawings forming a part of the approved set in lieu of the comparable drawings date stamped 9 June 2015) within 60 days from the date of this determination.
11. External fixtures, including but not restricted to air-conditioning units, satellite dishes and non-standard television aerials, but excluding solar collectors, are to be located such that they are not visible from the street.
12. A Building Permit shall be issued prior to the commencement of any works on site.

Specific Advice Notes:

1. In accordance with the provisions of the Town of Bassendean Local Planning Policy No. 4 "Floodplain Management and Development", the applicant / owner is hereby notified of the flood hazard associated with the land upon which the development is intended to be undertaken.
2. In accordance with the provisions of the Town of Bassendean Local Planning Policy No. 4 "Floodplain Management and Development", the additions should be designed in such a way that they drain in the event of a flood.

3. All electrical installations should be designed to achieve a minimum clearance of 500mm above the 1:100 year ARI flood level, in accordance with the provisions of Council's Local Planning Policy No. 4 – Floodplain Management and Development.
4. The Chief Executive Officer be authorised to commence formal prosecution action in the event that the front courtyard wall is not modified to the satisfaction of the Town within the 60 day timeframe specified in the conditions of approval for this development.

CARRIED UNANIMOUSLY 6/0

**10.6 Metropolitan Region Scheme Proposed Amendment 1275/57– Central Districts Omnibus 4 (Ref: LUAP/ZNNG/1 – Brian Reed, Manager Development Services)**

APPLICATION

The purpose of this report was for Council to consider a proposal to amend the Metropolitan Region Scheme and in particular, a proposal in the Town of Bassendean.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.6

**OCM – 12/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council advises the Western Australian Planning Commission that it supports Proposal 33 of Metropolitan Region Scheme Amendment No. 1275/57 to transfer a portion of Lot 3003 Lord Street from the Urban Zone to the Public Purposes (Hospital) reservation and to transfer a portion of Lot 9 Walter Road East, Bassendean, from the Public Purposes (Hospital) reservation to the Urban zone.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

**10.7 Proposed Land Exchange for Two Crown Reserves - Lot 7557 Lord Street (A3280) Bassendean & 48 Chapman Street, (A742) Bassendean – Public Consultation, consent from the West Australian Planning Commission, Referral to Public Utilities and Services for Comment and establishment of a Trust Fund (Ref: LUAP/SUBDIV/1 – Bob Jarvis, CEO)**

**APPLICATION**

To seek Council's approval to progress its resolution of its Ordinary Council Meeting in May 2014 and to seek to purchase a land exchange for two Crown Reserves - Lot 7557 Lord Street (A3280) Bassendean & 48 Chapman Street (A742) by approving the necessary steps required to implement the decision of Council.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.7**

**OCM – 13/06/15** MOVED Cr Bridges, Seconded Cr Pule, that Council:

1. Revokes part 3. of Council resolution of OCM-16/5/14, which reads:

*“That Council approves the proposal being included in the suite of proposed projects, which will be finalised after the proposed date for local government reform, to be discussed with any reform partner local government for inclusion of the anticipated purchase price of the two reserves and subsequent sale proceeds in the draft 2015/16 Budget for the new local government”,*

which envisaged the Town being amalgamated and the project, “*Proposed Land Exchange for Two Crown Reserves - Lot 7557 Lord Street (A3280) Bassendean, & 48 Chapman Street (A742) Bassendean*”, needing to be completed by a new entity;

2. Requests approval of the West Australian Planning Commission for the proposal to purchase the two Crown Reserves - Lot 7557 Lord Street, (A3280) Bassendean, and 48 Chapman Street, (A742) Bassendean, and seeks comment from public utilities and service providers to ensure that there are no impediments to the disposal of the properties, and subject to the outcome of those two conditions:

- a) Includes in the public consultation process for the proposal to purchase and dispose of the reserves, signage on the property advising of the proposal, and a notice placed in a newspaper circulating in the District advising of the complete proposal;
  - b) Includes in the draft 2015/2016 Budget a provision of \$50,000 for the purchase of the two reserves at 5% of their value;
  - c) Establishes a Trust Fund for the purpose of receiving any sales proceeds from the two reserves for the establishment of a nature based Regional Playground at Sandy Beach Reserve; and
3. Receives a report at the completion of the public consultation period advising of the outcomes of that consultation, with a recommendation to proceed or not to proceed with the purchase of the two reserves - Lot 7557 Lord Street (A3280) Bassendean, and 48 Chapman Street (A742) Bassendean for 5% of their value.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

