



Metro Inner-North Joint Development Assessment Panel Agenda

Meeting Date and Time: Tuesday, 13 April 2021; 1.00pm
Meeting Number: MINJDAP/83
Meeting Venue: via electronic means

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This DAP meeting will be conducted by electronic means open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Ms Francesca Lefante (Presiding Member)
Ms Lee O'Donohue (Deputy Presiding Member)
Mr John Syme (Third Specialist Member)
Cr Renee McLennan (Local Government Member, Town of Bassendean)
Cr Hilary MacWilliam (Local Government Member, Town of Bassendean)

Officers in attendance

Ms Donna Shaw (Town of Bassendean)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Mr Danny Kapinkoff (Bassendean Hotel Holdings Pty Ltd)

Members of the Public / Media

Nil

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Cr Kathryn Hamilton (Local Government Member, Town of Bassendean)

3. Members on Leave of Absence

Nil

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil



7. Deputations and Presentations

The Town of Bassendean may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 5 & 6 (17 & 23) Old Perth Road, Bassendean

Development Description: Tavern (Additions and Alterations to Bassendean Hotel)
 Applicant: Bassendean Hotel Holdings Pty Ltd
 Owner: Bassendean Hotel Holdings Pty Ltd
 Responsible Authority: Town of Bassendean
 DAP File No: DAP/21/01954

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/19/01600 DR161/2019	Town of Claremont	Lots 18 (164) and 19 (162) Alfred Road, Swanbourne	Proposed Childcare Centre	07/10/2019
DAP/19/01651 DR160/2020	City of Nedlands	Lot 1 (80) Stirling Highway, Lots 21-23 (2, 4 & 6) Florence Road and Lots 33 & 33 (9&7) Stanley Street, Nedlands	Shopping Centre	21/07/2020
DAP/19/01722 DR155/2020	City of Stirling	Lot 1 (331) West Coast Drive, Trigg	4 Storey Mixed Use Development	16/07/2020
DAP/15/00712 DR21/2021	City of Bayswater	Lot 100, 293 Guildford Road, Maylands	Mixed Use Development	05/02/2021

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

**Lot 5 & 6 (17 & 23) Old Perth Road, Bassendean –
Tavern (Additions and Alterations to Bassendean Hotel)**

**Form 1 – Responsible Authority Report
(Regulation 12)**

DAP Name:	Metro Inner-North JDAP	
Local Government Area:	Town of Bassendean	
Applicant:	Bassendean Hotel Holdings Pty Ltd	
Owner:	Bassendean Hotel Holdings Pty Ltd	
Value of Development:	\$3 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	Town of Bassendean	
Authorising Officer:	Donna Shaw, Manager Development and Place	
LG Reference:	DABC/DBVAPPS/2021-022	
DAP File No:	DAP/21/01954	
Application Received Date:	19 February 2021	
Report Due Date:	4 May 2021	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Survey Plan 2. Location Plan 3. Site Plan 4. Elevations – North, North-West and West 5. Elevations, South, South-East 6. Section Plan 7. Roof Plan 8. Ground Floor Plan 9. First Floor Plan 10. Design Report 11. Schedule of Submissions 12. Design Review Panel Minutes 13. Civil and Drainage Plan 14. Heritage Advice 15. Arboricultural Impact Assessment 16. Landscape Plan 17. Acoustic Report 18. Waste Management Plan 19. Performance Solution Report	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Inner-North JDAP resolves to:

Approve DAP Application reference DAP/21/01954 and accompanying plans:

- A- DA1101 – Site Plan;
- A- DA1301 – Overall Elevations – North, North-West & West;
- A- DA1302 – Overall Elevations – South & East;
- A- DA1303 – Overall Sections;
- A – DA2201 – Ground Floor Plan;
- A – DA2202 – Level 1; and
- A – DA2203 – Roof Plan;

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to the occupation of the development, Lots 5 and 6 Old Perth Road, Bassendean shall be amalgamated into a single lot on a Certificate of Title or the owner shall enter into a legal agreement with the Town of Bassendean at the owner's cost requiring amalgamation to be completed within twelve months of the issue of a Building Permit, or the completion of the development, whichever occurs earlier.
4. Prior to or in conjunction with an application for a Building Permit, amended plans being submitted and approved to the satisfaction of the Town of Bassendean that provides for at least 107.8m² of landscaping, the retention of Tree No.1 (Lemon Scented Gum) and Tree No. 5 (Hill's Weeping Fig) and associated tree growth zones for those trees.

5. Prior to or in conjunction with an application for a Building Permit, a revised landscape plan being submitted and approved to the satisfaction of the Town of Bassendean. The following details are to be included:
 - (i) Details of the location and type of retained and proposed trees, shrubs, ground cover, any lawn areas to be planted;
 - (ii) Low water use plants/irrigation systems;
 - (iii) Landscaping within the car parking area at a rate of 1 tree per 4 bays along the southern boundary of Lots 5 and 6 Old Perth Road, Bassendean. Trees within the car parking area are to be a minimum of 3.0m in height;
 - (iv) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;
 - (v) Details of protective barriers to the retained Tree No.1 (Lemon Scented Gum) and Tree No. 5 (Hill's Weeping Fig) and of the tree protection zones; and
 - (vi) Details as to retaining to ensure mulch/soil does not spill into the car parking area or onto the adjacent footpath/road reserve.
6. Prior to the occupation of the development, the landscaping and irrigation of the development site and protective barriers to the retained trees are to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Town of Bassendean.
7. The existing street tree within the Parker Street road reserve adjacent to the development site being protected from damage with barricades during construction in accordance with Council Policy 1.8 – Street Trees.
8. Prior to or in conjunction with an application for a Building Permit, a lighting plan detailing lighting to access ways, pathways and car parking areas is to be submitted and approved to the satisfaction of the Town of Bassendean.
9. Prior to the occupation of the development, the lighting plan is to be implemented and thereafter maintained for the duration of the development to the satisfaction of the Town of Bassendean.
10. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line-marked and kerbed in accordance with:
 - (i) The approved plans (as modified in accordance with the amended plans are required by Condition No.1);
 - (ii) Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking;
 - (iii) Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;

- (iv) Australian Standard AS 1428.1-2009, Design for access and mobility, Part 1: General Requirements for access-New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel); and
- (v) Town of Bassendean engineering requirements and design guidelines.

The car parking is to be maintained to the satisfaction of the Town of Bassendean for the duration of the development.

11. The redundant portion of crossovers Old Perth Road and Parker Street shall each be removed and the verge/footpath shall be reinstated to the satisfaction of the Town of Bassendean.
12. Prior to or in conjunction with an application for a Building Permit, details being submitted of all proposed external fixtures and ventilation systems, including the location of plant equipment, vents and air conditioning units, satellite dishes and non-standard television aerials. All fixtures and ventilation systems must be adequately screened from view of the street to the satisfaction of the Town of Bassendean.
13. Prior to or in conjunction with an application for a Building Permit, a revised Waste Management Plan is to be submitted, approved and thereafter implemented to the satisfaction of the Town of Bassendean. The Waste Management Plan shall address matters included in the Western Australian Local Government Association's Commercial Waste Guidelines, including additional information on, but not necessarily limited to, the following:
 - (i) Measures to be implemented for the purpose of minimizing the delivery of waste to landfill, including the onsite separation of materials for recycling;
 - (ii) A detailed plan of the bin storage area;
 - (iii) the volume and the type of waste to be placed in the bins, including a waste generation calculation; and
 - (iv) Details of intended method of collection (by private contractor) in respect to manual handling given the level differences on the site.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

14. Prior to or in conjunction with an application for a Building Permit, the bin storage area must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the Town of Bassendean. The bin storage area must be:
 - (i) surrounded by a 1.8-metre-high minimum wall with a self-closing gate;
 - (ii) provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and bin storage area to be washed out; and

- (iii) provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.

The bin storage area is to be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.

15. Visually impermeable roller shutters (external and internal), doors, grilles and security bars shall not be installed on any part of the frontage of the development facing Old Perth Road or Parker Street.
16. Prior to or in conjunction with an application for a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the Town of Bassendean that provides details of the following:
 - (i) Estimated timeline and phasing of construction;
 - (ii) Dust control measures;
 - (iii) Noise control measures;
 - (iv) Access points for heavy vehicles during demolition and construction; and
 - (v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.
17. Entries and window frontages facing Old Perth Road must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Old Perth Road, for the duration of the development.
18. Five bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities prior to or in conjunction with an application for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.

Advice Notes

1. The applicant is advised that this Development Approval does not constitute approval for any works within the road reserve abutting the subject land. The *Local Government Act 1995* requires prior approval to be obtained from the Town of Bassendean before any works carried out within the road reserve. It is the responsibility of the applicant to obtain the appropriate permits, with all applications to be made to the Town of Bassendean.
2. The submitted Building Permit application plans are to be consistent with the plans that form part of the relevant Development Approval, to the satisfaction of the Town of Bassendean.
3. The issue of a Building Permit is required prior to the commencement of works onsite.

4. The premises and equipment the subject of this development approval are required to comply with the Food Standards Code, *Food Safety Standards 3.2.3*.
5. An application shall be made to the Town of Bassendean's Health Services for environmental health/food related matters. In this regard, please submit two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out, to Health Services which include the following information:
 - (i) the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
 - (ii) the position and type of all fixtures, fittings and equipment;
 - (iii) all floor wastes/bucket traps/cleaner's sinks, grease traps, etc.;
 - (iv) waste storage and disposal areas;
 - (v) elevations of food handling and storage areas;
 - (vi) plans and specifications of the mechanical exhaust system including roof plan for discharge location.

An inspection of the premises will be required to be carried out by Health Services prior to occupation of the development.

6. All internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. The development and operation of the premises shall comply with the Environmental *Protection (Noise) Regulations 1997*.
8. Grease trap requirements to be to the satisfaction of the Industrial Waste Section of the Water Corporation and installed to the satisfaction of the Town of Bassendean's Health Services.
9. With respect to construction/modification of crossovers, please liaise with the Town of Bassendean's Asset Services. The applicant is advised that the Town of Bassendean Verge permit (2020/21 fee) is to be applied for and fee to be paid in this respect. Further:
 - (i) Additional details of the fencing abutting the crossover onto Old Perth Road is required to ensure adequate sight lines are achieved; and
 - (ii) In respect to redundant crossovers to be removed, the verge is to be reinstated in accordance with the Town of Bassendean *Specification for the Construction of Old Perth Road Paved Crossovers*.
10. With respect to the Waste Management Plan, the applicant is encouraged to undertake waste management in accordance with the Food Organics Garden Organics system and consider participation in the State Government's Container Deposit Scheme.

11. This approval does not relate to any signage. A separate application is required to be lodged and approved by the Town of Bassendean prior to the installation of any signage.
12. The development and operation of the premises shall comply with the *Health (Public Buildings) Regulations 1992*. An application shall be made to the Town of Bassendean's Health Services. In this regard, please submit two (2) sets of scaled plans (minimum 1:100) and specifications detailing:
 - (i) location and width of emergency exits;
 - (ii) location of emergency exit signage;
 - (iii) location *and* number of sanitary facilities;
 - (iv) emergency lighting; and
 - (v) intended use of each public building area.

An inspection of the premises will be required to be carried out by Health Services prior to occupation of the development. The Town of Bassendean also advises the following in respect to the *Health (Public Buildings) Regulations 1992*:

- (i) The *provision* of designated exits to public buildings is required. Such exits are required to open in the direction of egress;
- (ii) The *proposed* number of doors which open in the direction of egress will restrict the number of patrons permitted in each public building area at any one time. This number will be significantly less than that, which would be permitted based on the floor area of each public building area and also the sanitary facilities available;
- (iii) Additional designated exits will need to be provided in order to *accommodate* the proposed patron numbers shown in the proposed ground floor plan, should the premises operate in accordance with the Design Report prepared by Woods Bagot, dated February 2021; and
- (iv) The building must not be opened to the public until a Certificate of Approval or a Variation of Certificate of Approval has been issued by the Town of Bassendean in accordance with section 178 of the *Health Act 1911*.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 10
Local Planning Scheme - Zone/Reserve	Town Centre
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Renovation and additions to the Bassendean Hotel and adjacent carpark (Tavern – ‘A’ Use)
Lot Size:	Lot 5 (No.17) Old Perth Road – 2,674m ² Lot 6 (No. 23) Old Perth Road – 1,777m ² Total: 4,451m ²
Existing Land Use:	Tavern
State Heritage Register	No
Local Heritage	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The proposed development includes the following:

- Modifications to the façade of the existing Bassendean Hotel, including clear panelling to the existing balustrade, restoring original brickwork and including tendered sandstone and tiled finishes at ground level;
- New courtyards facing Old Perth Road (247m²) and Parker Street (203m²), including courtyard screening and a playground;
- Removal of the existing drive-through bottle-shop, eastern portico structure and service areas;
- Modifications to the internal layout of the existing building, including accessible hoist to enable the future use of the first floor. The first floor is currently proposed for use as storage only, and will not be accessible to the public;
- Landscaping treatments, including landscaping to the southern boundary of the site and planting of new trees;
- Re-surfacing of the existing car parking area, including the provision of 81 car parking bays (including one bay for people with disabilities) and 5 motorcycle bays; and
- Bin store and storage areas.

Proposed Land Use	Tavern
Proposed Net Lettable Area	761m ² *
Proposed No. Storeys	N/A
Proposed No. Dwellings	N/A

**Net lettable area has been calculated on publicly accessible areas only, and excludes stair wells, toilets, storage areas (including the first floor) and service areas.*

Background:

Site Context

The subject site includes two lots, located on the corners of Parker Street, Old Perth Road and Wilson Street, Bassendean. The subject site is zoned 'Town Centre' under the Town of Bassendean Local Planning Scheme No.10 (LPS 10). The site is surrounded by commercial, community and civic land uses, with residential development on the periphery of the Town Centre to the south of the subject site.

Site History

The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter. The original design of the hotel featured the following:

- Ground floor: a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom and Lavatory.
- Upper floor: 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.

In the 1970s, licensing laws no longer required hotels to provide accommodation. In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises, including a drive-in bottle shop addition.

In the early 2000s the place was extensively renovated including the addition of a new bottle shop. The building has continuously being used as a Tavern.

Whilst the Town has no record of Development Approvals for the site, the following outlines the history of Building Permits:

- Cold storage (1951)
- Parking area (1961)
- Signage (1963)
- Renovations (1973)
- Signage (1975)
- Signage (1977)
- Cocktail bar extension (1980)
- Carport (1984)
- Retaining wall (2001)
- Hotel alterations (2010)
- Decking (2014)

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Metropolitan Region Scheme
- Local Planning Scheme No. 10 (LPS 10)
- *Environmental Protection (Noise) Regulations 1997*

State Government Policies

- State Planning Policy 4.2 - Activity Centres for Perth and Peel (SPP 4.2)
- State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)
- State Planning Policy 7.2 – Precinct Design (SPP 7.2)

Structure Plans/Activity Centre Plans

N/A

Local Policies

- Local Planning Policy 1 – Bassendean Town Centre Strategy and Guidelines
- Local Planning Policy No. 8 – Parking Specifications
- Local Planning Policy No. 9 – Design Review Panel
- Local Planning Policy No. 14 – Stormwater
- Local Planning Policy No. 15 – Percent for Art Policy

Consultation:

Public Consultation

The proposal was required to be advertised in accordance with LPS 10. Consultation was undertaken for a period of 16 days, being from 19 February 2021 to 8 March 2021. Letters were sent to the owners and occupiers of 146 properties within a 150m radius of the subject site, and the application was made publicly available on the Town's website.

In response, 21 submissions were received, two objections, five in support, six with conditional support and of the proposal and eight providing comment, with the relevant issues raised as follows: The Schedule of Submissions is contained as Attachment 11.

Issue Raised	Officer comments
Tree Retention	Refer to Tree Removal Section of this report.
Traffic and On-Street Parking	Refer to Traffic and On-Street Parking Section of this report.

Referrals/consultation with Government/Service Agencies

N/A.

Design Review Panel Advice

The application was considered by the Design Review Panel (DRP) on 15 December 2020. A summary of the advice is as follows:

- The panel was pleased to see the development proposed and advised that re-working of the existing built form is excellent, and further enhancing the site with courtyards will bring significant community value;
- Rework of the screening proposed to Old Perth Road to provide better public realm interaction is required;
- Advice from a heritage architect is recommended to ensure the proposal is not faux heritage;
- The treatment to the balcony needs to be reconsidered, including the detailed tracery and preferred use of horizontal banding;
- Additional tree planting within the car parking area is required; and
- Consideration to be given to the servicing location and façade treatment to Parker Street.

In response, the applicant revised the proposal and it was reconsidered by the DRP on 26 February 2021. The DRP advised that it was supportive of the proposal pending further attention to landscaping by either retaining both existing fig trees or providing additional trees within the car parking area, in accordance with LPS 10.

The DRP also noted the assurance given by the applicant that careful architect detailing will be implemented where new, contemporary elements are abutting heritages elements.

The minutes of the DRP meeting is contained as Attachment 12.

Planning Assessment:

State Planning Policy 7.2 – Precinct Design (SPP 7.2)

The proposal is located within the Bassendean Town Centre, which, based on it being an activity centre as defined by SPP 4.2, requires a Precinct Plan. Given SPP 7.2 became operational on 16 February 2021, the Town is yet to prepare a Precinct Plan for the Bassendean Town Centre.

In considering development proposals within a precinct where a precinct structure plan has not yet been prepared, the decision-maker is required to consider the objectives, measures and outcomes of SPP 7.2, the objectives and considerations of the Precinct Design Guidelines, and any other relevant requirements.

The applicant has prepared a Design Report which addresses the 10 design principles contained within SPP 7.0 – Design of the Built Environment, which therefore addresses the requirements of SPP 7.2. The Town is satisfied that the proposal meets the 10 design principles, as further discussed in this report.

Town of Bassendean Local Planning Scheme No. 10 (LPS 10)

Land Use Permissibility

The proposed development is considered a 'Tavern' land use, which is an 'A' use within the Town Centre zone, meaning the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions.

Development Standards - Car Parking

The following table details LPS 10 car parking requirements.

Use Class	LPS 10 Car Parking Standards	LPS 10 Car Parking Requirements	Car Parking Bays Provided
Tavern	1 space for every 3m ² of bar and public area	Courtyards: 350m ² = 116.6 bays	
		Sports Bar: 158m ² = 52.6 bays	
		Saloon Bar: 104m ² = 34.6 bays	
		Upper Lounge: 26m ² = 8.6 bays	
		Snug: 18m ² = 6 bays	
		Verandah: 105m ² = 35 bays	
Total		253.4 (254 bays) required	81 bays
Shortfall		173 bays	

The proposal results in a shortfall of 173 bays. In considering this matter, the following is relevant:

- The existing situation on site does not provide for appropriately sealed and marked bays in accordance with relevant Australian Standards. The proposal rectifies this situation to provide bays for the Tavern, with the land use remaining unchanged, and is therefore an improvement on current car parking arrangements for the development;
- The amount of bays provided will adequately cater for staff;
- Given the Tavern land use and sale of alcohol, limiting the supply of available car parking bays to encourage the use of public transport is appropriate;
- The site is located within close proximity to the Bassendean Railway Station (110m);
- Existing on-street car parking is available along Old Perth Road and side streets abutting the subject site; and
- Whilst LPS 10 provides the ability for the local government to accept a cash payment in lieu of the provision of car parking spaces, the Town has no plan to provide additional car parking nearby.
- Draft Local Planning Policy No. 8 – Car Parking and End-of-Trip Facilities proposes to reduce the amount of bays required for a Tavern to 1 bay for every 3m² of bar area, reducing the amount of bays required to 88 bays (seven bay shortfall).

Based on the above, the proposed car parking provision is considered acceptable, subject to a condition being imposed requiring compliance with the relevant Australian Standards to ensure compliance with the specifications contained within *Local Planning Policy No. 8 – Parking Specifications*.

Development Standards - Landscaping for Off-Street Parking

Clause 4.7.2.7 of LPS 10 requires the following:

- Boundary landscaping with a minimum width of 2.0m abutting public streets, where car parking areas accommodate more than five bays; and
- Interior landscaping for open car parking areas with 21 or more parking spaces at a rate of 1m² of landscaping per 10m² of car parking bay area.

The proposal complies with these requirements, with the exception of the interior landscaping, as follows:

LPS 10 Car Parking Landscaping Standard	Landscaping Required Area	Landscaping Provided Area
1m ² of landscaping per 10m ² of parking bay area where 21 car bays or more provided.	1,078m ² of parking bay area = 107.8m ² landscaping required	79m ² (where existing tree is to be retained within car parking area).
Total	107.8m² required	79m² provided
Shortfall	28.8m²	

This proposed variation is considered unacceptable in this instance.

Notwithstanding, the Town has further liaised with the applicant regarding this issue and considered that there is scope to amend the design to increase the area of landscaping on site whilst also retaining both existing Figs. This would result in a further shortfall of car parking, however, that increased variation is considered acceptable for the reasons provided earlier in the report as well as it facilitating the retention of a significant existing tree on-site. The applicant has agreed to accept a condition to this effect and it will be recommended that such a condition is imposed.

In addition, LPP 1 requires 1 shade tree for every 4 car parking bays, and Local Planning Policy No. 1 – Town Centre Strategy and Guidelines (LPP 1) requires minimum 3.0m high trees in car parking areas. If the application is approved, it will be recommended that conditions be imposed requiring a revised landscaping plan.

Development Standards - Bicycle Parking and End-of-Trip Facilities

Clause 4.7.6 of LPS 10 relates to Bicycle Facilities and provides that *“the local government may require the provision of facilities that provide for and encourage cycling as part of any private development. Such facilities shall provide for the storage and parking of bicycles and change room/showers for cyclists”*.

Given the nature of the use, it is not considered warranted to require the provision of change room/showers, however, it is considered appropriate to require the provision of bicycle parking facilities (bicycle racks), which could be on-site, in the abutting road reserve or a combination of both. It will therefore be recommended that a condition be imposed to this effect.

Local Planning Policy No. 1 – Town Centre Strategy and Guidelines (LPP 1)

The purpose of LPP 1 is to provide a vision and objectives for development within the Bassendean Town Centre. The proposal complies with the requirements of LPP 1 (or can otherwise be made to comply via conditions) with the exception of the following:

Requirement	Comment
Crossovers should be limited to one crossover (3 – 6m wide) per development site. Crossovers should match footpath colour.	<p>The proposal involves the use of four crossovers; one each to Old Perth Road and Wilson Street and two to Parker Street. The variation is considered acceptable on the basis that all of the crossovers are existing and the site has three separate frontages. Whilst there will be two crossovers to Parker Street, one of them is for commercial vehicles and will therefore be used infrequently.</p> <p>It will be recommended that a condition be imposed requiring redundant portions of crossovers to be reinstated and that a footnote regarding the paving specifications be included.</p>
A town centre public realm contribution of 2% of development cost will be payable to Council as a condition of development approval. This contribution will be used to enhance the public realm in the vicinity of the development site and will include public art, street furniture, planting, paving and amenities such as bicycle racks, bins, shade structures, signage, etc.	Consistent with previous JDAP determinations within the Town Centre, it is not appropriate to administer a cost sharing arrangement via a Local Planning Policy, with the State Planning Policy 3.6 clearly setting out the requisite head of power for such contributions.
Windows at ground level on active frontages shall be minimum 2.4m high.	The proposal does not involve a minimum 2.4m high windows on all windows fronting Old Perth Road. This variation is considered acceptable given it is appropriate to retain the façade of the heritage place.
Glazed shopfronts are required in retail and commercial buildings. Old Perth Road facades should have a minimum of 80% clear glazed area at ground level.	The required glazing has not been achieved. This variation is considered acceptable given it is appropriate to retain the façade of the heritage place.

Local Planning Policy No. 14 – Stormwater (LPP 14)

The applicant has submitted a Drainage Plan in support of the development, which proposes on-site stormwater retention via soakwells and *GRAF Plastics* stormwater detention cells. A copy of the Civil and Drainage Plan is contained as Attachment 13.

Local Planning Policy No. 15 – Percent for Art Policy (LPP 15)

LPP 15 seeks to “*assist in creating a “sense of place” and community identity*” and requires the provision of public art or alternatively, the payment of a financial contribution to public art.

In this instance, the policy would ordinarily require either contribution to be valued at \$30,000. Given the proposal involves the significant restoration of a Heritage Listed building, and that in itself will contribute to the visual amenity and sense of place of the town centre, it is not considered necessary in this instance to impose the requirement for public art.

Heritage

The Bassendean Hotel is Place No. 31 on the Town's Heritage List and is a Category 2 listing, meaning it has a considerable significant of heritage to the local area and is very important to the heritage of the locality. The site is not on the State Register of Heritage Places and therefore no referral to the State Heritage Office is required.

In respect to the proposed modifications to the exterior of the Bassendean Hotel, the applicant sought heritage advice, contained as Attachment 14, the key details of which are summarised as follows:

- Development should be respectful of the 'Inter-War Fee Classical' style and landmark qualities of the place.
- Balustrades should be a simply designed and not introduce Federation period motifs into it.
- Steel framed windows should be conserved.
- In respect to conservation and adaption, the proposed treatment of the dada, openings and render detail is appropriate.

The ongoing use of the building as a Tavern allows for the ongoing social value of the place to be realised, and the Town is satisfied that the proposed additions to the existing building and the modifications to the façade of the building do not detract from the heritage value of the place.

Trees

The submitted development application provides for the removal of a number of existing trees, retention of one tree and planting of new trees as outlined below. The applicant has provided an Arboricultural Impact Assessment in support of the proposal which is contained as Attachment 15. The proposal includes the removal of eight existing trees on-site. The recommendations contained within the arborists report and the Town's assessment is outlined below.

Tree No.	Species	Rational for removal (as per Arborists Report)	Assessment
1.	Lemon Scented Gum (<i>Corymbia citriodora</i>)	<ul style="list-style-type: none"> • Signs of reduced health and vigour • Evidence of previous limb failures. 	<ul style="list-style-type: none"> • Tree 1 has evidence of limb failure. • Whilst the tree has aesthetic value, the Town agrees with the recommendation in the arborist report.
2.	Lemon Scented Gum (<i>Corymbia citriodora</i>)	<ul style="list-style-type: none"> • Proximity to existing inspection pit. 	<ul style="list-style-type: none"> • Tree 2 is healthy and its growth has not been impacted by the proximity to the inspection pit.
3.	Red Flowering Gum (<i>Corymbia ficifolia</i>)	<ul style="list-style-type: none"> • Signs of reduced health and vigour • Tip dieback • Minor deadwood accumulation 	<ul style="list-style-type: none"> • Tree 3 is in poor health and the Town agrees with the recommendation in the arborist report.
4.	Lemon Scented Gum (<i>Corymbia citriodora</i>)	<ul style="list-style-type: none"> • Signs of reduced health and vigour. • Evidence of prior root damage. 	<ul style="list-style-type: none"> • Tree 4 is moderately healthy and in a reasonable condition.

			<ul style="list-style-type: none"> The roots are in vigorous condition.
5.	Hill's Weeping Fig (<i>Ficus macrocarpa</i> var. <i>hillii</i>)	<ul style="list-style-type: none"> Historic root exposure, damage and compaction. Dieback/thinning evident. Roots extending into car parking area. 	<ul style="list-style-type: none"> Tree 5 is in a reasonable condition. The tree could potentially be revived with an appropriate tree growth zone around the base of the tree.
6.	Hill's Weeping Fig (<i>Ficus macrocarpa</i> var. <i>hillii</i>)	N/A – to be retained	Whilst there is evidence of trunk wounding, this tree was in better health, potentially as a result of less exposure to root damage and severance.
7.	Jacaranda (<i>Jacaranda mimosifolia</i>)	<ul style="list-style-type: none"> Form diminished by poor pruning/lopping practises. 	<ul style="list-style-type: none"> Tree 7 is in poor health and the Town agrees with the recommendation in the arborist report.
8.	Jacaranda (<i>Jacaranda mimosifolia</i>)	<ul style="list-style-type: none"> Form diminished by poor pruning/lopping practises. 	<ul style="list-style-type: none"> Tree 8 is in poor health and the Town agrees with the recommendation in the arborist report.
9.	Bottlebrush (<i>Callistemon</i> sp.)	<ul style="list-style-type: none"> Form diminished by poor pruning practises. 	<ul style="list-style-type: none"> Tree 9 is in poor health and the Town agrees with the recommendation in the arborist report.

Whilst it is desirable to retain existing mature vegetation, it is also acknowledged that the trees proposed to be removed are located on private property, are not subject to Tree Preservation Orders and are therefore afforded no statutory protection. It should be noted that three separate Tree Preservation Order nominations have been submitted after this application was lodged, which are yet to be determined by Council.

Notwithstanding, since the lodgement of the application, the Town has liaised with the applicant regarding the issue of car parking, landscaping and tree retention. In addition to the proposed retention of Tree 5 (as detailed earlier in the report), the Town has requested that Tree 1 (Lemon Scented Gum) be retained on the basis that its location on the eastern boundary of the site will not impact the location of the proposed courtyard. The applicant has agreed to this request and it will be recommended that a condition be imposed requiring amended plans to reflect the changes. It will also be recommended that a condition be imposed requiring retained trees to be protected from construction works.

New Tree Planting

The proposal involves landscaping treatments, including landscaping to the southern boundary of the site and planting of six new trees. The Landscape Plan is contained as Attachment 16. This proposal is supported and in addition, a condition requiring a revised landscaping plan has been recommended to in part address the following:

- Inclusion of additional tree plantings within the car parking area along the southern boundary for additional amenity and shade in accordance with LPS 10 requirements. The Town does not consider additional tree planting in the balance of the car parking area is warranted given the retention of Trees 5 and 6.

- Details of retaining to the landscaped entry areas and within the tree protection zones to ensure soil/mulch does not spill into the car parking area of road reserve, particularly given the level differences between the subject site and the public realm.

Noise

Whilst the Town notes that the premises is already used as a Tavern, the proposed courtyard additions have the potential to result in increased noise impacts to nearby sensitive residential land uses. The proposal involves the provision of screening to the courtyards abutting Parker Street and Old Perth Road.

The applicant has submitted an Acoustic Report in support of the proposal, contained as Attachment 17, which addresses the following noise sources associated with the proposal:

- Patron activity;
- Music;
- Mechanical service equipment, delivery area and waste collection;
- Car parking areas; and
- The playground within the courtyard area.

The report confirms that the noise emissions from the proposed development can comply with the *Environmental Protection (Noise) Regulations 1997*. An advice note regarding ongoing compliance with the *Environmental Protection (Noise) Regulations 1997* is recommended, which captures operational noise and construction activities.

Waste Management

The applicant has submitted a Waste Management Plan in support of the proposal, contained as Attachment 18. The applicant proposes waste to be handled by a third party operator, with waste collection from the rear of the building and access for waste vehicles via a separate crossover/access way; the same route as delivery vehicles.

If approved, it is recommended that a revised Waste Management Plan be provided as a condition of approval to further refine the details of waste collection in accordance with the Western Australian Local Government Association Waste Plan Guidelines for best practice. The Town has also recommended an advice note recommending the applicant consider the implementation of the Food Organics Garden Organics (FOGO) system, and Container Deposit Scheme collection.

Traffic and On-Street Parking

Comment was made with respect to the use of the car park as a shortcut between Wilson and Parker Streets. The car parking area will be a low speed environment and use of Old Perth Road will only result in an additional 100m journey. Use of traffic calming devices within the car parking area is therefore not considered warranted.

Comment was also made on the likely increased use of Wilson and Parker Streets for on-street parking. There are designated bays on both streets for this purpose. The Town can use offences and penalties provisions as per the *Parking Local Law 2019* should vehicles block access to driveways.

Conclusion:

The proposed development is consistent with LPS 10 and relevant local planning policies, with the exception of those requirements outlined above that can be adequately addressed via conditions. The Town is satisfied that the proposed development is consistent with the objectives of the Town Centre zone, and is it therefore recommended that the application be approved subject to conditions.



SYMBOL LEGEND

	NATURAL SURFACE LEVEL
	FLOOR LEVEL
	TOP OF WALL
	POWER POLE
	WATER METER
	GAS VALVE
	TELSTRA PIT
	BOLLARD
	TREE AT SCALE

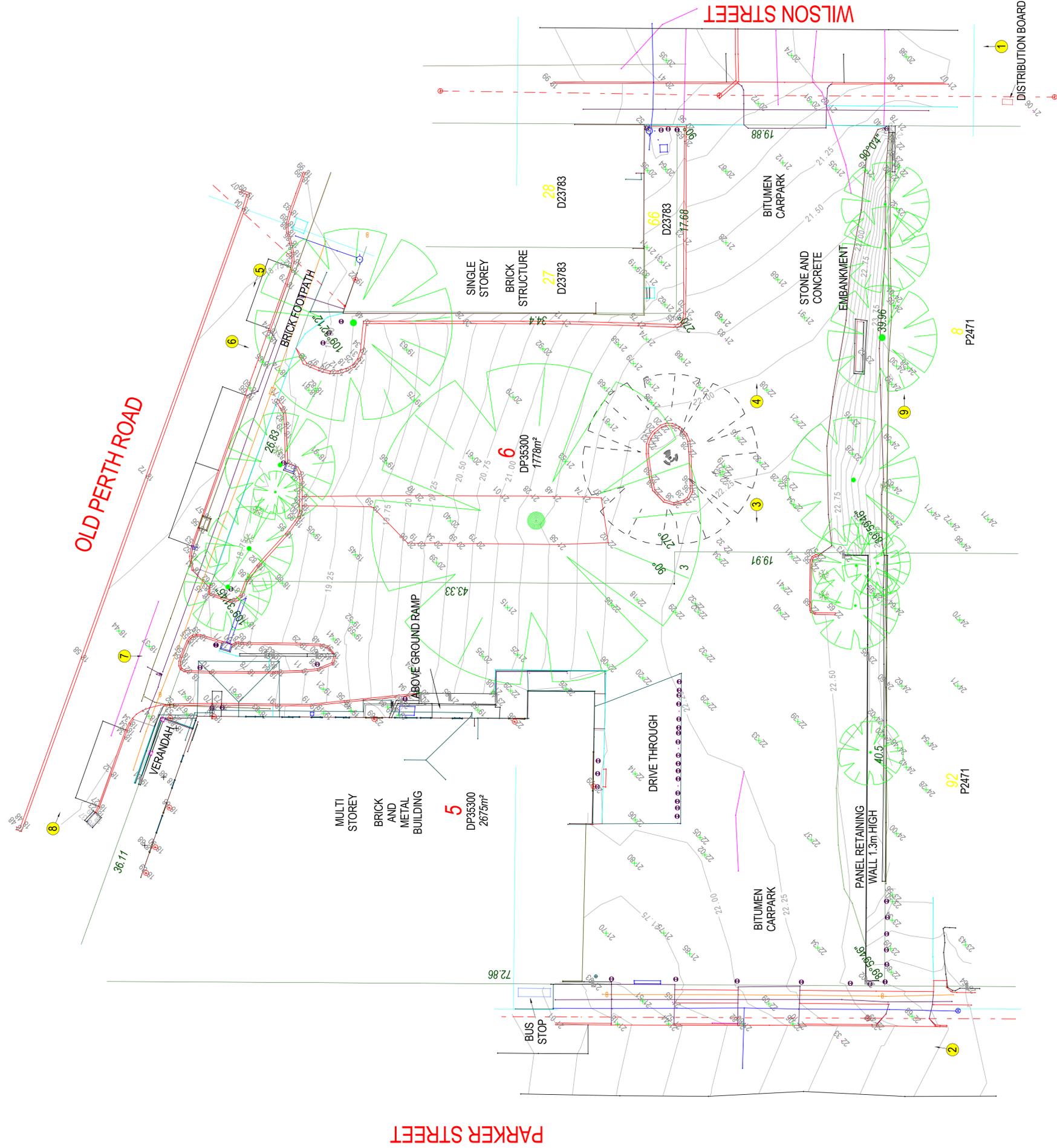
DETECTED UNDERGROUND SERVICES BY SUBTERRA

	TELECOMMUNICATION CABLE
	ELECTRIC CABLE
	GAS PIPE
	DRAINAGE PIPE
	UNKNOWN SERVICE

LINETYPE LEGEND

	BOUNDARY
	CONTOUR (INTERVALS OF 0.25m)
	BUILDING/STRUCTURE
	ROOF/EAVE LINE
	DOOR
	WINDOW
	WALL
	FENCE
	CONCRETE EDGE
	BRICK PAVING
	FOOTPATH
	KERB
	EDGE OF BITUMEN
	ROAD LINE MARKING
	ROAD CENTRELINE
	TOP OF BANK
	BOTTOM OF BANK
	VEGETATION LINE
	OVERHEAD POWER LINES
	SEWER PIPE (WATER CORPORATION)
	WATER PIPE (WATER CORPORATION)

WATER & SEWER DATA SHOWN ON THIS PLAN IS DERIVED FROM SUPPLIED WATER CORPORATION INFORMATION SHEETS AND IS COMPILED AS BEST-FIT MODEL. BROWN/MCALLISTER SURVEYORS CANNOT GUARANTEE THE ACCURACY OF THIS DATA.



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# Status	ISSUE FOR DEVELOPMENT APPLICATION	12/02/21
A DA		

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Project
BASSENDEAN HOTEL

Client
ARK GROUP

Issuer
WOODS BAGOT

Project number 160734	Size check 25mm
Checked KL	Approved ES
Sheet size A1	Scale 1:200

Sheet title
DEVELOPMENT APPLICATION
SITE SURVEY PLAN

Sheet number A-DA1102	Revision A
Status DA	



Recent revision history	#	Status	Description	Date
A	DA		ISSUE FOR DEVELOPMENT APPLICATION	12/02/21

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BIC RESERVE

BASSENDEIAN MEMORIAL LIBRARY

RESIDENTIAL

WILSON STREET

Bassendeian Oriental Restaurant
 Menulog Delivery

RESIDENTIAL

WILSON STREET PARKING

RETAIL

OLD PERTH ROAD

PARKER STREET

PALMERSON STREET

RETAIL

RESIDENTIAL

BASSENDEIAN TRAIN STATION

GUILDFORD STREET

Project
 BASSENDEIAN HOTEL

Client
 ARK GROUP

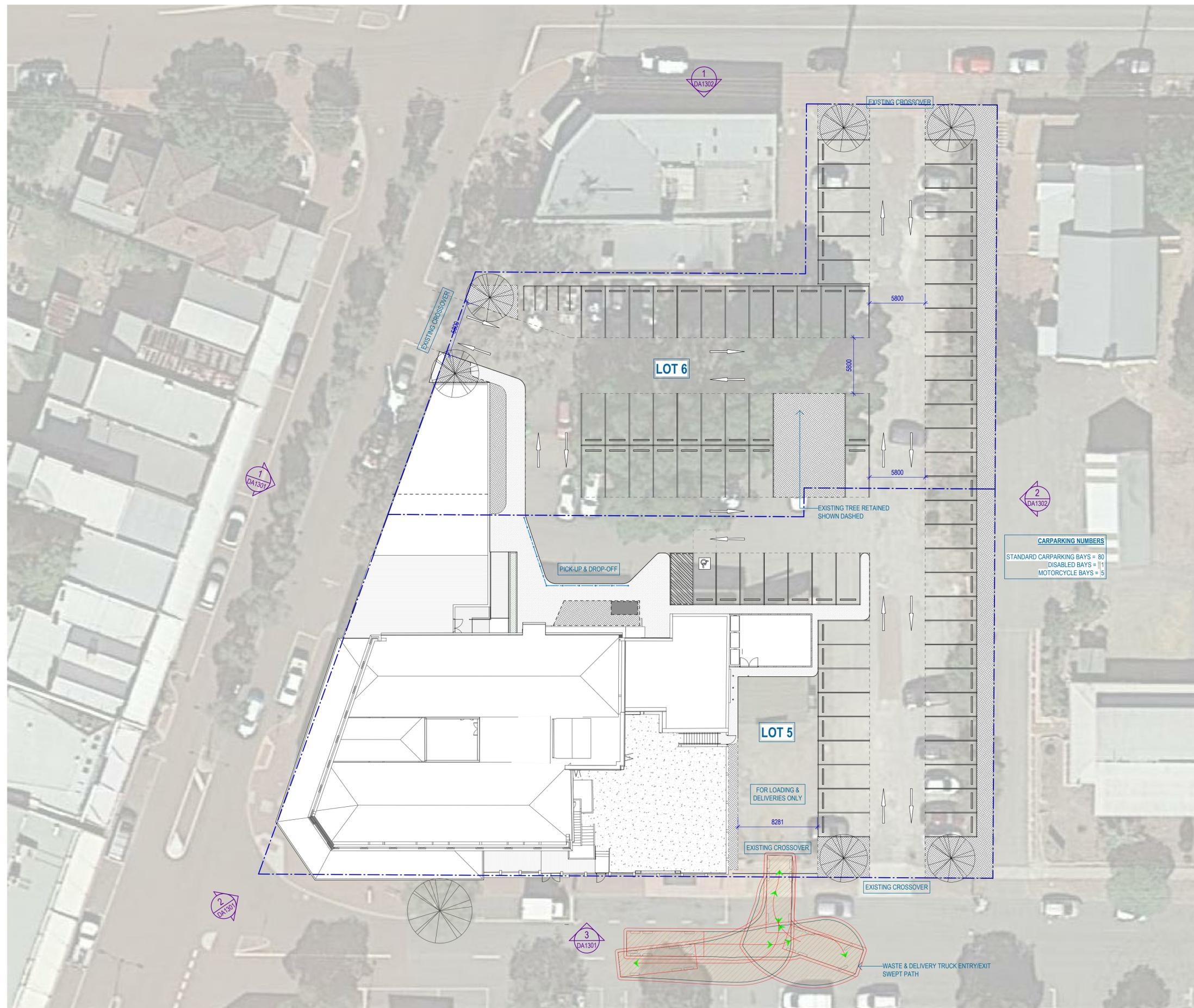
Issuer
WOODS BAGOT

Project number	Size check
160734	25mm
Checked KL	Approved ES
Sheet size A1	Scale 1:500

Sheet title
 DEVELOPMENT APPLICATION
 LOCATION PLAN

Sheet number	Revision
A-DA1100	A
Status DA	

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CARPARKING NUMBERS
 STANDARD CARPARKING BAYS = 80
 DISABLED BAYS = 1
 MOTORCYCLE BAYS = 5

Project
BASSEDEAN HOTEL

Client
ARK GROUP

Issuer
WOODS BAGOT

Project number	160734	Size check	25mm
Checked	KL	Approved	ES
Sheet size	A1	Scale	1:200

Sheet title
DEVELOPMENT APPLICATION SITE PLAN

Sheet number	A-DA1101	Revision	A
Status	DA		

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1 OVERALL ELEVATION - NORTH
 SCALE 1 : 100



2 OVERALL ELEVATION - NORTH-WEST
 SCALE 1 : 100



3 OVERALL ELEVATION - WEST
 SCALE 1 : 100

Project
BASSENDEAN HOTEL

Client
ARK GROUP

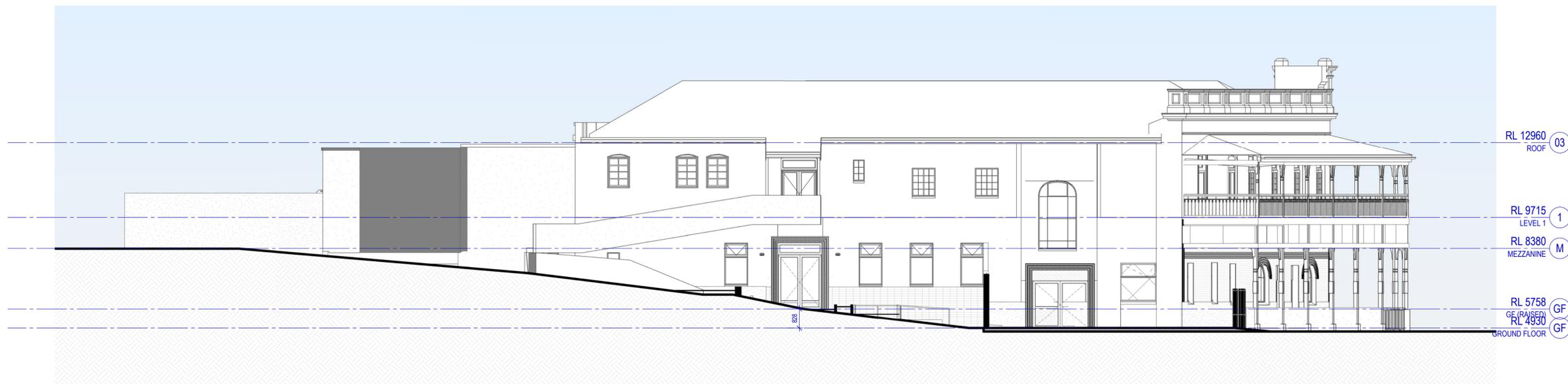
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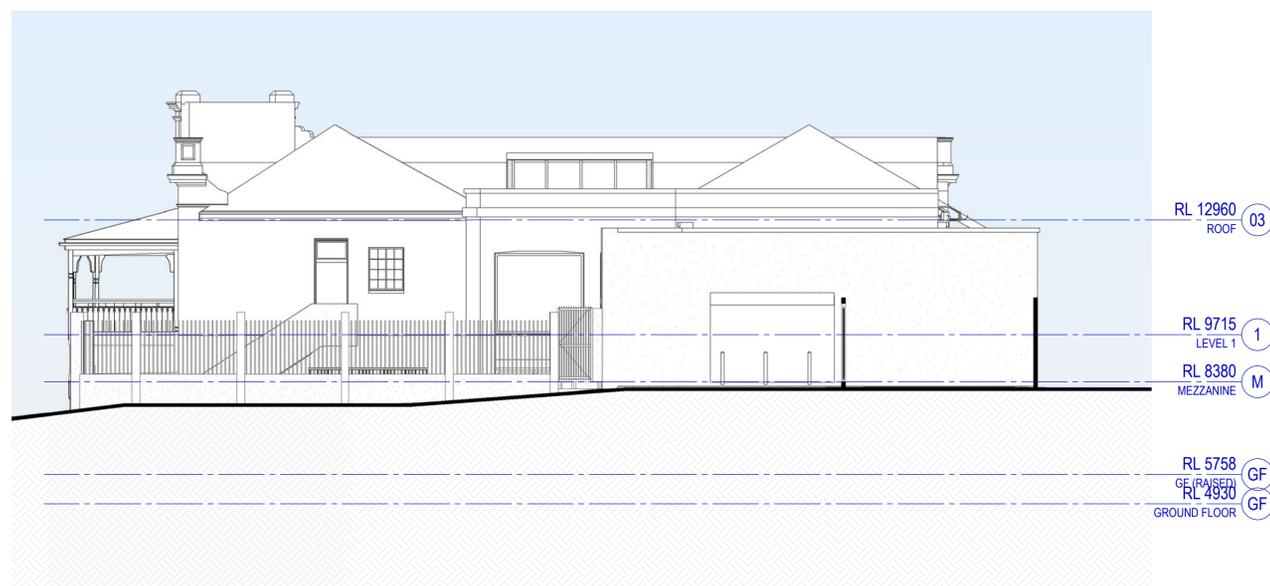
Sheet title
**DEVELOPMENT APPLICATION
 OVERALL ELEVATIONS - NORTH,
 NORTH-WEST & WEST**

Sheet number	Revision
A-DA1301	A
Status	
DA	

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1 OVERALL ELEVATION - EAST
 SCALE 1 : 100



2 OVERALL ELEVATION - SOUTH
 SCALE 1 : 100

Project
 BASSENDEAN HOTEL

Client
 ARK GROUP

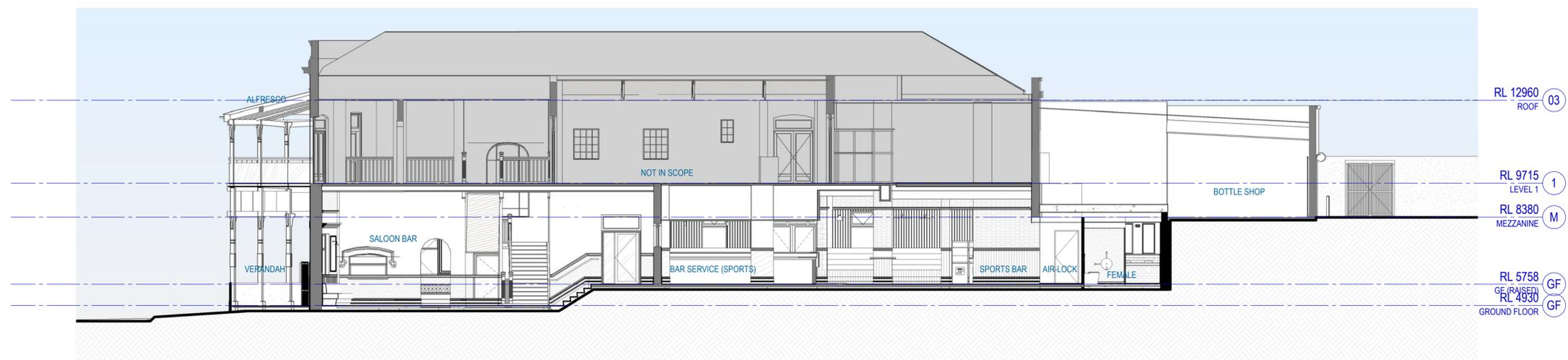
Issuer
WOODS BAGOT

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Sheet size	A1	Scale	1 : 100

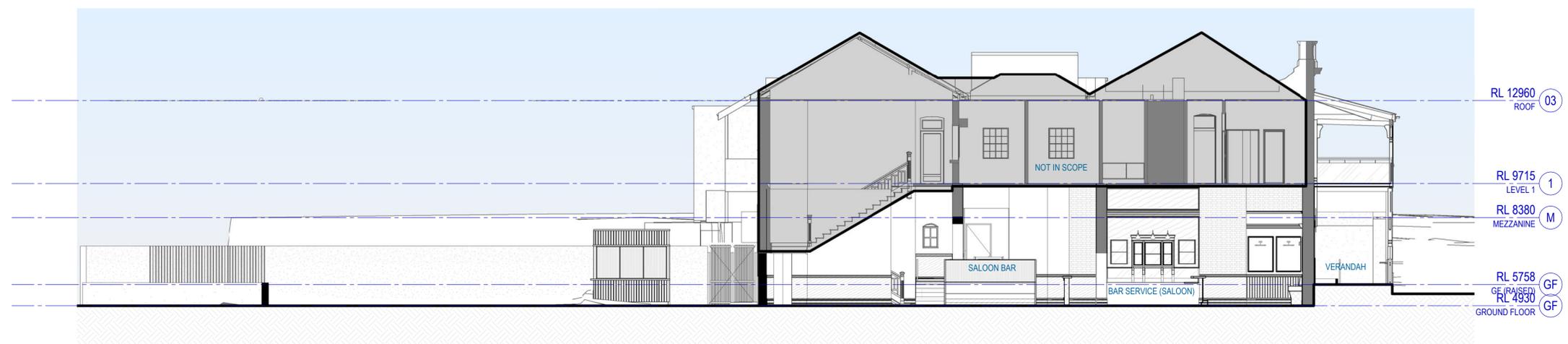
Sheet title
 DEVELOPMENT APPLICATION
 OVERALL ELEVATION - SOUTH & EAST

Sheet number	A-DA1302	Revision	A
Status	DA		

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1 SECTION - NORTH SOUTH
 SCALE 1 : 100



2 SECTION - EAST WEST
 SCALE 1 : 100

Project
BASSENDAN HOTEL

Client
ARK GROUP

Issuer
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Project number	Size check	
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		Scale
		1 : 100

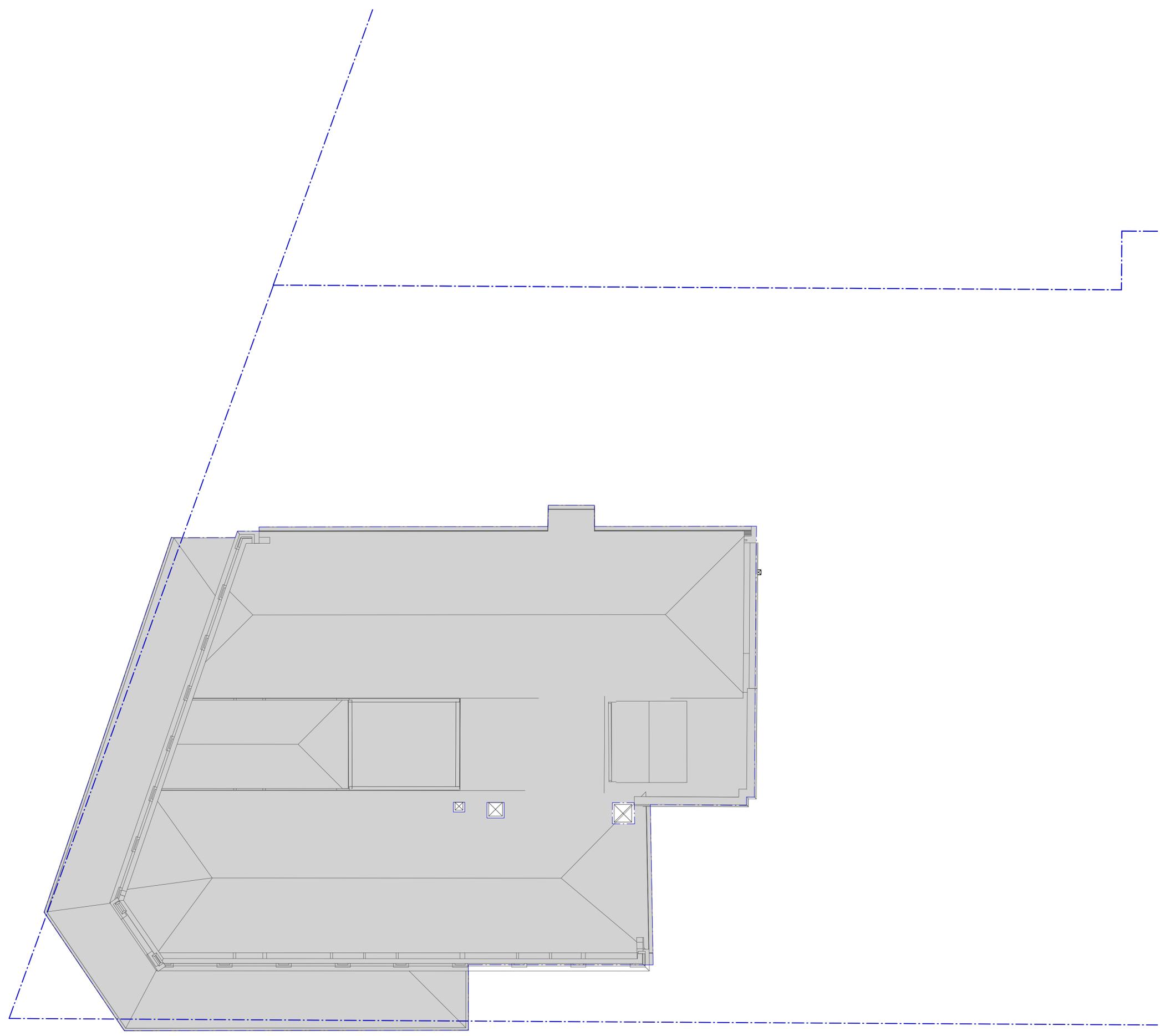
Sheet title
**DEVELOPMENT APPLICATION
 OVERALL SECTIONS**

Sheet number	Revision
A-DA1303	A
Status	
DA	

Recent revision history		
#	Status	Description
A	DA	ISSUE FOR DEVELOPMENT APPLICATION

Date
12/02/21

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Project
BASSEDEAN HOTEL

Client
 ARK GROUP

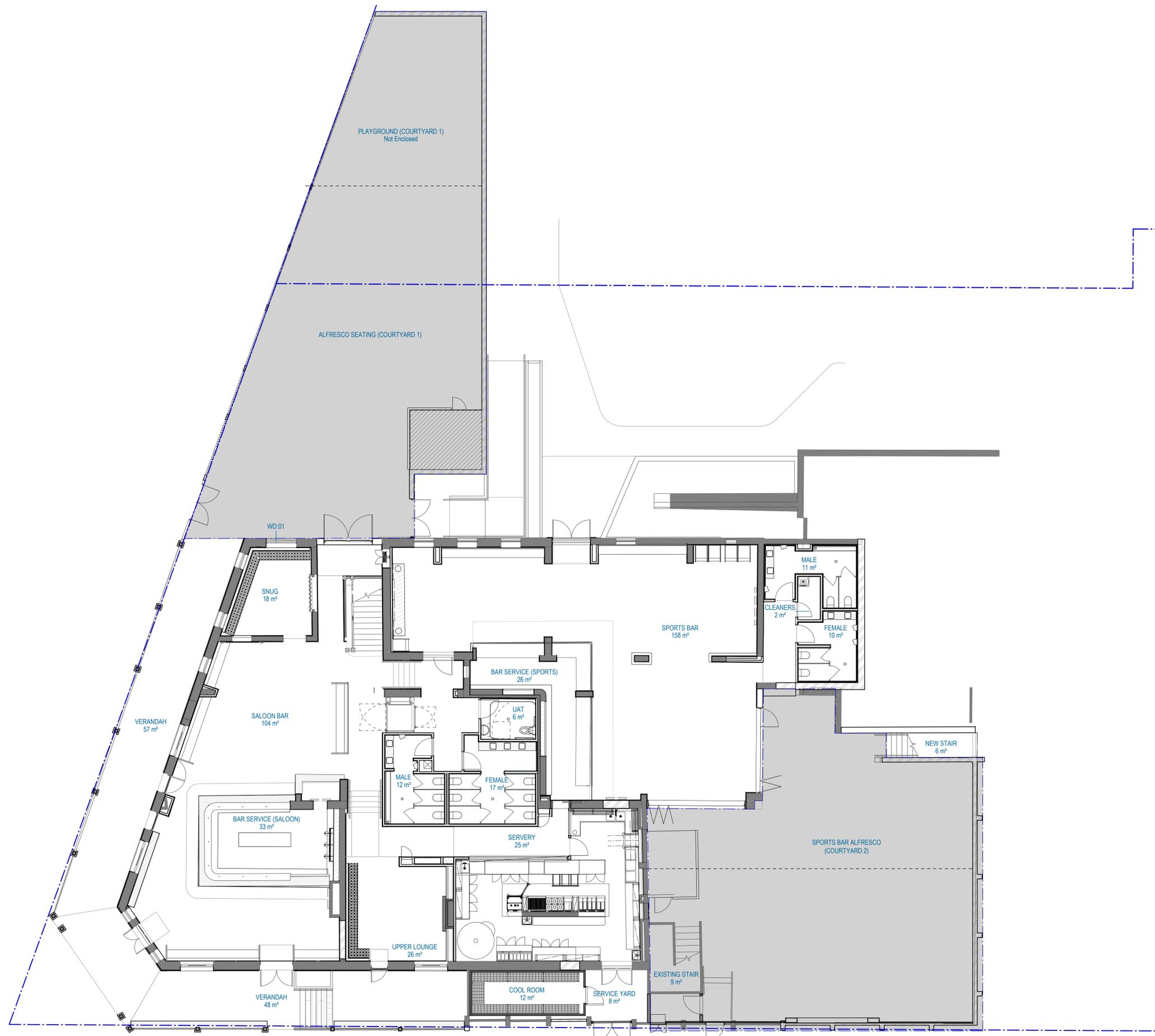
Issuer
WOODS BAGOT

Project number	160734	Size check	25mm
Checked	KL	Approved	ES
Sheet size	A1	Scale	1 : 100

Sheet title
**DEVELOPMENT APPLICATION
 ROOF PLAN**

Sheet number	A-DA2203	Revision	A
Status	DA		

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Issuer
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Project number	160734	Size check	25mm
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Sheet size	A1	Scale	1:100

Sheet title
**DEVELOPMENT APPLICATION
 GROUND FLOOR PLAN**

Sheet number	A-DA2201	Revision	A
Status	DA		



Recent revision history		
#	Status	Description
A	DA	ISSUE FOR DEVELOPMENT APPLICATION

Date
12/02/21

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Project
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Client
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Issuer
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Project number	160734	Size check	25mm
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Sheet size	A1	Scale	1:100

Sheet title
DEVELOPMENT APPLICATION LEVEL 1

Sheet number	A-DA2202	Revision	A
Status	DA		

BASSENDEAN HOTEL DA Design Report



TEAM INTRODUCTIONS



Owner/ Operator



Architect & Interior Design



Landscape Architect

State Planning Policy 7.0

Design Principles

1

Context & Character

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

2

Landscape Quality

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

3

Built Form & Scale

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

4

Functionality & Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefits over the full life cycle.

5

Sustainability

Good design optimises the sustainability of the built environment, deliver positive environmental, social and economic outcomes.

6

Amenity

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

7

Legibility

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

8

Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviours and use.

9

Community

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

10

Aesthetics

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

Principle 1: Context & Character

Location & Context Diagram

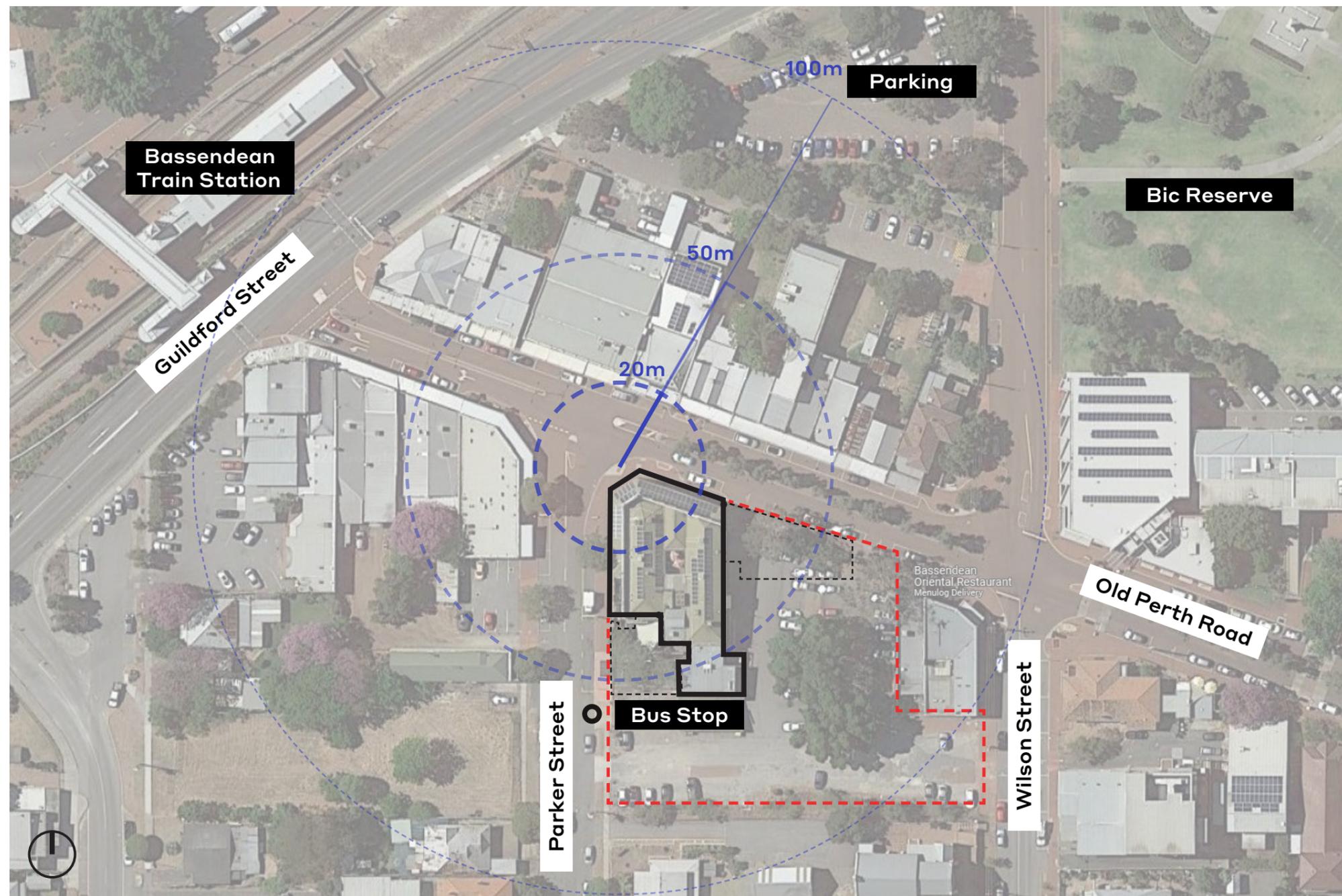
Town Centre Zoning (Local Planning Scheme No. 10)



Principle 1: Context & Character

Site Plan & Street Presence

Identified as a landmark building in Bassendean (Bassendean Town Centre Strategy & Guidelines)



Principle 1: Context & Character Heritage

Visual Architectural Timeline

c. 1930



c. 1974



Current



HERITAGE OVERVIEW:

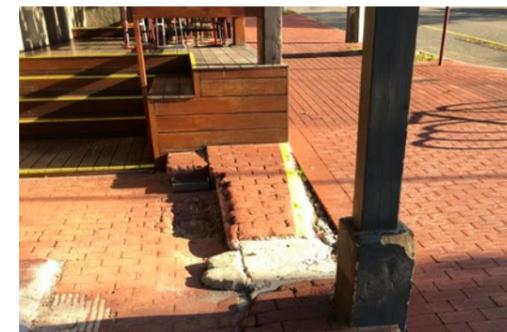
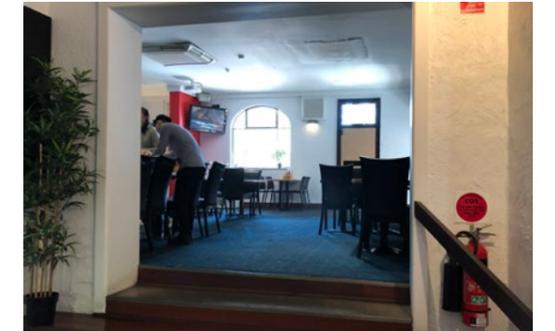
- Originally built in 1930
- **Bassendean Hotel is Place No.163 on the Town's Municipal Heritage Inventory and has a level of significance of Category 2.**
- Category 2 is 'Considerable Significant'. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
- **The place is not on the State Register, and therefore the requirements of the Heritage Act 2018 are not applicable.**
- Bassendean Hotel is Place No. 31 on the Town's Heritage List
- **In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed.**

MHI STATEMENT OF SIGNIFICANCE:

- The place has aesthetic value as a good, intact example of the Inter War Free Classical style.
- The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean.
- The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time.
- The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.

Principle 1: Context & Character Current Building Condition

- Level 1 verandah is structurally unsound.
- Over 5 decades of unsympathetic extensions and haphazard repairs and renovations.
- Parts of the building & services in dilapidated condition.
- Multiple building code non-compliances.



Principle 1: Context & Character Our Vision



"Our vision is to elevate the hospitality offering at the Bassendean Hotel by creating a distinct destination with a proud local identity.

The opportunity lies in the rejuvenation of a historic landmark and venue which pays homage to the rich history of Bassendean Town. The design response is inspired by the building itself and the guest experience personified by its colourful history.

The new venue will be underpinned by casual, yet high quality food and beverage offerings, honest service and an inclusive environment to welcome the community and appeal to a diverse group of patrons."

'By 2030, the town centre has been transformed into a vibrant hub of mixed uses and activities with a unique sense of place, rich in history and heritage...It is a place where people want to be...'

Town of Bassendean Vision 2030
- Community Plan

Principle 1: Context & Character

Heritage Consultant (advice notes) - Philip Griffiths

Because it was built in the period of restricted trading hours, this and other hotels like and including the Bassenden Hotels were made robust to withstand the 'six o'clock swill'. When completed the hotels had a tiled dado at ground floor level, tuck-pointed brick walls with rendered quoins and string courses with rendered arches to windows, and steel framed windows. The upper floor appears to have had rendered walls from the outset.

Verandahs were timber framed with square timber posts, post brackets, a framed frieze with asbestos cement panels, and a balustrade in the same treatment. Bedrooms were designed to accommodate single men doing business in the town and the nearby industrial areas.

Conservation and Adaptation Options

A good conservation option would be to restore the front of the hotel to its original presentation which would add to its visual richness and presentation. There would be no argument with respect to this approach.

Alternatively, a sympathetic approach might a good one. It is possible to remove the cement render to reveal original features and some trial render removal might determine whether this is possible.

A possible approach, should this not be feasible, would involve tiling the dado, then smooth rendering above, picking out the quoins strings and the like in accordance with the only photograph that is available from the period. Your render in the DRP presentation shows an appropriate approach in terms of the treatment of the dado, openings and render details.

The key is to be respectful of the 'Inter-War Fee Classical style and landmark qualities of the place.

The present verandah construction looks like it has a very short life left in it and a new verandah might be erected that takes its cues from the historic verandah, but is more suited to contemporary use. Balustrades should be a simply designed and not introduce Federation period motifs into it. The original verandah did not allow visual access up to it and was designed to provide some privacy to the rooms, which is a function no longer required. Plain detailing such as vertical balusters would be more appropriate than lace or glass in a reimagined verandah.

Other than the balustrades, your DRP presentation seems to confirm this as your preferred approach.

The steel framed windows should be conserved.

Colours are not so important. Though it might be possible to figure our original colours by paint scrapes, the hotel has had may colour schemes and the selection of a colour scheme is not so important for a place of this level of significance, but very important for a good fresh outcome. The present colours take the life and detailing out of the building, and something like the colour contrast and depth of hue of the original building would better present it and breathe new life into it.



c1930



Existing

1. Expose original brickwork

2. Dado, openings & render details

3. Balustrade



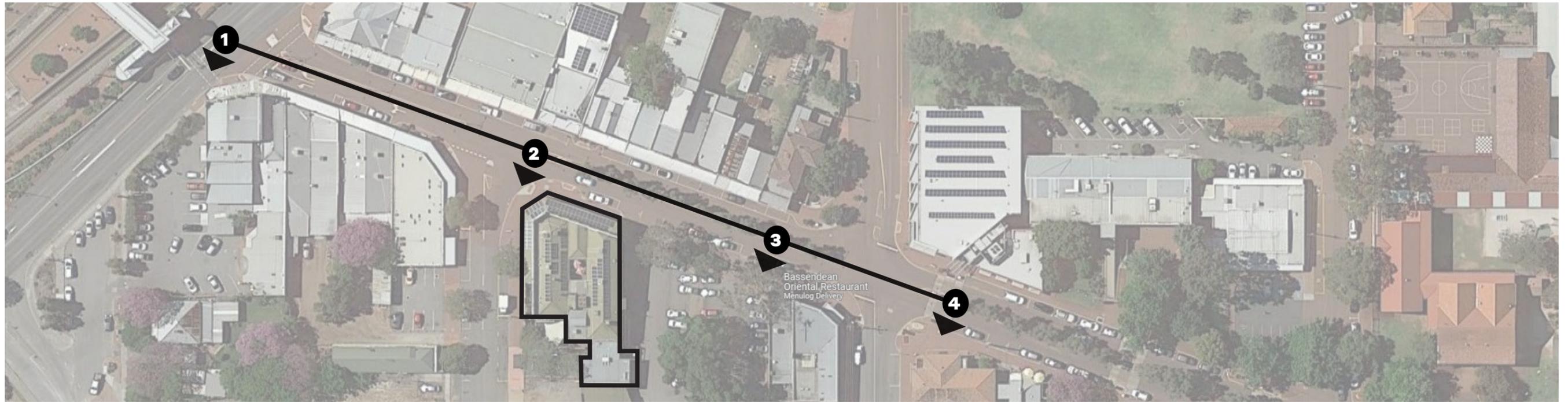
Proposed
RE-PURPOSE EXISTING BALUSTRADE
'FRAMED FRIEZE' DETAIL

Proposed Facade Treatment:

1. Expose original brickwork/ tuck-point detailing
2. Tiled dado and articulation of openings & render details
3. Balustrade
 - Retain existing level 1 balustrade
 - (*'..plain detailing - vertical balusters'*)
 - Enhance horizontal banding with a 'frame frieze' inspired by original 1930's

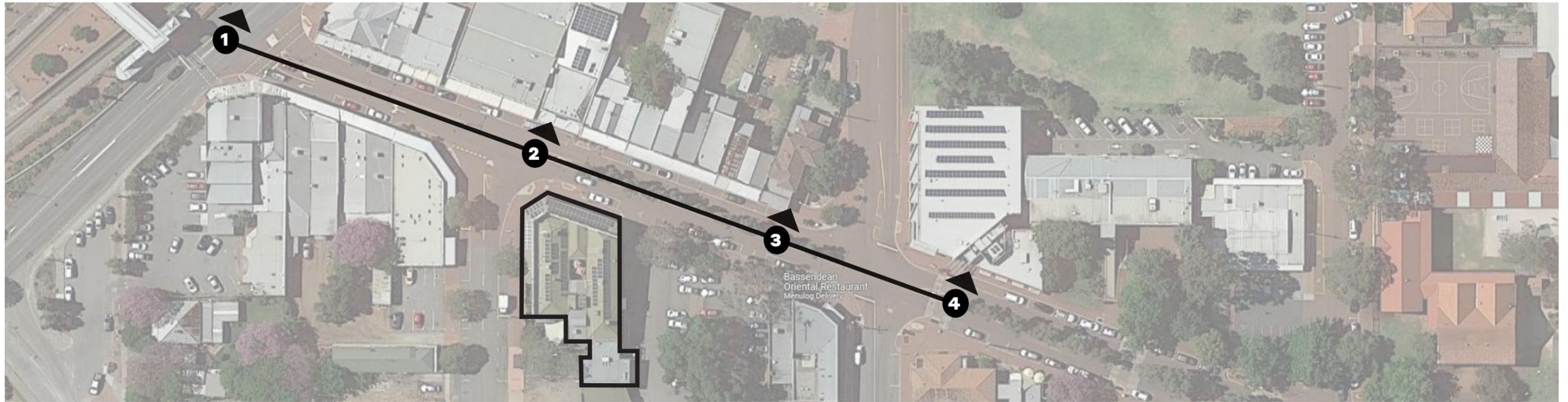
Principle 3: Built Form and Scale

Street Elevation - Old Perth Road (West end)



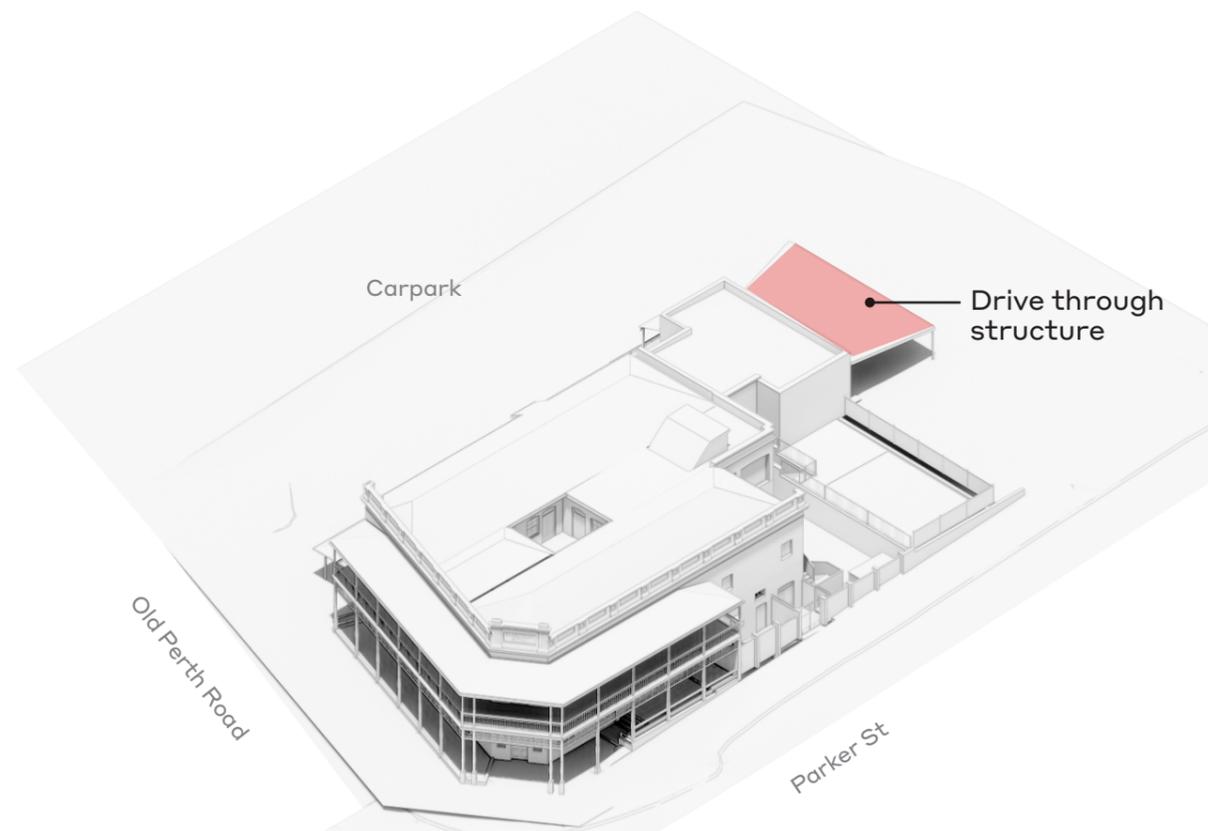
Principle 3: Built Form and Scale

Street Elevation - Old Perth Road (West end)

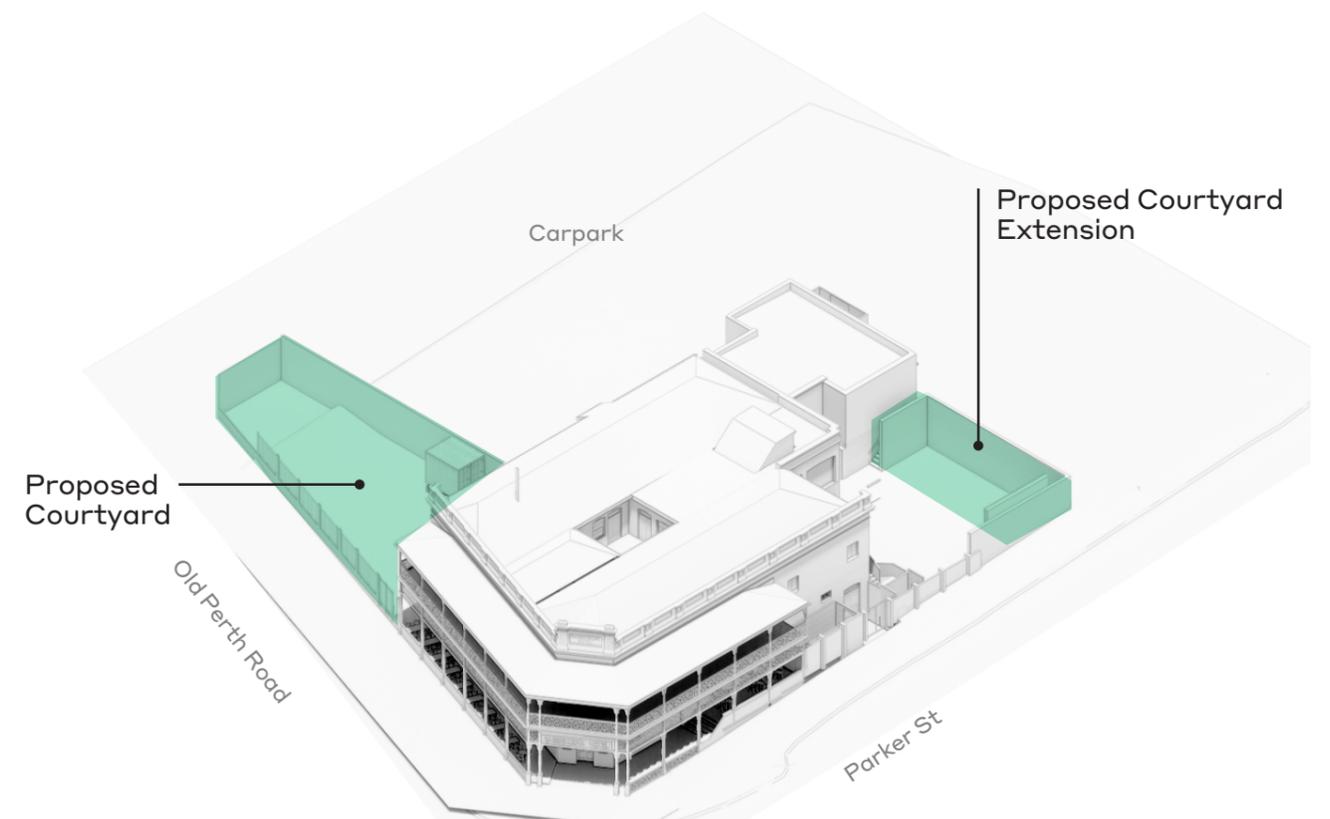


Principle 3: Built Form and Scale Existing & Proposed

- No additions to enclosed building footprint.
- Removal of redundant built entourage ie. Bottle shop drive-through structure, east portico structure, redundant services etc.
- Propose new and enhanced landscaped courtyard amenities.
- Courtyard screening along Old Perth road responds to, and is sympathetic to the streetscape form and scale.



EXISTING
BUILT FORM



PROPOSED
BUILT FORM

Principle 3: Built Form and Scale

Old Perth Road Facade



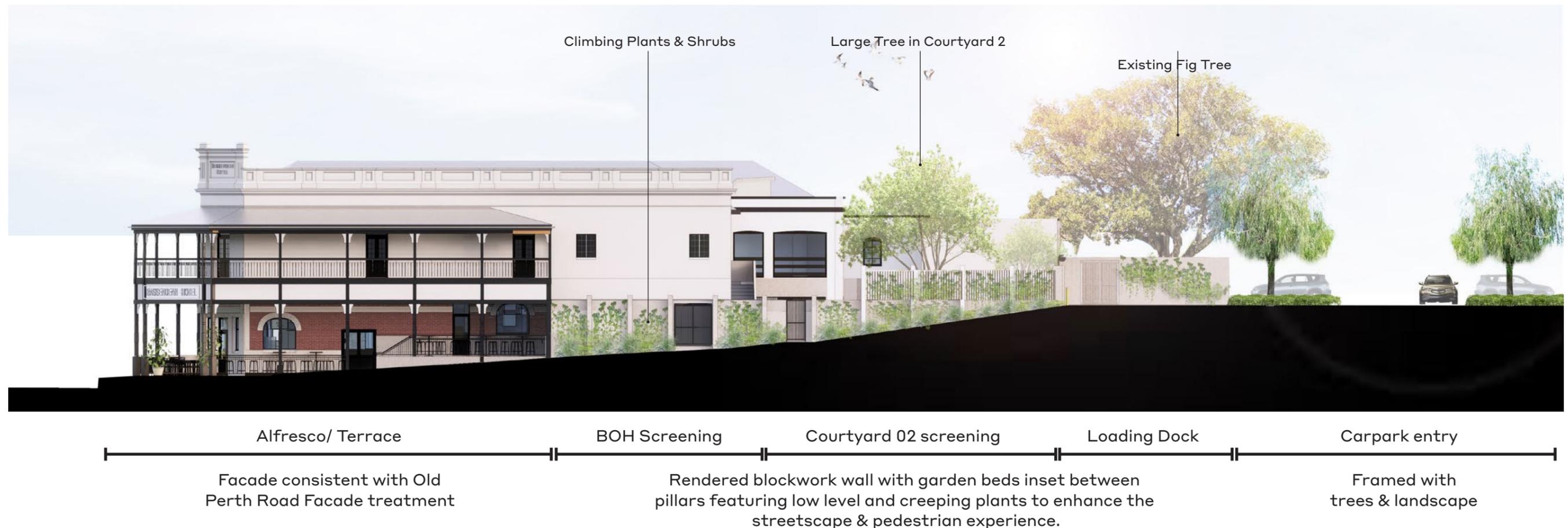
New low level wall with open frame detail

Enhancement to existing building facade

PROPOSED

Principle 3: Built Form and Scale

Parker Street Facade



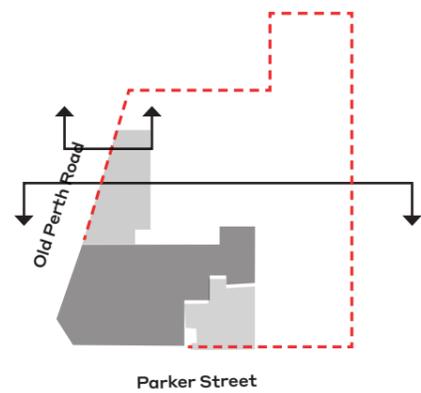
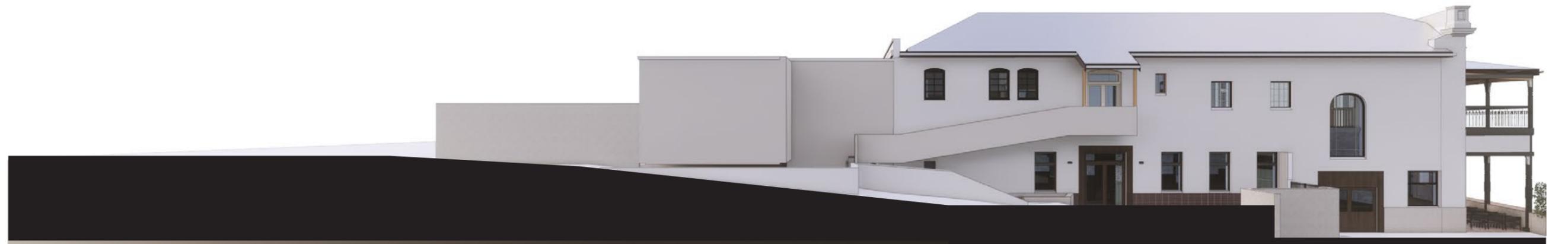
PROPOSED

* Levels are indicative pending further resolution

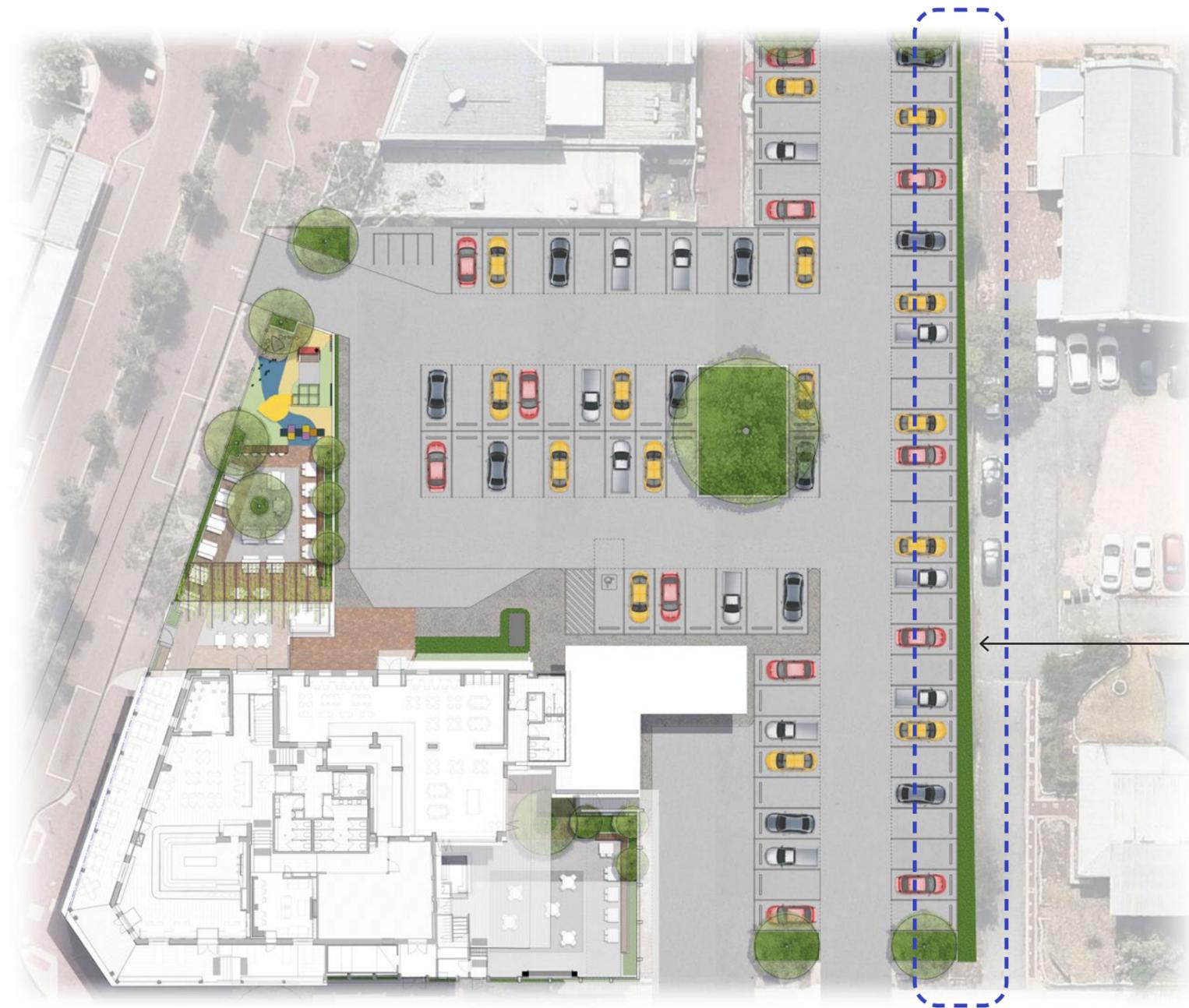
Principle 3: Built Form and Scale

Site Sections

* Levels are indicative pending further resolution



Principle 3: Built Form and Scale Boundary Treatment



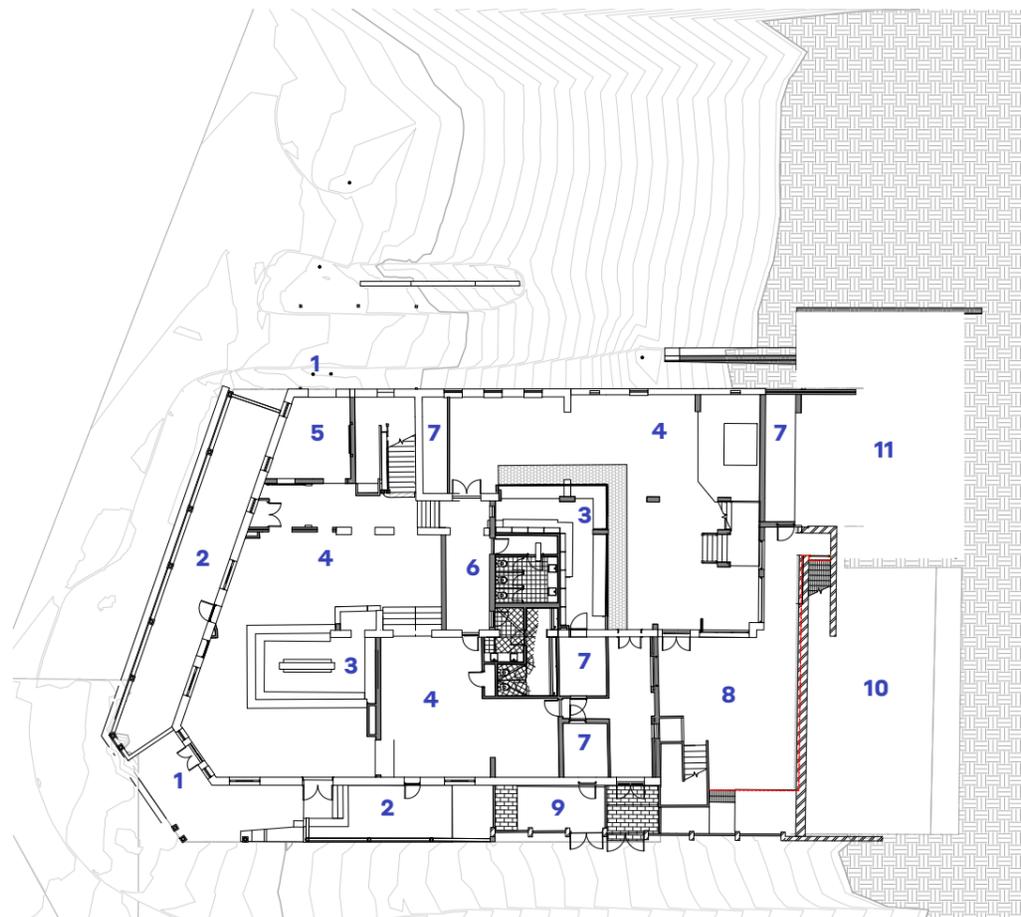
EXISTING CONDITION

← Planted screening at
boundary line

SITE PLAN

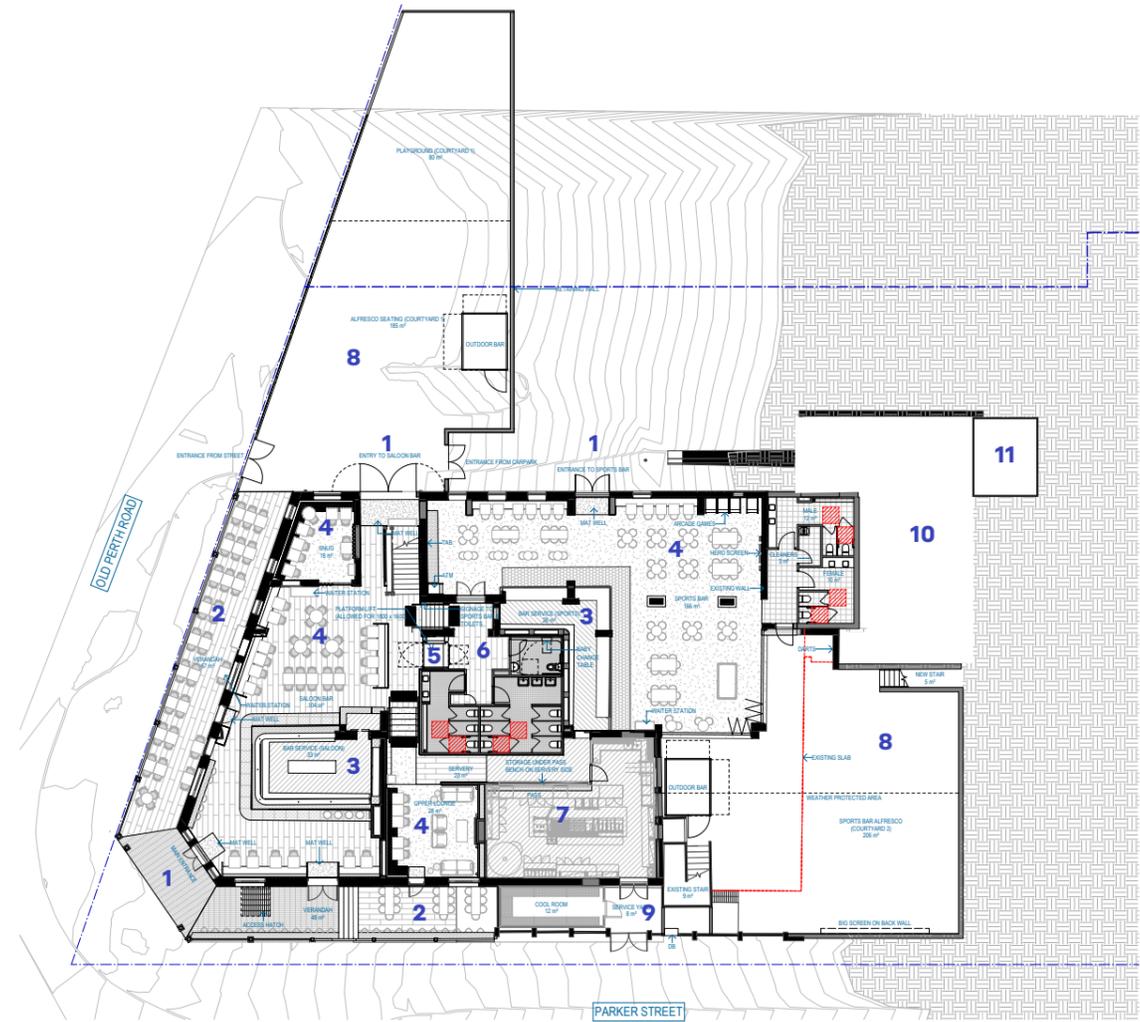
Principle 4: Functionality & Build Quality

Ground Floor Plan



- KEY
1. Entry
 2. Verandah
 3. Bar
 4. Bar & Dining Area
 5. Foyer/ Annex
 6. Toilets
 7. Store room
 8. Alfresco Courtyard
 9. Service Yard/ Bin Store
 10. Landscape
 11. Bottleshop/ Stores

EXISTING
GROUND FLOOR PLAN



- KEY
1. Entry
 2. Verandah
 3. Bar
 4. Bar & Dining Area
 5. Hoist/ VT
 6. Toilets
 7. Kitchen
 8. Alfresco Courtyard
 9. Service Yard
 10. Bottleshop/ Stores
 11. Bin Store

PROPOSED
GROUND FLOOR PLAN

Principle 4: Functionality & Build Quality

Detailed Ground Floor Plan

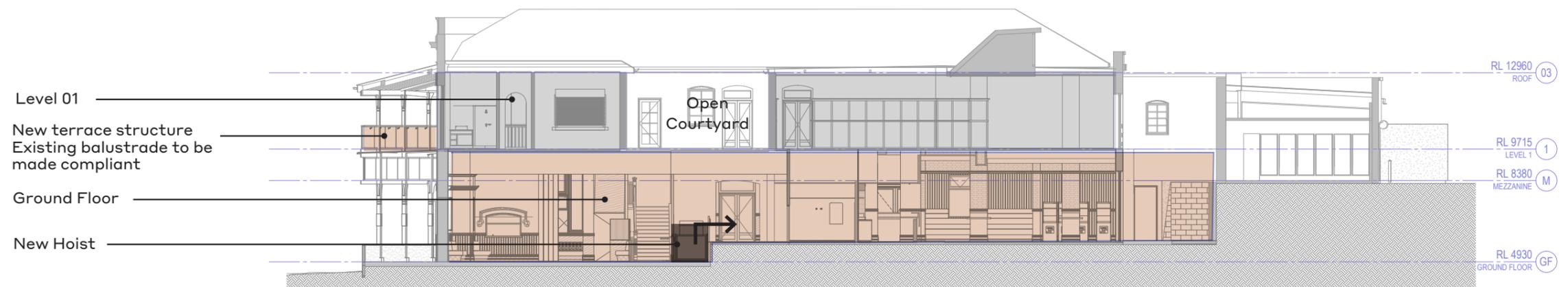
- No change to building use.
- Optimisation of ground floor level with the addition of new courtyard alfresco areas to provide a range of flexible internal and external environments and hospitality experiences.
- A range of interior and exterior environments facilitate 'all weather' use.
- Planning optimised for operations & services.
- Maximum activation at street level.