**10.8 Special Meeting of Electors held on 2 June 2015 (Ref: GOVN/CCLMEET/1 – Bob Jarvis, CEO, Simon Stewart-Dawkins, DOS and Brian Reed, MDS)**

APPLICATION

Council was requested to receive and consider the motions made at the Special Electors Meeting held on 2 June 2015.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.8

**OCM – 14/06/15** MOVED Cr Gangell, Seconded Cr Pule, that Council notes the motions of the Special Electors Meeting held on the 2 June 2015.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8 (b)

- OCM – 15/06/15** MOVED Cr Gangell, Seconded Cr Pule, that in respect to Motion 1, that Council notes the concerns of residents at the meeting in relation to the potential land use that should the Town of Bassendean receive a change of land use application for Earlsferry House, that as part of the statutory advertising requirement, Council will invite submissions.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(b)

- OCM – 16/06/15** MOVED Cr Bridges, Seconded Cr Carter, that in respect to Motion 2, Council notes Main Roads Western Australia (MRWA) have advised that the request for a keep clear zone (yellow box) on Guildford Road at the Thompson Road junction does not comply with MRWA Policy and Guidelines for “Keep Clear” pavement marking and does not support the proposals, but it should be noted that the Town is meeting with Main Roads and the Department of Planning in seeking a solution to the access and egress issues.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(c)

- OCM – 17/06/15** MOVED Cr Pule, Seconded Cr Gangell, that in respect to Motion 3, Council recognises that the adopted Local Planning Strategy requires the preparation of a Movement and Access Strategy prior to increasing densities and a Traffic Impact Assessment will be required for any change of use application for Earlsferry House, demonstrating the impact of traffic on the local road network including the junction of Thompson Road and Guildford Road.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(d)

**OCM – 18/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that in respect to Motion 4, that the Town of Bassendean will liaise with property owner of Lot 15, No. 8 Thompson Road, Bassendean, regarding the Moreton Bay Fig tree and advise the Town will engage an arborist to uplift the outside of the canopy to improve the natural light penetration under the tree and to increase the street light illumination of the thoroughfare.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(e)

**OCM – 19/06/15** MOVED Cr Pule, Seconded Cr Gangell, that in respect to Motion 5, notes that funding is not currently available to upgrade the existing overhead power supplied street lights in Thompson Road, Nurstead Avenue and Lamb Street; that it has previously been resolved (OCM 5/10/07) the preferred community interest ranking for underground power being; Ashfield, Bassendean and Eden Hill; and notes that funds have been listed Council consideration in the draft 2015/16 Budget to prepare the required planning reports for when the State Government announce Round 6 - Underground Power program, and that Council consider that proposed Transport Orientated Design areas as a priority for an application for underground power, to support its intention to increase the densities in these areas.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(f)

**OCM – 20/06/15** MOVED Cr Brinkworth, Seconded Cr Pule, that in respect to Motion 6, notes that every two years Council allocates funds and there are funds set aside in the draft budget 2015/16 to engage an external consultant to conduct a entire audit of the Town's footpaths, including Nurstead Avenue, Thompson Road and Lamb Street and the faults are categorised from high to low priority and repairs arranged within the annual allocated budget.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(g)

- OCM – 21/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that in respect to Motion 7, notes that in May 2015 the Town wrote to the Public Transport Authority and requested that it arranges a safety audit of the Success Hill Train Station and overpass and that the outcomes from the report recommendations, where practical, be implemented and that a request has been made to WA Police and the Public Transport Authority to increase security patrols in the area in response to residents' concerns.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(h)

- OCM – 22/06/15** MOVED Cr Pule, Seconded Cr Gangell, that in respect to Motion 8, Council's notes that its Financial Sustainability Policy states in part, that the Town will not undertake services or functions, which duplicate services provided by other tiers of government, and Council (OCM 5/10/07) resolved not to proceed with 24 hour security patrols due to the high cost and limited effectiveness of patrols in combating crime, and that a request has been made to WA Police and the Public Transport Authority to increase security patrols in the area in response to residents' concerns.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(i)

- OCM – 23/06/15** MOVED Cr Pule, Seconded Cr Bridges, that in respect to Motion 9, Council notes that in February 2015 Main Roads WA – Project Manager advised that the State Government had allocated funding and had commenced the detailed design process for the Principal Shared Path upgrade between the eastern end of Railway Parade, down to the river and then back up to Guildford Road;  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(j)

**OCM – 24/06/15** MOVED Cr Bridges, Seconded Cr Carter, that in respect to Motion 10, notes Main Roads Western Australia (MRWA) have advised that the request for a keep clear zone (yellow box) be installed on Lord Street at the junction of Success Road, does not comply with MRWA Policy and Guidelines for “Keep Clear” pavement marking and does not support the proposals, but it should be noted that the Town is meeting with Main Roads and the Department of Planning in seeking a solution to the access and egress issues.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.8(k)

**OCM – 25/06/15** MOVED Cr Bridges, Seconded Cr Carter, that in respect to Motion 11, notes the Local Area Traffic Management Plan received by Council (OCM-13/4/13) outlines the planning framework to improved traffic access to the Success Hill area, but it should be noted that the Town is meeting with Main Roads and the Department of Planning in seeking a solution to the access and egress issues.