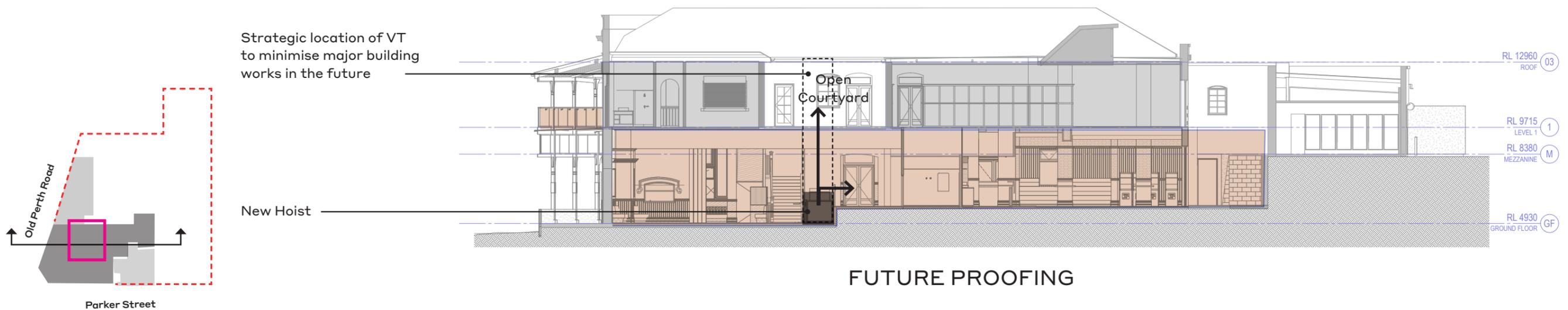
Principle 4: Functionality & Build Quality

Proposed Scope & Future Proofing

- Level 1 to be used for BOH stores only and will not be operational for public use, therefore minimal scope limited to strip-out/ cap off to redundant services only.
- Replace L1 terrace structure which is currently not structurally sound; retain & refurbish existing balustrade to avoid disruptive works in the future and complete the aesthetic upgrade to exterior.
- New VT/ accessible hoist strategically located to enable future extension to L1 to avoid major building works in the future.



SCOPE OF WORKS



FUTURE PROOFING

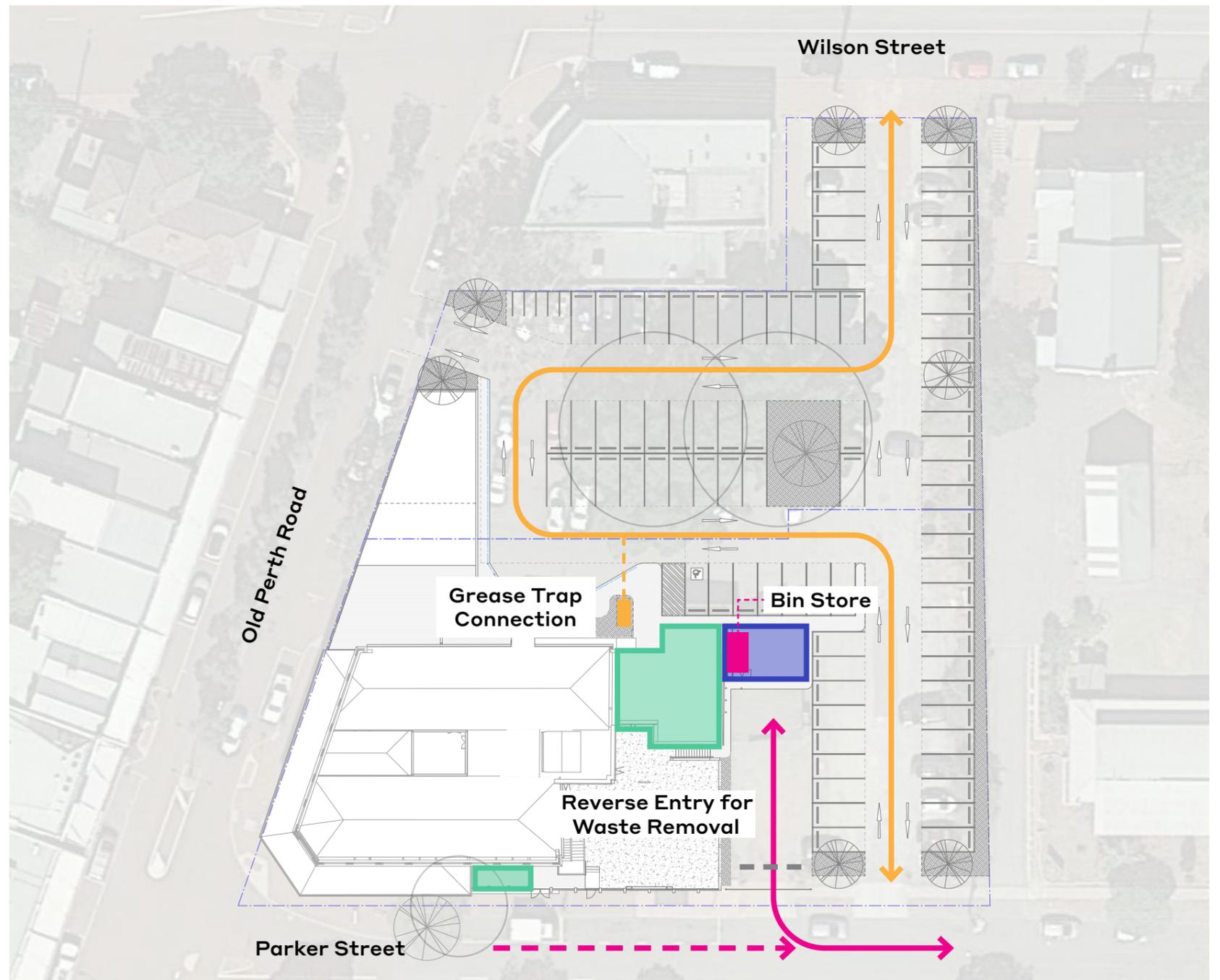
Principle 4: Functionality & Build Quality

Waste Management Plan

Waste Management Key Points:

- Two disposal waste removal: General & Co-Mingled.
- Bins kept in screened enclosure at the back rear of tenancy and only taken outside when collected.
- Cleaning provisions provided and regular Pest Control preventative maintenance program.
- Route for grease arrestor is one-directional entry and exit point from Parker and Wilson Street.
- Garbage collection (and some deliveries) will require reversing into a dedicated loading dock on Parker Street. Entry will require access.

- ↔ Grease arrestor removal truck route
- ↔ General waste removal truck route
- Enclosed storage/ BOH
- Screened storage
- Restricted/ Controlled access



Principle 6: Amenity

Elevated Suburban Hotel - One Venue, Multiple Destinations

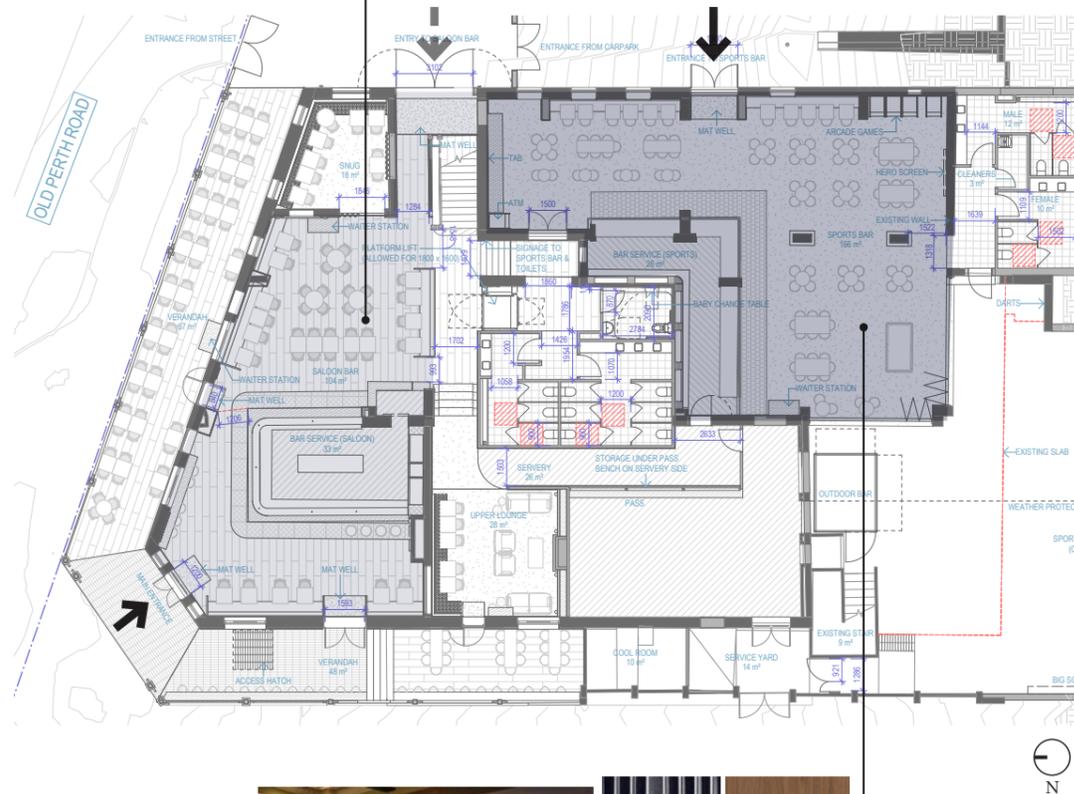
Opening Hours The Liquor Control Act 1988 and a hotel licence.

- Monday – Saturday
10am – midnight
- Sunday - 10pm – midnight
(This has been updated since the issuance of this licence)

Interior Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive
- Multi-faceted, high quality & unique guest experiences inspired by the hotel's historic narrative.
- Saloon Bar - Casual and relaxed communal bar and dining with access to streetside verandah seating and alfresco courtyard. Large open plan space to cater for large and multiple groups; family friendly.
- Sports Bar - Traditional sports bar featuring sport, music & games with access to courtyard. Large open plan space to cater for large and multiple groups.

Saloon Bar



Sports Bar



Principle 6: Amenity

Elevated Suburban Hotel - Guest Experience

Exterior Alfresco Spaces - Guest Experience:

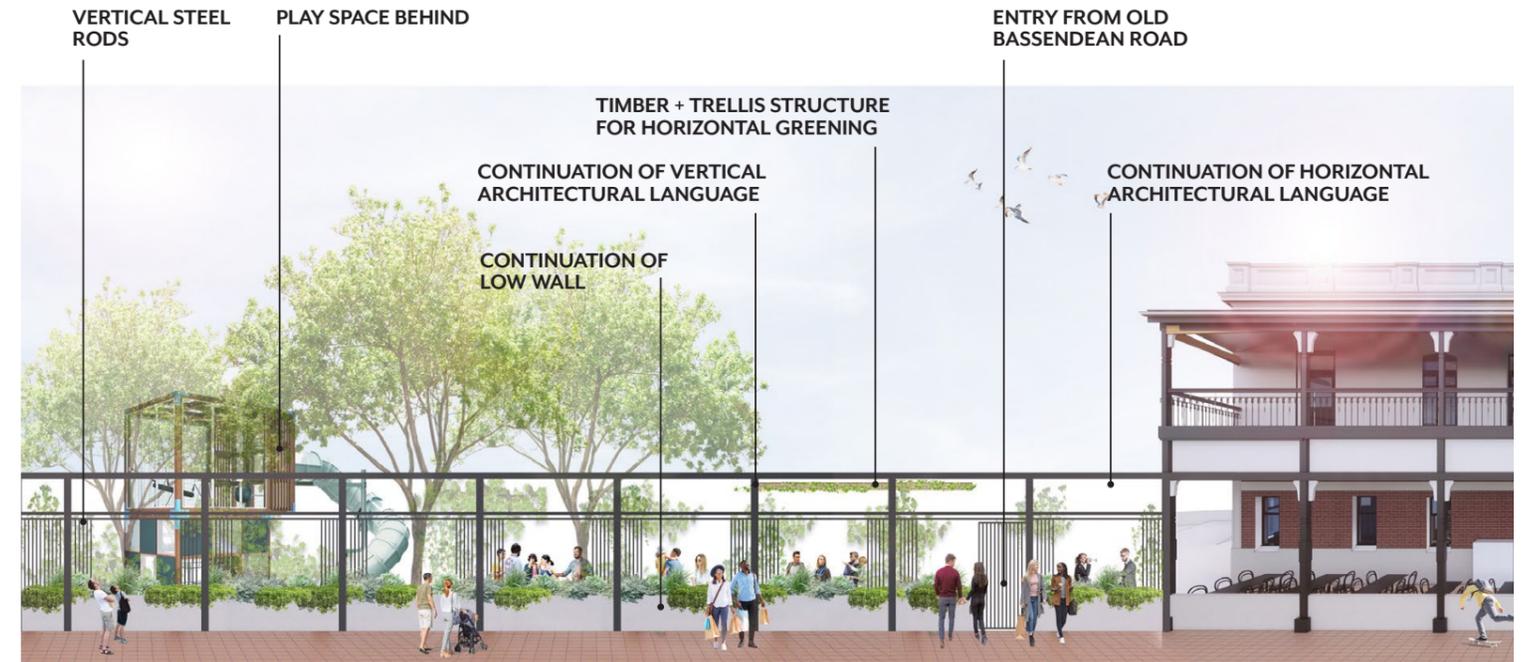
- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive.
- Variety of trees and planting.
- Weather protected areas.
- Selection of seating typology.
- Integrated landscape and bespoke children's playground.
- Activate street edge with activity.
- Connect to interior spaces.
- Children's playground with interactive play equipment and activities.



Principle 2: Landscape Quality Courtyard 1



Landscape Architecture by SEEDSIGN



Old Perth Road elevation

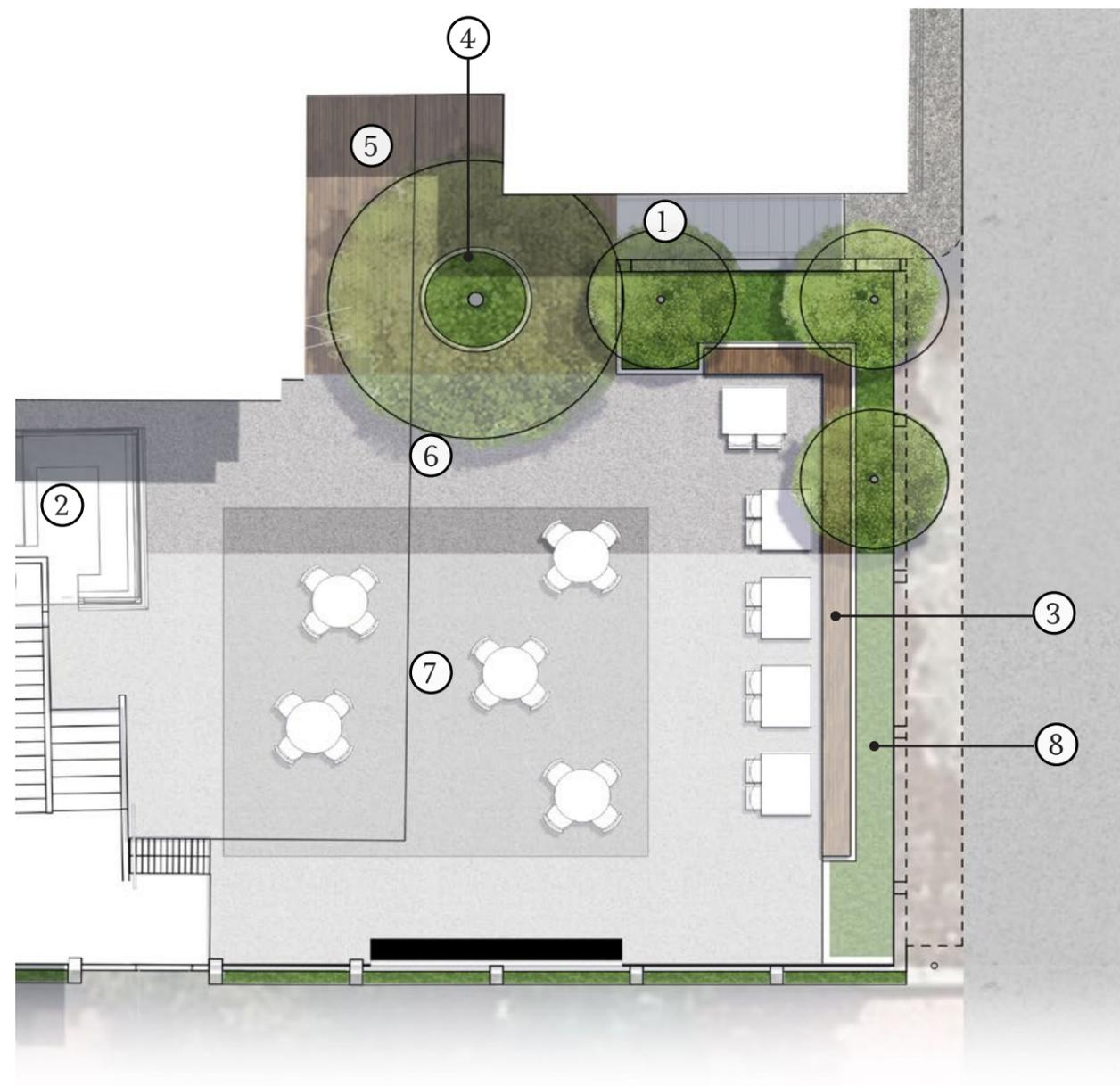
LEGEND

- | | |
|-------------------------------------|-----------------------------|
| ① Play Space - refer to detail plan | ⑧ Outdoor bar |
| ② Entrance from street | ⑨ Circular planter |
| ③ Alfresco courtyard screen | ⑩ Brick paving |
| ④ Banquette seating | ⑪ Timber decking |
| ⑤ Garden bed | ⑫ Cobblestone threshold |
| ⑥ Arbor | ⑬ Washed aggregate concrete |
| ⑦ Undercover alfresco zone | ⑭ Play space 'bar' |



Public Art Opportunity

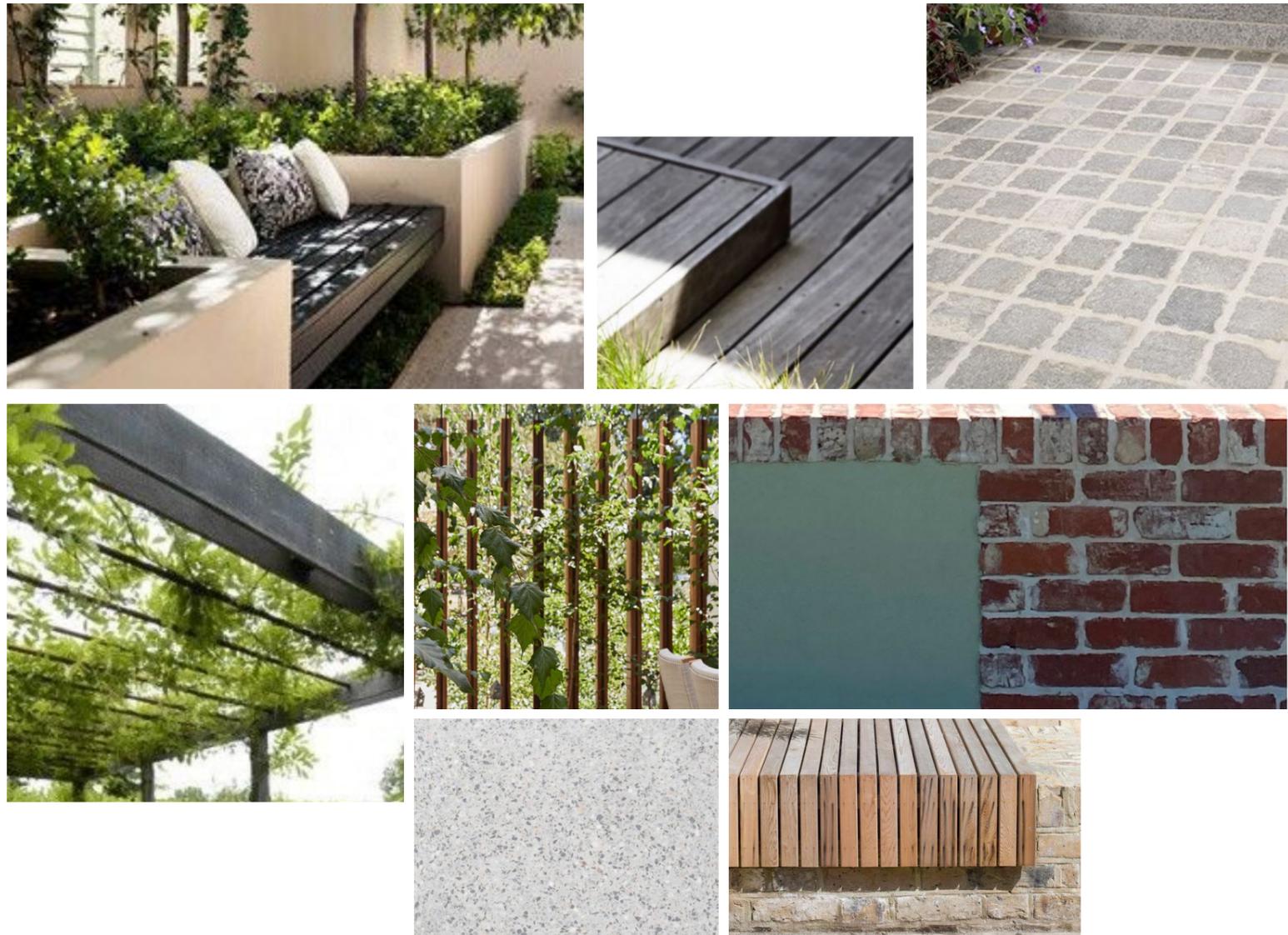
Principle 2: Landscape Quality Courtyard 2



LEGEND

- ① New stairs
- ② Outdoor bar
- ③ Banquette seating
- ④ Circular planter with feature tree
- ⑤ Timber decking
- ⑥ Washed aggregate concrete type 1
- ⑦ Washed aggregate concrete type 2
- ⑧ Raised planting bed

Principle 2: Landscape Quality Materiality



Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

TREES



Poinciana regia



Pyrus calleryana
'Chanticleer'



Pistacia chinensis



Hymenosporum flavum



Eucalyptus victrix 'Little
Ghost Gum'

GROUND COVERS/LOW SHRUBS



Helichrysum petiolare



Viola hederacea



Dichondra 'Silver Falls'



Dichondra repens



Trachelospermum
'Flat Mat'



Senecio 'Chalk sticks'



Lavender species



Hardenbergia meema



Casaurina "Cousin it"

STRAPPY LEAF PLANTS



Festuca glauca



Lomandra 'Tanika'



Tulbaghia violacea



Diets bicolor



Lomandra 'Seascape'



Dianella revoluta



Liriope Emerald
Cascade

Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

SHADE



Asplenium nidus



Liriope Emerald Cascade



Amethyst Liriope muscari
40 x 40 cm



Cyathea cooperi



Blechnum 'Silver Lady'



Clivia miniata



Viola hederacea

CLIMBING PLANTS



Ornamental Grapevine
(non fruiting)



Trachelospermum -
climbing star jasmine



Ficus pumila



Hoya australis



Hibbertia scandens

PLAYGROUND MIX



Westringia Low Horizon



Dwarf Woolly Bush



Eremophila glabra
'Roseworthy'



Liriope Isabella



Lomandra 'Tanika'



Eremophila 'Blue
Horizon'



Hibbertia scandens

Principle 2: Landscape Quality Tree Strategy

Tree strategy:

- No trees identified as being of national, state or local heritage significance (9in/hERIT).
- Tree retention as per Arborist recommendation.
- Weeping fig tree at centre of carpark has a limited lifespan of 10 years, therefore, we propose to remove this tree.
- 6 new additional trees
- Refer to Arborist report

-  Existing street tree to be retained and protected
-  Ficus sp. to be retained and protected
-  Caesalpinia ferrara 'Leopard Tree'
-  Pyrus calleryana 'Chanticleer'
-  Pistacia chinensis 'Chinese Pistachio'
-  Eucalyptus victrix 'Little Ghost Gum'
-  Agonis flexuosa in car park
-  Existing tree to be removed



Principle 5, 7, 8: Sustainability, Legibility & Safety

Sustainability



EXISTING



PROPOSED

- Re-use of existing building structure where sound.
- Re-use existing interior fitout components, recycle and re-use on-site materials as much as possible.
- Sustainable landscape strategy.
- Passive ventilation.
- New services throughout to optimise building performance.
- Optimise environmental comfort & access to external spaces.
- Use of renewable energy sources.
- Responsible waste management.

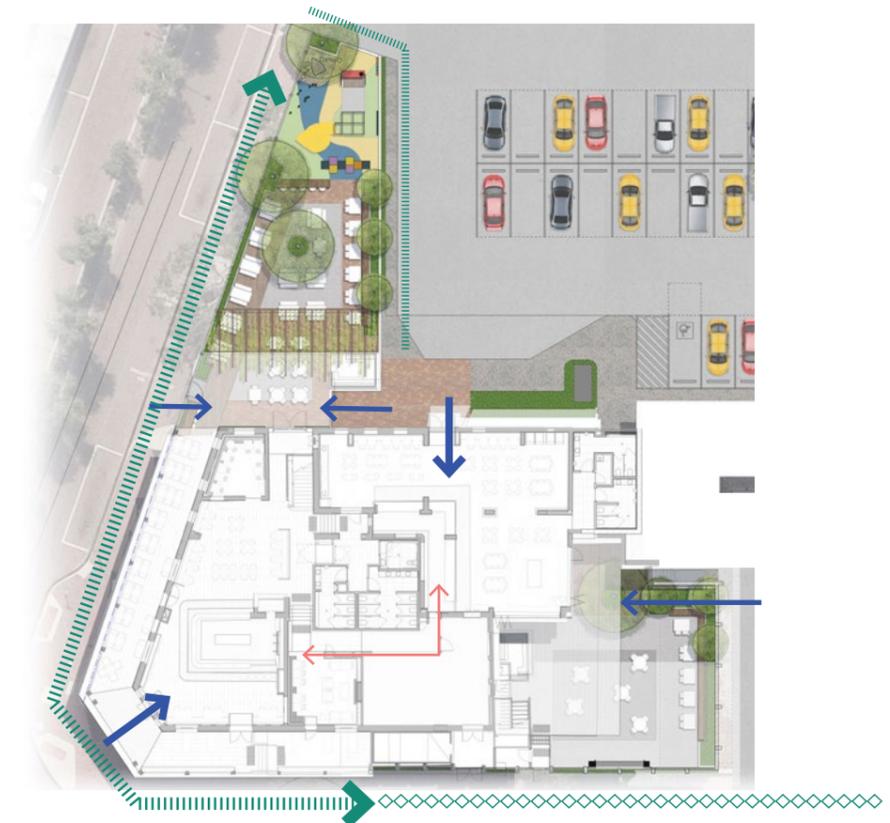
Legibility



- KEY
- ➔ Primary Building Entry
 - ➔ Secondary Building Entry
 - ➔ Patron Flow
 - ☐ Guest toilets
 - ↔ Service route

- Clear and legible building entry locations.
- Intuitive patron flow - interior & exterior.
- Centrally located and well distributed toilet amenities.

Safety



- KEY
- ➔ Controlled Entry Points
 - ▤ Activated Frontages
 - ◊◊◊◊ Landscaped Frontages

- Controlled entry/exit locations.
- Increased street activation contributing to greater passive surveillance.
- Permeable public interfaces. ie. alfresco, verandah seating.
- Isolated and discrete waste management & service vehicle flow away from patron areas.
- Reduced street crossovers.

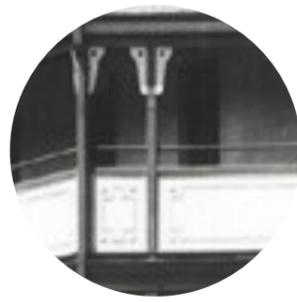
Principle 9: Community



Principle 10: Aesthetics Facade Interpretation & Materiality



01 Facade lighting to highlight architectural features



02 Re-instate timber post details



03 Re-instate signage in the style of the original c.1929/ 'Framed frieze' detail



04 Re-use existing balustrade



05 Re-instate original facade materiality



06 Activate street facade with hanging planters and planting



07 Articulate openings; doors & window frames & re-instate plaster mouldings

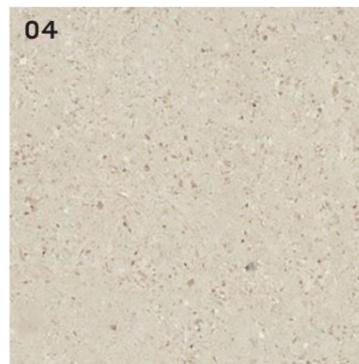
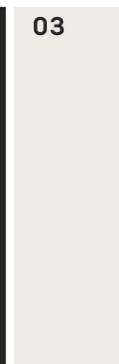


08 Feature tiled dado

Visual Architectural Timeline



Principle 10: Aesthetics Facade Interpretation & Materiality



- 01 Re-purpose existing balustrade & 'framed frieze' detail.
- 02 Tuckpoint original brickwork
- 03 Paint finish
- 04 Rendered/ Sandstone tiled finish at low level
- 05 Painted rendered walls at level 1
- 06 Timber deck to verandah

Note:

Non-Heritage Facades (East/ South facade)

Information is not available to illustrate the original building design for these facades. Given the current building condition and the significantly reduced prominence of the East and South facade, the following works are proposed: New paint finish, general maintenance works, removal of redundant services and signage.

Principle 10: Aesthetics

Facade Interpretation & Materiality



Existing balustrade to be retained, new clear panel applied at the back for compliance.



Re-instate original 'framed-frieze' detail.

New timber balustrade with vertical posts

Painted rendered screen at low level

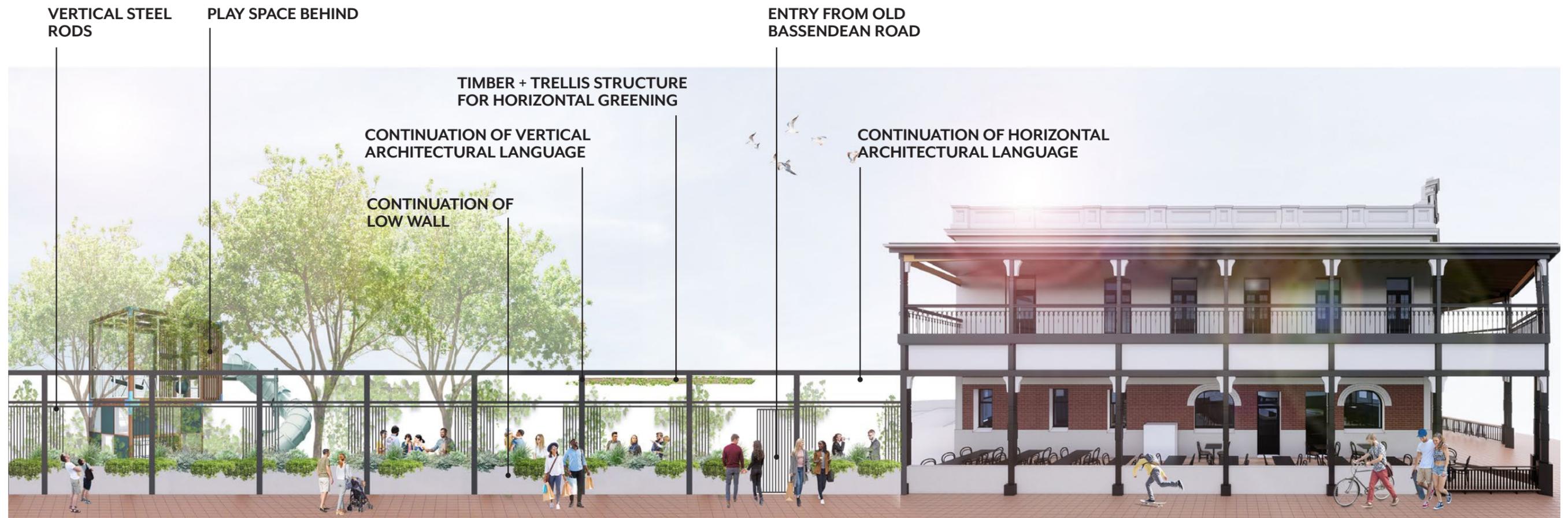
OLD PERTH ROAD

- 01 Tuckpoint original brickwork (Ground Floor)
- 02 Tiled dado to facade at low level (Ground Floor)
- 03 Rendered/ Mould details to openings
- 04 New paint to rendered walls (Level 1)

Principle 10: Aesthetics

Heritage Palette - Streetscape

INTEGRATED LANDSCAPE



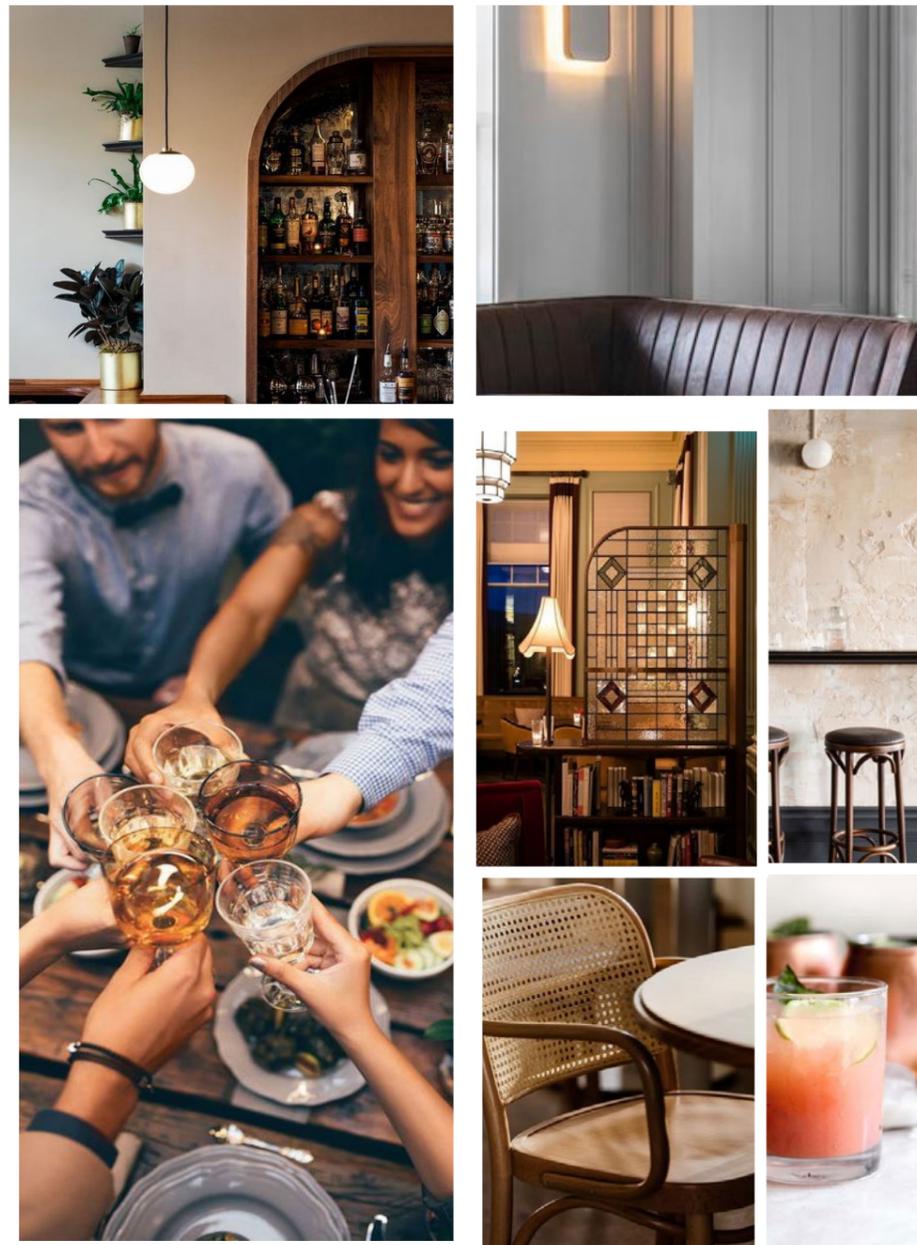
OLD PERTH ROAD

Principle 10: Aesthetics Interior Palette

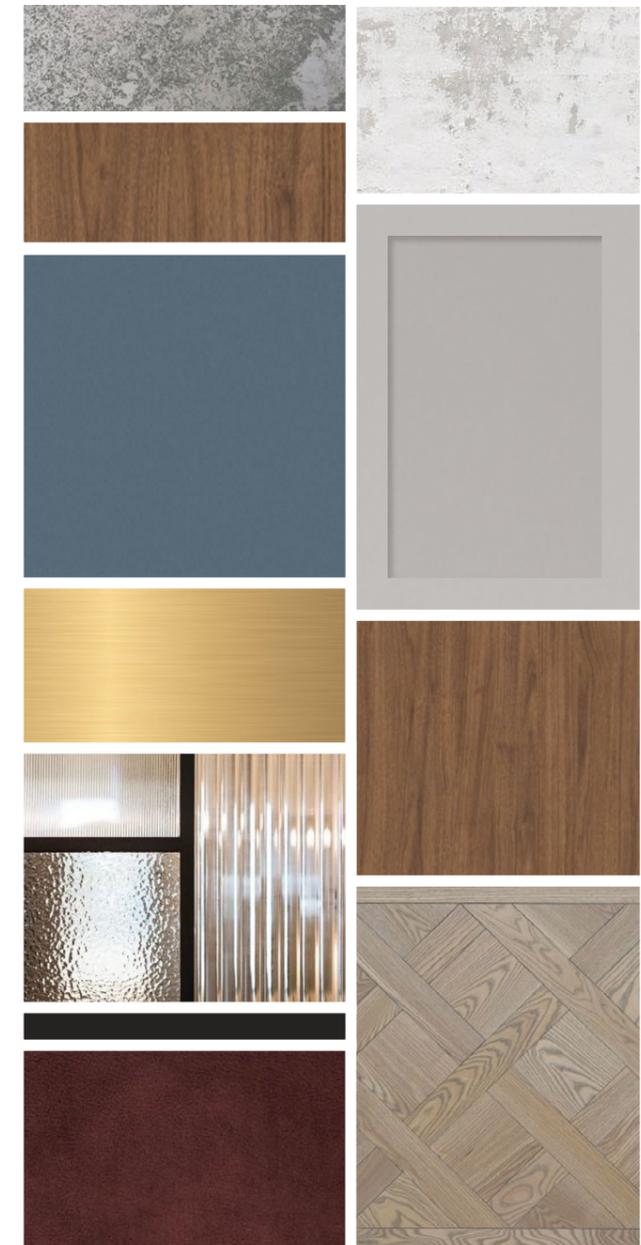
INTERNAL ENVIRONMENT



INSPIRATION



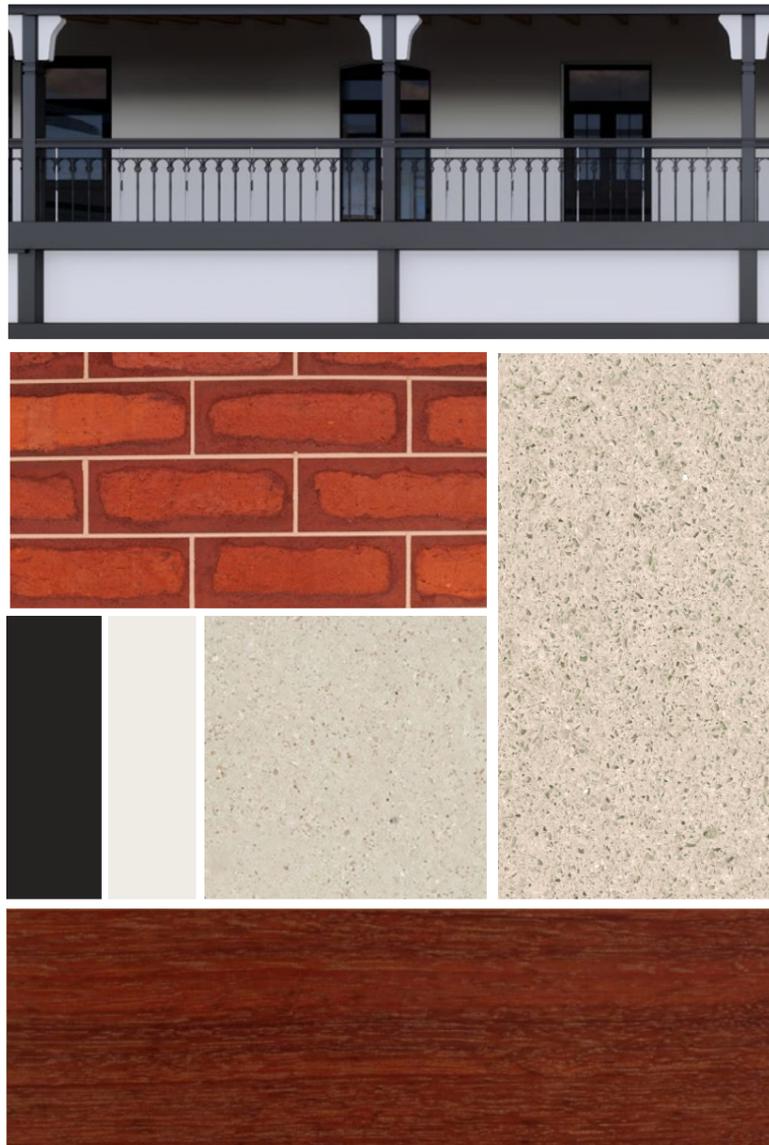
MATERIALITY & CRAFT



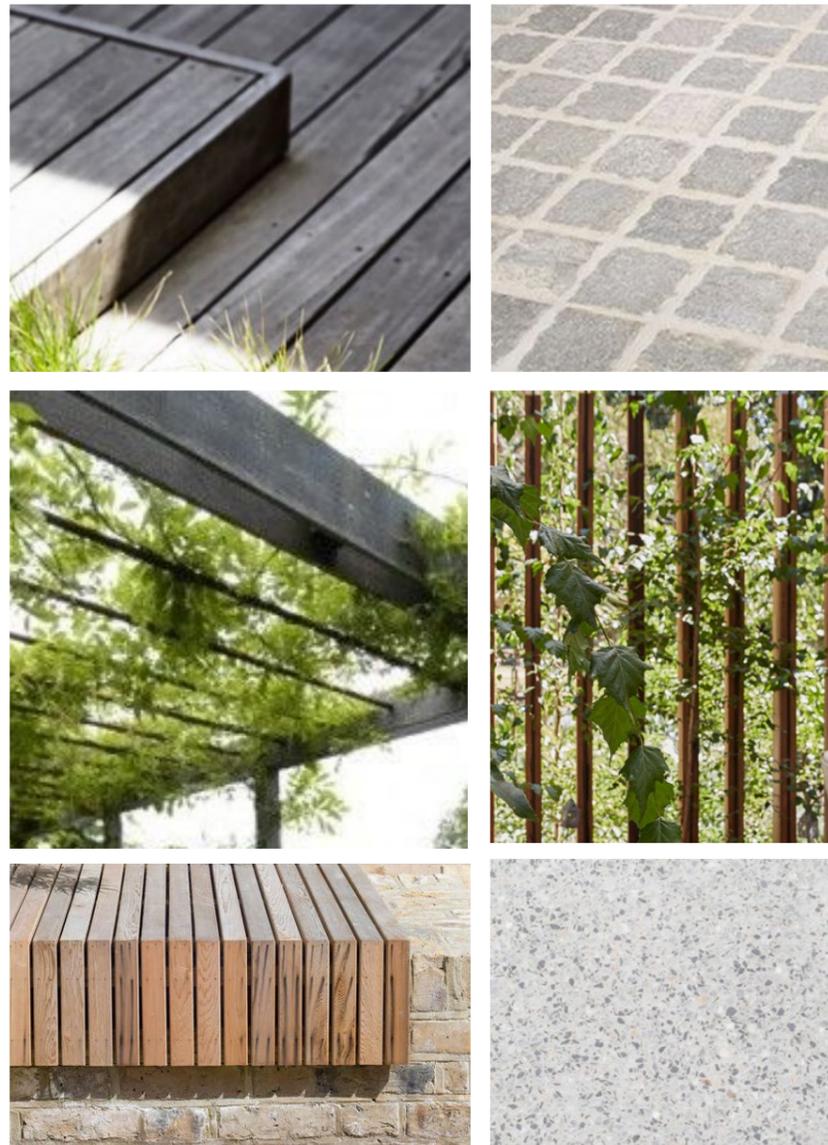
Principle 10: Aesthetics

Coherent & Complementary Palette

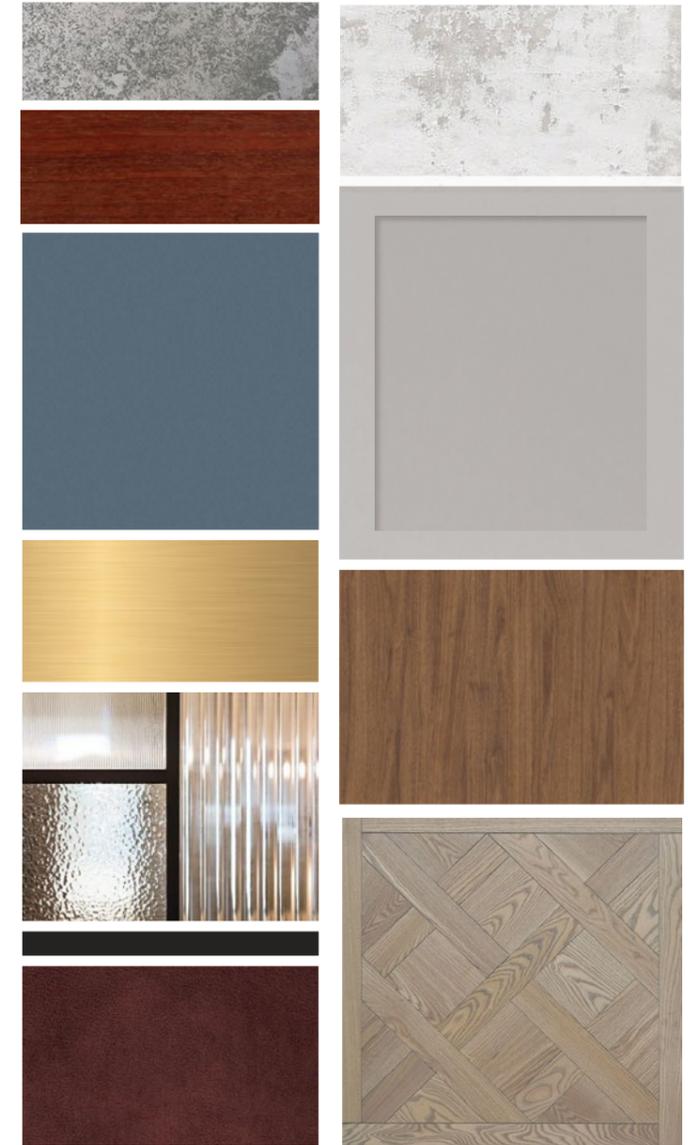
FACADE



ALFRESCO



INTERIOR



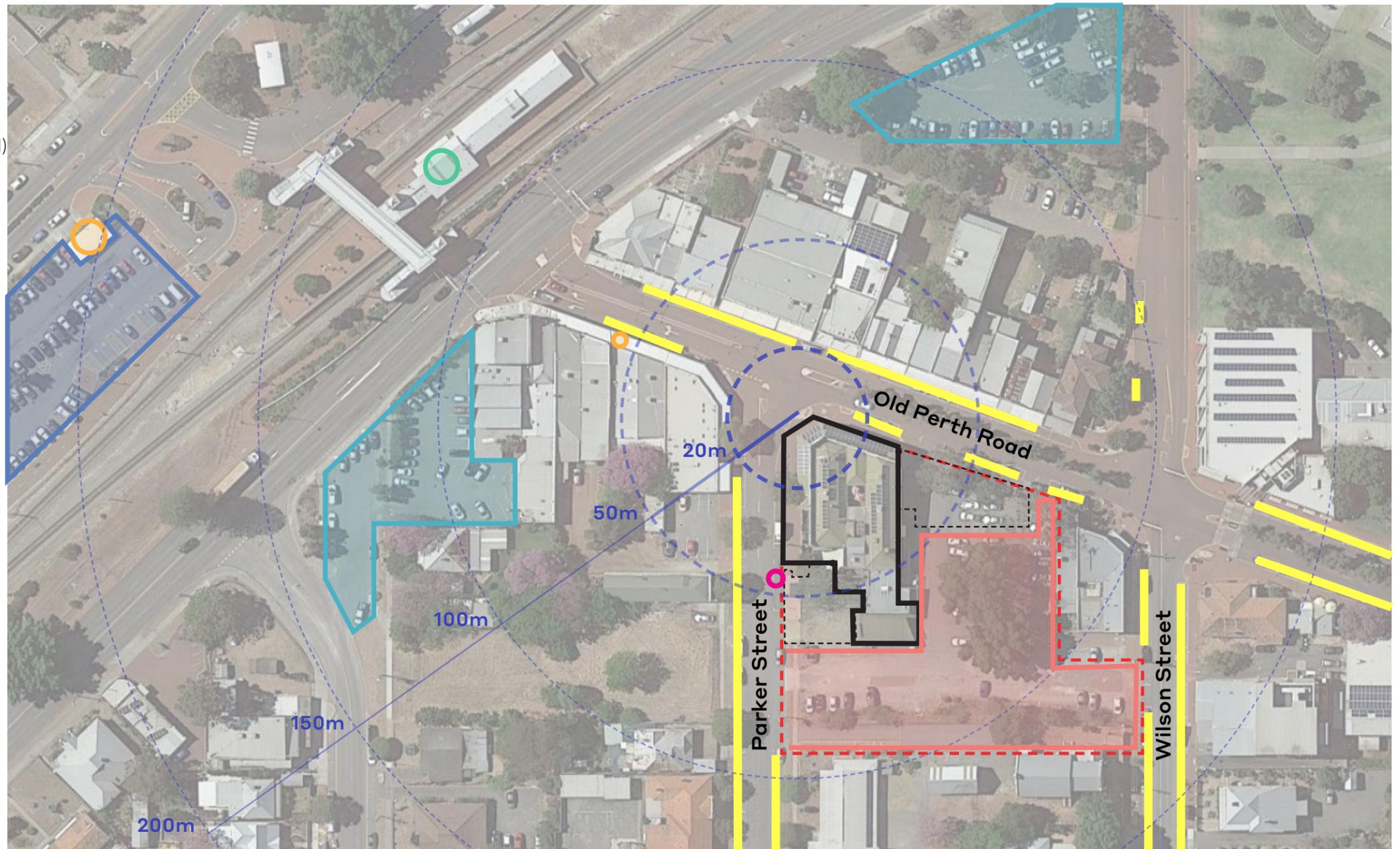
Bassendean Town Centre Strategy and Guidelines

Local Planning Policy No. 8

Parking Specifications

AMENITY

- On-site Carparking**
No. carparking bays (proposed)
Standard = 82
Disabled = 1
Motorcycle = 5
- Off-site Carparking**
 - Street Parking
 - Bassendean Train Station Parking (472 bays)
 - Public Off-street Carparking
- Public Transport**
 - Train Station
 - Bus Stop
 - Bicycle Parking



Local Planning Policy No. 8 Parking Specifications

EXISTING



PROPOSED



No. Proposed Bays Standard = 80

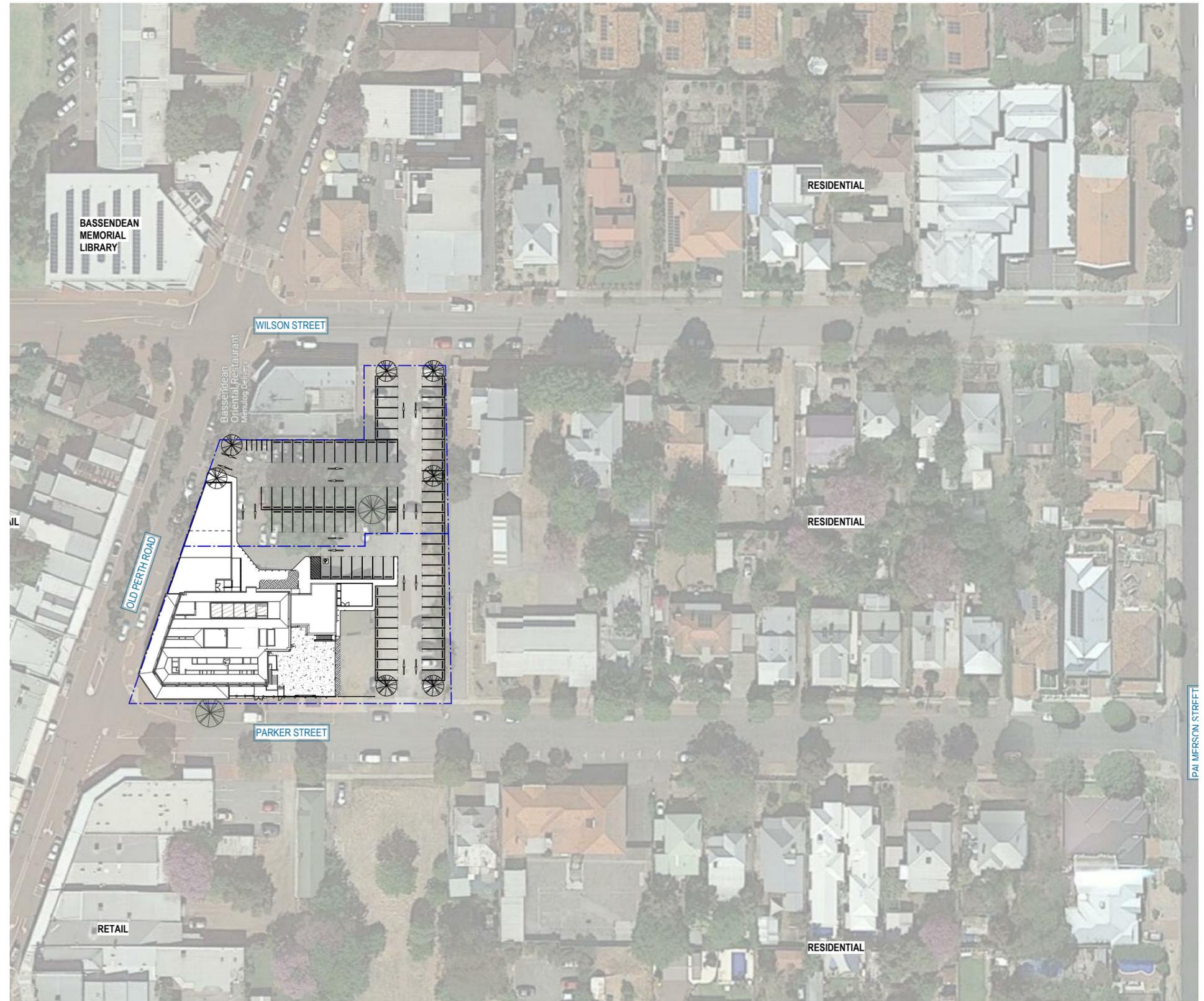
Disabled = 1

Motorcycle = 5

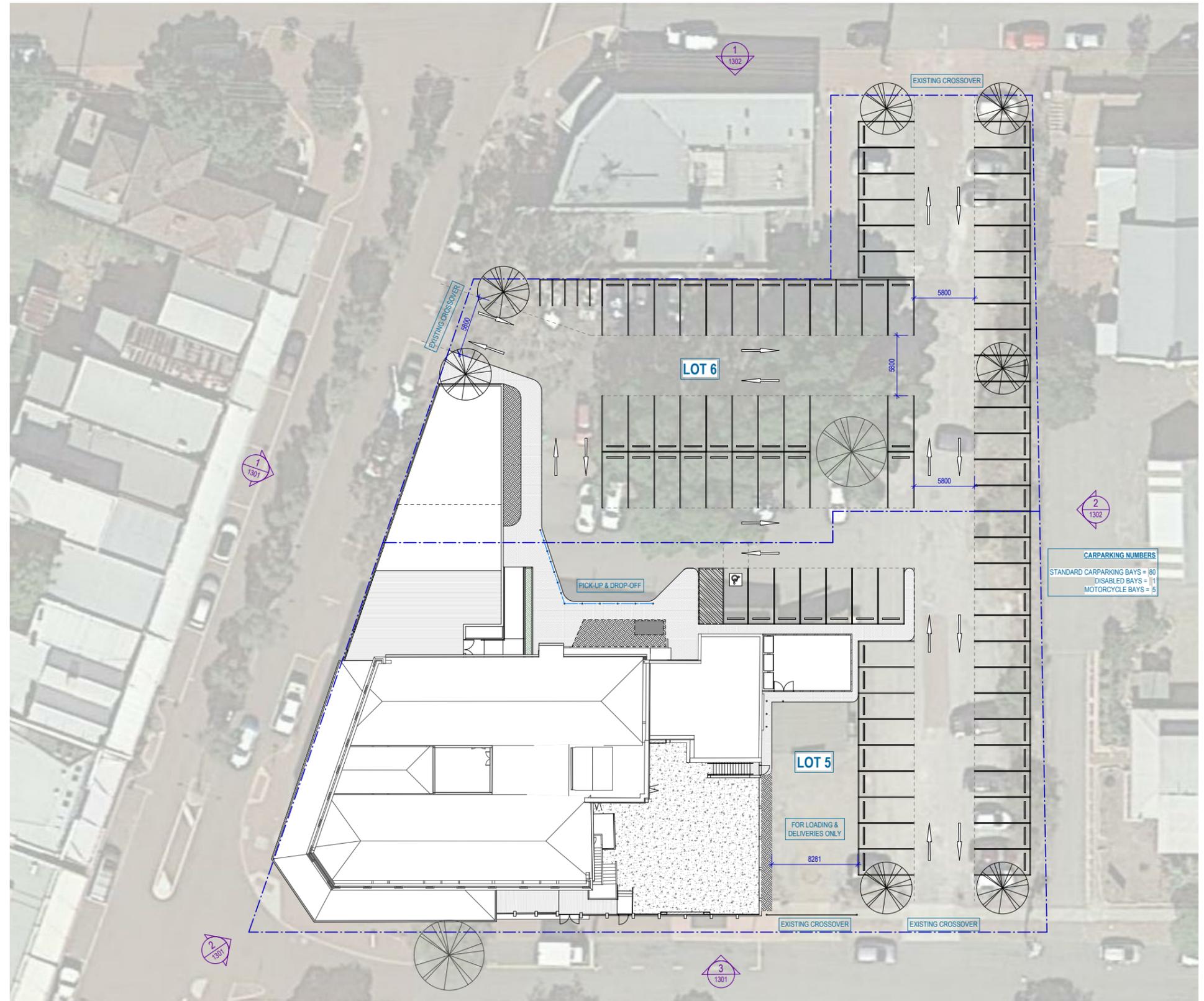
Dedicated drop off/ pick up zone

APPENDIX

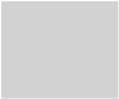
Appendix Location Plan

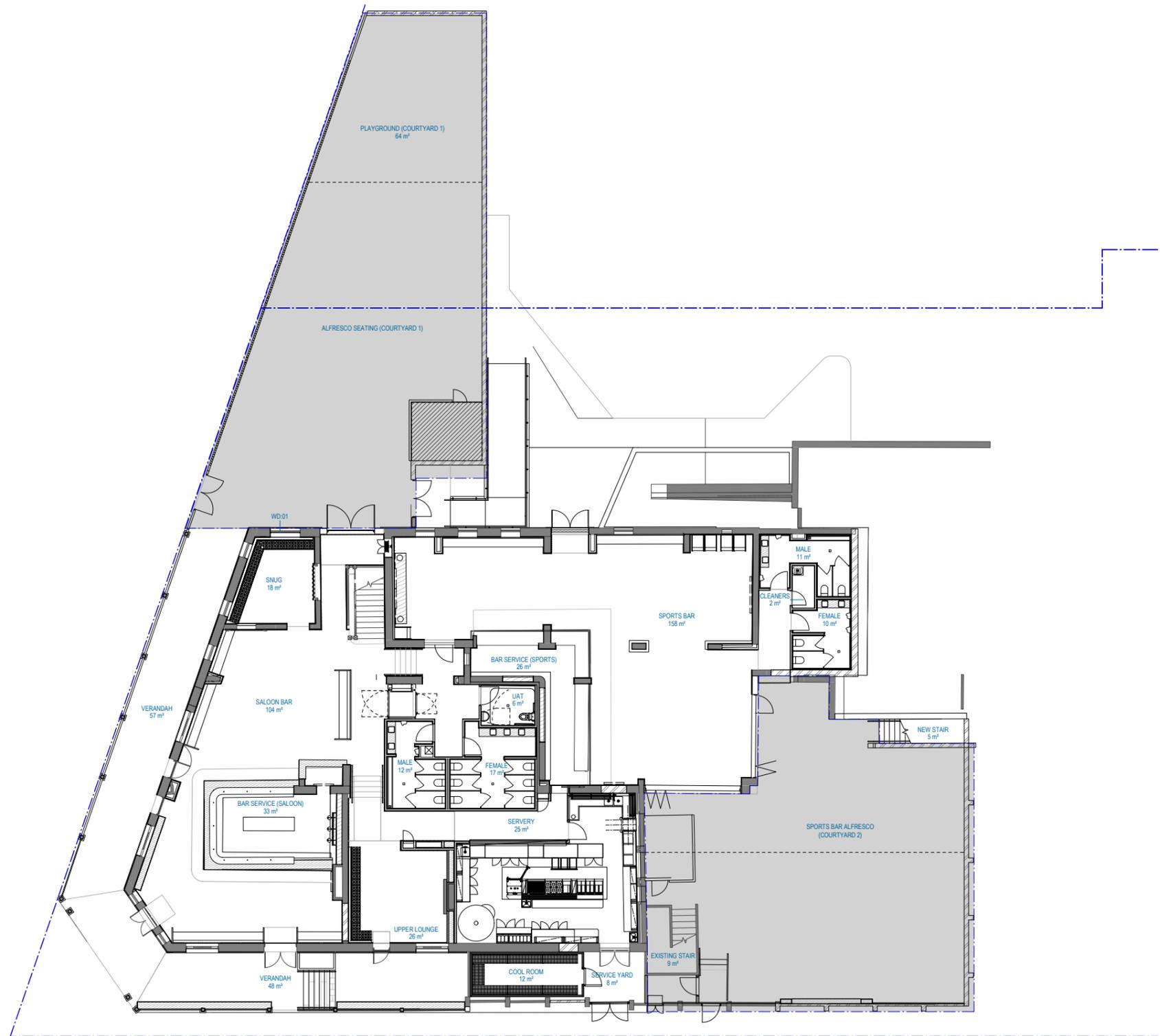


Appendix Site Plan

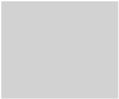


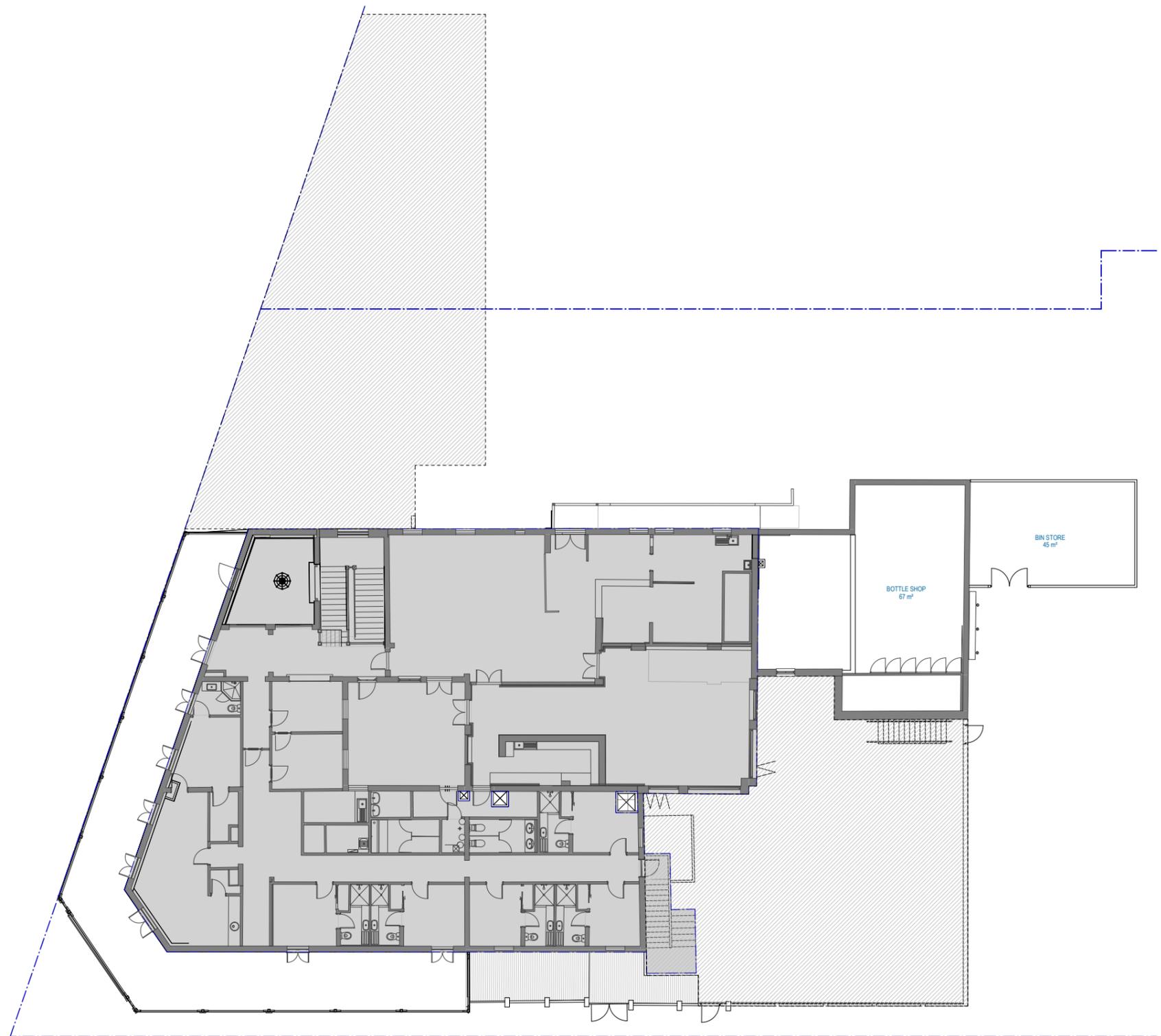
Appendix Ground Floor

 Excluded from scope, no works proposed



Appendix Level 1

 Excluded from scope, no works proposed



Appendix Site Elevations

North Elevation



North-West Elevation

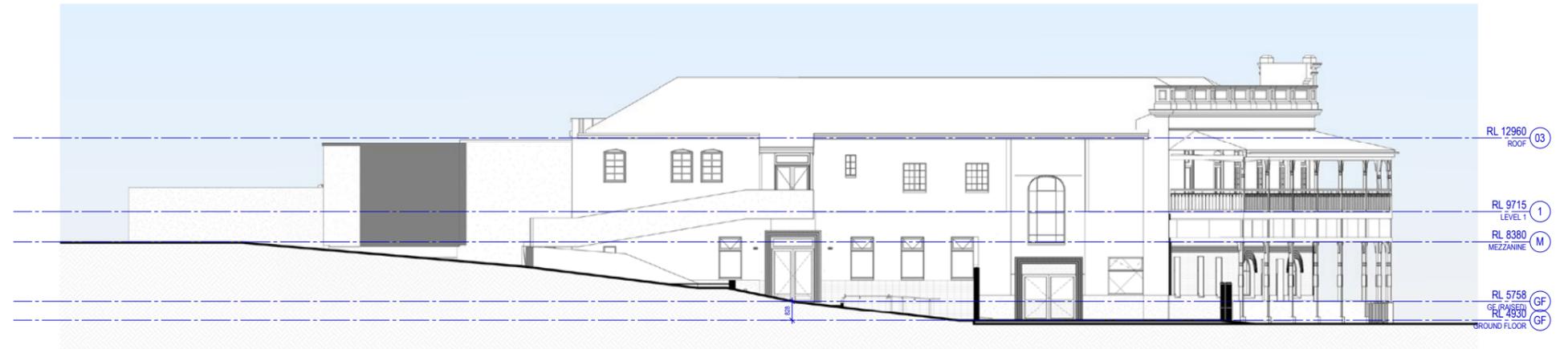


West Elevation



Appendix Site Elevations

East Elevation

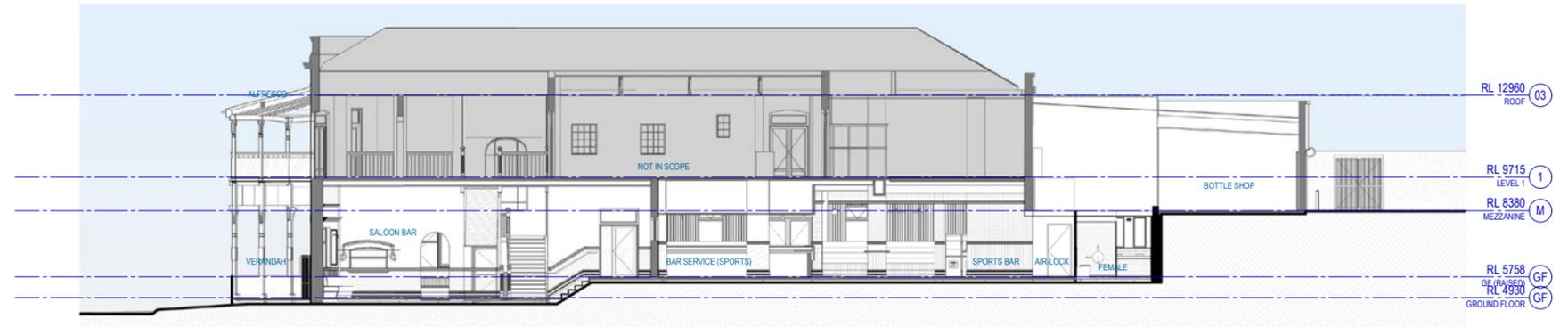


South Elevation

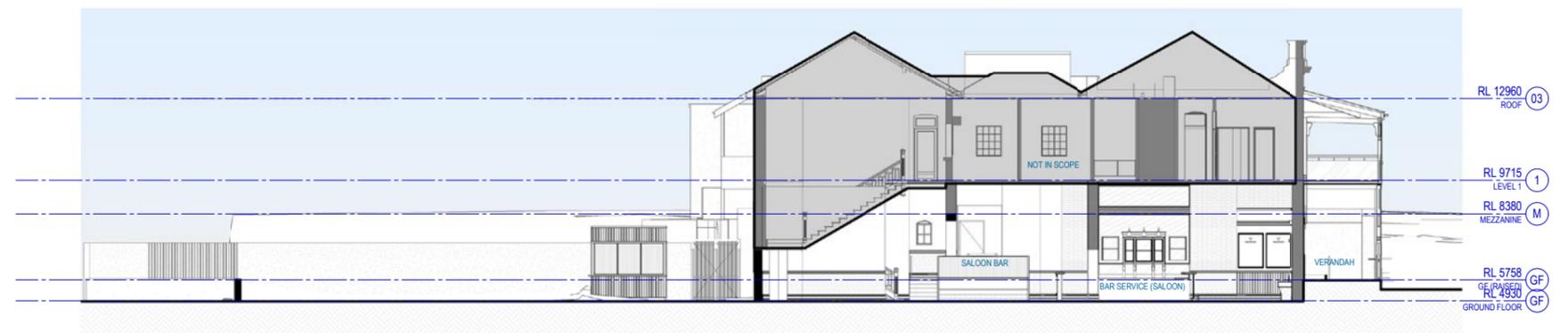


Appendix Site Sections

North/South Section



East West Section



Australia & New Zealand

Adelaide

Level 14, 11 Waymouth Street
Adelaide SA 5000, Australia
GPO Box 338
Adelaide SA 5001, Australia
T +61 8 8113 5900

Brisbane

Level 3, 262 Adelaide Street
Brisbane Qld 4000, Australia
GPO Box 7842
Brisbane Qld 4001, Australia
T +61 7 3308 2900

Christchurch

Level 2, 299 Durham Street
Christchurch, New Zealand 8013
PO Box 972
Christchurch, New Zealand 8140
T +64 3 963 4340

Melbourne

Mezzanine,
498 Little Collins Street
Melbourne, Vic 3000, Australia
PO Box 16206
Collins Street West,
Vic 8007, Australia
T +61 3 8646 6600

Perth

The Palace,
108 St Georges Terrace
Perth WA 6000, Australia
PO Box Z5365
Perth WA 6831, Australia
T +61 8 9322 0500

Sydney

Level 2, 60 Carrington Street
Sydney NSW 2000, Australia
PO Box N19, Grosvenor Place
Sydney NSW 1220, Australia
T +61 2 9249 2500

China

Beijing

Level 5, Building 15
Taikoo Li Sanlitun North,
No.11 Sanlitun Road
Chaoyang Beijing, China 100027
T +86 10 6419 8555

Hong Kong

Level 22, The Centrium
60 Wyndham Street
Central Hong Kong
T +852 2526 6308

Shanghai

Plaza 336, 9F
336 Middle Xizang Road
Huangpu District
Shanghai, China 200001
T +86 21 6023 1968

Middle East

Abu Dhabi

Suite 1413 MBC, Makeen Tower,
Corner 9th & 10th Street
Abu Dhabi,
United Arab Emirates
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Abu Dhabi,
United Arab Emirates
T +9712 657 3450

Dubai

Level 3, Suite 313, Emarat Atrium
Sheikh Zayed Road
Dubai, United Arab Emirates
PO Box 58041
Dubai, United Arab Emirates
T +971 4 404 1600

North America

Los Angeles

Bradbury Building,
304 South Broadway,
Floor 2,
Los Angeles, CA 90013 USA
T +213 766 0445

New York

30 Broad Street, 7th Floor,
New York NY 10004, USA
T +1 646 756 3300

San Francisco

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San Francisco CA 94108, USA
T +1 415 277 3000

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T +65 6800 0900

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United Kingdom
T +44 20 7637 6880

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Woods Bagot Pty Ltd ABN 41 007 762 174

WA Registered Architectural Corporation 1933

Schedule of Submissions

Joint Development Assessment Panel Application – Renovation and additions to the Bassendean Hotel and adjacent carpark

Object

1	Affected Property: Not Listed
Summary of Submission	
Objection to the proposal	
1.1	I am opposing the removal of the 8 trees near the Bassendean hotel renovation/redevelopment.

2	Affected Property: 12 Mary Crescent Eden Hill WA 6054
Summary of Submission	
Objection to the proposal	
2.1	I am writing to object to the Development Application put forward for the Bassendean Tavern. Whilst I support redevelopment, I do not wish to see Tree #1, #2, #3, #4 and #5 destroyed.
2.2	Trees #1-#4 <ul style="list-style-type: none"> - Government studies indicate Perth could see temperate increases of up to 5.1 degrees in a high emission scenario by 2100. (1) - Inland suburbs such as Bassendean are likely to be harder hit, due to their distance from the ocean - These trees are significant in size, and provide much needed shade to the community in summer as they straddle the footpath along the main town road.
2.3	Tree #5 <ul style="list-style-type: none"> - Aerial Photos from Landgate indicate the Fig Tree was planted in ~1965 - Trees of this size and age should be maintained for their connection to the past, in addition to providing much needed shade.
2.4	I urge the town to conduct their own arborists report, and ask the developers to prepare a design that incorporates Trees #1-5 into their plan.

Support

3	Affected Property: 58 (Lot 1) Parker Street Bassendean WA 6054
Summary of Submission	
Support to the proposal	
3.1	I live at 58 Parker St Basso, the same street as the pub. I really love the proposed design and I'm keen for the pub to get this makeover so that it can be a facility actually used by

locals. It's been long overdue and the current condition as well as the food have kept me away for a while now. I would love to have a local pub I can visit more frequently and especially like the outdoor areas. Hopefully our pub will rival those others in the area.

4	Affected Property: 5 (Lot 5) Earlsferry Court Bassendean WA 6054
Summary of Submission	
4.1	To whom it may concern, I have been a resident and home owner in Bassendean for past six years. I grew up in Bassendean as a child and returned to bring up my own kids in a town that I am familiar with and enjoy.
4.2	Bassendean has many great attributes that make the suburb feel like home and the latest proposal to redevelop the Bassendean hotel is a wonderful step in the right direction. The proposal looks very appealing and will be an attraction for the town. It is sympathetic to the town's heritage and will add significant value to Old Perth road street front.
4.3	I would like to see the application approved and the hotel redeveloped according to the draft submitted.

5	Affected Property: Not Listed
Summary of Submission	
Support to the proposal	
5.1	Hi there, You have a member of council who appears to be actively encouraging people to write in and complain about the trees bring removed on the Bassendean Hotels development application. As such you are likely to receive many negative complaints about the proposal as trees bring removed on the Bassendean Hotels development application. As such you are likely to receive many negative complaints about the proposal as opposed to positive ones. I feel that as a Councillor for the Town of Bassendean they should be impartial to such things. I am writing I to let you know I support the application and business owners investment on Old Perth Road.

6	Affected Property: 23 (Lot 84) Parker Street Bassendean
Summary of Submission	
Support to the proposal	
6.1	I am a resident of Parker St and received your notice of public advertisement of planning proposal for the Bassendean Hotel (your reference OPA 9172212). I would like to let you know that I support the application.
6.2	Please pass on to the council my appreciation for the open nature of the documents accessible for consideration. On review of these, I feel it is unfortunate that so many of the existing trees are to be removed however my understanding is that this has been taken on best professional advice and an extensive planting plan is in place.
6.3	As a resident in very close proximity to the Bassendean Hotel I am excited to see a large investment to be made in our local community, and whilst the offerings of the hotel are not

likely to meet the needs of my family, I am excited to see the improvements and hope that it will help other local shops and services to remain viable.

7	Affected Property: 37 (Lot 244) Kathleen Street Bassendean
Summary of Submission	
Support to the proposal	
7.1	I am completely for this application. The Bassendean Hotel has so much potential and this new application would make it a far more family friendly place. I am sure that it would attract people to the Bassendean Town Centre which will bring much needed life to the strip. Very excited for this to happen. It would be amazing to have a great local to walk down to and walk home safely.

Conditional Support

8	Affected Property: Not listed
Summary of Submission	
Conditional support to the proposal	
8.1	Love the pub redevelopment idea, particularly extending the beer garden and kids playground Along old Perth road.
8.2	I did notice however the 3 mature eucalyptus trees and one of the big fig trees will be removed. I don't want to see these trees removed, given the location of the trees do not fall within structural plans ie no buildings there, please can the plan for the beer garden and car park be revised to keep these trees. This would also align to the ToB stated desire to keep trees.

9	Affected Property: 36 (Lot 50) Anzac Terrace Bassendean WA 6054
Summary of Submission	
Conditional support to the proposal	
9.1	I wish to object to the removal of mature trees as part of this development.
9.2	These trees, that have provided, still provide, and should continue to provide, more health and environmental benefits than any single human being.
9.3	They provide protection for humans against our warming climate, help to manage our need for oxygen and absorb carbon dioxide. Additionally they provide habitat and a food source for birds, reptiles and insects - these are essential for the health of the environment.
9.4	I support the development of the hotel - which can occur by using the mature trees as assets rather than impediments - and encourage Council to protect the trees and ask for a design that incorporates the trees. A little more creativity on the part of the designers would be welcome

10	Affected Property: 129 (Lot 1) Kenny Street Bassendean WA 6054
Summary of Submission	
Conditional support to the proposal	
10.1	Good morning, I would like to voice my opinion regarding the upgrade of the Bassendean Hotel and grounds.
10.2	I love the new plan, especially regarding the carpark (which is in desperate need of an upgrade) and courtyard, however I think the trees should remain, or at least as many as possible.
10.3	These trees provide not just shade for the area, but also aesthetic and ecological benefit, not to mention the birdlife etc that rely on these trees.
10.4	Looking forward to this upgrade of one of our Suburbs icons.

11	Affected Property: 5 (Lot 13) Broun Way Bassendean WA 6054
Summary of Submission	
Conditional support to the proposal	
11.1	Hi, I am particularly interested in trees and urban canopy so my comments are focussed on the trees component:
11.2	I think that is great that the largest ficus is being retained.
11.3	I am prepared to see the Eucalyptus trees along the Old Perth Rd frontage removed as I don't think that they are a WA species (certainly not endemic to this area) and they do not provide effective shade anyway.
11.4	We should not be accepting any loss of canopy. I know that the Town of Bassendean is addressing our urban canopy. I think that new trees should be planted to at least make up for the loss of canopy of all trees removed. At the moment there is a net deficit so more trees are needed.
11.5	I think that more trees should be installed within the car park area. Without this it will just be a large heat soak and will detract from the new outdoor area. New trees could be planted in a medium strip in the middle of the parking bays north of the retained ficus and in the long strip at the far south of the site. These should be shade trees. Possibly more Agonic flexuosa (although these will require regular trimming as they naturally droop), Queensland box (these might be the best for planting within a bitumenised car park) or Jacaranda's (there are many others in this area).
11.6	In general I am supportive of this re-development provided the above points are satisfactorily addressed.

12	Affected Property: 4 (Lot 10) Wilson Street Bassendean
Summary of Submission	
Conditional support to the proposal	
12.1	As residents in the Town of Bassendean, living at The Old Rectory, 4 Wilson Street, we are very pleased to read of the plans to develop the lovely old Bassendean Hotel.

12.2	When we first arrived in Bassendean in 2016 we were disappointed to find that the pub, about to be our local, was quite shabby. It has since revived and the food, ambience, service etc is pretty good. To sit out on the balcony and enjoy a meal, as we do at least once a month, is one of life's little pleasures. It is a unique setting and well worth preserving.
12.3	Just a few comments: * "Clear panelling", will, I presume, be plastic or a perspex plastic product. This community was the first to introduce the ban on single use plastic bags. This community doesn't like plastic products used when another material would be more in keeping, more Bassendean. (though plastic is useful in other situations) Surely there is a material more suited to a 100? year old hotel's beautiful balcony setting than 20C perspex?
12.4	* "Removal of 8 trees." I was very sorry to read this. The huge white barked Eucalyptus are iconic. Do they really ALL have to go? They are used such a lot by the Australian Hobby Falcon - who helps keep the mouse population at bay, the many Black-faced Cuckoo-shrikes, that feast on the hairy black caterpillars that plague the many Cape Lilacs in the area, and the Ravens who clean up after bin spillages and debris and food on the footpath - part of the pub street scene. You could easily upset the ecological balance by removing habitat for these key avian predators. Please reconsider leaving at least two of these beautiful trees. Once again, Bassendean residents love and will defend these trees. Thank you for the opportunity to comment. We look forward to a revitalised and restored Bassendean Hotel.

13	Affected Property: 6 (Lot 2) Barton Parade Bassendean WA 6054
Summary of Submission	
Conditional support to the proposal	
13.1	Thank you for the opportunity to comment on the proposed development of the Bassendean Hotel site. Firstly, we think it is positive that the proponent intends to retain the Hotel for use as a venue. The building has Historic and Social value and it is good to see it continuing to be used for its original purpose. The building would obviously benefit from some upgrades, particularly to the toilet facilities. We are pleased to see there is intent to retain one of the mature Ficus trees but it would be even better to retain both of them as an outdoor space feature.
13.2	To enable this in a redesign it would be fair to reduce the number of parking bays required for the following reasons: <ul style="list-style-type: none"> - Discourage drink driving - Encourage alternative transport options such as Walking, Cycling and Ride Sharing (Uber, Didi, Ola etc). Provide secure bicycle parking and a dedicated Pick Up / Set Down bay for ride share and taxis. - Nearby Public Transport - Note that the 55 Bus Route now has a terminus stop adjacent to the Hotel and this bus services much of Bassendean, Ashfield, Bayswater and Maylands. The Bassendean Train Station is also within easy walking distance. With Metronet improvements this will connect to an even broader range of suburbs. There is also a Bus terminus on the northern side of the Train Station which services the north of Bassendean and many of Perth's Eastern suburbs, even Ellenbrook. The Perth Stadium bus service also has a stop within walkable catchment of the Bassendean Hotel venue.
13.3	The mature trees provide many benefits and would enhance the experience of visitors to the venue

	<ul style="list-style-type: none"> - Amenity - shade, comfort / cooling, moderate wind, acoustic buffer / sound attenuation from events & performances - Aesthetics - opportunity for fairy lighting or atmospheric uplighting - Neighbours - trees provide a visual and acoustic screen. With previously approved plans for an apartment development on the church site adjacent to the hotel, existing mature trees would be of benefit to all parties should apartments be built next door.
13.4	We are supportive of the development generally but would like to see retention of both mature Ficus trees and some efforts towards encouraging diverse transport options.

Comments

14	Affected Property: 127a (Lot 62) Whitfield Street Bassendean
Summary of Submission	
Comment to the proposal	
14.1	Thank you for the opportunity to comment: Please specify the final landscape plan and maintenance recommendations for new plantings as conditions of the final approval in sufficient detail so that compliance can be held to account? In particular: <ul style="list-style-type: none"> - the retention and care of the specific tree/s to be retained - specification of any replacement trees so that any new plantings do not meet the same fate as those they have replaced - the care and maintenance of the additional trees in the landscape plan.
14.2	Removal of eight existing trees and retention of one tree; Appreciation for the protection of mature trees is growing within and beyond Bassendean. In my view this redevelopment, while it will be good for the Town, does not seem to offer adequate justification for the value of the proposed design above the removal of the trees which in this instance seem to have been largely condemned by poor care in the past. It is alarming that the ArborSafe Report has been written in the past tense! They should stop doing that.
14.3	Specific comments <ol style="list-style-type: none"> 1. Courtyard 2 <ul style="list-style-type: none"> - The bold proposal to excavate Courtyard 2 removes two functional shade trees (Jacarandas 7 & 8), citing poor care in the past and reduced life expectancy. While unfortunate I see this as a reasonable design improvement but would like to suggest a change to the planting plan: - The proposed <i>Caesalpinia ferrara</i> 'Leopard Tree' seems oddly placed close to the wall on the eastside. Can any large tree planned for this courtyard be planted centrally or to south west quarter where it will receive more sun and also in time, with a predicted 5m wide x 8m high canopy, provide some shade over the wall as shown in the Design Report (p.15)?
14.3	<ol style="list-style-type: none"> 2. Courtyard 1 The existing trees on this boundary are well located to shade the courtyard yet they have been dismissed as subordinate to the redevelopment design.
14.4	Trees 1, 2 & 4 Lemon-scented Gums Once were common in Bassendean gardens but have largely disappeared as they became too large for shrinking back yards as extensions, alfresco areas, pools and subdivisions have extended into the garden spaces – but where they occur in public places – especially along the northern boundary of a beer garden - seems like an opportunity to let them mature.