CARRIED UNANIMOUSLY 6/0

**10.9** **Review of 2015-2019 Workforce Plan and Corporate Structure (Ref: GOVR/LREGLIA/15 - Bob Jarvis, Chief Executive Officer)**

APPLICATION

Council was requested to consider an amendment to the Workforce Plan for the 2015-2019 financial years to include an additional Planning Officer in order to provide the organisation with the capacity to meet its statutory and development requirements.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —  
ITEM 10.9

**OCM – 26/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council:

1. Endorses the revised 2015-2019 Workforce Plan;
2. Amends the Corporate Structure to include the additional positions within the 2015- 2019 Workforce Plan; and



3. Considers the funding for the additional positions in the 2015/16 Budget.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0

**10.10 Council Street Trees – Lot 103; No. 40 Third Ave, Bassendean (Ref: IEM-8069114 – Simon Stewert-Dawkins, Director Operational Services, Ken Cardy, Manager Asset Services)**

APPLICATION

Additional information was provided to Council regarding the matter where the property owner of 40 Third Ave, Bassendean, is seeking Council approval for the two Melaleuca quinquenervia trees, commonly known as “*broad-leaved paperbark*”, to be removed.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.10

**OCM – 27/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council writes to the owner of Lot 103; No. 40 Third Avenue, Bassendean, to advise that:

1. Using the “Burney Method of Tree Valuation”, Tree 1 has an estimated current value of \$26,733 and Tree 2 has an estimated current value of \$10,750;
2. The two street trees located on the verge adjacent to Lot 103; No. 40 Third Avenue, Bassendean, are protected in accordance to Council Policy and cannot be removed due to their environmental benefit, streetscape amenity, aesthetic appearance and the sense of place they provide to the residents of the Town of Bassendean;
3. Where required, the Town of Bassendean will undertake arboricultural canopy pruning and if determined appropriate, root maintenance, to ensure the retention and protection of all Council managed trees; and

4. "Without prejudice" the Town of Bassendean is prepared, with the property owners' written consent, to install stitching rods between the pier and wall of the property at a cost of \$959, in order to structurally connect the limestone wall to the pier, as specified in the report in the May 2015 Ordinary Council agenda.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

**10.11 Request for No Standing Zone - Kenny Street, Bassendean (Ref: LAWE/REPRTNG/3 –Sharna Merritt, Senior Ranger)**

APPLICATION

Council resolved (OCM-27/3/15) in a Notice of Motion for Officers to investigate and provide a report on the installation of a "No Standing" zone in Kenny Street, on the crest of the hill at 117-120 Kenny Street, Bassendean. The purpose of this report was to present the outcome of the investigations.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.11

**OCM – 28/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council notes:

1. The outcome of the Kenny Street, Bassendean parking and traffic investigations; and
2. That there is no requirement to install 'No Standing' parking restrictions between 117 and 120 Kenny Street, Bassendean.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

**10.12 Determinations Made by Development Services (Ref: LUAP/PROCED/1 – Christian Buttle, Development Services)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.12

**OCM – 29/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council notes the decisions made under delegated authority by the Manager Development Services.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

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

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.13

**OCM – 30/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council notes the decisions made under delegated authority by the Principal Building Surveyor.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0

**10.14 Children and Family Services Committee Meeting held on  
13 May 2015 (Ref: GOVN/CCLMEET/24 – Graeme Haggart,  
Director Community Development)**

APPLICATION

This report was to inform Council on the meeting of the Children and Family Services Committee held on 13 May 2015.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.14

**OCM – 31/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that the report on a meeting of the Family and Children Services Committee held on 13 May 2015, be received

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0

**10.15 Bassendean Local Emergency Management Committee  
Meeting held on 20 May 2015 (Ref: GOVN/CCLMEET/18 –  
Graeme Haggart, Director Community Development)**

APPLICATION

The purpose of the report was for Council to receive the report on a meeting of the Bassendean Local Emergency Management Committee held on 20 May 2015.