14.5	Tree 3 WA Red Flowering Gum Seems unhappy and I see no strong case to retain it as long as it is replaced.
14.6	Car park <ul style="list-style-type: none"> - Tree 5 Hill's Weeping Fig This tree has had a rough life but still contributes to heat reduction in the car park and also the vista from Old Perth Road. I disagree that the tree is less valuable than the car parking bays that would replace it and think it reasonable to ask the proponent to retain and nurture it. - Tree 6 Hill's Weeping Fig It is good to see that this tree is proposed for retention and care. Can this be included in the conditions of approval to ensure it is treated with due respect.

15	Affected Property: 15 (Lot 88) Parker Street Bassendean WA 6054
Summary of Submission	
Comment to the proposal	
15.1	I would like to bring the following points to your notice:- 1) There is obviously a conflict between the Bus Stop and the area for deliveries and rubbish removal. I must assume this has been taken into account. In this context, as rubbish removal vehicles will have to reverse in, will there be a curfew because the reversing warning sounds are very intrusive on a quiet residential street?
15.2	2) Car park exit into Parker Street a) Parker Street is residential as far up as the empty block on the other side of the road b) There will be a conflict between busses and exit from the car park c) Car headlights from exiting cars in the middle of the night will severely impact any future development on the empty block on the other side of the road.
15.3	3) More than one car bay should be provided for the disabled.
15.4	4) Even in its present dilapidated state, the car park is used as a rat run by drivers too lazy to drive an extra 50 metres. An improved surface will exacerbate this. Speed bumps are not much of an impediment to over exuberant drivers. Maybe the layout could be amended to avoid the straight through from Parker to Wilson St.
15.5	We are very happy to see the refurbishment of the Hotel and think it will be a good amenity for Bassendean. We hope that the revolting green roof will be painted to better fit with the upgraded front facade. There will disagreement about the trees, and I think that stress must be laid on the damage being done to building foundations by some of the current trees.

16	Affected Property: 114 Eight Avenue MAYLANDS WA 6051
Summary of Submission	
Comment to the proposal	
16.1	Hi. I don't know a great deal about trees but I know we need more so I think the more the merrier. I would encourage the developer to retain as many of the trees as possible.

	They will add to the aesthetic and help keep the area cool. There is nothing less inviting than bricks and steel constructions part of the charm of the Basso is that local pub feel
16.2	I would ask that they keep as much of the original as possible and am glad to read they intend to restore that beautiful building.
16.3	I like that a kid's play area is included as well.

17	Affected Property: 15 (Lot 692) North Road Bassendean
Summary of Submission	
Comment to the proposal	
17.1	Thank you for the opportunity to offer feedback on the proposed major renovation of the Bassendean Hotel.
17.2	I feel the building and grounds have become run down so offer qualified support for the proposed concept of retaining it as a hotel and improving the condition of the building and the surrounding land. My support is conditional on all the established trees being maintained – the large eucalypts, the fig trees, the box tree and the jacarandas. I also feel the grevilleas on the boundary with St Marks could be retained if pruned and nurtured.
17.3	In several recent community surveys the preservation of trees and open green space has consistently been considered to be high value to residents, i.e. it is why many people moved to the Town and continue to live in the Town. As the carpark is large it is suggested the proposal is reworked to consider the established trees as a feature rather than an impediment (to straight line planning). It is also likely that patronage will be the greatest outside of working hours allowing the use of the Wilson St carpark. The proximity of the train/bus station also questions the need to remove trees to gain a few extra parking places – especially when the responsible consumption of alcohol is not consistent with drinking & driving.
17.4	Any claim the established trees pose an unacceptable risk to people and property is considered to be an argument of convenience. Many popular spots around Perth that encourage visitors have large established trees, viz. Kings Park, South Fremantle Beach and UWA's Sommerville Theatre while trees are central to the outdoor areas of many public houses / hotels, e.g. Mundaring Hotel, the Queens Hotel, the Rose & Crown, the Left Bank, the Norfolk Hotel and the Ravenswood Hotel, amongst many others.
17.5	It is also argued that the retention of the trees is immaterial from a financial perspective, i.e. they do not encroach on the footprint of the main building.
17.6	In summary, it is argued it is important to maintain the ambience of the area of which the tree canopy is a central component. If the proponents remain committed to removing the trees then it is suggested they are required to provide a justification that is open for public scrutiny and comment prior to any decision being made.

18	Affected Property: 81 (Lot 55) Parker Street Bassendean WA 6054
Summary of Submission	
Comment to the proposal	
18.1	The Development Application has been submitted with some in depth and detail and appears to be a very cohesive plan however we would like to point out an anomaly with the Arborist

	<p>report by ArborSafe and to some extent the design report by Woods Bagot. Note the following extract from the Woods Bagot report:</p> <p>Extract from the design report by Woods Bagot:</p> <p><i>"The new venue will be underpinned by casual, yet high quality food and beverage offerings, honest service and an inclusive environment to welcome the community and appeal to a diverse group of patrons."</i></p> <p>This statement regarding an inclusive environment welcoming the community seems to overlook the value the community places on the significant trees that are on site.</p> <p>The renovations to the buildings have been looked at in detail and we are sure that they will be a huge improvement to the Hotel.</p>
18.2	<p>The Arborists report on the other hand has some basic issues; it states that it is based upon BS 5837 (2012) this is a standard setting out how developments should deal with existing trees on sites to be redeveloped.</p> <p>Note this extract from the ArborSafe report and then the overview of BS 5837 that follows at 1.5 of this submission.</p>
18.3	<p>"1 Executive Summary</p> <p><i>1.1.1 The following Arboricultural Impact Assessment (Report) covers nine (9) trees located within the grounds of Bassendean Hotel. The subject site was identified by Ark Hospitality Group (the Client) as possessing trees that may be impacted upon by a proposed development.</i></p> <p><i>1.1.2 In part, the project scope was to nominate subject trees that can be retained, or require removal to facilitate the proposed development (in the context of plans supplied), as well as to identify and reduce potential conflicts between subject trees and site development. Accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction have been provided."</i></p> <p>Overview from BS 5837 (2012).</p> <p><i>There are several elements of BS 5837 that are vital when considering a development site that contains trees or has trees in close proximity.</i></p>
18.4	<p>Tree Constraints Plan</p> <p>The first and most vital stage in the design and layout of any site is the creation of a Tree Constraints Plan.</p> <p>The early availability of a Tree Constraints Plan to the development design team will benefit the developer by:</p> <ul style="list-style-type: none"> - Reducing redesign time as trees will be identified before the initial design is drawn up - Reducing the risk of applications not being registered by Development Control - Reducing the risk of tree issues being raised during the planning application process - Increasing the speed at which tree issues can be dealt with during the application process
18.5	<p>The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.</p>
18.6	<p>The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.</p>
18.7	<p>The tree survey should be carried out in accordance with BS 5837 (2012), and contain the following information about each tree on the site that has a stem diameter above 75mm measured at 1.5m above ground level, and those trees of smaller diameter that are of particular interest or potential value:</p> <ul style="list-style-type: none"> - A tree reference number (this should relate to the to the Tree Constraints Plan) - Tree species - Height - Stem diameter taken at 1.5m from ground level (Diameter at Breast Height)

- Branch spread (in four directions North, East, South and West)
- Height of crown clearance above ground
- Age class
- Physiological condition
- Structural condition
- Preliminary management requirements
- Estimated safe useful life expectancy
- Category grading (see BS 5837)

It is important to remember that the parts of a tree that lie below the soil surface, its roots, are just as important as those above ground (trunk, branches, leaves).

Every effort should be made to ensure that the roots of retained trees are not damaged during the construction process.

Root problems can lead to a decline in a tree's health resulting in the need for a tree to be removed or even structural collapse.

Tree roots can be easily damaged by:

- Abrasion
- Crushing by vehicles/plant equipment and/or storage of building materials or soil
- Compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water)
- Severing and removal of roots by excavation
- Poisoning from spillage or storage of fuel, oil, chemicals etc.
- Changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation
- Installation of impermeable surfaces leading to a decline in tree health due to lack of water

It is vital therefore that the Tree Constraints Plan should also clearly show the Root Protection Area of each tree.

A tree's Root Protection Area can be equated to a circle, using the tree as the centre-point, with a radius that is twelve times the tree's Diameter at Breast Height for a single stemmed tree, or alternatively ten times its basal diameter measured above the root flare for a multi-stemmed tree.

18.8 Reading through the ArborSafe report it is evident that they are addressing the trees on a basis of the Woods Bagot design rather than making a subjective report on the Age class, Physiological condition Structural condition of the trees prior to the redesign drawing being put in place I.E. the cart before the horse.

18.9 Note that part of the intent of BS 5837 (2012) is to avoid problems arising during the building application by;

“The early availability of a Tree Constraints Plan to the development design team will benefit the developer by:

- Reducing redesign time as trees will be identified before the initial design is drawn up
- Reducing the risk of applications not being registered by Development Control
- Reducing the risk of tree issues being raised during the planning application process
- Increasing the speed at which tree issues can be dealt with during the application process

18.10 In the very short period of time that this application has been public it would appear that there is considerable concern with regards to the removal of the trees on site which is directly related to the fact that there was not a Tree Constraints Report in place prior to the design report by Woods Bagot.

18.11 Note; in ArborSafes report at 2.1.3 “The report was intended to provide information on site trees and how they may be impacted by the proposed development. Report findings are based upon guidance provided within AS 4970-2009 Protection of trees on development sites. This standard is for determining the protection of the tree once it is considered that it can be kept under the provisions of BS 5837 at the pre planning stage as per the Tree Constraints Report.

18.12	ArborSafe report at 3.1.4 states 'Nominate trees that can be retained or removed to facilitate the development' This statement is in contravention of the intent of BS 5837 in that the report is being constrained by the development rather than the development being sympathetic the trees that are existing on site.
18.13	ArborSafe report at 6.4.1 and 6.5.1 state that these three trees , tree #1#2 and tree #4 "are undesirable and have been proven to be invasive in banksia/tuart woodland to the south-west of WA". As these particular trees are not in those environs the comment seems to be out of context.
18.14	Arborsafe report at 6.8.1 and 6.9.1 relating to tree #5 and tree #6 seem to contradict each other as both trees are in the current car park in similar positions but one is designated to remain and one is designated for removal which begs the question whether the report is based on the condition of the trees or the constraints of the Woods Bagot design.
18.15	Arborsafe report at 6.10 regarding trees #7,8 and 9 also seem to be based more on their removal based on the Woods Bagot report rather than the actual value of the trees.
18.16	ArborSafe report at 7.2 states that " Eight trees would require removal based upon the supplied design report proposal" This statement shows that the ArborSafe report was totally based upon the constraints of the Woods Bagot design and not on the retention value of the 8 trees that have been listed for removal. This once again show a disregard for the intent of BS 5837 which requires the arborists report to consider the trees prior to the design being considered I.E. a Tree Constraints Report.

19	Affected Property: 55 (Lot 769) Broadway Bassendean WA 6054
Summary of Submission	
Comment to the proposal	
19.1	Can you imagine the Bassendean Hotel without its old collection of great trees that make this hotel a great place to have a drink with good company with friends and family, this photo shows what we will loose under this proposed plan, its a bit like a tree oasis on Old Perth rd that need to be valued and not destroyed , this much loved hotel needs its old trees that have really important significance to all the community that worth keeping.
19.2	Submission regarding the proposed plans for the Bassendean Hotel and carpark site, My comments are regarding the planned tree strategy for the Carpark and the small kids play ground that is connected to the court yard on then Parker Street side of the Bassendean Hotel,
19.3	Anyone who buys the Bassendean Hotel, must see its the total package the hotel building and its trees within the car park, thats how the community see this iconic hotel in the heart of Bassendean. To think the owners now want to take out these much treasured trees that the community value and think the pub will be more appealing with the young replacement trees that will take years to grow and provide the same amount of shade that currently there, needs to understand whats unique about the Bassendean Hotel and not try a sanitise the hotel with token trees that offer little shade.
19.4	Anyone who visits the Bassendean Hotel will tell you that your can park your car under shade, go into the hotel have a meal and a drink and come back to a cool car that hasn't been baked in our hot summer heat,
19.5	If you have ever experienced having a quite drink with friends in the court yard on the Parker Street side, you get the benefit of having some shade from the one tree on the fence line,
19.6	if your children are playing in the small adjacent play space, these children have the benefit of playing in the shade of two decent sized Jacaranda trees make it a pleasant place to play,

19.7	I think the proposed plan that has been submitted seems to ignore one the fact that the surrounds of the Hotel Car Park with its collection of trees should be seen as a great asset and be incorporated into the final proposed plan,
19.8	Looks like no consideration for the Ficus tree in the centre of the car park is destined for removal, the large Gum tree near the Chinese Restaurant wall, the 2 smaller in size gum trees all destined for removal at the entrances on Old Perth Road, all this trees all provide important shade, removing these trees in question will only create a very hot environment known as a hot Island effect, the removal of the smaller 3 three trees won't have the same impact if removed as they don't provide the same degree of shade as the three tall gum trees would that are located at the Old Perth road two entry points.
19.9	The Hotel owners expect to build out door open structure to provide an inviting cooler place for patrons to enjoy a beer and a meal, is really poor planning, looks like no study on the impact of loss of shade has been taken into account, the proposed design in my opinion is destroying a great asset that needs to capitalised and incorporated into the final design,
19.10	The fact that with the proposed plan that shows no intention to even replace the Ficus tree destined for removal with an appropriate tree that would in the long term provide good tree canopy and help reduce the hot island effect created by the removal of the ficus tree well established large tree just shows poor planning with this proposal.
19.11	What watering systems have the owners have in place for the proposed 15 new trees within the hotel grounds and car park ?????
19.12	The current small existing children play area and the court yard again in wanting to take out the two existing established Jacaranda trees that really are providing excellent shade in the right place for the afternoon sun, same could be said for one existing tree in the court yard , all these trees provide serous shade in the hot afternoon sun, the proposed plan wants remove these trees.
19.13	When you look at the plans where new trees are to be planted basically there are no really benefits in providing decent shade the hotel in the late afternoon when one can expect 30 - 40 plus degree heat to occur at the location , also the statement entry points for 2 tree to be located at the Wilson Street entry, the Old Perth Rd entry point and then again at Parker Street entry point, all these locations just seem to be cosmetic and don't justify the removal of some very large well established trees that add to the inviting nature that these existing established trees provide for its patrons from the 2 ficus trees and the three lemon scented gum trees in question, any removal of these trees in the car park area shows poor judgement, Basically its just a very poor option being submitted thats has no merit.
19.14	The City of Melbourne have conducted a study on how much one established tree's shade can reduce the temperature by 10% to 15%, a collection of trees reduce the heat temperature even more like 15% to 25% or more on hot summer days. Just imagine how hot the surrounds of the hotel and the car park would get because of the serious loss of tree canopy, that needs to be taken into account ,the report also states with well established trees you get higher pedestrian activity, established trees create more activity because of the shade these large trees produce, I don't think this proposed plan has even considered that these established trees at the hotel would generate more good business for the hotel.
19.15	While I like the idea of patrons enjoying a drink in an open space on Old Perth rd end of the carpark and hopefully a small play area that doesn't look like a McDonalds hamburger joint that would take away this local grand old hotel's charm and more importantly makes what is unique for Bassendean , currently the Bassendean Hotel is a great meeting place for the locals and metro visitors, there can be some room for improvements but without destroying what is really much a loved space in keeping ones heritage and in this case these iconic large trees that the community would expect remain in tact , these trees are part of our collective sense of place and connection in the heart of Bassendean, removing these great trees out would create a great sense off great loss for the community in Bassendean.
19.16	If we were in Sydney none of these proposed 7 trees would be even considered for removal and would never be permitted, so why in WA is this allowed to be even put forward in this proposed plan in the first place , I would like to think the owners and the TOB do recognise people value trees, this proposed plan seems to think its just easy to discard trees that may

	have taken up to 40 plus years for the Gum trees - 80 years plus for the Ficus, 45 year plus for the Jacarandas to grow at the hotel, all these trees need to be retained and treasured as a valuable asset for the hotel and valuable asset the community at large.
19.17	Please see the attached photos below, take in the afternoon, the shade that these trees provide in these photos show they are in fact making the Bassendean Hotel a cool place to visit and not a hot house because of total 7 trees could be destined to be removed and replaced by 15 trees that will take easy 20 years to grow that will have a serious impact in providing shade for the hotel's patrons when in fact there are existing trees already doing great job in providing important tree canopy and valued shade for the hotel and the car park.
19.18	There needs a better proposal to be put forward that fully understands whats required in reducing the hot island effect and not make the hotel a lot hotter place , enhance the existing passive cooling environment in the car park and in the current court yard , the small kids play area that these trees provide at the hotel.

20	Affected Property: Not listed
Summary of Submission	
Comment to the proposal	
20.1	I would like to submit a request to retain more of Bassendean's trees, and stress the importance of established trees to the community of Bassendean.
20.2	While it is recognised that the trees will not all be saved, surely more can be! We are not respecting the value of all these trees.
20.3	I would like to see the 2 Jacarandas retained at least (7 & 8). These Spring and early Summer trees provide a colourful show which is appreciated widely around our suburb.

21	Affected Property: 21 (Lot 85) Parker Street Bassendean WA 6054
Summary of Submission	
Comment to the proposal	
21.1	In regard to Development Application 2021-022 I wish to express some concern.
21.2	Possible increased use of the neighbouring streets Parker and Wilson for parking at the venue have not been discussed in the application.
21.3	From my understanding some existing car park will be making way for more building area for the patrons in the playground and beer garden. This means there will be less parking than there is now, and increased patronage. Although there are bus and train routes near the venue, many people will be using their vehicles and the overflow (if there is not adequate parking) will spill into the closest residential streets being Parker and Wilson.
21.4	I anticipate that many people shall be choosing to dine at the tavern, many families with children due to the playground space and not necessarily to consume alcohol. The use of their vehicles to get to and from the venue will be common, and finding parking space may prove to be an issue which should be addressed at this early stage.
21.5	It is already difficult for residents to park in front of their properties when events are on such as the markets when they were in Old Perth road. Not all properties on these streets have adequate off-street parking, some families have more than one vehicle, and many residents may find they cannot park near their houses and may have to park further away if the tavern generates large crowds of which it is capable. It is also problematic for Sunday nights when people need to put their bins out on the street for the Monday morning rubbish collection.

21.6	Has the suggestion of resident only parking on portions of the streets been discussed? Something that may involve a resident only parking permit for the car windows of affected residents may be an option?
21.7	Another concern is the amount of traffic that is going to be directed down parker and wilson streets due to the no right turn on old perth road. Many people use these streets as a shortcut to get to the tavern and the majority of the houses on Parker st are families with multiple children. It is not uncommon to hear many cars driving at speed from the tavern and this is only going to get worse with greater volumes due to increased patronage. I would suggest that an effort is made to see whether amendments can be made at those traffic lights opposite the train station so that patrons can turn right onto Old Perth road and use this as the main access to the business district rather than residential streets.
21.8	I have had a car written off that was parked outside my house many years ago as a patron exited the hotel inebriated on Parker street. It makes sense to direct the flow of traffic away from as many residential houses as possible.

DR2 – Design review report and recommendations (Part 1/3)

This report is prepared by the panel coordinator and checked by the design review Chair. To maintain the integrity and independence of the design review process this report should be attached, unedited to Council reports and (if applicable) the Development Assessment Panel Responsible Authority Report.

Local government	Town of Bassendean	
Item no.	1	
Date	26 February 2021	
Time	10:00am	
Location	City of Bayswater	
Panel members	Philip Gresley Kris Mainstone Dominic Snellgrove Patrick Miller	Chair
Local government officers	Donna Shaw	Manager Development & Place – Town of Bassendean
Proponent/s	Eva Sue Kevin Liew Joel Barker	Woods Bagot Architects Woods Bagot Architects Seed Design Studio
Observer/s	Nil.	
Conflict of Interest	Philip Gresley declared that the practice leader of Woods Bagot was once an employee of Gresley Abas Architects. No conflict of interest was perceived.	
Briefings		
Development assessment overview	Donna Shaw	Manager Development & Place – Town of Bassendean
Technical issues	Donna Shaw	Manager Development & Place – Town of Bassendean
Design review		
Proposed development	Bassendean Hotel Redevelopment	
Property address	Lot 5 & 6 (No.17 & 23) Old Perth Road, Bassendean	
Background	<p>The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter.</p> <p>The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.</p> <p>In the early 2000s the place was extensively renovated including the addition of a new bottle shop.</p>	
Proposal	Bassendean Hotel Redevelopment	
Applicant/representative	Eva Sue	Woods Bagot Architects
Key issues/recommendations	<p>The Panel was very pleased to see improvements to this excellent development proposed in this important town centre. The team's intent of re-working the existing built form is excellent and by enhancing the site with high quality courtyards will bring significant community value. The current proposal of the project is mostly sound and the Panel is therefore supportive of this proposal pending further attention to Landscaping by either retaining BOTH existing fig trees (preferred) <u>or</u> additional trees within the carpark at per the Town's requirements of 1 tree per 4 bays.</p> <p>The panel has been given assurance by the applicant that careful architectural detailing will be implemented where new, contemporary elements are abutting heritage elements, and that a faux heritage response will not be explored.</p>	

	<i>Note: A number of items from DRP1 have received the Panel's support with amendments or new information provided in DRP2. These have not been shown below, for clarity.</i>
Chair signature	

DR1 – Design review report and recommendations (Part 2/3)	
Design quality evaluation	
	Supported
	Pending further attention
	Not supported
	Yet to be addressed
Principle 1 - Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
DRP1	1a. The Panel commended and was fully supportive of the intent of the proposal, and recognised the significant of the building not only to the character of the district, but also to the community.
DRP 1	1b. The Panel cautioned on some design elements, commenting on the need to have a clear vision of the heritage, and not to attempt to replicate a 1900's building in lieu of the actual 1930's building style of the original Hotel. This is particular evident with the proposed wrought iron lattice work. The Panel strongly recommends engaging a specialist heritage architect to assist in determination of how best manage the restoration of original vs new works. Furthermore, the Panel suggests that there may be (and although by no means the only) opportunity to carefully deploy contemporary materials and elements to achieve good design outcomes might be in the maintaining of the of the strong horizontal emphasis from the balcony elements in the original 1930's design. The Panel also noted other elements such as proposed planter boxes, new column bases, and originally tiled plinth should be similarly considered and refined.
DRP2	1b. The Panel acknowledged that the applicant has sought heritage advice from Griffith Architects with respect to restoration works, and has removed the wrought iron lattice work from the balconies and made other positive amendments.
DRP1	1c. The relationship of the new courtyards to streets needs additional work. The Panel acknowledges the importance of safety and security of these areas but is equally concerned about the urban design quality of the interface. The design will benefit from a more pedestrian focused response with legibility and visibility between the street and the courtyards requiring more attention in creating an appropriate contextual design response.
DRP 2	1c. The Panel is supportive of the amendments provided which create a better transparency to the street.
DRP 2	1d. The Panel also sought clarification on the connection between the courtyard area and the existing building. The applicant confirmed that there would be a visible separation using the connection detailing between the verandah and the building, although the weather proof canopy over a portion of the courtyard would seamlessly connect to the building. The Panel supports this.
Principle 2 - Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
DRP 1	2a. The Panel commended the landscape concept, which provided a good mix of native and non-native vegetation.
DRP 1	2b. The Panel acknowledged that one of the Moreton Bay Fig Trees was proposed to be removed. Whilst concern was noted at the loss of established canopy cover, the panel acknowledged that an arborist report had advised that the tree was nearing the end of its lifespan.
DRP2	2b. The applicant provided an arborist's report and landscape concept plan providing further

<p>DRP 1</p> <p>DRP 2</p>	<p>details on landscaping elements. The Town advised the Panel that it has independently reviewed the recommendations contained within the arborists report and believes that there is scope to retain the second Fig Tree and one Lemon Scented Gum (tree 4). The Panel also discussed the ability to retain the second Fig Tree, and strongly encouraged the applicant to reduce the number of car parking bays to facilitate the retention of this tree and its associated growth zone.</p> <p>2e. With the removal of so many mature trees, the Panel believes that additional tree planting should occur within the car parking area, at the very least to meet the Town's car parking tree planting policy. <i>The panel also favours trees over carparking numbers in such a transit oriented location.</i></p> <p>2e. The Panel also discussed opportunities for alternative additional tree plantings throughout the car parking area, which the applicant acknowledged and would consider in light of the recently prepared civil drawings. Landscaping on the eastern edge of the site was discussed, and slight discrepancies between the civil drawings and the architectural drawings were noted, which resulted in the ability for a wider landscaping strap on the eastern edge of the site.</p>
<p>Principle 3 - Built form and scale</p>	<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>
<p>DRP 1</p> <p>DRP 2</p> <p>DRP 2</p> <p>DRP2</p> <p>DRP 2</p> <p>DRP 2</p>	<p>3a. The Panel requested detailed sections and elevations of the Hotel from Parker Street, to better understand the proposed façade treatment on this side, especially in relation to the location of servicing areas.</p> <p>3a. The applicant has provided detailed sections, including the location of service areas and the Panel is supportive.</p> <p>3b. The boundary delineation on the eastern rear portion of the site required further detail, to better understand the interaction with the adjoining properties. Section drawings through the site and into adjacent properties would be appropriate drawings to demonstrate.</p> <p>3b. The applicant has provided a site plan showing the portion of site abutting the eastern boundary of the site, which includes planting screening and the Panel is supportive.</p> <p>3c. The Panel commented on the treatment of the existing low wall abutting Old Perth Road, and whether this could be removed to prevent a physical barrier between the Hotel and the streetscape, especially to provide opportunities for alfresco dining.</p> <p>3c. The Applicant advised that the treatment to this alfresco area will now be of a contemporary steel balustrading, designed to complement the existing upper-level balcony. The Panel is supportive should this balustrade be carefully designed to delineate between old and new in its connection to heritage elements such as columns.</p> <p>3d. The screen and urban edge proposed along Old Perth Road requires further consideration with relation to transparency, visible activation, scale, and composition. See also 1b and 1c.</p> <p>3d. The applicant advised the Panel that they have modified the interface to the courtyards and the street/car parking area with open framed detailing. The Panel is supportive.</p> <p>3e. The Panel noted the 2.5m and 1.5m screening required to the Old Perth Road and Parker Street courtyards respectively to address the recommendations contained within the Acoustic Report. The applicant confirmed that the level differences on the site would still ensure that acoustic measures could be achieved, whilst maintained the visually preamble fencing above the retained courtyards.</p>
<p>Principle 4 - Functionality and build quality</p>	<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p>
<p>DRP 1</p> <p>DRP 1</p> <p>DRP 2</p> <p>DRP2</p>	<p>4a. The Panel generally supported the reconfigured internal layout which is a robust and successful plan.</p> <p>4c. The design team should continue to develop the waste management strategy to the site and servicing points should be shown on the drawings.</p> <p>4c. The proponent provided a waste management strategy which requires some achievable amendments during the development approval process.</p> <p>4d. The Panel had concerns that the inner layer of transparent material to the upper level</p>

	balustrading will be Perspex rather than glass and detailed to allow easy cleaning and functional performance. The applicant advised this material would be glass and detailed carefully to ensure functionality.
DRP2	4e. The panel agreed, on balance, that the upper lounge does not require accessibility for wheelchairs.
Principle 5 - Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
DRP 1	5a. It was acknowledged that the existing solar panels would be reused.
DRP 1	5b. The Panel supported the economic and social benefits the proposal would bring to the Town.
Principle 6 - Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
DRP 1	6a. The Panel supported optimising the use of the site with additional courtyards and alfresco dining opportunities.
DRP 1	6b. The Panel also supported the diverse range of indoors spaces for the use and enjoyment of patrons with differing needs.
DRP 1	6c. More information should be provided with relation to the urban edges related to the new courtyards and the existing alfresco area.
DRP2	6c. More information was provided and the Panel is supportive.
Principle 7 - Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
DRP 1	7a. The legibility of the internal planning is successful and supported
DRP 1	7b. The general entry legibility is good but could benefit from some improvement through the street interface re-considerations.
DRP2	7b. More information was provided and the Panel is supportive.
DRP 1	7c. The Panel noted the local of servicing areas, and whether this could be repositioned to avoid service areas being directly abutting Parker Street.
DRP 2	7c. The Panel discussed the improved façade to Parker Street, and was satisfied with the landscaping elements and visually permeable fencing in this location.
DRP 1	7d. The pedestrian access and egress to the Hotel was discussed, and the Panel noted that the limited access ways to the Hotel reflected the management of the Hotel from a liquor licensing perspective.
DRP 2	7d. The panel noted the modifications to the ground floor treatments. The Panel also noted that the upper lounge was inaccessible for people with disabilities, but this was recognised and accepted on the basis that the facilities within this lounge would be replicated within a separate lounge with universal accessibility on the ground floor.
Principle 8 - Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
DRP 1	8a. The Panel acknowledged the separation proposed between the street and the existing Hotel and the street and the proposed courtyard areas served a liquor licensing purpose in restricting the movements of patrons, and that the area could be closed after hours to restrict access to the proposed outdoor bar. Notwithstanding, the Panel requested the applicant consider alternative treatments to the screening abutting Old Perth Road. See also 1c.
DRP 2	8a. See previous comments regarding modifications to the ground floor wall.
DRP 1	8b. The waste management arrangements were considered, and the Panel reflected on the proposed movement of vehicles throughout the site and whether they could safely access and egress the site without conflicting with patron movements.
DRP 2	8b. The applicant has provided a waste management strategy in support of the application. The Panel is satisfied with the space available for memorability for service vehicles.
Principle 9 - Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
DRP 1	9a. The Panel commended the applicants on their vision for the continued use of the existing

DRP 1	Hotel, and the contributions a revitalised Hotel will bring in respect to economic and social benefits to the community.
DRP2	9b. The urban edges to the courtyards and alfresco require additional attention to enable good pedestrian focused urban design outcomes. 9b. More information was provided and the Panel is supportive.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
DRP 1	10a. The following details/comments were made regarding the proposed aesthetics: <ul style="list-style-type: none"> - The rhythm of the existing timber and the need for a separation between old and modern; - Potential to restore the original horizontal banding as opposed to the wrought iron and detailed tracery, which was not considered appropriate in this context; - The ground floor surface finish and its appropriateness; - Detail on the columns at ground levels; and - Further details as the courtyard screening elements at ground level.
DRP 2	10a. The Panel noted that the applicant has provided elevations and details of the proposed materiality. The wrought iron detail on the balustrade has been removed from the balcony. The Panel discussed the use of materials to meet Building Code of Australia standards for the balcony, and concern was raised on the ability to clean either glass or Perspex. The applicant confirmed that frameless set in glass would be used and maintained. The Panel is supportive of the revised approach and the development of the proposal since DRP1

DR2 - Design review report and recommendations Part 3/3			
Design Review Progress			
	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not supported</i>		
	<i>Yet to be addressed</i>		
	DR1 (15/12/2020)	DR2 (26/2/2021)	DR3
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

30 December 2020
Job Number: 20201
Our Reference: 01L

Directors
ARK Group
Level 1 66 King Street
Perth

Attn: Adam Kapinkoff <adam@arkgroup.com.au>

Griffiths Architects



Dear Adam,

BASSENDAN HOTEL HERITAGE ADVICE

Thank you for the information provided by you and John Liddiard on the Bassendean Hotel. This letter is intended to provide some background and guidance on the treatment of this local heritage place during its re-imagining.

Hotel Exterior Treatment

This advice is designed to provide some insights into the original intent, the current presentation, and how that might inform future treatment.

Background

Bassendean was originally simply called West Guildford until the town was declared as a separate entity in 1922. At least 5 attempts were made to establish a hotel there, and in once instance in 1905, there was an unsuccessful attempt to re-locate the licence of the Stirling Arms to the town. Several further attempts were made, but the inevitable decision was that West Guildford should stay dry.

Following the Gold Rushes and its perceived excesses, there was a strong reaction to the sale and consumption of alcohol and the temperance movement began to hold sway. Hotel licences were harder to obtain and temperance hotels and coffee palaces became more common.

Finally, in 1927 a 468 signature petition commenced a process that would eventually lead to the construction and licencing of the Bassendean Hotel, with hearings commencing in 1928.

The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter. The construction of the hotel caused

considerable controversy as many community members and churches in the district valued a teetotal lifestyle. An active opposition group formulated a well organised 'No License' campaign to keep Bassendean free of licensed hotels. The campaign failed to gain support with the legislators and the license was granted in 1930 after five attempts. The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall. Patrick Connolly was the first licensee for the hotel and the hotel was quickly established as a venue for local events.¹

Because it was built in the period of restricted trading hours, this and other hotels like and including the Bassenden Hotels were made robust to withstand the 'six o'clock swill'. When completed the hotels had a tiled dado at ground floor level, tuck-pointed brick walls with rendered quoins and string courses with rendered arches to windows, and steel framed windows. The upper floor appears to have had rendered walls from the outset.

Verandahs were timber framed with square timber posts, post brackets, a framed frieze with asbestos cement panels, and a balustrade in the same treatment. Bedrooms were designed to accommodate single men doing business in the town and the nearby industrial areas.

Throughout the 20th century the building underwent additions and alterations as requirements and legislation changed. In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed. In the 1970s, licensing laws no longer required hotels to provide accommodation and taverns became a popular destination. Older hotels such as the Bassendean often found that the first floor accommodation was an unused resource.²

Vinyl flooring was laid, walls tiled to dado height, flush ceilings installed and Formica and chrome were the materials used in the bar, with fluorescent light fittings throughout.

In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises. It was during the 1970s that a drive-in bottle shop was provided, as well as an expansion of the restaurant which was named 'Paddy Connolly's' in honour of the first owner. In the early 2000s the place was extensively renovated including the addition of a new bottle shop.³

It was at this time that much of the damage was done to the presentation of the building exterior. Though verandahs were put back to an approximation of the original, the whole of the building exterior was covered with a bagged cement render, losing all of the original details and homogenising the exterior into the bland treatment that remains today.

Significance

In 2017, the Town settled on a statement of significance for the hotel when putting it into management category 2 of their municipal inventory.

¹ Municipal inventory documentary evidence

² *ibid*

³ *ibid*

The statement of significance says:

The place has aesthetic value as a good, intact example of the Inter War Free Classical style;

The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean;

The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time; and,

The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.

This provides guidance for its future treatment. The statement does not mention what is not significance, but changes since its completion have been to its detriment. Remarkably, exterior openings have remained almost untouched in the life of the building and most opening treatments have remained original or have been replaced sympathetically.

Conservation and Adaptation Options

A good conservation option would be to restore the front of the hotel to its original presentation which would add to its visual richness and presentation. There would be no argument with respect to this approach.

Alternatively, a sympathetic approach might be a good one. It is possible to remove the cement render to reveal original features and some trial render removal might determine whether this is possible.

A possible approach, should this not be feasible, would involve tiling the dado, then smooth rendering above, picking out the quoins strings and the like in accordance with the only photograph that is available from the period. Your render in the DRP presentation shows an appropriate approach in terms of the treatment of the dado, openings and render details.

The key is to be respectful of the 'Inter-War Free Classical style and landmark qualities of the place.

The present verandah construction looks like it has a very short life left in it and a new verandah might be erected that takes its cues from the historic verandah, but is more suited to contemporary use. Balustrades should be a simply designed and not introduce Federation period motifs into it. The original verandah did not allow visual access up to it and was designed to provide some privacy to the rooms, which is a function no longer required. Plain detailing such as vertical balusters would be more appropriate than lace or glass in a reimagined verandah.

Other than the balustrades, your DRP presentation seems to confirm this as your preferred approach.

The steel framed windows should be conserved.

Colours are not so important. Though it might be possible to figure our original colours by paint scrapes, the hotel has had many colour schemes and the selection of a colour scheme is not so important for a place of this level of significance, but very important for a good fresh outcome. The present colours take the life and detailing out of the building, and something like the colour contrast and depth of hue of the original building would better present it and breathe new life into it.

We trust this is acceptable and look forward to your response.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Griffiths', with a long horizontal flourish extending to the right.

PHILIP GRIFFITHS LFRAIA RIBA M.ICOMOS
ABWA Reg.No. 1071
for Griffiths Architects



**Ark Hospitality Group
Bassendean Hotel Development
Old Perth Road, Bassendean WA
Arboricultural Impact Assessment**

Assessment and Report prepared by:

Nick Arnold

Dip. Arb., BSC Biology, MSC Soil Management, NZQF (equiv. AQF) Level 5

3 December 2020

3 December 2020

Mr Adam Kapinkoff
General Manager
Ark Hospitality Group
Level 1, 66 King Street
Perth WA 6000

Arboricultural Impact Assessment Report regarding nine (9) trees located within the vicinity of the proposed development at the Bassendean Hotel, Old Perth Road, Bassendean

Dear Adam,

We are pleased to provide you with the following Arboricultural Impact Assessment Report for nine (9) trees within the grounds of the Bassendean Hotel.

Complete use of this report is authorised under the conditions limiting its use as stated in Appendix A Item 7 of "*Arboricultural Reporting Assumptions and Limiting Conditions*".

Should you have any queries relating to this report, its recommendations, or the options considered please do not hesitate to contact us on 1300 272 671.

Regards,



Nick Arnold

Consulting Arborist

Dip. Arb., BSC Biology, MSC Soil Management, NZQF (equiv. AQF) Level 5

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1 Executive Summary

1.1.1 The following Arboricultural Impact Assessment (Report) covers nine (9) trees located within the grounds of Bassendean Hotel. The subject site was identified by *Ark Hospitality Group* (the Client) as possessing trees that may be impacted upon by a proposed development.

1.1.2 In part, the project scope was to nominate subject trees that can be retained, or require removal to facilitate the proposed development (in the context of plans supplied), as well as to identify and reduce potential conflicts between subject trees and site development. Accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction have been provided.

1.1.3 Tree retention values have been determined based upon a modified version of the British Standard and which have been prescribed into one of the following four (4) categories, A, B, C and U. Refer to Appendix C for further detail. Generally, relevant consent authorities will consider:

- **A** retention value trees as a site constraint and may require alterations to the proposed development design and/or specific protection measures to allow retention, unless the proposed development outweighs the retention value of the tree
- **B** retention value trees as a site constraint consideration, lesser changes should be considered to retain such trees
- **C** retention value trees are not considered a site constraint
- **U** retention value trees are considered a site opportunity, as such trees are recommended for removal regardless of the proposed development.

1.1.4 Trees impacted by the proposed development:

Category	Description	Total	Removal		Retain	
			located within development footprint	irrespective of future development	with specific protection	with generic protection
A	High retention value trees	0				
B	Moderate retention value trees	5	1, 2, 4, 5		6	
C	Low retention value trees	4	3, 7, 8, 9			
U	Trees to be removed irrespective of proposed development	0				

2 Introduction

- 2.1.1 ArborSafe Australia Pty Ltd was engaged by Mr Adam Kapinkoff (The Client) to complete an Arboricultural Impact Assessment Report on nine (9) trees located within or adjacent to the Bassendean Hotel located on the Old Perth Road, Bassendean, Perth.
- 2.1.2 The report has been requested as part of a Development Application (DA) that involves the renovation of the existing buildings and parking areas and the construction of a new alfresco dining area and children's playground.
- 2.1.3 The report was intended to provide information on site trees and how they may be impacted upon by the proposed development. Report findings and recommendations provided are based upon guidance provided within Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.
- 2.1.4 Observations and recommendations provided within this report are based upon information provided by the Client and an arborist site visit.

3 Scope

- 3.1.1 Carry out a visual examination of the nominated trees located within the vicinity of the proposed development.
- 3.1.2 Provide an objective appraisal of the subject trees in relation to their species, estimated age, health, structural condition, useful life expectancy (ULE) and viability within the landscape.
- 3.1.3 Based on the findings of this investigation, provide independent recommendations on the retention value of the subject trees.
- 3.1.4 Nominate subject trees that can be retained or require removal to facilitate the development.
- 3.1.5 Identify and reduce potential conflicts between subject trees and site development by providing accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction.
- 3.1.6 Provide information on restricted activities within the area nominated for tree protection, as well as suitable construction methods to be adopted during demolition and/or construction.

4 Methodology

4.1 Data Collection

- 4.1.1 Nick Arnold of ArborSafe Australia Pty Ltd carried out a site inspection of the subject trees on 26 November 2020.
- 4.1.2 Trees that are the subject of this report (Figure 3) were identified during discussions with the Client, reviewing relevant (supplied) development documentation and reviewing the description of a non-exempt 'Tree' as identified within the Town of Bassendean *Local Planning Policy No. 13 Tree Retention and Provision*.
- 4.1.3 Pursuant with the consent authorities tree management policy (*Local Planning Policy No. 13 Tree Retention and Provision*), all site significant site trees were included within the scope of this report. Small trees/shrubs have been omitted from the report based on their species, current size and/or potential future size and contribution to local amenity.
- 4.1.4 The subject trees were inspected from the ground using the initial component of Visual Tree Assessment (VTA) (Matthek, 1994). No foliage or soil samples were taken and no aerial, underground or internal investigations were undertaken.
- 4.1.5 Tree height and canopy width were estimated and have been provided to the nearest range (in meters). Trunk diameter at breast height (DBH) and trunk diameter at the root crown (DRB) were measured with a diameter tape and provided to the nearest centimetre
- 4.1.6 Heritage information was sourced from the WA heritage register (inHERIT). The source of all information has been referenced accordingly.
- 4.1.7 No additional environmental or biodiversity searches were included within the scope of this report.
- 4.1.8 Data collected on site was analysed by Nick Arnold, collated into report format, and relevant recommendations were formulated.
- 4.1.9 Tree protection zones (TPZ) and structural root zones (SRZ) were calculated in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* (refer to Section 7.6).
- 4.1.10 Retention values have been determined based upon a modified version of the British Standard BS 5837–2012: *Trees in Relation to Design, Demolition and Construction* (refer to Appendix C).
- 4.1.11 All photographs were taken at the time of the site inspections by the author and have not been altered for brightness or contrast, nor have they been cropped.
- 4.1.12 Plans of the existing site and of the proposed development were provided to ArborSafe on 26.11.20.
- 4.1.13 No proposed underground service locations have been reviewed in the preparation of this report.

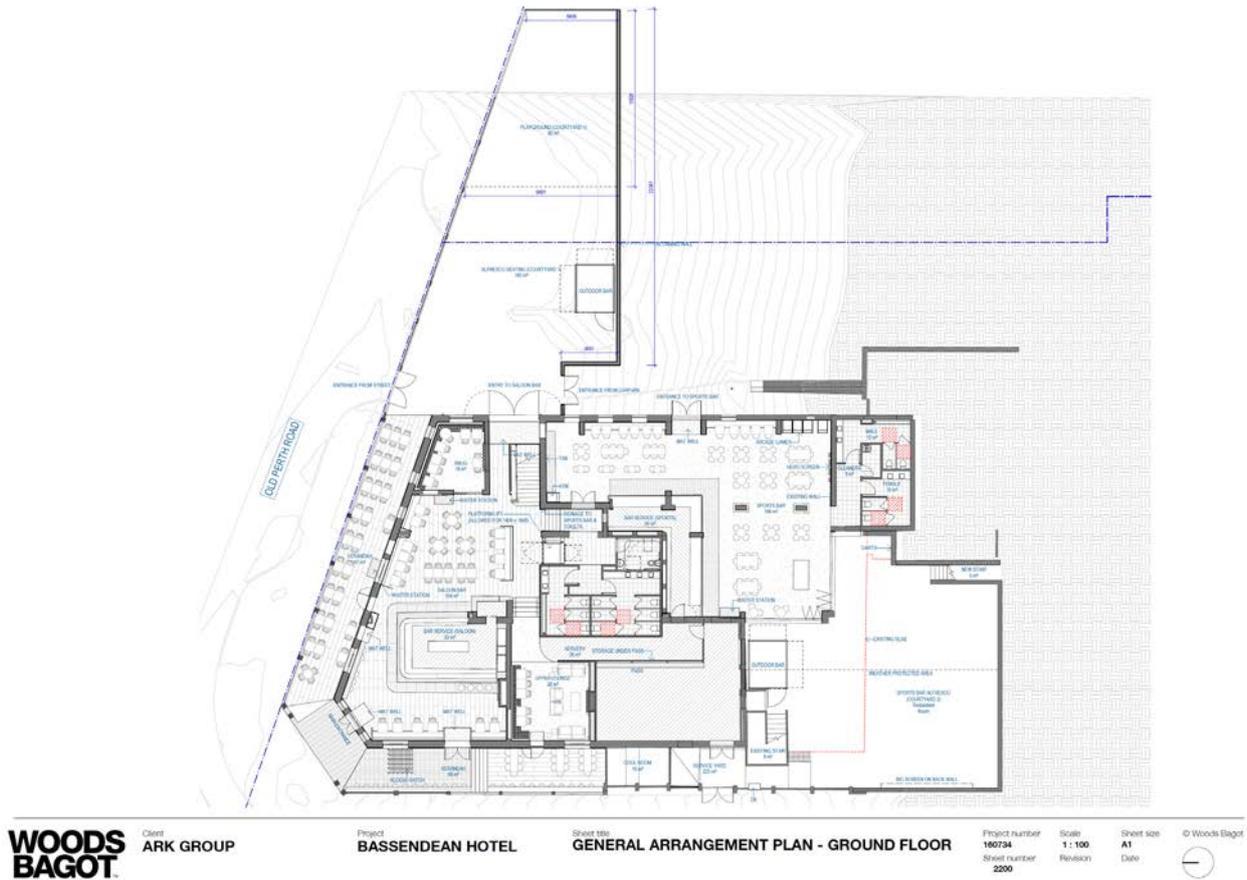


Figure 1. Excerpt from the General Arrangement – Ground Floor Plan. (Client, 26 November 2020).

5 Observations

5.1 Location

- 5.1.1 The site was located within the grounds of the Bassendean Hotel located on the Old Perth Road (Figure 2), the area designated in this report has been outlined in red by the author.
- 5.1.2 The site was located within the Town of Bassendean (TOB) Local Government Area (LGA).
- 5.1.3 Site soils are likely to consist of altered Bassendean sands as would be considered typical in a modified urban environment. No formal soil testing was undertaken in the preparation of this report.



Figure 2. Whole site image (location). Red lines delineate the site and area containing the subject trees that are to be impacted by the proposed development. (Landgate, November 2020).

5.2 Site Trees

5.2.1 A nominal numbering convention was applied to the subject trees (Figure 3). Trees were not tagged as part of this report.

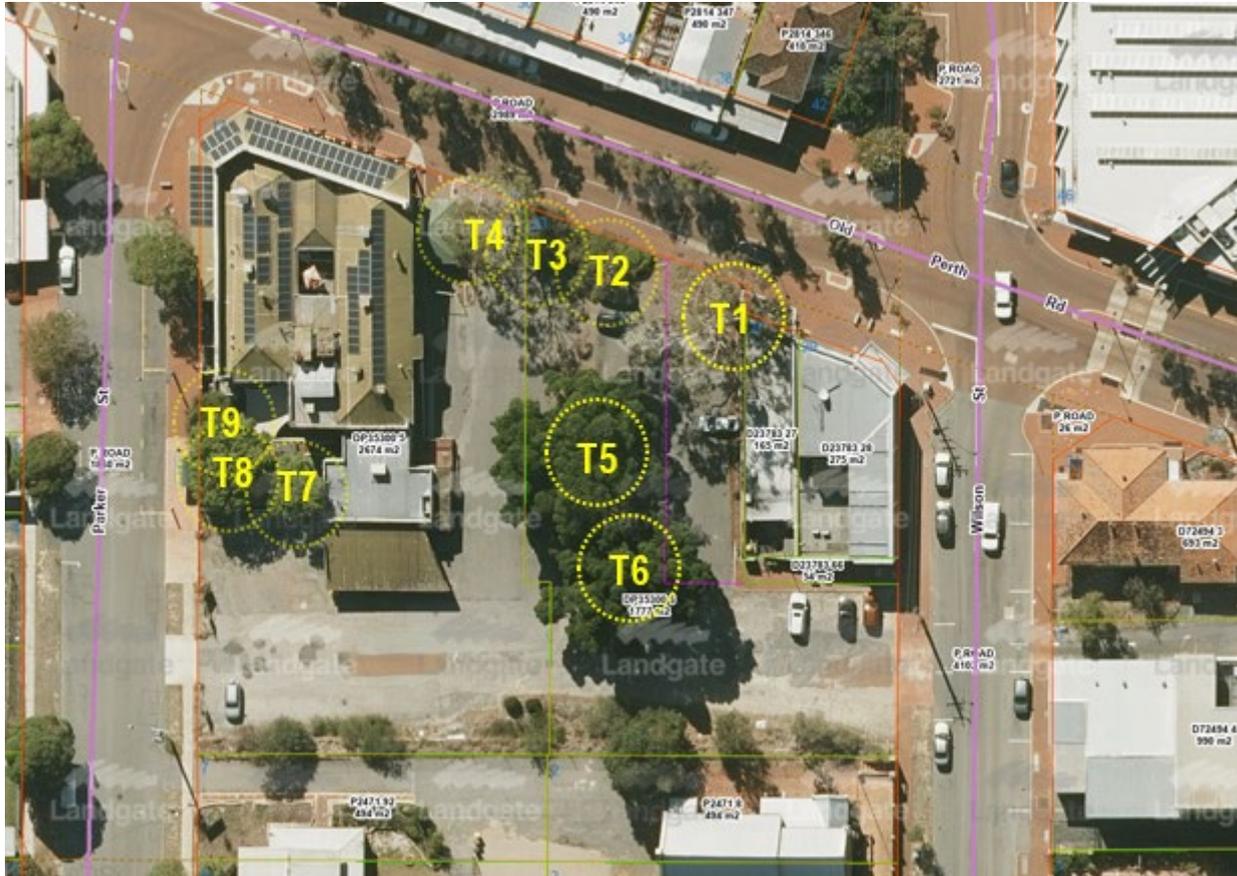


Figure 3. Site map showing subject trees. Tree attributes are to be obtained from Appendix E – Tree Assessment Data. (Landgate/ArborSafe, November 2020).

5.3 Tree Retention Values

5.3.1 Retention values were determined based upon a modified version of the British Standard BS 5837–2012: *Trees in Relation to Design, Demolition and Construction*. This standard categorises tree retention value based upon assessment of the tree’s quality (health and structure), and life expectancy. Other criteria such as its physical dimensions, age class, location and its Amenity, Heritage and Environmental significance are also considered. A breakdown of attributes required for each category can be obtained from Appendix C – Tree Retention Values.

Category	Tree numbers
A	
B	1, 2, 4, 5, 6
C	3, 7, 8, 9
U	

5.4 Environment Status

5.4.1 No additional environmental or biodiversity searches were undertaken in the preparation of this report. Findings of the site inspection indicated that none of the subject trees were considered to be of special environmental significance (as known to the author at time of assessment).

5.4.2 Heritage Status

5.4.3 The proposed development site has no trees identified as being of national, state or local heritage significance (inHERIT).

5.4.4 The site is within the grounds of the Bassendean Hotel, which is considered to have significant heritage value (Category 2/2a). The site is listed within the WA Heritage Inventory as identified below:

Heritage Listing	Listing Title	Place Number	Listing Date	M.I Place Number
Heritage Council (WA)	Bassendean Hotel	00133	May 2018	163

(WA State Heritage Register, 2020)

5.4.5 No individual listings were identified within the state heritage register pertaining to any of the trees subject to this report, furthermore, site assessment did not indicate any exceptional (tree) heritage significance.

6 Discussion

6.1 Proposed Construction

6.1.1 The proposed development has been reviewed and in summary consists of the renovation of the existing Bassendean Hotel building and the additional construction of a new alfresco dining and play area to the Hotel's east. The existing car park area is also to be resurfaced.

6.2 Impact of Proposed Development

6.2.1 A review of the proposed design has been undertaken in the context of tree retention and removal across the site.

6.2.2 The trees affected by direct conflict with the proposed construction footprint would require removal under the current design. In order to retain any/all of these trees a redesign or relocation of the development would be required. Refer to Appendix E for full details.

6.2.3 The other main development impact which affects trees, but not necessarily to the point of requiring immediate removal, is through significant root damage due to major TPZ encroachment. This damage can largely be placed into three (3) categories – soil compaction, level changes or direct root severance.

6.2.4 Negative tree impacts can manifest as either a reduction in health and/or vigour due to root loss (absorption and/or transport roots) resulting in a reduction in water and nutrient absorption capability or on tree stability if larger roots are impacted. Ultimately, the outcome for the trees depends on a number of variable factors including species, age, current health, TPZ encroachment percentage, soil type, topography, previous site use and the proposed design and construction methodology.

6.2.5 Compacted soils, especially artificially compacted soils such as those found under driveways or building platforms, have a higher bulk density down to a deeper level of subsoil. Bulk density is the term used for describing the weight of soil per unit volume. The broad engineering thinking is that the higher the density the more stable the road surface due to less soil movement in expansion, contraction, or compression. A higher bulk density is produced by compacting the soil to reduce available pore space between the soil particles. It should be noted however that deep base courses can be used to encourage roots to take a downward trajectory.

6.2.6 The effect of compacted soils on plants is somewhat influenced by the soil type but generally a reduction in available pore space reduces the available area for oxygen and water within the soil. A reduction in available soil water and oxygen inhibits root activity within the soil, as they are essential for root elongation and growth, and the lack of these properties is considered a major limiting factor.

6.2.7 A similar reduction in root activity, due to a reduction in pore space, can occur following significant soil level changes across the TPZ, although this generally occurs over a longer time frame than if the roots were directly severed. Root severance has the same effect, reduction in root function and capability, but on an instantaneous time scale where there is no time for the tree to adjust.

6.2.8 The assumption of allowable encroachment and minimal long-term health or structural impacts to the trees rely on a combination of the following being used - root sensitive construction methods being adhered to within the TPZ, minimal excavation within the TPZ to limit root severance (i.e. construction placed outside the TPZ where possible), fill rather than excavation utilised to affect level changes where possible (i.e. to minimise root severance and allow the trees root system time to adjust), no construction occurring within the SRZ, compensatory area being available around the unimpacted aspects of the trees and the enhancement of the existing TPZ area (i.e. mulched, soil conditioning and irrigation when required).

- 6.2.9 Resurfacing works around existing trees can lead to mechanical damage (including the scraping and severance of roots) which can negatively impact the condition of healthy trees or even push struggling trees into a spiral of decline.
- 6.2.10 The development is expected to affect nine (9) site trees through encroachment via excavation into their respective TPZs.

6.3 Determining TPZ Encroachment

- 6.3.1 **Major encroachment.** As per the Australian Standard AS 4970–2009: Protection of Trees on Development Sites, a major encroachment into the TPZ of any tree is considered to occur when it is beyond 10% of the total TPZ area. Trees with major encroachment may require removal or, in certain instances, be retained with specific protection requirements throughout the construction stage.
- 6.3.2 **Minor encroachment.** Under the aforementioned standard, a minor encroachment is determined as being less than 10% of the total TPZ area. Trees with minor encroachment may be retained with specific, generic or no protection requirements throughout the construction stage.
- 6.3.3 **No encroachment.** Trees with no encroachment may be retained with generic or no protection requirements throughout the construction stage.
- 6.3.4 For the purposes of this report, trees to be removed or retained have been identified as those:
- Requiring removal due to a level of encroachment into their TPZ that would likely result in a detrimental impact upon their future health and/or stability
 - Retainable and requiring specific protection requirements throughout construction (i.e. generic requirements plus arborist supervision and careful construction methods within their TPZ)
 - Retainable and requiring generic tree protection measures only (i.e. protective fencing and restriction of activities within the TPZ).

6.4 Tree 1

- 6.4.1 Tree 1 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 1 showed signs of reduced health and vigour with evidence of previous significant limb failures.



Figure 4. View of Tree 1 in its growing environment. (Author, November 2020).

6.5 Tree 2

- 6.5.1 Tree 2 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 2 was located in close proximity to an inspection pit.



Figure 5. View of Tree 2 in its growing environment. (Author, November 2020).

6.6 Tree 3

- 6.6.1 Tree 3 was a semi-mature WA Red Flowering Gum (*Corymbia ficifolia* – hybrid). Tree 3 showed signs of reduced health and vigour including tip dieback and minor deadwood accumulation.



Figure 6. View of Tree 3 in its growing environment. (Author, November 2020).

6.7 Tree 4

- 6.7.1 Tree 4 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 4 showed signs of reduced health and vigour with evidence of previous root damage.



Figure 7. View of Tree 4 in its growing environment. (Author, November 2020).

6.8 Tree 5

6.8.1 Tree 5 was a mature Hill's Weeping Fig (*Ficus microcarpa var. hillii*). The tree was located within a car park setting, surrounded by hard surfaces, and is a native fig species that commonly possesses expansive root systems. Historic root exposure, damage and compaction were evident and had likely contributed to an apparent reduction in tree health manifested by dieback/thinning in the tree's upper eastern crown (see Figure 8). Cracking observed beyond the extent of the tree's dripline would suggest that significant roots extend out into the existing car park area.

6.9 Tree 6

6.9.1 Tree 6 was a mature Hill's Weeping Fig (*Ficus microcarpa var. hillii*). The tree was located within a car park setting, surrounding by hard surfaces, and is a native fig species that commonly possesses expansive root systems. Although likely suffering from the effects of compaction and impermeable surfacing, Tree 6 presented as in better health when compared to Tree 5 (see Figure 8). This difference could potentially be attributed (in part) to lower levels of observed root severance and damage when compared to Tree 5. Lower trunk wounding, possibly a result of historic limb failure, poor pruning or vehicle strike was observed on Tree 6.

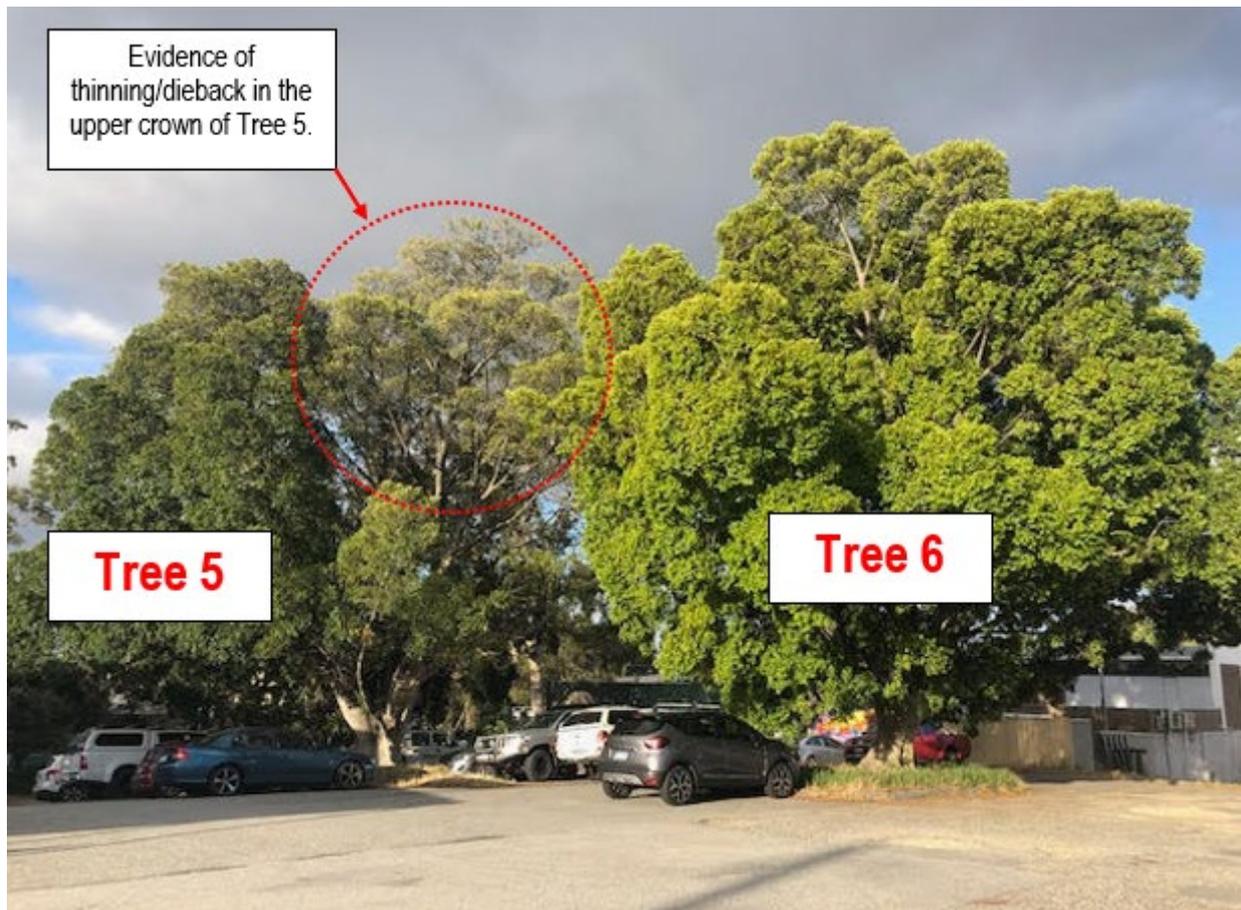


Figure 8. View of Trees 5 and 6 in their growing environment. (Author, November 2020).

6.10 Trees 7, 8 and 9

- 6.10.1 Trees 7 and 8 were semi-mature Jacarandas (*Jacaranda mimosifolia*). Both trees displayed diminished form (e.g. degrading pruning wounds, poor regrowth attachments) and reduced ULEs as a result of historic lopping practices. A lack of observable basal flare at the base of Tree 8 also indicated historical soil grade changes.
- 6.10.2 Tree 9 was a Bottlebrush (*Callistemon* sp.) and although the tree provided some shade/screening value, its form and ULE were deemed to have been diminished by historic poor pruning practices.



Figure 9. View of Tree 7 (left), Tree 8 (centre) and Tree 9 in their respective growing environments. (Author, November 2020).

7 Tree Protection and Management Recommendations

7.1 Tree Numbering Conventions

- 7.1.1 It is recommended that the tree numbering convention used in this report be applied to all subject trees included within any subsequent site plans to aid transparency.

7.2 Tree Removal

- 7.2.1 Eight (8) trees would require removal based upon the supplied design proposal(s). The following trees would require removal to allow the proposed development:

Recommendation	Category A High retention value		Category B Moderate retention value		Category C Low Retention value		Category U No retention value	
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers
Remove for development	0		4	1, 2, 4, 5	4	3, 7, 8, 9	0	

- 7.2.2 Trees 1, 2 and 4 were considered to be Category B status Lemon-scented Gums. Although established, all three trees showed signs of reduced health and vigour possibly associated with soil compaction and/or a lack of permeable surfacing within their respective driplines. A reduction in tree health can often result in an accumulation of deadwood and reduce an individual tree's resilience to potential root disturbances associated with development.
- 7.2.3 Based on the supplied plans (Figure 1 and Section 6), a significant encroachment into the SRZ of Trees 1, 2, 3 and 4 would be required to accommodate the proposed design. It is recommended that each of these trees is replaced (Section 7.14) with a tree of medium dimensions (at maturation). It is further recommended that replacement tree(s) with a proposed planting location to the north of the alfresco seating area (adjacent to Old Perth Road) be deciduous in nature and of a species approved by the Town of Bassendean.
- 7.2.4 Tree 5 presented as an established Hill's Weeping Fig also showing signs of reduced health and vigour. There was evidence of extensive historical root damage, severance and compaction which is likely to have contributed to a drop in vitality. This type of root damage and corresponding reduction in health could be expected to reduce the useful life of this tree and limit its resilience to further excavation works within the TPZ. Anecdotal evidence additionally indicated that significant roots emanating from Tree 5 extended past the drip line (as would be expected from this species). Consequently, a degree of further root severance would likely be required to accommodate the proposed design.
- 7.2.5 Due to these factors it is recommended that Tree 5 be removed and replaced with a single large tree or a minimum of two medium trees (at maturation).
- 7.2.6 Where replacement trees are located within the proposed car parking/hard surface area, root sensitive design principles are recommended (see Section 7.3).

7.3 Tree Pit Design (replacement trees located in hard surface/car park areas)

- 7.3.1 Once established, off-set plantings located within the car park area will have a significant proportion of their respective root zones covered by a 'hard surface'.
- 7.3.2 Urban trees growing in poorly designed or insufficient tree pits are typically surrounded by compacted soils or restricted soil volumes forcing roots up into cavities below paved surfaces where water (in the form of condensation) and air are often present. This kind of root activity can cause premature damage to hard surfaces and creates a sub-optimal growing environment for the tree.
- 7.3.3 In order to provide a sustainable growing environment and reduce the probability of premature root conflicts with surrounding hard surfaces, structured soil cell system should be incorporated into the mandated (subsoil) growth zone of each tree, where this zone is proposed to be covered by a 'hard surface'. Cellular systems are designed to preserve a non-compacted root zone whilst minimising future damage/lifting of paved areas. An example of a structured cell system is the Stratacell™ Soil Vault System:
<https://citygreen.com/wp-content/uploads/2020/04/cgs-soil-vault-systems-healthy-trees-digital-1.pdf>
- 7.3.4 The selected system is to be installed as per the manufacturer's guidelines and should provide a minimum soil volume of 20m³ (extending to a minimum radial distance of 4m from the centre of each respective tree's trunk when in-situ) for a medium tree or 50m³ (extending to a minimum radial distance of 6m from the centre of each respective tree's trunk when in-situ) for a large tree.

- 7.3.5 Back-filled soil should consist of a suitably sourced and clean (i.e. free of weeds/contaminants and providing a beneficial environment for the promotion of plant growth) sandy loam, with an indicative organic matter content of between 2–5% and clay content of between 10–20% by mass. Backfill is to be consolidated/compacted as per the manufacturer’s (cellular system) guidelines.
- 7.3.6 It is recommended that the surrounding surface paving type and configuration be permeable in nature allowing water to freely drain through the hard surface, reducing runoff and allowing water to reach the tree’s root zone. Permeable paving should extend in a radial fashion to the outer edge of the sub-surface soil vault system at a minimum.
- 7.3.7 Permeable paving options are to incorporate approved base course layers and geotextiles/membranes as per manufacturer’s guidelines (e.g. Midland Aqua Tri-Pave or similar).
- 7.3.8 The site’s landscape design should aim to maximise the 'open' (water permeable) garden area at the base of each tree, whilst accommodating other elements of the design. The above ground tree pit 'cut-out' for each new planting should be as large as possible but at a minimum should extend past the estimated SRZ (Structural Root Zone) of the subject tree at maturation. Where space permits, understory plants and ground covers are also recommended within tree cut-outs to reduce potential foot traffic through planting areas.
- 7.3.9 Trees 7, 8 and 9 where deemed to hold diminished retention values as a result of defects linked to historic pruning practices. Consequently, removal and replacement with small to medium tree species on a one-to-one basis (minimum) within the site footprint is recommended.

7.4 Tree Retention

- 7.4.1 One (1) tree was recommended for retention and requires specific protection measures during construction to ensure it remains viable following the completion of works.

Recommendation (Refer Section 7.5–7.9)	Category A High retention value		Category B Moderate retention value		Category C Low Retention value	
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers
Retain with specific protection requirements	0		1	6	0	

7.5 Specific Protection Measures

- 7.5.1 Tree 6 would be impacted by excavation works (resurfacing) within a portion of its TPZ as part of the proposed works.
- 7.5.2 Excavation within the TPZ is to be carried out under arborist supervision. No unsupervised excavation should occur within the SRZ of this tree. It is recommended that the proposed excavation commence at the outer extent of the TPZ and move inwards to minimise root damage to the trees.

- 7.5.3 Works should be undertaken using techniques that are sensitive to tree roots to avoid unnecessary damage. Such techniques include:
- Excavation using a high-pressure water jet and vacuum truck
 - Excavation using an Air Spade with vacuum truck
 - Excavation by hand.
- 7.5.4 Machine excavation is prohibited within the TPZs of retained trees unless undertaken at the direct consent of the project arborist.
- 7.5.5 Roots discovered are to be treated with care and minor roots (<40mm diameter) pruned with a sharp, sterile handsaw or secateurs. All significant roots (>40mm diameter) are to be recorded, photographed and reported to the project arborist.
- 7.5.6 Other proposed surfacing within the TPZ is to be installed above the existing grade and be of a permeable nature to allow the passage of air and moisture. If the surfacing is to be load bearing, then it is suggested that a geogrid/web or similar is incorporated to ensure the rooting area below does not become compacted or contaminated.
- 7.5.7 It is further recommended that the existing tree cut-out be expanded to the full extent permitted by the design but at a minimum should extend past the SRZ/basal flare of this tree to improve the tree's growing environment and future reduce root vs infrastructure conflicts (see Figure 10).



Figure 10. View of Tree 6 in its growing environment. (Author, November 2020).

7.6 Proposed Pruning

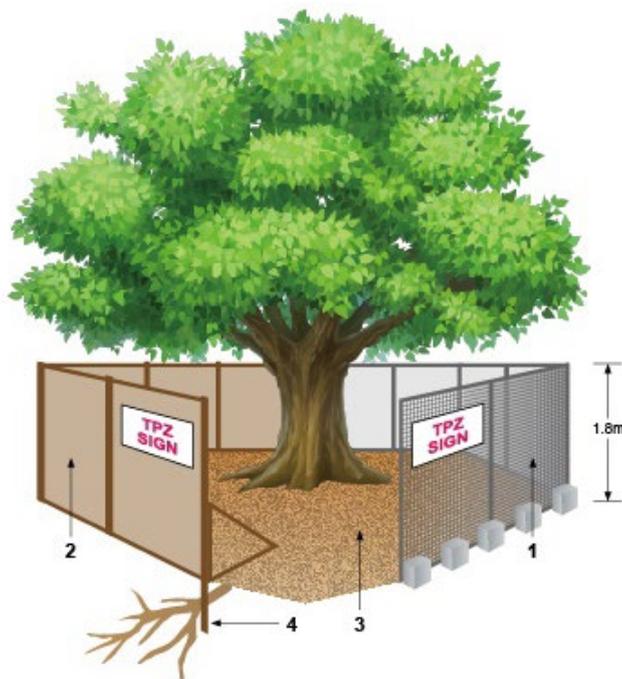
- 7.6.1 Zero (0) trees have proposed development within their respective crowns. It is anticipated that minor pruning only will be required of no greater than 10% of the trees total crown spread.
- 7.6.2 All pruning is recommended to be completed in accordance with the Australian Standard AS 4373–2007: *Pruning of Amenity Trees* (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).
- 7.6.3 Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10% of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist.
- 7.6.4 Pruning >10% of a retained tree's crown will need the express approval of the nominated project arborist.

7.7 Generic Protection and Reporting Measures

- 7.7.1 All retained trees require generic protection measure. Refer to Section 7.7–7.18 for further details.
- 7.7.2 All trees to be retained require protection during the construction stage. Tree protection measures include a range of:
- Activities restricted within the TPZ
 - Protective fencing
 - Trunk and ground protection
 - Tree protection signage
 - Involvement from the project arborist
 - Project milestones
 - Compliance reporting
- 7.7.3 Activities Prohibited within the TPZ
- Machine excavation including trenching
 - Storage
 - Preparation of chemicals, including cement products
 - Parking of vehicles and plant
 - Refuelling
 - Dumping of waste
 - Wash down and cleaning of equipment
 - Placement of fill
 - Lighting of fires
 - Soil level changes
 - Temporary or permanent installation of utilities and signs
 - Physical damage to the tree

7.8 Protective Fencing Specification

- 7.8.1 Protective fencing (Figure 11) is to be installed as far as practicable from the trunk of any retained trees. Fencing should be erected as per the image below before any machinery or materials are brought to site and before commencement of works (including demolition).
- 7.8.2 In some areas of the site (i.e. protection of trees on neighbouring properties) existing boundary fencing may be used as an alternative to protective fencing.
- 7.8.3 Once erected, protective fencing must not be removed or altered without approval from the project arborist. The TPZ fencing should be secured to restrict access.
- 7.8.4 TPZ fencing is to be a minimum of 1.8m high and mesh or wire between posts must be highly visible. Fence posts and supports should have a diameter greater than 20mm and should ideally be freestanding, otherwise be located clear of the roots. See image below.
- 7.8.5 Tree protection fencing must remain intact throughout all proposed construction works and must only be dismantled after their conclusion. The temporary dismantling of tree protection fencing must only be done with the authorisation of a consulting arborist and/or the responsible authority.
- 7.8.6 The subject trees themselves must also not to be used as a billboard to support advertising material. Affixing nails or screws into the trunks of trees to display signs of any type is not a recommended practice in the successful retention of trees.



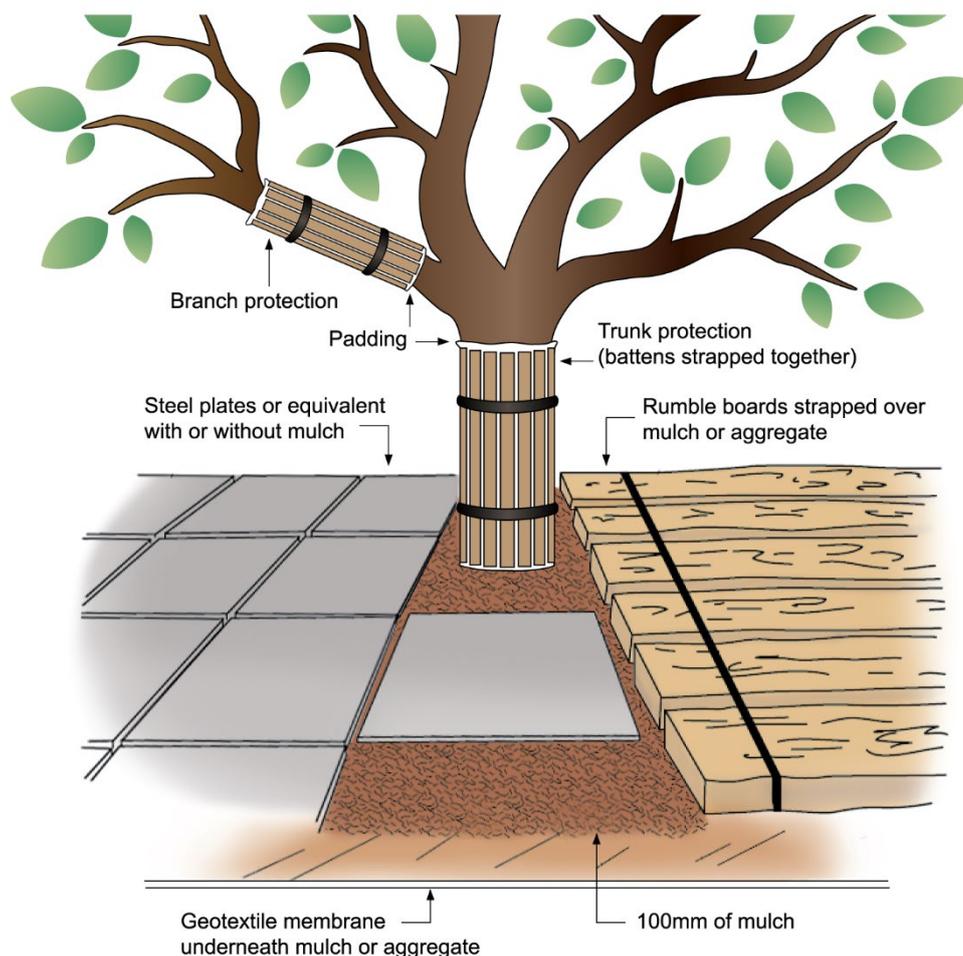
Legend:

1. Chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet
2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ
3. Mulch installation across surface of TPZ (at discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage materials of any kind are permitted within the TPZ
4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 11. Depicts standard fencing techniques. (AS 4970–2009).

7.9 Trunk and Ground Protection

- 7.9.1 Given that proposed works are often within the TPZs of retained trees, standard protective fencing may not always be a viable method of protection. In these areas trunk protection and ground protection should be installed prior to the commencement of works and remain in place until after construction works have been completed.
- 7.9.2 Where construction access into the TPZ of retained trees cannot be avoided, the root zone of each tree must be protected using either steel plates or rumble board strapped over mulch/aggregate until such a time as permanent above ground surfacing (cellular confinement system or similar) is to be installed.
- 7.9.3 Trunk and ground protection (Figure 12) should be undertaken in line with the Australian Standard AS 4790–2009: *Protection of Trees on Development Sites* as per the image below:



Notes:

1. For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
2. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 12. Depicts trunk and ground protection techniques. (AS 4970–2009).

7.10 Tree Protection Signs

- 7.10.1 Signs identifying the TPZ (Figure 13) should be placed at 10m intervals around the edge of the TPZ and should be visible from within the development site.

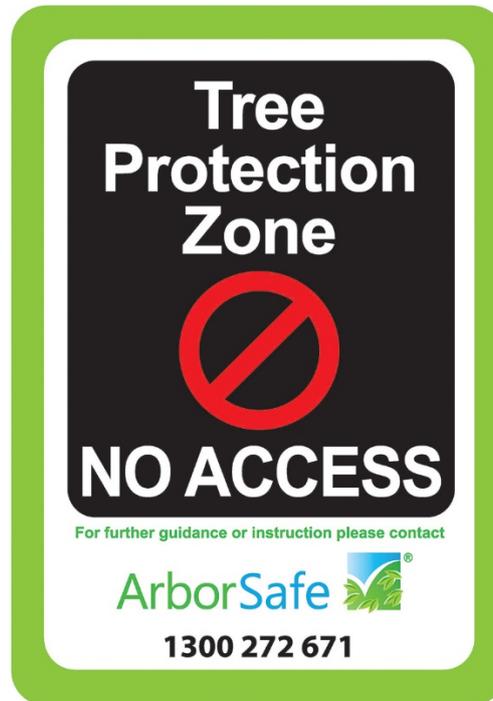


Figure 13. Depicts standard fencing techniques. (AS 4970–2009).

7.11 Project Arborist

- 7.11.1 An official “Project Arborist” must be commissioned to oversee the tree protection, any works within the TPZ’s and complete regular monitoring compliance certification.
- 7.11.2 The project arborist must have minimum five (5) years industry experience in the field of arboriculture, horticulture with relevant demonstrated experience in tree management on construction sites, and Diploma level qualifications in arboriculture – AQF Level 5.
- 7.11.3 Inspections are to be conducted by the project arborist at several key points during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.

7.12 Project Milestones

7.12.1 The following visits and milestones were recommended as to when on-site tree inspection by the project arborist is required:

Item	Purpose of Visit	Timing of Visit(s)	Prerequisites
1	Pre-start induction	Following sign off from Item 1. Contractor to provide a minimum of five days advance notice for this visit.	Prior to commencement of works. All parties involved in the project to attend.
2	Supervision of works in TPZ's including all regrading and excavations	Whenever there is work planned to be performed within the TPZ's. Contractor to provide a minimum of five days advance notice for such visits.	
3	Regular site inspections	Minimum frequency monthly for the duration of the project.	The checklist must be completed by the Project Arborist at each site inspection and signed by both parties.
4	Final sign off	Following completion of works.	Practical completion of works and prior to tree protection removal.

7.13 Compliance Reporting

- 7.13.1 Following each inspection, the project arborist shall prepare a report detailing the condition of the trees. These reports should certify whether or not the works have been completed in compliance with the consent relating to tree protection.
- 7.13.2 These reports should contain photographic evidence where required to demonstrate that the work has been carried out as specified.
- 7.13.3 Matters to be monitored and included in these reports should include tree condition, tree protection measures and impact of site works which may arise from changes to the approved plans.
- 7.13.4 The reports and Compliance Statements shall be submitted to the Project Manager (as well as the Clients' nominated representative) following each inspection.
- 7.13.5 The reports and any Non-Compliance Statements shall be submitted to the Project Manager (as well as the Clients' nominated representative) if tree protection conditions have been breached. Reports should contain clear remedial action specifications to minimise any adverse impact on any subject tree.

7.14 Offset Tree Planting

- 7.14.1 Offset planting should reflect the number of trees removed and the initial loss of amenity and biomass. New trees should be of long-term potential and sourced from a reputable supplier.
- 7.14.2 Replacement tree species must suit their location on the site in terms of their potential physical size and their tolerance(s) to the surrounding environmental conditions. To avoid unethical or unprofessional tree selection and/or their placement within the landscape, replacement tree species must be selected in consultation with a consulting arborist, who can also assist in implementing successful tree establishment techniques.
- 7.14.3 Replacement tree species must have the genetic potential to reach a mature size potential of those trees removed to facilitate the development. As a guide, potential height will be a minimum of 10m (or more) for large trees and produce a spreading canopy so as they may provide amenity value to the property and contribute to the tree canopy of the surrounding area in the future.

7.15 Additional Excavation/Trenching within TPZs

- 7.15.1 In the event additional excavation is required within the TPZs of retained trees identified within this report, or any other site trees, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.
- 7.15.2 Where excavation or trenching is required to facilitate installation of underground services within the TPZs of any site trees arborist supervision is required. Works should be undertaken using techniques that are sensitive to tree roots to avoid unnecessary damage. Such techniques include:
1. Excavation by hand
 2. Excavation using a high-pressure water jet and vacuum truck
 3. Excavation using an Air Spade with vacuum truck.
- 7.15.3 Machine excavation should be prohibited within the TPZs of retained trees unless undertaken at the direct consent from the project arborist and/or the responsible authority.

7.16 Plant Health Care

- 7.16.1 When managing a tree affected by development incursions within its TPZ, plant tonic and growth stimulant drenching should be undertaken. Plant tonic and growth stimulant drenching is the process of adding diluted products directly to the root area of a tree to promote and assist trees to cope with loss of roots during the development process. They also assist trees to provide better resistance to sap sucking insects and fungal attack/disease and improve the establishment of beneficial microbial populations and nutrient uptake. See Appendix D – Plant Health Care and Mulching

7.17 Irrigation

- 7.17.1 Regular checks are required to ensure retained trees are receiving the correct amount of water. The majority of a tree's fine water absorbing roots are located in the top 10–30cm of soil. To undertake a basic soil moisture test, dig a small hole to a depth of 40cm at the dripline of the tree. If the soil is moist at this depth, water is not needed. Slow irrigation that provides an even coverage and targets the absorbing roots is the key to successful irrigation and encourages a deeper tree root system. Irrigation near the trunk is unnecessary as for most trees there are generally fewer water absorbing roots in this area. Irrigating the soil from half-way between the trunk and the dripline as well as beyond the dripline will provide water where it will most effectively be used. Preferably, water your trees during the cooler evening and early morning period when temperatures are lower, humidity is higher, and the air is calmer thereby reducing water evaporation from the soil surface. Irrigation in the middle of the day is not harmful to most trees however it is less efficient.

7.18 Mulching

- 7.18.1 Mulching regulates soil moisture and temperature levels, suppresses weeds, minimises soil compaction and reduces run off during periods of heavy rain. Acquiring wood chip mulch from programmed tree works (and by purchasing it from local tree contractors) would be a proactive way to improve the growing conditions around trees that ultimately will result in improved tree health and vitality.
- 7.18.2 Mulch should aim to cover an area at least as large as a tree's crown projection (and preferably larger) for it to be effective. It should also be laid at a uniform thickness of 75–100mm. Mulch should also be placed over damp to wet soil and never over dry soil. Application during the cooler months of the year is ideal. In areas where grass exists where you wish to mulch, spray the grass first with a non-selective herbicide and allow it to wilt and die before placement. This practice will negate grass growing up through the mulch over time.

- 7.18.3 Mulching within the canopy areas of trees not only improves long term tree health but also acts to reduce tree risk by reducing targets that pass and/or congregate under their canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.

8 References

- Heritage Council, 2020. *inHERIT State Heritage Register*. Government of Western Australia.
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- Town of Bassendean 2020. *Local Planning Policy No. 13. Tree Retention and Provision*.
- Urban, J., 2008. *Up By Roots - Healthy Soils and Trees in the Built Environment*. Champaign (Illinois): International Society of Arboriculture.

Plans of the existing site and of the proposed development were provided to ArborSafe on 26.11.20 and include:

- Bassendean Hotel Concept Design Reports, Seedesign Studio, 16 November and 19 November 2020
- Bassendean Hotel Site Plan, Project No. 160734, Sheet 1100, Woods Bagot, November 2020
- Bassendean Hotel General Arrangement Plan – Ground Floor, Project No. 160734, Sheet 2200, Woods Bagot, November 2020

Appendix A. Arboricultural Reporting Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership of any property are assumed to be good. No responsibility is assumed for matters legal in character.
2. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of the consultant.
7. Neither all nor any part of the contents of this report, nor any copy thereof, shall be used for any purpose by anyone but the person to whom it is addressed, without the written consent of the consultant. Nor shall it be conveyed by anyone, including the Client, to the public through advertising, public relations, news, sales or other media, without the written consent of the consultant.
8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
10. Information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection.
11. Inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the plants or property in question may not arise in the future.

Appendix B. Explanation of Tree Assessment Terms

Tree number: Refers to the individual identification number assigned within the ArborSafe software to each assessed tree on the site and the number which appears of the tree's tag.

Tree location: Refers to the easting and northing coordinates assigned to the location of the tree as obtained from the geo-referenced aerial image within the ArborSafe software.

Tree species: Provides the botanic name (genus, species, sub-species, variety and cultivar where applicable) in accordance with the International Code of Botanical Nomenclature (ICBN), and the accepted common name.

Trees in group: The number of trees encompassing a collective assessment of more than one tree. Typically grouped trees have similar attributes that can be encompassed within one data record.

Height: The estimated range in metres attributed to the tree from its base to the highest point of the canopy. Where required height will be estimated to the nearest metre.

Diameter at Breast Height (DBH): Refers to the tree's estimated trunk diameter measured 1.4m from ground level for a single trunked tree. These estimates increase in 50mm increments. Where required DBH will be measured to give an accurate measurement for single trunked trees, trees with multiple trunks, significant root buttressing, bifurcating close to ground level or trunk defects and will be measured as per the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.

Tree Protection Zone (TPZ): A specified area above and below ground and at a given distance measured radially away from the centre of the tree's trunk and which is set aside for the protection of its roots and crown. It is the area required to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The radius of the TPZ is calculated by multiplying its DBH by 12. TPZ radius = DBH × 12. (Note "Breast Height" is nominally measured as 1.4m from ground level). TPZ is a theoretical calculation and can be influenced by existing physical constraints such as buildings, drainage channels, retaining walls, etc. (Standards Australia, 2009).

Structural Root Zone (SRZ): The area close to the base of a tree required for the tree's anchorage and stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. SRZ radius = $(D \times 50)^{0.42 \times 0.64}$ (Standards Australia, 2009).

Canopy spread: The estimated range in metres attributed to the spread of the tree's canopy on its widest axis. Where required crown spread will be estimated to the nearest metre.

Origin: Refers to the origin of the species and its type.

Category	Description
Locally Endemic	Occurs naturally in the local area and is native to a given region or ecosystem.
WA Native	Occurs naturally within the state but is not indigenous.
Australian Native	Occurs naturally within Australia and its territories but is not a state native or indigenous.
Exotic Evergreen	Occurs naturally outside of Australia and its territories and typically retains its leaves throughout the year.
Exotic Deciduous	Occurs naturally outside of Australia and its territories and typically loses its leaves at least once a year.

Health: Refers to the health and vigour of the tree.

Category	Description
Excellent	Canopy full with even foliage density throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth. Exceptional specimen.
Good	Canopy full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Good growth indicators, none or minimal deadwood.
Fair	Canopy with moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of deadwood, may contain epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	No live plant material observed throughout the canopy, bark may be visibly delaminating from the trunk and/or branches.

Age: Refers to the life cycle of the tree.

Category	Description
Young	Newly planted small tree not fully established may be capable of being transplanted or easily replaced.
Juvenile	Tree is small in terms of its potential physical size and has not reached its full reproductive ability.
Semi-mature	Tree in active growth phase of life cycle and has not yet attained an expected maximum physical size for its species and/or its location.
Mature	Tree has reached an expected maximum physical size for the species and/or location and is showing a reduction in the rate of seasonal extension growth.
Senescent	Tree is approaching the end of its life cycle and is exhibiting a reduction in vigour often evidenced by natural deterioration in health and structure.

Structure: Refers to the structure of the tree from roots to crown.

Category	Description
Good	Sound branch attachments with no visible structural defects, e.g. included bark or acute angled unions. No visible wounds to the trunk and/or root plate. No fungal pathogens present.
Fair	Minor structural defects present, e.g. apical leaders sharing common union(s). Minor damage to structural roots. Small wounds present where decay could begin. No fungal pathogens present.
Poor	Moderate structural defects present, including bifurcations with included bark with union failure likely within 0–5 years. Wounding evident with cavities and/or decay present. Damage to structural roots.
Hazardous	Significant structural defects with failure imminent (3–6 months). Defects may include active splits and/or partial branch or root plate failures. Tree requires immediate arboricultural works to alleviate the associated risk.

Useful Life Expectancy (ULE): Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or presents a greater risk and/or more hazards to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes within the tree's location and environment which may influence the ULE value.

Category
0 Years
<5 Years
5–10 Years
10–15 Years
15–25 Years
25–50 Years
>50 Years

Defects: Visual observations made of the presenting defects of the tree and its growing environment that are, or have the capacity to impact upon, the health, structural condition and/or the useful life expectancy of the tree. Defects may include adverse physical traits or conditions, signs of structural weaknesses, plant disease and/or pest damage, tree impacts to assets or soil related issues.

Tree Significance: Includes environmental, social or historical reasons why the tree is significant to the site. The tree may also be rare under cultivation or have a rare or localised natural distribution.

Arborist Actions: A list of arboricultural and/or plant health care works that are aimed at maintaining or improving the tree's health, structural condition or form. Actions may also directly or indirectly reduce the risk potential of the tree such as via the removal of a particular branch or the moving of infrastructure from under its canopy.

Appendix C. Tree Retention Values

Based upon a modified version of the British Standard BS 5837–2012: *Trees in relation to design, demolition and construction – recommendations*.

Category and definition	Criteria (including sub-categories where appropriate)		
Category U			
<p>Trees in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than 5 years.</p>	<ul style="list-style-type: none"> Trees that have a severe structural defect that are not remediable such that their failure is expected within 12 months. Trees that will become unviable after removal of other Category U trees (e.g. where for whatever reason the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to the health and or safety of other trees nearby Low quality trees suppressing adjacent trees of better quality. Noxious weeds or species categorised as weeds within the local area. <p>Note: Category U trees can have existing or potential conservation value* which might make it desirable to preserve.</p>		
	1. Arboricultural Qualities	2. Landscape qualities	3. Cultural and environmental values
Category A			
<p>Trees of High Quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years.</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual (in the wild or under cultivation); or those that are important components of groups or avenues.</p>	<p>Trees or groups of significant visual importance as arboricultural and/or landscape features. (e.g. feature and landmark trees).</p>	<p>Trees, groups or plant communities of significant conservation, historical, commemorative or other value (e.g. remnant trees, aboriginal scar trees, critically endangered plant communities, trees listed specifically within a Heritage statement of significance).</p>
Category B			
<p>Trees of Moderate Quality with an estimated remaining life expectancy of 15–25 years and of dimensions and prominence that cannot be readily replaced within 10 years.</p>	<p>Trees that might be included within Category A but are downgraded because of diminished condition such that they are unlikely to be suitable for retention beyond 25 years.</p>	<p>Trees that are visible from surrounding properties and/or the street but make little visual contribution to the wider locality.</p>	<p>Trees with conservation or other cultural value (trees within conservation areas or landscapes described within a statement of significance, locally indigenous species).</p>
Category C			
<p>Trees of Low Quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable.</p>	<p>Trees of very limited value or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees offering low or only temporary/transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value.</p>

*Where trees would otherwise be categorised as U, B or C but have significant identifiable conservation, heritage or landscape value even though only for the short term, they may be upgraded, although they might be suitable for retention only.

Tree Quality

		Health**			
		Excellent/ Good	Fair	Poor	Dead
Structure	Good	A	B	C	U
	Fair	B	B	C	U
	Poor	C	C	U	U
	Hazard*	U	U	U	U

* Structural hazard that cannot be remediated through mitigation works to enable safe retention.

** Trees of short term reduced health that can be remediated via basic, low cost plant health care works (e.g. mulching, irrigation etc.) may be designated in a higher health rating to ensure correct retention value nomination.

Category A	Typically trees in this category are of high quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years. The tree may make significant amenity contributions to the landscape and may make high environmental contributions. In some cases, trees within this category may not meet the above criteria, however possess significant heritage or ecological value. Trees of this retention value warrant design consideration and amendment to ensure their viable retention.
Category B	Typically trees in this category are of moderate quality with an estimated remaining life expectancy of 15–25 years and prominence of size dimensions that cannot be readily replaced within 10 years. They may make moderate amenity contributions to the landscape and make low/moderate environmental contributions. Trees with this retention value warrant lesser design consideration in an attempt to allow for their retention.
Category C	Trees in this category are of low quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable, may have poor health and/or structure, are easily replaceable, or are of undesirable species and do not warrant design consideration.
Category U	Trees in this category are found to be in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than five years. These trees may be dead and/or of a species recognised as a weed that resulted in them being unretainable.