Cr Bridges moved the officer recommendation with an amendment to point 4. b) as shown in bold:

4. b) the April 2005 Ashfield Flats Reserve preliminary Weed Management Plan continues to be implemented in order to reduce the fire risk and to rehabilitate this important wetland and Bush Forever site **and It be reviewed in conjunction with those households on Hardy Road directly impacted by the fire threat, the Bassendean Preservation Group and Ashfield CAN.**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.15

**OCM – 32/06/15** MOVED Cr Bridges, Seconded Cr Pule, that:

1. Council notes that in June 2005, Council (OCM-29/06/05) adopted the attached Bushfire Management Strategy for five key reserves including Jubilee Reserve, Bindaring/Pickering Park, Bennett Brook, Success Hill Reserve and Ashfield Flats Reserve;
2. Council notes that in May 2010, Council (OCM-29/05/10) endorsed the Bushland Weed Management Plan and the ongoing weed management and bush rehabilitation work that is being undertaken to reduce the fire risk to Council managed natural areas;
3. Council notes the status of the Planning and Development (Bushfire Risk Management Regulations);
4. Council writes to the Department of Planning and the Department of Water and requests that:
  - a) a Bushfire Management Strategy, similar to the document endorsed by Council (OCM-29/06/05), be developed for the land owned by the respective agencies; and
  - b) the April 2005 Ashfield Flats Reserve preliminary Weed Management Plan continues to be implemented in order to reduce the fire risk and to rehabilitate this important wetland and Bush Forever site and it be reviewed in conjunction with those households on Hardy Road directly impacted by the fire threat, the Bassendean Preservation Group and Ashfield CAN.

5. Council refers \$30,000 for consideration in the draft 2015/16 Budget to purchase of a Variable Message Board;
6. Provides the following feedback to WALGA on the proposed revised metropolitan District Emergency Management Committee structure:
  - a) A DEMC involving 14 Local Governments plus other agencies would be unwieldy. There could potentially be as many as 50 people on the Committee;
  - b) The role of DEMC needs to be determined ahead of a restructure;
  - c) Government Agencies' boundaries and jurisdictions be aligned; and
7. Receives the report on the meeting of the Bassendean Local Emergency Management Committee held on 20 May 2015.

CARRIED UNANIMOUSLY 6/0

**10.16 Cultural Development Advisory Committee Meeting held on 27 May 2015 (Ref: GOVN/CCL/MEET/8 - Salvatore Siciliano, Manager Recreation and Culture)**

APPLICATION

The purpose of the report was for Council to receive the report on a meeting of the Cultural Development Advisory Committee held on Wednesday 27 May 2015.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.16

**OCM – 33/06/15** MOVED Cr Brinkworth, Seconded Cr Carter, that Council:

1. Receives the report of the meeting of the Cultural Development Advisory Committee held on Wednesday 27 May 2015;
2. Approves sponsorship of \$1,000 to the Bassendean Arts Council Inc. under the Community Events Sponsorship Program to assist with staging the Family Day at Bindaring Park to be held on Sunday 13 September 2015;
3. A sponsorship agreement be prepared between the Town and the Bassendean Arts Council Inc. for the execution of the terms and conditions for sponsorship; and
4. Notes the Cultural Development Advisory Committee endorsement of the list of cultural projects submitted as part of the 2015/2016 budgeting process.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

**10.17 Accounts for Payment – May 2015 (Ref: FINM/CREDTS/4 – Ken Lapham, Manager Corporate Services)**

APPLICATION

The purpose of this report was for Council to receive the Accounts for payment in accordance with Regulation 13 (3) of the Local Government (Financial Management) Regulations 1996.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.17

**OCM – 34/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council receives the List of Accounts paid for May 2015 as attached to the Ordinary Council Agenda of 23 June 2015.  
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

**10.18 Financial Statements – May 2015 (Ref:FINM/AUD/1- Ken Lapham, Manager Corporate Services)**

APPLICATION

The purpose of this report was to present to Council various Financial reports in accordance with Local Government Financial Management Regulations.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.18

**OCM – 35/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that the Financial Reports for the period ended 31 May 2015, as attached to the Ordinary Council Agenda of 23 June 2015, be accepted.  
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-7/06/15 6/0

**10.19 Implementation of Council Resolutions (Ref: Sue Perkins, Executive Assistant)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.19

**OCM – 36/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 23 June 2015 be deleted from the Implementation of Council Resolutions list.  
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0

**10.20 Use of the Common Seal (Ref: INFM/INTPROP/1 – Sue Perkins, Executive Assistant)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.20