Appendix D. Plant Health Care and Mulching

Guide to plant health tonics and root growth stimulants

Considering the varying sizes of trees in common urban landscapes, it is suggested that an application volume of combined water and product solution of 80–150L for small to medium sized trees (5-10m height), 150–250L for medium to large sized trees (10-20m height) and 250–400L for large to very large sized trees (+20m height). Note: a lesser volume of total mixed product could be used if a more concentrated mix is drenched and water irrigation used to further drench the area and therefore dilute the stronger mix application.

The following product recommendations have been based on previous successful works undertaken by ArborSafe. The information provided is to be used as a general guide only, depending on your tree species, health or location. We recommend you always refer to the manufacturers label before applying any product. You may need to further consult with ArborSafe or your Project Arborist to develop a more specific program for your tree needs.

- **Soil Conditioner** concentrate such as Kelpro, Seasol or similar 600–800mL/100L of water. A concentration of beneficial nutrients stimulating plant growth and root establishment, ideal for trees under stress.
- **Nitrogen Boost** concentrate such as Nitrosol liquid plant food or similar 300mL/100L of water. A general-purpose fertilizer that contains a nitrogen boost (the most abundantly used element for tree growth). NB: Care must be taken when applying general fertilizer, particularly where plants can be affected Phosphorus toxicity.
- **Root Biostimulant** concentrate such as Auxinone or similar 400mL/100L of water. A scientific blend of hormone root growth stimulants and vitamins assisting in the regeneration of roots.
- **Microbial Formulation** concentrate such as Nocate Liquid or similar 500mL/100L of water. Generally containing strains of beneficial soil microorganisms, humic acid, kelp, essential amino acids, vitamins, biotin, folic acid and natural sugars designed to enhance the establishment of beneficial microbial populations.
- **Carbohydrate Energy Source** such as Molasses 500-800mL/100L of water. Molasses is the by-product of sugar refining. It contains all the nutrients from the raw sugarcane plant and is a carbohydrate energy source that feeds soil microorganisms and increases microbial activity.
- **Surfactant/Wetting Agent** (optional) such as Dispatch (Liquid) 200–300ml/100L of water. Improves the infiltration and penetration of applied water and irrigation.

We recommend you always refer to the manufacturers label before applying any product using the above as a guide only.

Guide to mulching and maintenance for established trees

Whether a tree is a newly planted young tree, or a well-established mature tree, the area around its base is a key factor in its long-term retention and viability. Maintaining a soil environment that is conducive to tree root development is vital for trees of all ages. This guide provides information on appropriate maintenance practices around the base of trees including mulching and the restriction of activities that may cause harm to tree roots or trunks.

1. Why mulch?

Mulching is a plant health care action which can be undertaken to improve plant and soil health (Figure 14), as well as overall landscape aesthetics. Placing an organic (or sometimes inorganic) material on the soil surface reduces the level of direct sunlight contact. Mulching should not be confused with composting which involves incorporating organic matter such as composts or manures into the soil profile. All plants in their natural ecologies (except for some arid and coastal ecologies) are naturally mulched by the falling of leaves, bark, flowers and other organic material.

This action is of great importance in successful cultivation of plants as it:

- assists in the regulation of soil moisture and temperature levels
- helps to suppress weeds
- minimises soil compaction
- reduces run-off during periods of heavy rain
- adds organic matter to the soil, and
- improves overall structure, nutrition and water holding composition.

Mulch is best comprised of organic materials such as wood chips, leaf litter, straw or hay as these will degrade over time. Long-term mulching improves soil health and structure as it encourages the activities of earthworms, microflora and beneficial fungi. Inorganic materials such as stones and gravel can be moderately effective as mulch but will not provide the ongoing improvements to soil health.



Figure 14. An excellent example of how to mulch a young tree. (Lachlan Andrews, September 2015).

2. How to mulch

- Apply mulch to damp soil, as placing over dry soil makes it difficult to rehydrate. Applying during the cooler months of the year is an ideal time.
- If mulching on top of a pre-existing grass area, grass or weeds must first be hand weeded and/or sprayed with a non-selective herbicide and left to wilt and die before applying mulch.
- Mulch should be applied at a uniform thickness of 75–100mm and re-applied approximately every 12 months. Do not place mulch up against the trunk of a tree as the damp mulch can cause bark to decay.
- Apply over a wide area, at least as large as a tree's crown projection (preferably larger), within and outside the current root mass to encourage lateral root development and expansion.
- Wood chip mulch (such as that generated from wood chippers) is considered an ideal mulch for landscape use as it contains a wide variety of materials that are of different sizes (such as bark, foliage and timber), is relatively cheap to purchase, and can be obtained in large quantities. Stockpiling of mulch after tree contractors have conducted works at a site is a way of generating 'free' mulch and ensuring that plant material from tree pruning and/or removals is recycled on site, not imported from external suppliers, saving costs and making the site more self-sustaining.
- The use of mulch made from pine bark or red gum chips are discouraged as they seldom degrade and therefore do not add nutrition to the soil profile. The uniform particle size and resin content can provide an impervious layer to water as well as retarding gaseous exchange.
- Mulching within the canopy areas of larger trees (Figure 15) can not only improve long-term tree health but can also act to reduce tree risk by decreasing the number of targets that pass and/or congregate under their canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.
- When using wood chip mulch, ensure that if it has been made from live plant material that is stored and allowed to compost for between 3 and 6 months prior to use. Never apply fresh, 'green' mulch around trees as this can induce what is called the nitrogen drawdown, which can result in the removal of nitrogen from the soil resulting in plants with nutrient deficiencies.

For further information refer to the Australian Standard AS 4454–2012: *Composts, Soil Conditioners and Mulches*.

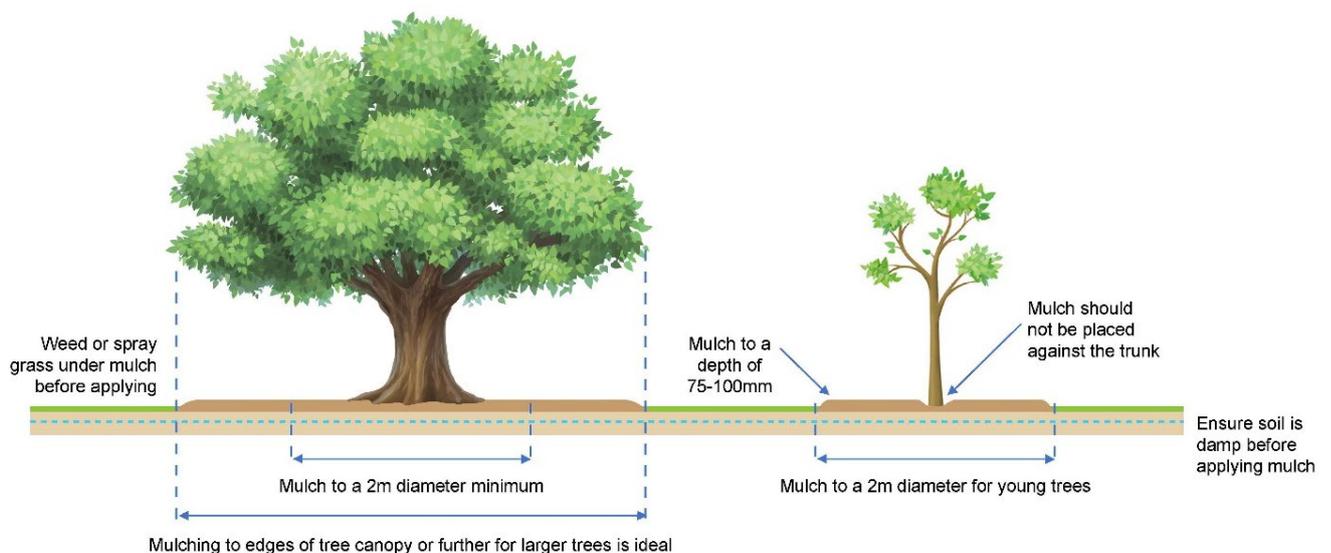


Figure 15. Mulching established and young trees (ArborSafe Australia, 2020).

3. Root and trunk damage

The function of tree roots is primarily to provide water and nutrient uptake for the tree, provide stability through structural roots that anchor it to the ground and as a means of food and nutrient storage. Damage to tree roots can lead to a reduction to any or all of these functions.

Damage to tree roots (Figure 16 and Figure 17) and the lower portion of a tree's trunk is a common and often unnecessary occurrence that can lead to the entry of decay fungi into a tree's structural framework. Once present, decay may develop in larger structural roots and/or the base of the trunk, which can result in a reduction in tree health and in severe cases even compromise stability.

Works such as trenching and excavation are often the cause of root damage to trees. Refer to ArborSafe's Guide – Tree protection during construction or the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* for things to consider when performing construction activities near trees.

Everyday activities such as grass cutting via mowing or brush cutters can result in serious root damage or wounding to the lower trunk. Young trees with their trunks damaged by machinery often need replacing, while damage to the trunks and/or surface roots of established trees is not only detrimental to tree health but can also result in costly repairs to machinery.

Another advantage to mulching around the trunk and root crown is that it limits damage to both parts from mowing equipment. This in turn reduces mechanical damage and compaction.



Figure 16. An example of damage to tree roots caused via mowing. (Luke Dawson, June 2017).

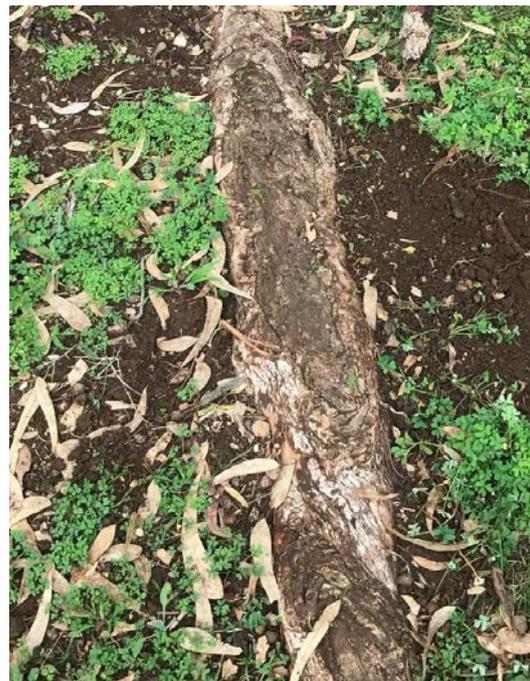


Figure 17. Image showing wound caused to upper portion of surface root by mower. (Luke Dawson, June 2017).

4. How to avoid root and trunk damage

The following points serve to highlight ways to avoid damage to tree roots and trunks caused via grass cutting activities:

- Mulching around young and established trees negates the need for brush cutter and/or lawn mower use around the base of a tree. Mulching therefore not only creates a barrier between tree roots and trunk that are susceptible to damage, it improves soil condition, minimises soil compaction and decreases the total area required for mowing.
- Where mulching is not feasible, raising the cutting height of mowers and maintaining grass at a greater height can avoid unnecessary 'scalping' of roots and damage to mowers/blades.
- Where surface roots are located away from the trunk and in a location where neither the application of mulch nor the raising of mower height is inappropriate, it may be possible to raise the soil grade directly around the root/s to minimise damage. It is important that the application of new material does not result in significant changes to the soil profile that may inadvertently damage roots. Material applied should be permeable and allow the development of turf which will protect the roots. Coarse sand or a planting mix with a high sand to organic matter ratio (e.g. 80/20 mix) spread at a depth of 75–100mm could suitably protect the surface root from damage, while allowing turf to redevelop within the area.
- ArborSafe is able to answer any questions regarding the material, depth and method of application to be used to ensure the tree/s remain viable for the long-term.

Appendix E. Tree Assessment Data

Tree no.	Botanical Name	Common Name	Trees in group	DBH Total (cm)	DRB (cm)	Radial TPZ (m)	TPZ area (m ²)	Radial SRZ (m)	Tree Height (m)	Canopy (m)	Health	Structure	Age	TLE (Yrs.)	Defects	Significance	Arborist comments	Tree Quality Score	Tree Retention value subcategory	Recommendation
1	<i>Corymbia citriodora</i>	Lemon-scented Gum	1	69	85	8.3	215.38	3.1	15-20	10-15	Fair	Fair	Semi-Mature	10-15	Crossing/rubbing branches; Deadwood/stubs > 100mm; Dieback; Previous failure(s); Resin exudation/kino; Soil compaction;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree showing signs of reduced health/vigour. Evidence of previous limb failure(s).	B	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
2	<i>Corymbia citriodora</i>	Lemon-scented Gum	1	41	52	4.9	76.05	2.5	15-20	5-10	Fair	Fair	Semi-Mature	10-15	Co-dominant stems; Deadwood/stubs < 30mm; Inappropriate location;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Located in close proximity to adjacent inspection pit. Contacting pole at base.	B	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
3	<i>Corymbia ficifolia (hybrid)</i>	West Aust. Red Flowering Gum	1	30	35	3.6	40.72	2.1	5-10	5-10	Fair	Fair	Semi-Mature	10-15	Co-dominant stems; Deadwood/stubs < 30mm; Dieback; Epicormic growth;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree showing signs of reduced health/vigour.	C	1	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
4	<i>Corymbia citriodora</i>	Lemon-scented Gum	1	50	63	6.0	113.10	2.7	15-20	10-15	Fair	Fair	Semi-Mature	10-15	Deadwood/stubs < 30mm; Dieback; Exposed root(s); Mechanical damage to root(s); Soil compaction;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree by entrance way showing signs of reduced health/vigour.	B	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
5	<i>Ficus microcarpa var. hillii</i>	Hill's Weeping Fig	1	127	137	15.0	706.86	3.8	10-15	15-20	Fair	Fair	Mature	10-15	Co-dominant stems; Damaging infrastructure; Deadwood/stubs > 30mm; Decay; Dieback; Disease pathogens; Exposed root(s); Hanger(s); Included bark; Major root damage/severance; Mechanical damage to root(s); Poor pruning; Soil compaction; Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : An established tree located within existing parking area exhibiting exposed/damaged roots, minor sooty mould and noticeable crown thinning/die back possibly associated with root damage/soil compaction. Site observations would indicate that significant roots extend well beyond dripline under existing surfacing.	B	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
6	<i>Ficus microcarpa var. hillii</i>	Hill's Weeping Fig	1	106	99	12.7	508.30	3.3	15-20	15-20	Good	Fair	Mature	15-25	Co-dominant stems; Damaging infrastructure; Deadwood/stubs > 30mm; Disease pathogens; Included bark; Mechanical damage to root(s); Previous failure(s); Soil compaction; Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree located within existing parking area showing signs of good health and vigour despite minor sooty mould affliction and possible sun scorch in upper crown. Evidence of previous scaffold limb failure/vehicle impact on lower stem. Roots lifting adjacent asphalt seal.	B	12	Retain tree with specific protection requirements (i.e. Generic measures plus supervision of works within the TPZ and/or use of root sensitive construction techniques).
7	<i>Jacaranda mimosifolia</i>	Jacaranda	1	38	44	4.6	65.33	2.3	5-10	5-10	Fair	Poor	Semi-Mature	10-15	Co-dominant stems; Decay; Epicormic growth; Exposed root(s); Poor pruning; Weak union(s); Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree form has been diminished by historic lopping practices.	C	12	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
8	<i>Jacaranda mimosifolia</i>	Jacaranda	1	55	55	6.6	136.85	2.6	5-10	5-10	Fair	Poor	Semi-Mature	10-15	Co-dominant stems; Crack(s)/split(s); Crossing/rubbing branches; Decay; Epicormic growth; Poor pruning; Soil grade changes; Weak union(s); Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Form has been diminished through historic lopping practices and clearances for adjacent overhead lines. Additional evidence of soil grade changes.	C	12	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
9	<i>Callistemon sp.</i>	Bottlebrush	1	45	47	5.4	91.61	2.4	5-10	5-10	Fair	Fair	Semi-Mature	5-10	Co-dominant stems; Crossing/rubbing branches; Decay; Epicormic growth; Poor pruning; Wound(s);	Amenity value/shade; Screen value;	26-11-2020 : Nick Arnold : Historic lopping has diminished form and likely reduced ULE.	C	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.

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Bassendean Hotel Landscape Architecture Concept Design Report

05/02/2021

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01. Precedent Imagery

02. Landscape Concept

03. Materiality

04. Playground

05. Elevations + Sections

06. Tree Strategy



02. Landscape Plan



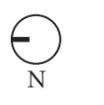
CONCEPT PLAN - COURTYARD 1



LOCATION PLAN

LEGEND

- ① Play Space - refer to detail plan
- ② Entrance from street
- ③ Alfresco courtyard screen
- ④ Banquette seating
- ⑤ Garden bed
- ⑥ Arbor
- ⑦ Undercover alfresco zone
- ⑧ Outdoor bar
- ⑨ Circular planter
- ⑩ Brick paving
- ⑪ Timber decking
- ⑫ Cobblestone threshold
- ⑬ Washed aggregate concrete
- ⑭ Play space 'bar'



DESIGN IMAGERY



COURTYARD ONE CONT...



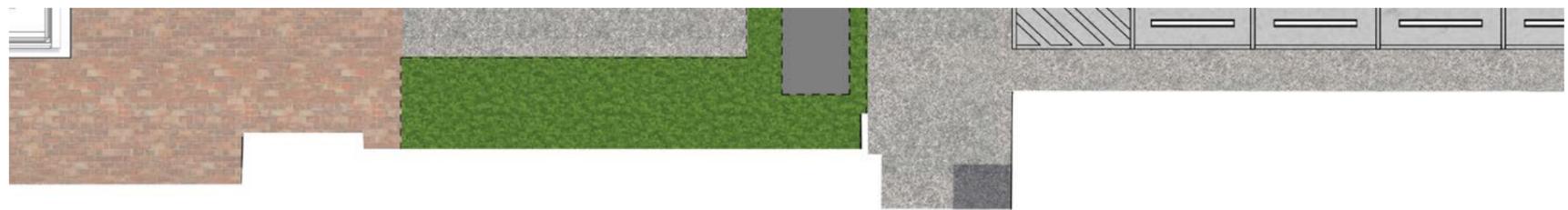
CONCEPT PLAN - COURTYARD 2



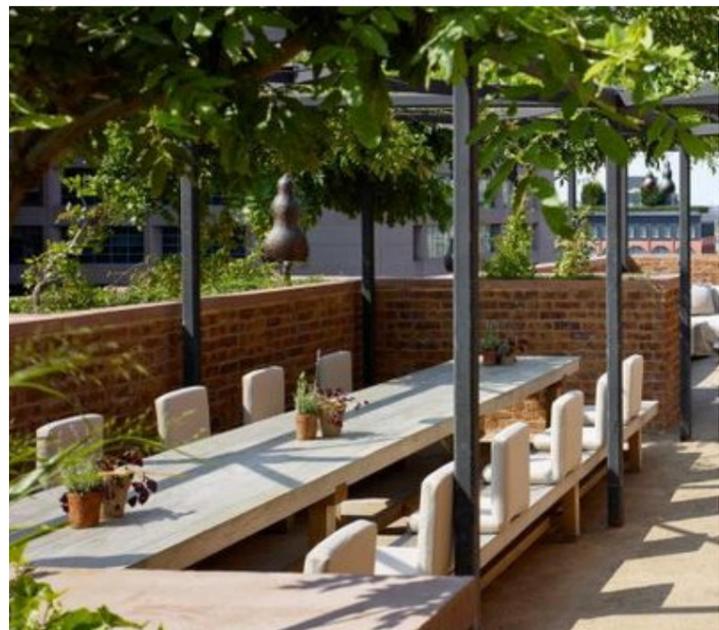
LOCATION PLAN

LEGEND

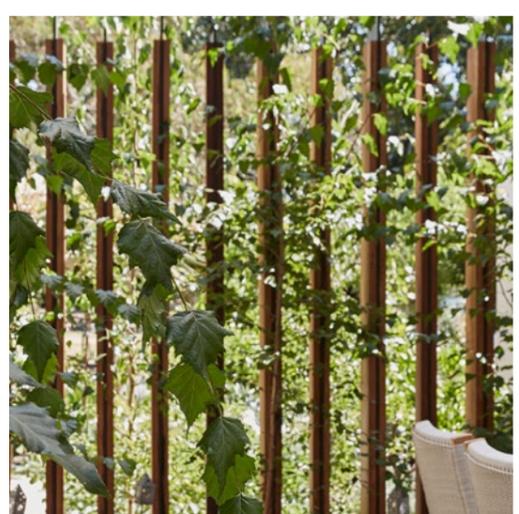
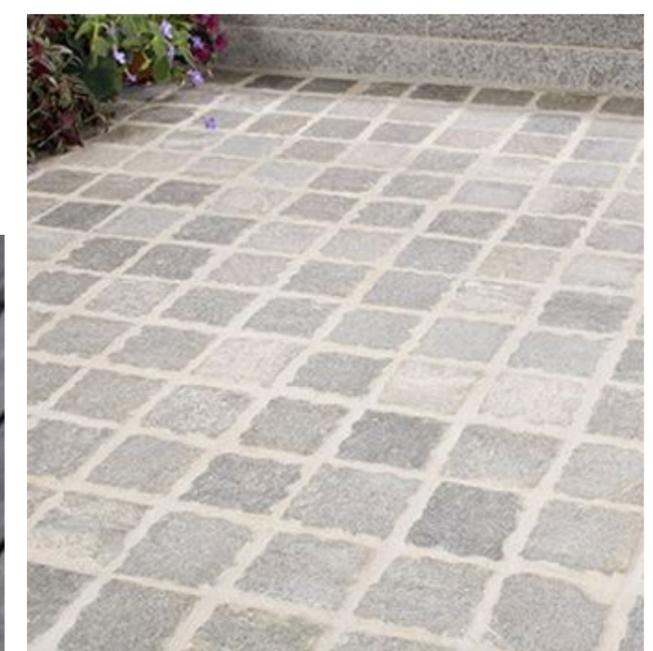
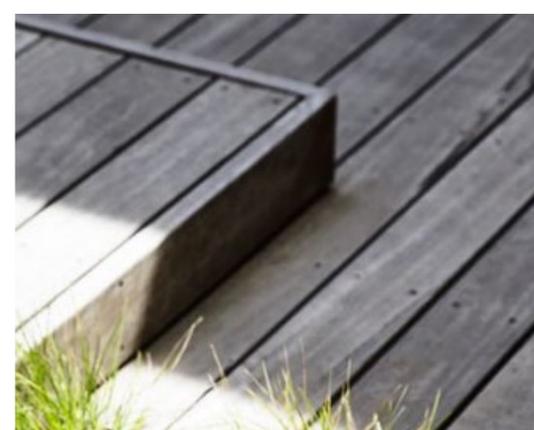
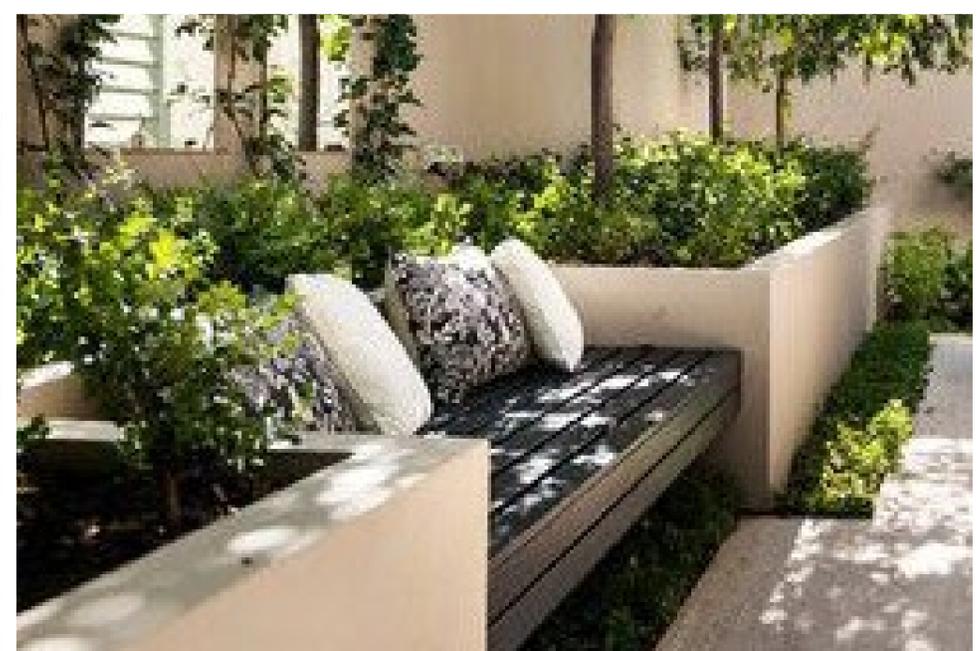
- ① New stairs
- ② Outdoor bar
- ③ Banquette seating
- ④ Circular planter with feature tree
- ⑤ Timber decking
- ⑥ Washed aggregate concrete type 1
- ⑦ Washed aggregate concrete type 2
- ⑧ Raised planting bed



DESIGN IMAGERY



03. Materiality

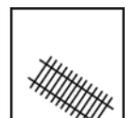


04. Playground

OVERLAY 1: HISTORIC BASSENDEAN

A playground design which tells the stories of Bassendean's local history in a way that is exciting and playful. Children connect strongly to memorable, recognisable elements such as a train or animals.

The playground could draw inspiration from the following:



1. Railway



2. Connection to the Swan River



3. Historic Architecture



OVERLAY 2: PLAYFUL AND WHIMSICAL

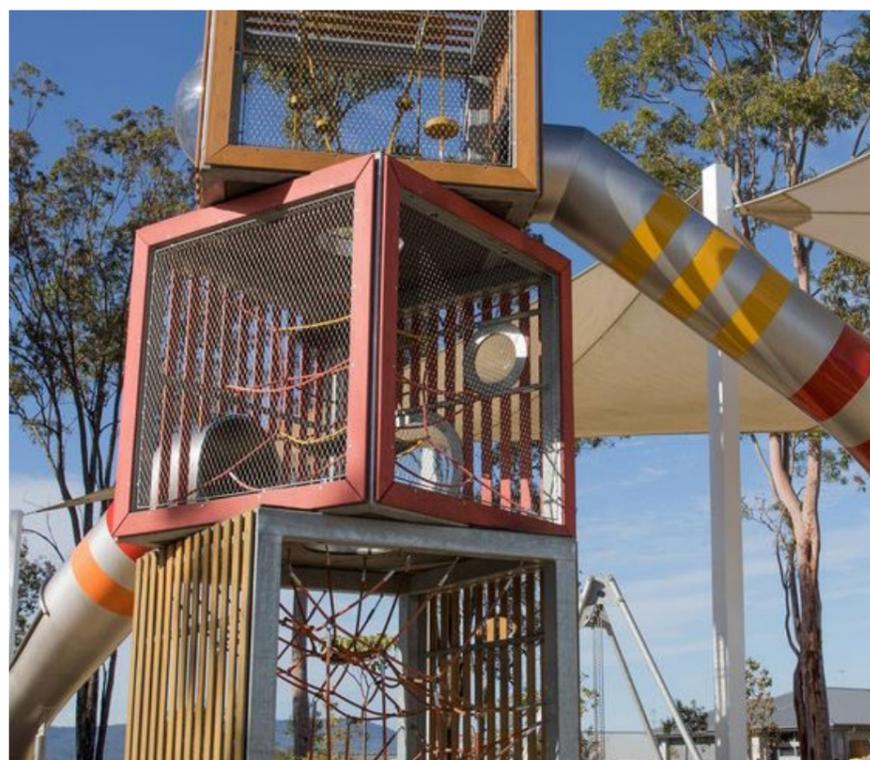
A memorable and colourful playground which allows children's imaginations to run wild. A playground which fits in as many different playable elements and play experiences as possible using different senses and catering for a range of physical abilities. An underlying focus on play outcomes rather than story telling.



1. Open Ended Play

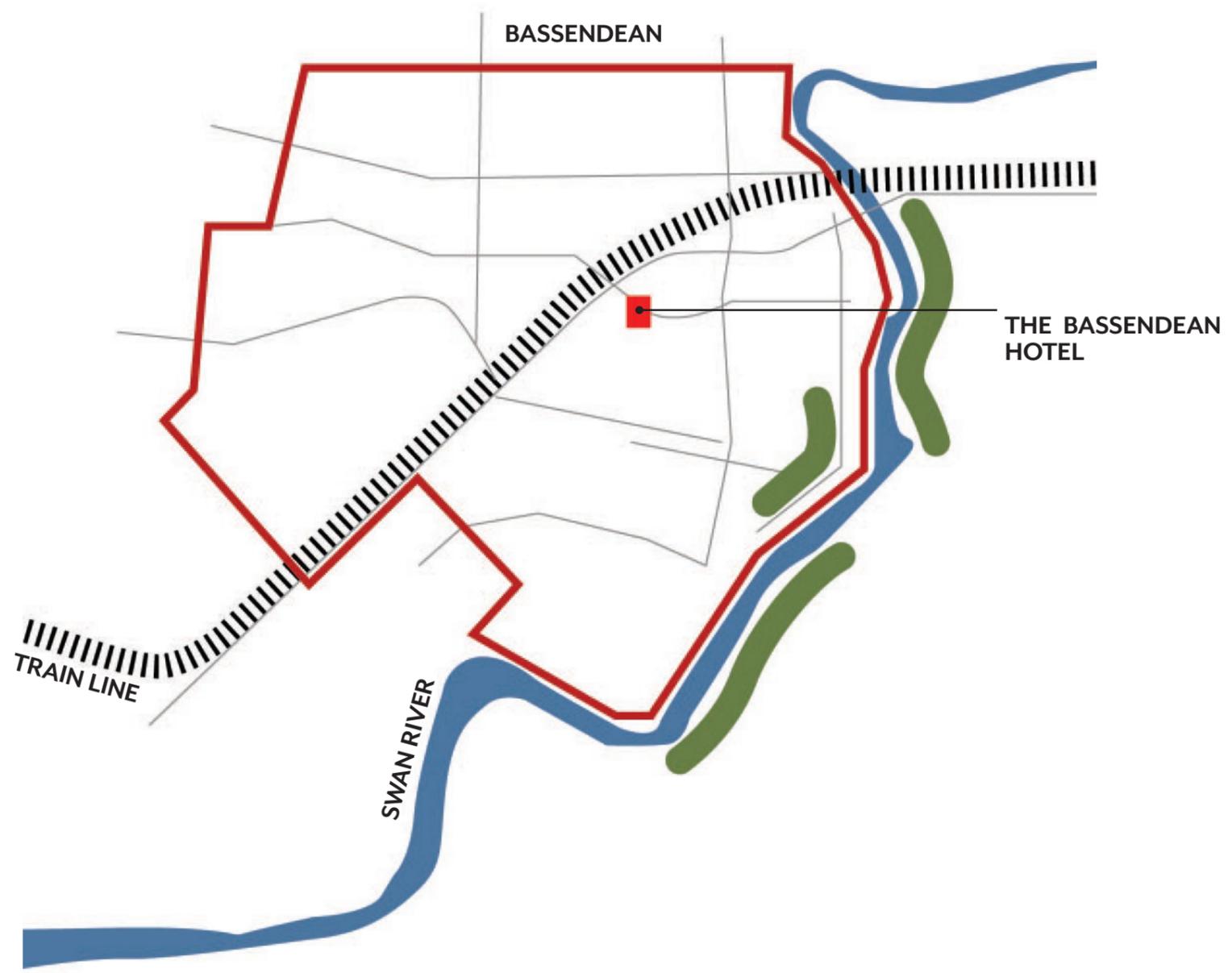


2. Maximise diverse play opportunities



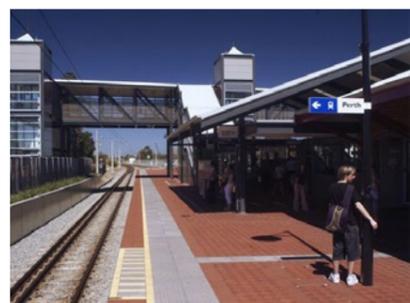
3. Colourful and fun





PLAYGROUND DRIVING CONCEPT

The proposed playground concept celebrates the Bassendean Hotel's surrounding context. The Swan River and the train line will form the structure of the playground design. Local fauna found along the river and its banks provides the inspiration for a draw card play element.



1. Midland Train Line

+



2. The Bassendean Hotel

+



3. The Swan River

+



4. Local Wildlife



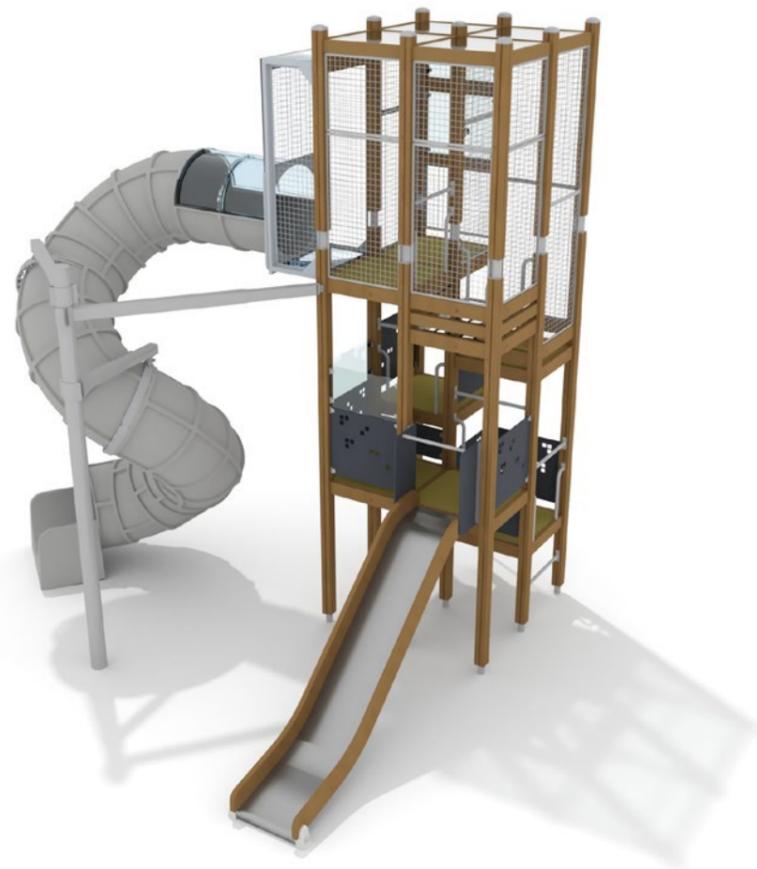
LOCATION PLAN

LEGEND

- ① The Swan River
- ② River bank
- ③ The Train
- ④ The Train Carriage
- ⑤ Slide
- ⑥ Chalk board
- ⑦ Swan art mural
- ⑧ Drum tubes
- ⑨ The Reeds
- ⑩ Log steppers
- ⑪ The Boat
- ⑫ Hopscotch
- ⑬ Noughts + Crosses



PLAY ELEMENTS



Skyline Tower by Lappset



Custom Train



Chalk Board



Swan Inspired Art Mural



Hop Scotch



Boat



Drum Tubes



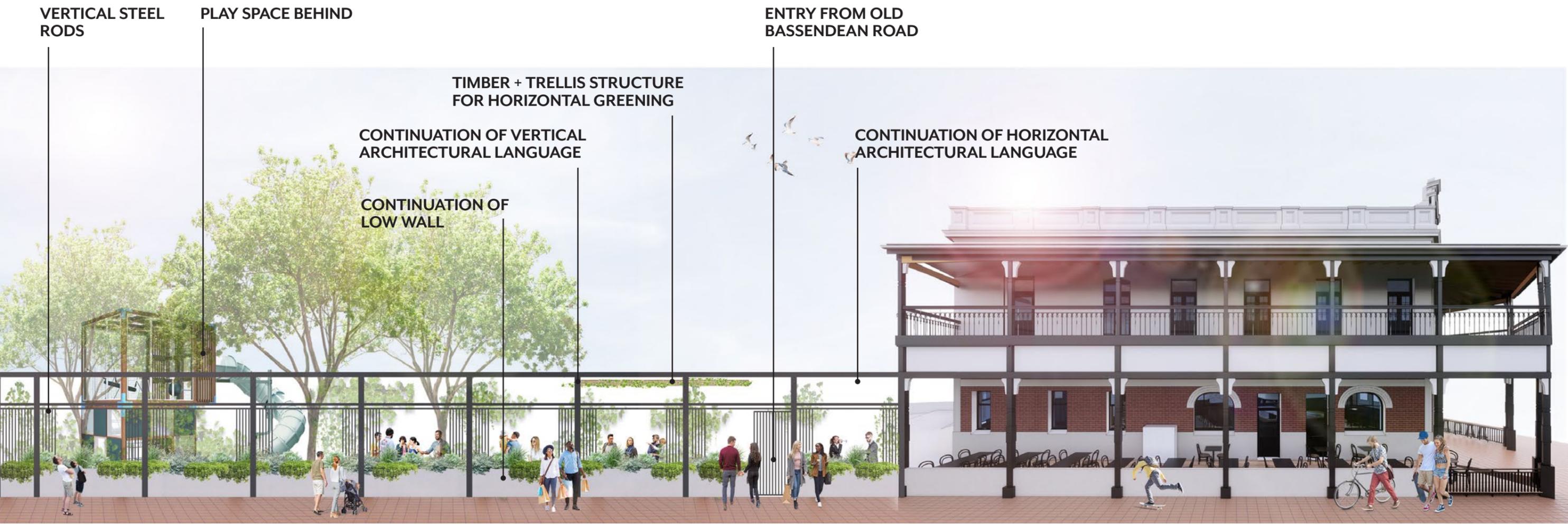
Log Steppers



Noughts +
Crosses

05. Elevations + Sections

OLD BASSENDEAN ROAD ALFRESCO FACADE



PARKER STREET FACADE

CLIMBING PLANTS AND SHRUBS TO PARKER STREET

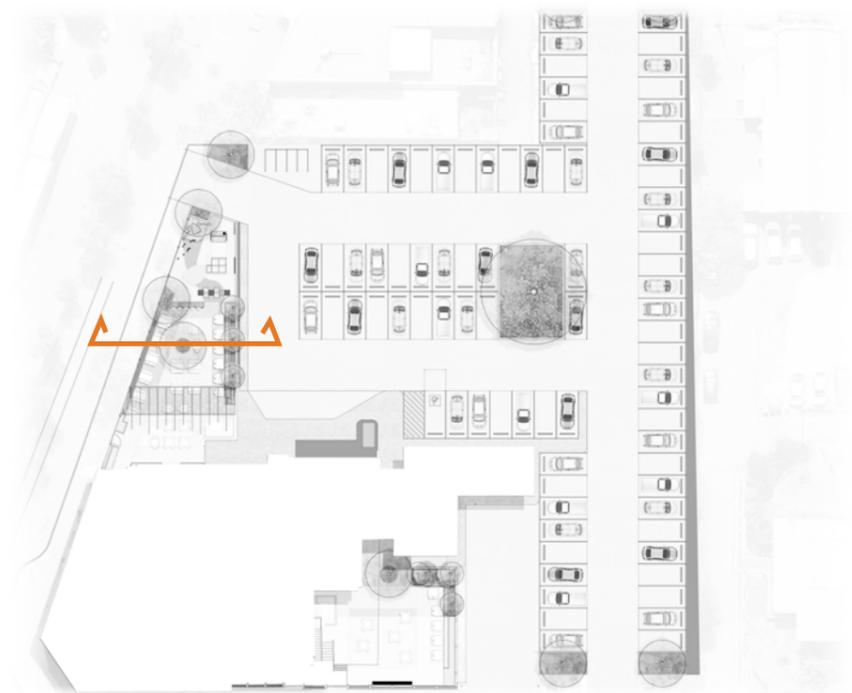
LARGE TREE IN COURTYARD 2

EXISTING FIG TREE

CAR PARK ENTRY



SECTION THROUGH COURTYARD 1



LOCATION PLAN



1:50 @ A3

07. Planting Palette

TREES



Caesalpinia ferrara
'Leopard Tree'



Pyrus calleryana
'Chanticleer'



Pistacia chinensis



Agonis flexuosa



Eucalyptus victrix 'Little
Ghost Gum'

GROUND COVERS/LOW SHRUBS



Helichrysum petiolare



Viola hederacea



Dichondra 'Silver Falls'



Dichondra repens



Trachelospermum
'Flat Mat'



Senecio 'Chalk sticks'



Lavender species



Hardenbergia meema



Casaurina "Cousin it"

STRAPPY LEAF PLANTS



Festuca glauca



Lomandra 'Tanika'



Tulbaghia violacea



Diets bicolor



Lomandra 'Seascape'



Dianella revoluta



Liriope Emerald
Cascade

SHADE



Asplenium nidus



Liriope Emerald Cascade



Amethyst Liriope muscari
40 x 40 cm



Cyathea cooperi



Blechnum 'Silver Lady'



Clivia miniata



Viola hederacea

CLIMBING PLANTS



Ornamental Grapevine
(non fruiting)



Trachelospermum -
climbing star jasmine



Ficus pumila



Hoya australis



Hibbertia scandens

PLAYGROUND MIX



Westringia Low Horizon



Dwarf Woolly Bush



Eremophila glabra
'Roseworthy'



Liriope Isabella



Lomandra 'Tanika'



Eremophila 'Blue
Horizon'



Hibbertia scandens

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SEE  DESIGN

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Bassendean Hotel Refurbishment

Acoustic Report

Development Application

Prepared for: **Queenrise Corporation Pty Ltd**

Date: **03 December 2020**

Prepared by: **Imran Khan**

Ref: **301270003**

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Revision

Revision	Date	Comment	Prepared By	Approved By
001	02/12/2020	Draft DA Issued for Review	IK	IK
002	03/12/2020	DA Issued for Information	IK	IK

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Executive Summary

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

Noise impact from the proposed introduction of outdoor areas has been assessed to criteria in accordance with the “WA *Environmental Protection (Noise) Regulations 1997*” (EPNR).

Noise modelling was used to assess patron noise emissions from the alfresco areas (being the dominant source of noise outside the building) and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers located on Old Perth Rd, Kenny St, Parker St and Wilson St.

Noise management measures have been provided for other noise sources associated with the development. The noise sources considered are:

- Patron activity;
- Music;
- Mechanical services equipment;
- Car parking;
- Loading bays;
- Playground; and
- Waste collection and rubbish disposal.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. Noise emissions from the refurbished venue should be managed such that they do not increase above current levels. Stantec are not aware of any noise complaints against the venue in its current operation.

In summary, in view of the available information, we consider that the refurbishment and proposed expansion of the Bassendean Hotel will be able to comply with the EPNR. The predictions in this report consider that the assumptions, building recommendations and noise management measures provided will be implemented.



1. Introduction

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

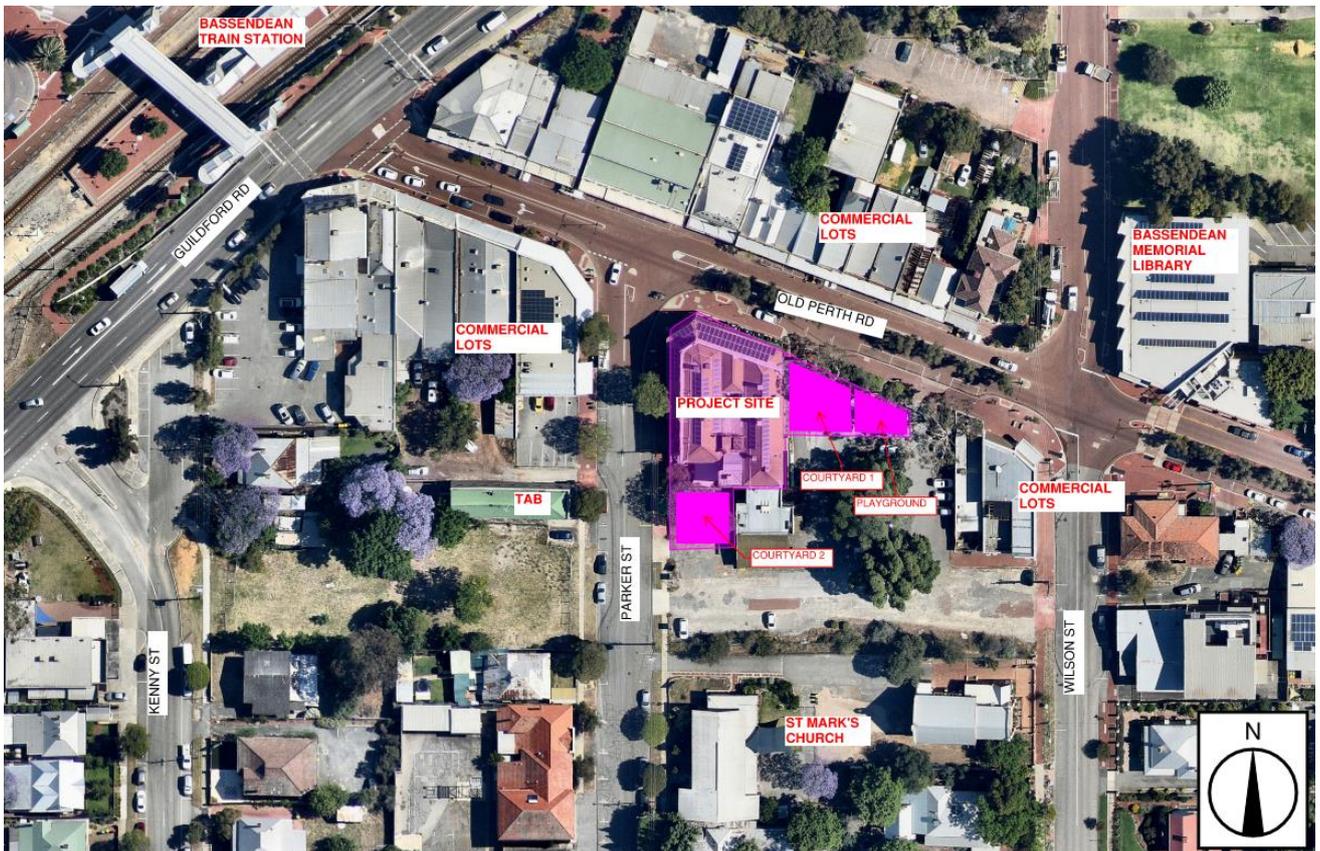
This report has been prepared as part of supporting documentation pertaining to the Development Application for the project. The noise regulations applicable to the project are the “WA Environmental Protection (Noise) Regulations 1997” (EPNR).