**OCM – 37/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that Council authorises the affixing of the Common Seal to the document listed in the Ordinary Council Meeting Agenda of 23 June 2015.  
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0

**10.21 Calendar for July 2015 (Ref: Sue Perkins, Executive Assistant)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION -  
ITEM 10.21

**OCM – 38/06/15** MOVED Cr Pule, Seconded Cr Brinkworth, that the Calendar for July 2015 be adopted.  
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-7/06/15 6/0



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

**11.1 Notice of Motion: Cr Bridges – Electronic Screen or Whiteboard for Council Meetings**

COUNCIL RESOLUTION – ITEM 11.1

**OCM – 39/06/15** MOVED Cr Bridges, Seconded Cr Pule, that for future Council meetings the Chief Executive Officer organises the electronic screen or a whiteboard on a stand that is visible to the public in the gallery that lists the items to be carried 'en bloc' followed by the order that the remaining items are to be dealt with, to enable the public to follow the listed agenda items during the meeting.

CARRIED UNANIMOUSLY 6/0

**11.2 Notice of Motion – Cr Pule: Safer Pedestrian Crossing Old Perth Road**

Cr Pule made an amendment to his motion as shown in bold below.

COUNCIL RESOLUTION – ITEM 11.2

**OCM – 40/06/15** MOVED Cr Pule, Seconded Cr Bridges, that officers investigate and report to Council with the objective to improve pedestrian crossing **safety** at Old Perth Road in front of the Professionals Estate Agents, to improve the current crossing by installing full white pedestrian crossing lines **when possible and all other suitable safety measures**.

CARRIED UNANIMOUSLY 6/0

**11.3 Notice of Motion – Cr Pule: Green Army Projects Round 4**

COUNCIL RESOLUTION – ITEM 11.3

**OCM – 41/06/15** MOVED Cr Pule, Seconded Cr Carter, that Officers investigate and report to Council the feasibility of an application for a Green Army Project Round 4 for the Town of Bassendean.

CARRIED UNANIMOUSLY 6/0

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

**12.1 Cr Bridges**

That the up to six lots owned by the Town of Bassendean forming part of Bindaring Park identified as containing contaminated material, be reported to the Department of Environmental Regulation.

**12.2 Cr Pule**

That the Town of Bassendean review, renew or prepare a right of way/laneways strategy taking into account the growing needs of the Town for access ways to our fast growing development, local area plans being developed, Plans for the Future and the uncertain or fragmented ownership impact that has on the best use of this valuable asset of the Town.

**13.0 CONFIDENTIAL BUSINESS**

**COUNCIL RESOLUTION – ITEM 13.0(a)**

**OCM – 42/06/15** MOVED Cr Brinkworth, Seconded Cr Bridges, that the meeting go behind closed doors, in accordance with Section 5.23 of the Local Government Act 1995, the time being 8.29pm.

**CARRIED UNANIMOUSLY 6/0**

*All members of the public vacated the Chamber, the time being 8.29pm.*

*The CEO left the Chamber at 8.15pm and returned at 8.17pm. The Director Corporate Services acted on the CEO's behalf during his absence.*

**13.1 Proposed Land Swap of 27L Hyland Street and Part Lot 271; 116 Hamilton Street, Bassendean (Ref: DABC/BDVAPPS/2012-073 Brian Reed, Manager Development Services)**

*This matter was considered with members of the public excluded from the Chamber under Clause 5.23 (2) (c) and (d) of the Local Government Act 1995, as the Officer report discusses details of a proposed contract to be entered into.*

COUNCIL RESOLUTION – ITEM 13.1(a)

- OCM – 43/06/15** MOVED Cr Pule, Seconded Cr Carter, that Council suspends Standing Orders, the time being 8.30pm.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 13.1(b)

- OCM – 44/06/15** MOVED Cr Brinkworth, Seconded Cr Carter, that Council resumes Standing Orders, the time being 9.00pm.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 13.1

- OCM – 45/06/15** MOVED Cr Gangell, Seconded Cr Brinkworth, that this item be deferred and brought back at a later date pending a briefing session with Syrinx.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 13.0(b)

- OCM – 46/06/15** MOVED Cr Brinkworth, Seconded Cr Carter, that the meeting proceed with open doors, the time being 9.00pm.  
CARRIED UNANIMOUSLY 6/0

*As no members of the public returned to the Chamber, the reading aloud of the motions passed behind closed doors was dispensed with.*

**14.0 CLOSURE**

The next Ordinary Council meeting will be held on Tuesday 28 July 2015.

There being no further business, the Mayor declared the meeting closed, the time being 9.00pm.