1.1 Site Description

The site is located on the corner of Old Perth Rd and Parker St in Bassendean, being approximately 100m east of Guildford Rd and the Bassendean passenger train station.

The project location and surrounds are indicated in Figure 1. New alfresco areas are shown in solid magenta.

The project site is largely surrounded by commercial developments, being located in a town centre area, with residentially zoned areas to the south.



Source: Nearmaps / Google Maps
Figure 1: Project Location



1.2 Scope Limitations

The following items are not part of this scope of work:

- Internal acoustic aspects of the building (e.g. internal noise levels, reverberation time);
- Construction noise and vibration management; and
- Provision or update of an operational noise management plan for the hotel.



2. Acoustic Criteria

2.1 Environmental Noise Emissions

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A:

“If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor.”

Town of Bassendean Local Planning Scheme Maps No. 1 & 2 (dated 11 January and 09 July 2019 respectively) were accessed via the WA Department of Planning Lands and Heritage website and were used in the determination of the influencing factor. The maps show the zoning of the area around the project site with reference to Local Planning Scheme 10 (LPS4) and the Metropolitan Regional Scheme (MRS).

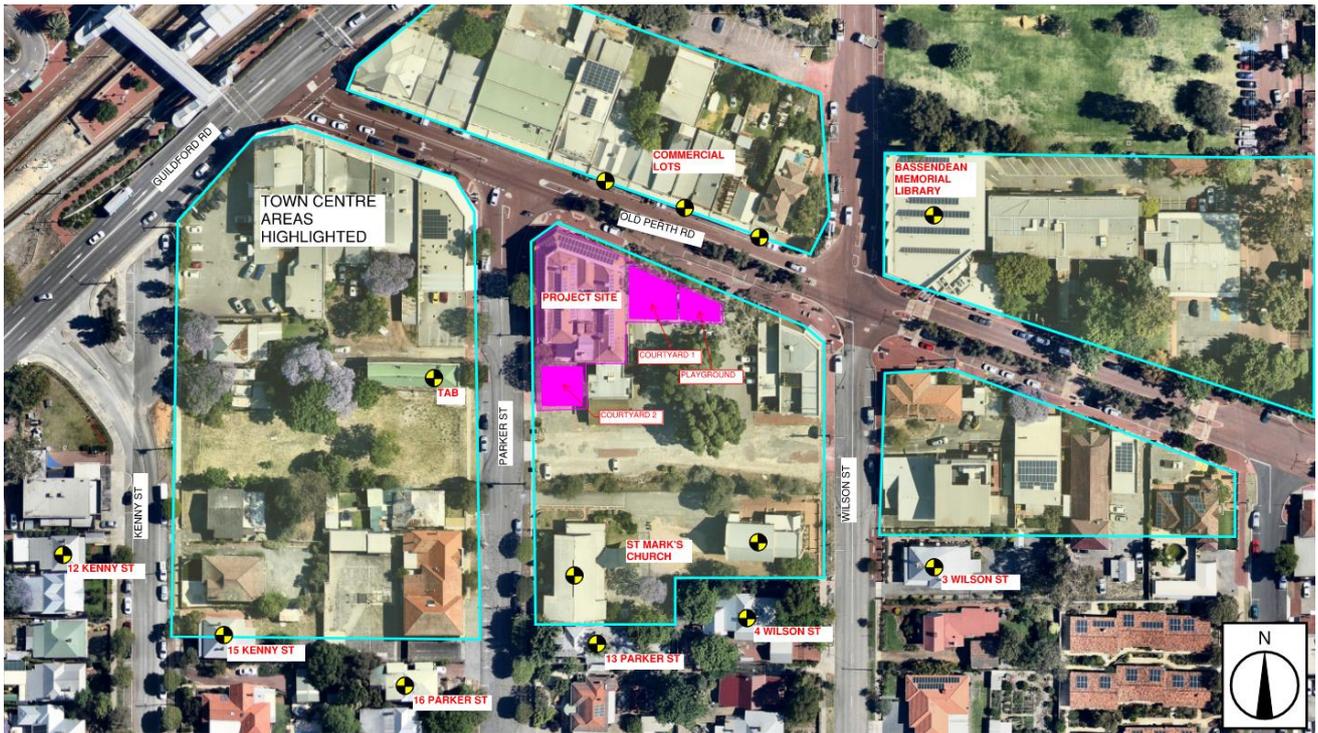
The immediate area of the site is zoned as a ‘Town Centre’ area, surrounded by commercial or mixed-use developments, with residentially zoned premises further south along Kenny, Parker and Wilson streets. Residentially zoned areas will be considered as noise sensitive premises in highly sensitive areas, while areas zoned as ‘Town Centre’ will be considered as noise sensitive premises in ‘areas other than highly sensitive areas’, which per the EPNR have the same criteria as commercial developments (Table 2). Stantec believe that these criteria are appropriate for a vibrant Town Centre area.

The nearest noise sensitive receivers in the vicinity of the project are identified in Table 1 and shown in Figure 2.

Table 1: Noise sensitive receivers

Receiver	Zoning
Residences at 12 & 15 Kenny St	Residential
Residences at 13 & 16 Parker St	Residential
Residences at 3 & 4 Wilson St	Residential
St Mark’s Anglican Church (2 Wilson St)	Town Centre
Bassendean Memorial Library (46 Old Perth Rd)	Town Centre
Commercial developments along Old Perth Rd	Town Centre





Source - Nearmaps

Figure 2: Nearby noise sensitive receivers and town centre areas

2.1.1 Assigned Levels

Table 2 summarises the assigned levels at the nearest noise sensitive premises. For highly sensitive areas, this includes an Influencing Factor (IF) as described in Section 2.1.2. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

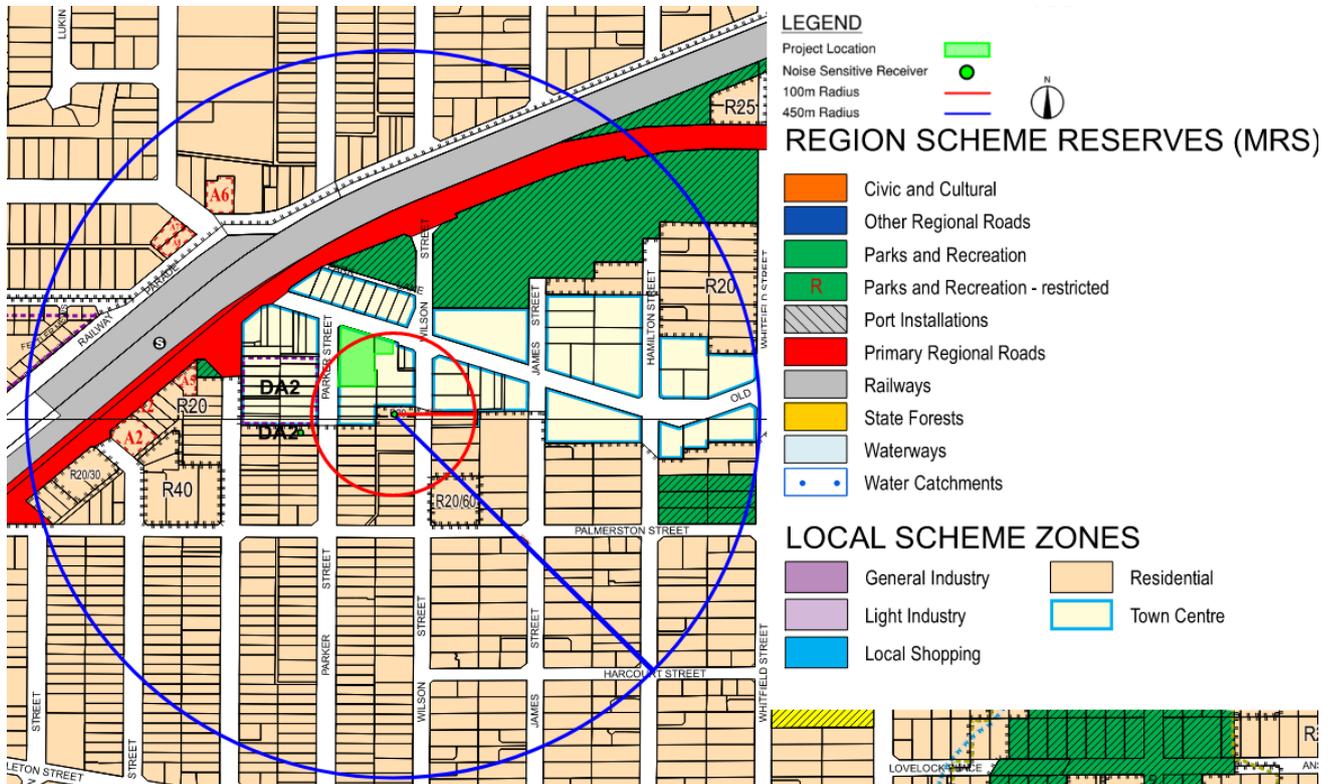
Table 2: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		LA10	LA1	LAmx
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 to 1900 hours Sunday & public holidays	40 + IF	50 + IF	65 + IF
	1900 to 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	35 + IF	45 + IF	55 + IF
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.1.2 Influencing Factor

The influencing factors for the residential premises identified above are 4 – 7 dB, as summarised in Table 4. This results from identifying major roads and land zoning types surrounding the premises.

Figure 3 indicates the land use zones surrounding 4 Wilson St.



Source: WA Department of Planning, Lands and Heritage

Figure 3: Zoning map of areas surrounding receiver at 4 Wilson St

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on the 30th November 2020. The available traffic data has been presented in Table 3. Guildford Rd is identified as the nearest major transport corridor, with data for other minor roads within 450m of the site not recorded by MRWA.

Table 3: Traffic count data (MRWA)

Transport Corridors	EPNR Classification ¹⁾	Average Daily Traffic Volumes				
		2015/16	2016/17	2017/18	2018/19	2019/20
Guildford Rd (West of West Rd)	Major Road	-	-	-	20,142	-

1) As defined by the EPNR. Secondary roads have between 6000-15000 vehicles per day. Major roads have greater than 15000 vehicles per day.

Table 4: Influencing factor (IF) for noise sensitive (residential) receivers

Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors / Sporting Venues	Influencing Factor
12 Kenny St	19 % within 100m radius 7 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in inner circle	7 dB
15 Kenny St	25 % within 100m radius 8 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in outer circle	4 dB
13 Parker St	31 % within 100m radius 9 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in outer circle	4 dB
16 Parker St	33 % within 100m radius 8 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in outer circle	4 dB
3 Wilson St	36 % within 100m radius 9 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in outer circle	4 dB
4 Wilson St	27 % within 100m radius 12 % within 450m radius	0 % within 100m radius 0 % within 450m radius	Guildford Rd (major road) in outer circle	4 dB

2.1.3 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely —

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5 .

Table 5: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB



2.1.4 Noise Emissions from Mechanical Services

Typically, projects of this type involve noise emissions from mechanical services such as air conditioning units, refrigeration condensers and mechanical plant.

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a -5 dB penalty shall be conservatively assigned to the noise criteria when assessing noise emissions from mechanical equipment.

As the mechanical design is still in progress, mechanical plant selections will be reviewed in the later stages of design to ensure compliance to the EPNR.



3. Predictive Noise Assessment

Noise emissions from the proposed development will be primarily due to:

- Music and patron activity;
- Mechanical equipment; and
- Waste collection and rubbish disposal.

3.1 Noise Model Scenario

3.1.1 Operating Hours

Trading hours of the proposed development will be defined in its liquor license. Indicative operating hours for the refurbished Hotel are summarised in Table 6. These hours span the day, evening and night-time periods of the EPNR. Night-time operations and maximum patronage in the outdoor areas will be considered as a worst-case scenario for noise emissions.

Table 6 : Operating Hours

Day	Open	Close
Monday to Sunday	10 AM	12 Midnight

3.2 Noise Model Inputs

Noise emissions from the outdoor area were calculated using 3D noise modelling software (SoundPLAN 8.2).

ISO 9613-2:1998 industry noise propagation standard has been used for the noise model predictions. The noise model has taken into account noise source levels, distance from sources to receivers and screening effects due to the existing buildings, retaining walls/terrain effects and proposed outdoor bars.

Receivers

All noise receivers were located at 1.4 m above ground or each floor level and 1 m away from the receiving façade. Reflected noise from the building façade is included in the received noise levels.

Topography

Ground topography of the area surrounding the project site has been sourced from Geoscience Australia, '5 Metre Digital Elevation Model (DEM) of Australia derived from LiDAR' and processed with QGIS 3.6 software for use in SoundPLAN 8.2.

As the alfresco areas are intended to be partially or fully sunken, topographical data in these areas (Courtyard 1, Playground and Courtyard 2) was modified to represent the intended landscaping that forms part of the project.

A ground absorption coefficient of 0.6 was used to suit suburban conditions, which is in between a soft ground condition (1) and reflective ground condition (0).

Patron Noise Levels

A predictive desktop study has been undertaken to determine the impact of patrons in the new alfresco areas on the nearest noise sensitive receivers. Patron activity in the outdoor areas is expected to have a significantly greater noise impact on the nearest noise sensitive receivers than patron noise from within the building.

It is noted that patrons are able to move freely between the venue's indoor and outdoor areas. The maximum capacity of patrons in the alfresco areas has been considered as the worst-case scenario for environmental noise emissions.

Patrons were assumed to be evenly distributed around the alfresco areas and predominantly seated. Patrons were represented by area noise sources at heights of 0.8m.

The following papers were considered for the computation of Sound Power Levels of patrons in the alfresco areas:



1. Australian Acoustical Society (Western Australian Division), Technical Meeting 10 Mar 2016 on the topic of “Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens.” (refer Appendix C);
2. Technical research paper “Prediction of Noise from Small to Medium Sized Crowds”, (Hayne et al., Nov 2011, *Proceedings of Acoustics*, Conference Gold Coast Australia, pp. 133-140);
3. Association of Australian Acoustical Consultants, AAAC, 2019. “Licenced Premises Noise Assessment Technical Guideline”. Version 1.0; and
4. J H Rindle, 2015, “The Acoustics of Places for Social Gatherings”, Proceedings of EuroNoise, Maastricht.

Table 7 presents the relevant L₁₀ Sound Power Level (SWL) formulae for ‘N’ number of patrons from each reference above, with appropriate corrections where the formula predicts the L_{eq}.

Table 7: Sound Power Level prediction formulae for ‘N’ number of patrons

Ref.	L ₁₀ SWL Formula	Comments
1	$91 + 10 \cdot \log(N/100) + 3$	Paper presents L _{eq} SWL of 100 patrons in alfresco area. Correction of +3 dB per Ref.2 for L ₁₀ SWL. Logarithmic average of 5 acoustic consultants’ data, excluding the highest and lowest values.
2	$15 \cdot \log(N) + 67 - 3$	Paper presents L ₁₀ SWL formula of up to 100 patrons in a typical outdoor social setting. Correction of -3 dB for random orientation of patrons, per paper.
3	$87 + 10 \cdot \log(N/100) + 3$	Based on Table 1 Talker L _{WA} of 100 patrons (Scenario N). Correction of +3 dB per Ref.2 for L ₁₀ SWL. Patron SWLs include indoor room effects.
4	$76 + 10 \cdot \log(N) + 3$	Paper presents L _{eq} SWL for a single patron. Correction of +3 dB per Ref.2 for L ₁₀ SWL. Patron SWLs include indoor room effects.

Based on the literature review, References 1 and 2 address outdoor area patron noise, which excludes room effects that are not applicable to outdoor areas. The method in Reference 2 was selected to calculate the L₁₀ Sound Power Level of patrons, as it presents a direct L₁₀ formula with spectral data, provides a correction value for random orientation of sources and is applicable to outdoor social settings. In addition, the formula outputs a value in the middle of the range of papers reviewed.

The predicted Sound Power Level of patrons in the alfresco areas are summarised in Table 8. As a worst-case for noise emissions, the maximum allowable number of patrons for each area has been used. Typical spectrum is from Reference 2.

Table 8: Patron Noise Levels used in Predictive Assessment

Noise Source	Sound Power Level, L ₁₀ dBA	1/1 Octave Band Sound Power Level (dB)					
		250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Courtyard 1 – 185 Patrons	98	84	85	88	91	92	93
Courtyard 2 – 209 Patrons	99	84	86	89	92	93	93

As music in the alfresco areas is to be ambient in nature only, the contribution of music noise at the receiver is considered to be insignificant compared to patron noise levels. Document 2 also notes that larger crowds of patrons tend not to exhibit tonal characteristics, hence no adjustments to the received noise level for intrusive characteristics have been applied.

Music and Patron Noise within the Building

It is expected that patron noise from within the building will be adequately attenuated by the external façades, with the contribution to received noise emissions being insignificant compared to the noise from music and patrons in the alfresco areas.

During the refurbishment of the building, the following actions should be taken:

- Doors should be fitted with acoustic perimeter and drop seals; and
- Existing door and window seals should be checked to ensure there are no paths of noise leakage present.

Any amplifier / PA system used must be calibrated in level such that noise emissions from within the building do not become dominant at the site boundary. This should be determined by site measurements.

Given these considerations and the prescribed managements measures (Section 4.1), this noise source has not been included in the model.

Outdoor Music Noise

Music is expected to be present in the alfresco areas through the use of outdoor speakers.

Music must be at a 'conversational' level only and not be audible at nearby receivers.

Note that where the noise received at a premises is music, adjustments to the received level are required when assessing compliance to the EPNR. Should music become audible and dominant, adjustments of +10 to 15 dB are required per Table 5. This would likely result in non-compliance to the EPNR.

Noise management measures to control music emissions have been provided in Section 4.1. This source has therefore not been considered in the noise model.

Mechanical Services Noise

Mechanical services noise must comply with the EPNR criteria at all receivers and at all times of the day.

Assuming that mechanical plant will be selected/attenuated such that compliance with the EPNR will be achieved, it has not been considered in the noise model.

Treatment to mechanical services vents may be required such that noise emanating from within the building is adequately attenuated.

Noise Barriers

The slightly less elevated alfresco areas have been included in the noise model.

The following minimum changes in elevation are required around the sunken courtyards to produce an adequate barrier effect, to the extent shown in Figure 4:

- Courtyard 1 / Playground – retaining wall/ solid barrier to a minimum height of 1.5m above courtyard floor level;
- Courtyard 2 – retaining wall/ solid barrier to a minimum height of 2.5m above courtyard floor level.

This may be achieved through the planned landscaping (with retaining walls shielding the courtyards at lower elevation) and/or the provision of solid noise barriers. Adequate construction for solid noise barriers would include 90mm brick masonry or a solid continuous fence with minimum 15 kg/m² surface mass.



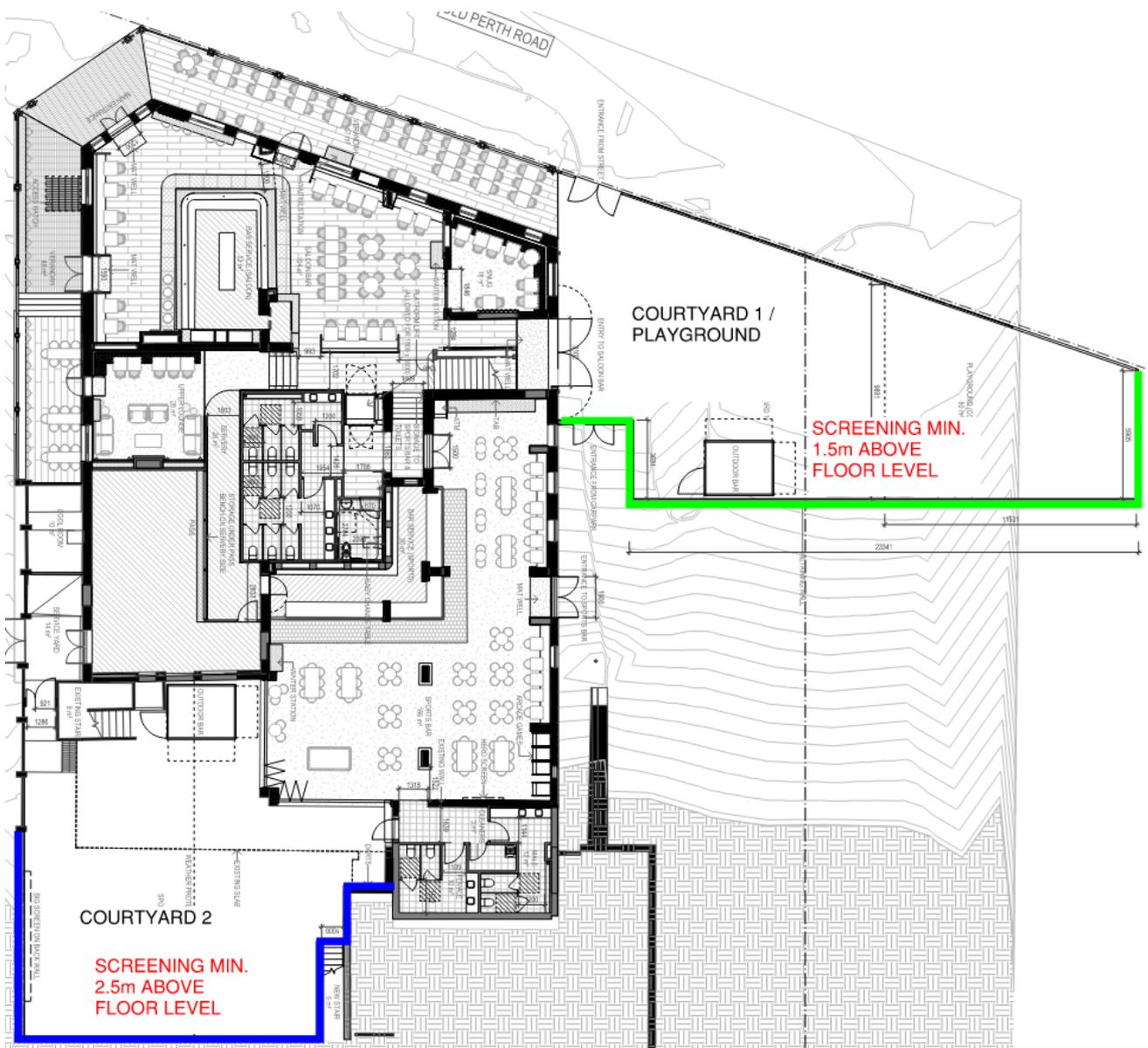


Figure 4: Extent of screening required

3.3 Noise Model Results

3.3.1 Patron Noise

The noise emissions from patrons have been modelled to predict the impact on the nearest sensitive receivers. As a worst-case, the maximum allowable patronage in Courtyards 1 and 2 has been assessed against the night-time criteria of the EPNR.

The predicted noise levels are summarised in Table 9, with noise contours provided in Appendix B.

Table 9: Predicted alfresco area patron noise levels

Nearest Sensitive Receiver	Zoning	Predicted Noise Level dB(A)	EPNR Night-time Criteria L ₁₀ dB(A)	EPNR L ₁₀ Comparison
12 Kenny St	Residential	35	42	Complies
15 Kenny St	Residential	33	39	Complies
13 Parker St	Residential	37	39	Complies
16 Parker St	Residential	36	39	Complies
3 Wilson St	Residential	37	39	Complies
4 Wilson St	Residential	39	39	Complies
32 – 34 Old Perth Rd	Town Centre	60	60	Complies
26 – 32 Old Perth Rd	Town Centre	59	60	Complies
St Mark's Church	Town Centre	54	60	Complies
Bassendean Memorial Library	Town Centre	51	60	Complies

As the maximum number of patrons in the alfresco areas are predicted to comply with the EPNR in a night-time scenario, compliance is also expected in the less stringent day and evening times.

Noise management measures should be put in place to ensure music noise is not dominant at the site boundary.

3.4 Acoustic Amenity Impact

The impact on the acoustic amenity of the area will be determined by the change in existing noise levels, if any, due to the proposed development. Noise emissions from the refurbished venue should be managed such that they do not increase above current levels. Stantec are not aware of any noise complaints against the venue in its current operation.

Based on predicted noise emissions, patron noise from the project is not expected to have a significant impact on the acoustic amenity of the community. Noise management measures for music in the new alfresco areas should be included in the venue's noise management plan.



4. Noise Management

This section presents noise management measures that may be relevant for inclusion in the venue noise management plan.

The key objective of noise management is to actively engage with affected properties to address the amenity impacts of noise emissions from the development, to the greatest practical extent possible.

Achieving this objective should minimise the number of complaints received, which reduces the likelihood of ongoing issues and compliance investigations.

The venue noise management plan should:

- Identify noise emission sources from this venue;
- Establish appropriate noise management measures to reduce amenity impacts as far as practicable;
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- Encourage engagement with nearby noise sensitive premises on managing noise impacts.

The approach is to provide for ongoing dialogue, communication and mitigations with potentially affected residents, in the context of the intended use of the development.

4.1 Patrons and Music

It is critical that any music from the venue be level calibrated such that music noise is inaudible at all nearby receivers.

Any amplifier / PA system used should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

It is recommended that any amplifier / PA system incorporate a frequency equalizer that is set to control low frequency sound (bass).

The following indicative patron numbers have been predicted to comply with the EPNR:

- 185 patrons in the Courtyard 1 and verandah areas;
- 209 patrons in the Courtyard 2 area; and
- The noise from any amplifier / PA system (within the building and/or in alfresco areas) is to be calibrated by field measurements, limited so as not to exceed the set levels and made tamper proof.

Given the movement of patrons between indoor and outdoor areas, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time.

In addition, the following administrative controls are recommended:

- The venue amplifier / PA system should be locked away, accessible by management only; and
- Venue staff are to monitor dispersal of patrons after closing and manage any noise issues arising.



4.2 Mechanical Plant

The design should ensure that mechanical plant selected for the development is the quietest possible, is located away from noise sensitive premises and shielded and/or attenuated as required to meet the assigned levels of the EPNR.

The development is expected to use the following typical plant:

- Refrigeration condensers;
- Kitchen extract fans; and
- Condenser units.

The existing plant deck (shown in Figure 5) is intended to be used for new air conditioning condensers. Kitchen extract fans and refrigeration condenser locations are to be advised by the kitchen consultant.

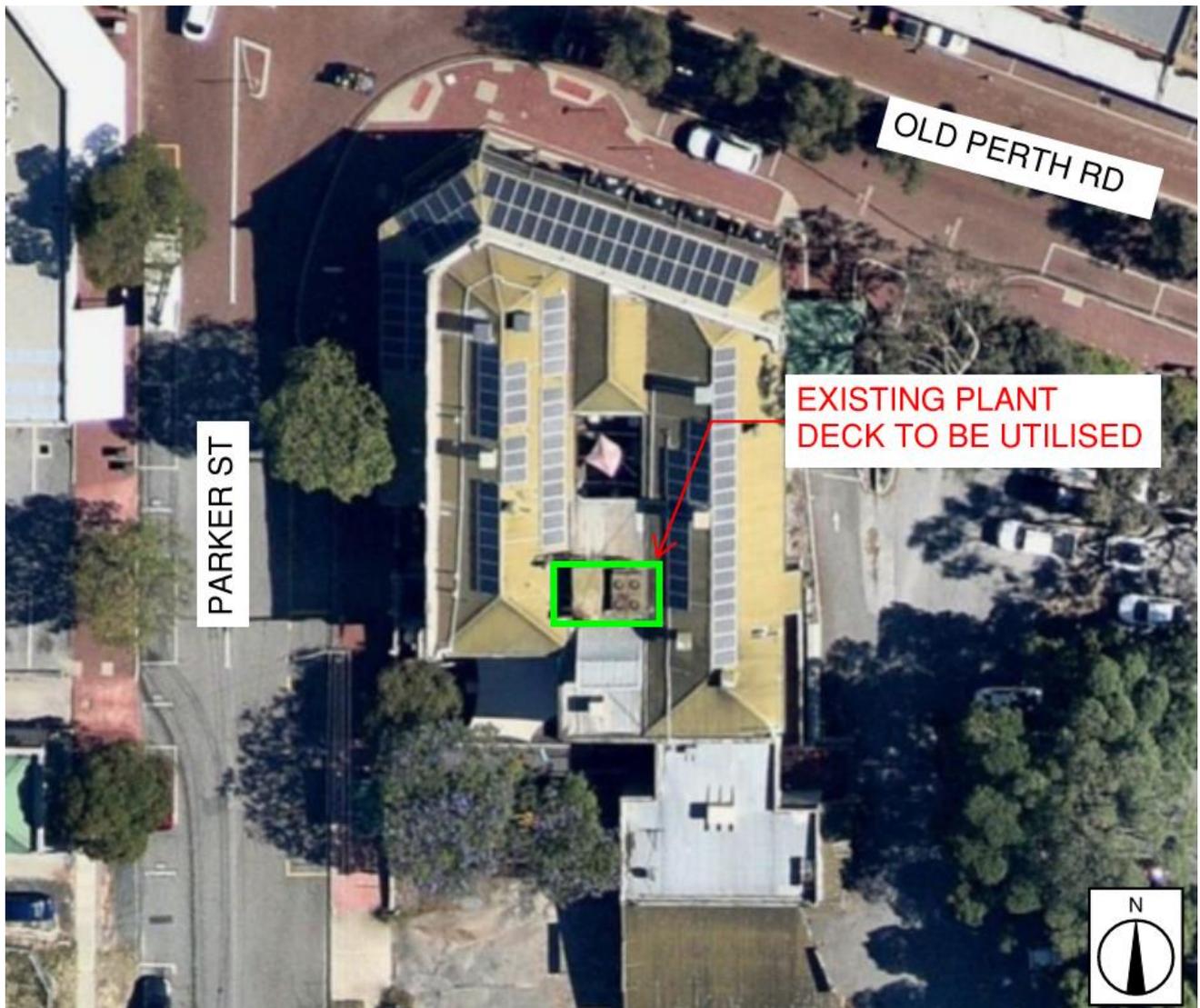


Figure 5: Rooftop plant deck

4.3 Car Parking

Patrons are encouraged to use the existing available parking facilities available on the site and consider public transport options.

Given the location of the development in a Town Centre area and proximity of the Bassendean train station within 150m of the site, the impact on premises near the site is expected to be minimal.

4.4 Loading Bay

It is expected that the existing loading bay outside the venue on Parker St will be continued to be used. Loading bay usage should be limited to daytime hours Monday to Saturday where possible.

4.5 Waste Collection

4.5.1 Refuse and Recycling Collection

The follow administrative measures are recommended:

- Where possible, in communication with the Town of Bassendean, endeavor to have waste and recycling collected after 7 am, as this is the 'daytime' period of the EPNR and may be less of a disruption to local residents;
- An effort should be made to avoid the waste collection and recycling trucks being on site at the same time;
- If a truck is waiting in the carpark for bin access, the engine should be switched off; and
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

4.5.2 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The follow administrative measures are recommended:

- Venue staff should take care to reduce the drop height of glass onto glass when filling bins; and
- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community.

4.6 Playground

Playground noise emissions due to children playing were predicted via a desktop study.

The cumulative Sound Power Level of groups of children playing has been sourced from the '*Guideline for Child Care Acoustic Assessment*', *Association of Australian Acoustical Consultants, 2013*.

Mixed ages were used, with the mid-point of the stated Sound Power Level range selected for each age group. The resultant Sound Power Level for a group of 25 children aged between 0 – 6 years is 89 dBA. As this is approximately 10 dB below predicted patron Sound Power Levels, noise emissions from the playground are not expected to contribute significantly to overall noise levels.



5. Conclusion

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

A 3D noise model was developed using the software package SoundPLAN 8.2, with noise emissions assessed for maximum patronage in the new alfresco areas. Noise emissions from patrons have been assessed to comply with the EPNR criteria and not have a significant impact on acoustic amenity. Any increase in area noise levels due to the refurbishment shall be assessed by measurement and controlled using the provided management measures.

Noise management measures have been provided and are particularly relevant for “night-time”. The venue operator must ensure that noise emissions from the proposed development do not increase noise levels at the nearest noise sensitive receivers.



Appendix A Glossary of Acoustic Terms

NOISE	
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
L _{Amax}	The maximum A-weighted sound pressure level measured over a period.
L _{Amin}	The minimum A-weighted sound pressure level measured over a period.
LA1	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
LA10	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
LA90	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
LAeq	The A-weighted "equivalent noise level" is the summation of noise events and integrated over a selected period of time.



L _{AeqT}	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.



Appendix B Noise Contours



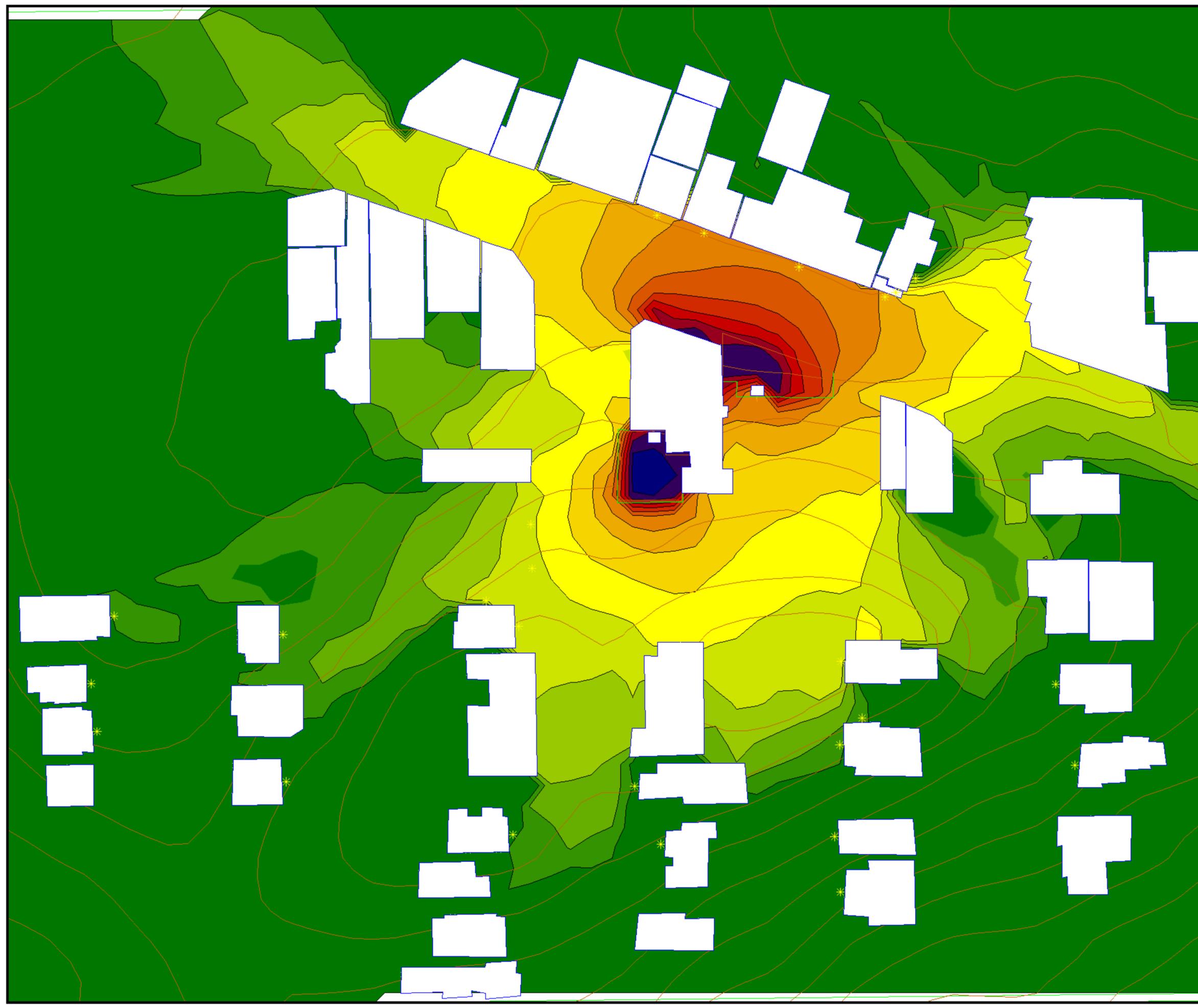
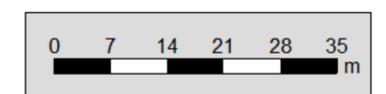
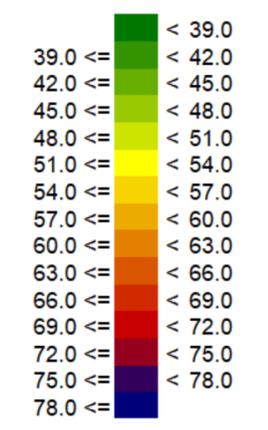
Bassendean Hotel Refurbishment

301248343
2/12/2020
BEM

COURTYARD 1 & 2
MAXIMUM PATRONAGE

NOISE CONTOUR AT
1.5m RECIEVER HEIGHT

Noise level
in dB(A)



Appendix C AAS Technical Meeting Note Mar '16



Australian Acoustical Society

A.C.N. 000 712 658

WESTERN AUSTRALIAN DIVISION

CROWD NOISE SOUND POWER LEVEL FOR ALFRESCO AREAS / BEER GARDENS

The following Sound Power Levels ($L_{p,q}$) were provided by members for a crowd of 100 patrons within an external area of a licenced venue:

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	dB(A)
Consultant 1	-	76.3	83.5	87.0	83.7	79.7	74.2	68.8	88.2
Consultant 2	73.4	79.9	84.6	88.7	85.2	80	74.4	69.1	89.5
Consultant 3	-	-	-	-	-	-	-	-	90.0
Consultant 4	72.6	73.6	83.6	90.6	88.6	82.6	78.6	73.6	92.1
Consultant 5	-	-	-	-	-	-	-	-	98.0
Log average of all									93
Log average, excluding highest and lowest values									91
<i>Hayne et al (draft AAAC Guideline)</i> ¹									94

¹ Hayne, MJ, Taylor, JC, Rumble RH & ME, DJ 2011, "Prediction of Noise from Small to Medium Sized Crowds", *Proceedings of Acoustics 2011*, Conference Gold Coast Australia, pp. 133-140

Tonality

Generally not evident with high patron numbers, but potentially evident with small numbers (eg < 20)?

Modelling

Modelled as a plane source, or a point source? Modelled at average height between seated and standing patrons?

Technical meeting – March 10 2016



Design with
community in mind

Ground Floor
226 Adelaide Terrace
Perth WA 6000
Tel +61 8 6222 7000

For more information please visit
www.stantec.com



Waste Management Plan

The Bassendean Hotel

17 Old Perth Road, Bassendean, WA 6054



Prepared by:



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1. Objective

The objective of this plan is to ensure that Waste Management is undertaken effectively, efficiently, safely and sustainably.

2. Location of Bins.

The bins will be placed at the rear of the premises in a screened and secure service yard and are accessible via Parker Street.



3. Bin Storage

The bin store area has been designed to host two (2) 660L General Waste Bins and one (1) 1100L Co-Mingled Recycle Bin, including the minimum required clearances of 50mm on each side of each bin.

Bin Quantity and Type of Waste

	660L	1100L
Height:	1200mm	1330mm
Depth:	770mm	1070mm
Width:	1360mm	1240mm

By Private Waste Removal Contractor

- 2 x 660L General Waste Bin (by private waste removal contractor)
- 1 x 1100L Co-mingled Recycling Bin (by private waste removal contractor)

The bins will be emptied twice weekly, and more regularly during peak periods.

General Waste bins have red lids, and Co-Mingled Recycling bins have yellow lids:



4. Management of the Bins.

- The bins will be kept in an enclosure and only taken outside of said enclosure to be collected.
- The bins will be well maintained at all times.
- A tap with running water, hose attachment and drain are available for cleaning of the bins.
- The bins will be hosed down periodically to ensure cleanliness at all times.
- The premises will have a regular Pest Control preventative maintenance program.

5. Waste Collection Procedure

Waste bin area will be the dedicated enclosed bin area at the rear of the tenancy.

- The clearly marked Bins will be stored in the designated bin area.
- The bin area is fully enclosed.
- The bins are clearly identifiable by coloured lids.
- The bin area has natural air flow to permit ventilation.
- Bins emptied twice weekly.
- Waste collection drivers will leave vehicles and collect waste in a manner that is safe.

6. Managing Waste Spill

According to a waste management plan prepared by the anticipated waste contractor, incidents of waste spill are to be managed as follows:

Water Spill within Building Perimeter:

- A. Prevent the spill from escaping into immediate environment

- B. Prevent the spill from escaping into immediate environment – bund spills to prevent flowing into storm water drains or onto land. Enclose or cover litter to prevent wind blowing litter into the environment.
- C. Take action to stop further spilling / leakage if safe to do so. Use appropriate PPE if required to handle waste or waste equipment.
- D. Notify reporting manager within the waste company and building facilities manager immediately.
- E. Secure area to prevent access by public.
- F. Await further direction from reporting manager and / or building facilities manager.

Waste spill after waste leaves site:

- A. Contractor to follow their spills procedure to limit environmental impacts.
- B. Contractor to comply with any corporate reporting / response procedures.
- C. Contractor to comply with any regulatory reporting procedures.
- D. Contractor to notify building facilities manager by email with 24 hours of the spill occurring.

Performance Solution Report

Ark Group

25 Old Perth Road, Bassendean WA 6054

OHA

1 December 2020



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INTRODUCTION

I understand that Kevin Liew, Graduate Architect from Woods Bagot and Karl Russell, Building Certifier of Russell Building Approvals has recommended that you seek advice regarding the redevelopment of the Bassendean Hotel at the above address that does not meet the Premises Standard requirements for a Class 9b Building where access must be provided to and within all areas. Access to a small Upper Lounge is via a stairway only.

The following communication relates to this issue only, no further aspect of this project was reviewed at this time.

QUALIFICATIONS AND EXPERIENCE

O'Brien Harrop Access is a Western Australian based consultancy that is dedicated in a full-time capacity to the provision of independent Access Consultancy services. Our expertise is in matters pertaining to the functional requirements of people with disabilities as well as equitable and dignified access for people with disabilities. O'Brien Harrop Access provides consultancy services to architects and landscape architects, interior designers, local and state government authorities, building managers, project managers, developers, builders, building surveyors and building certifiers across a broad range of public and private sector projects.

SILVIA ROSSI

Position	Access Consultant
Qualification	Occupational Therapist BAppSc (OT) Graduate Diploma of Business
Access qualifications	Certificate IV in Access Consulting
Registrations	Occupational Therapy Board of Australia No. OCC0001751608
Memberships	Associate Member Association of Consultants in Access, Australia #510 Occupational Therapy Australia Ltd (WA)

KEY CAPABILITIES

Access Consultant Silvia Rossi is registered with the Occupational Therapy Board of Australia, is an experienced Occupational Therapist and member of Occupational Therapy Australia Limited (WA). Silvia is an Associate Member of the ACAA.

Silvia has completed a Graduate Diploma of Business and for several years worked in the corporate health sector implementing her knowledge of health and corporate business to deliver in house Injury Management and Occupational Safety and Health services.

Silvia, together with Ann O'Brien (retired), developed and delivered the Independent Living Centre of WA's Access Consultancy Service at its inception in 1994. In 2012 Silvia re-joined Ann and Anita at OHA to continue her work in the field of access consulting. Silvia takes the lead at OHA in undertaking luminance contrast testing.

Silvia has the qualifications and experience to provide an *expert judgement* in determining whether a **Performance Solution** meets the performance requirements of the BCA in so far as they relate to access for people with disabilities.

COMPLIANT BUILDING SOLUTION

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. Compliance with the Performance Requirements can only be achieved by:

- (a) Evidence to support that the use of a material or product, form of construction or design meets the Performance Requirement of a Deemed-to-Satisfy Provision as described in A2.2.
- (b) Verification Methods such as-
 - (i) the Verification Methods in the NCC; or
 - (ii) such other Verification Methods as the appropriate authority accepts for determining compliance with the Performance Requirements.
- (c) Expert Judgement.
- (d) Comparison with the Deemed-to-Satisfy Provisions.

BCA 2016 A0.5

PURPOSE AND ASSESSMENT METHODOLOGY

The purpose of this report is to provide an *expert judgement* in determining whether the following *Performance Solution* meets Performance Requirement DP1 of the BCA in so far as it relates to access for people with a disability.

BCA 2016 A0.2(a), A0.3(b) and A0.5(c)

REFERENCES

In the formation of my judgment, to be addressed below, reference is made to the following:

- Disability (Access to Premises – Buildings) Standard 2010
- National Construction Code Series Volume One. Building Code of Australia 2016 Class 2 to Class 9 Buildings

PERFORMANCE SOLUTION

PERFORMANCE REQUIREMENT

Performance Requirement DP1 states:

Access must be provided, to the degree necessary, to enable

- (a) people to:*

 - (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and*
 - (ii) approach the building from any accessible associated building; and*
 - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and*

- (b) identification of accessways at appropriate locations which are easy to find.*

Deemed-to-Satisfy Provisions

The Deemed-to-Satisfy Provision D3.1 of the Building Code of Australia that is the subject of the Performance Solution is as follows:

Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4. Table D3.1 requires for a Class 9b (Assembly Building) building that access is provided *“To and within all areas normally used by the occupants”*.

Compliance with the Deemed-to Satisfy provisions

Compliance with the Deemed-to-Satisfy provisions of the BCA would require that access is provided to all areas of the hotel, required to be accessible. This would necessitate that access is provided to the Upper Lounge by either a lift or a ramp, however access is only provided via a stairway.

PROPOSED PERFORMANCE SOLUTION

CORRESPONDENCE AND CONSULTATION

Since engagement on this project I have provided information and advice to Kevin Liew, Graduate from Woods Bagot, and the following information was provided for my reference:

- Sheet number 2200A – General Arrangement Plan Ground Floor

Project background

Upgrade works proposed to the existing split level Bassendean Hotel are documented on the provided drawing to incorporate a range of patron dining and bar areas.

Two enclosed /semi-private lounge areas are documented that provide similar amenity, the Snug Lounge is located on the ground level and the Upper Lounge is located on the upper level accessible by stairs only.

Proposal

Retain the Upper Lounge as documented on the provided drawing with stair only access.

Factors taken into consideration in the formation of this proposal

- Given the inherent variation in levels at the existing Bassendean Hotel, upgrading this aged building to eliminate the levels would require extensive structural works.
- The space necessary to incorporate a ramp, given the level change of around 800mm, would be extensive, with no functional space to do so.
- There is no available space to install a low-rise platform lift adjacent the existing stairway, nor the available stairway width to install a stairway platform lift (see orange highlight on Figure 1).
- A lift is documented to provide access between most of the hotel premises, i.e. between the Sports Bar and Saloon Bar, significantly enhancing and extending the accessible areas of this hotel inclusive of both internal and alfresco areas (See yellow highlight on Figure 1).

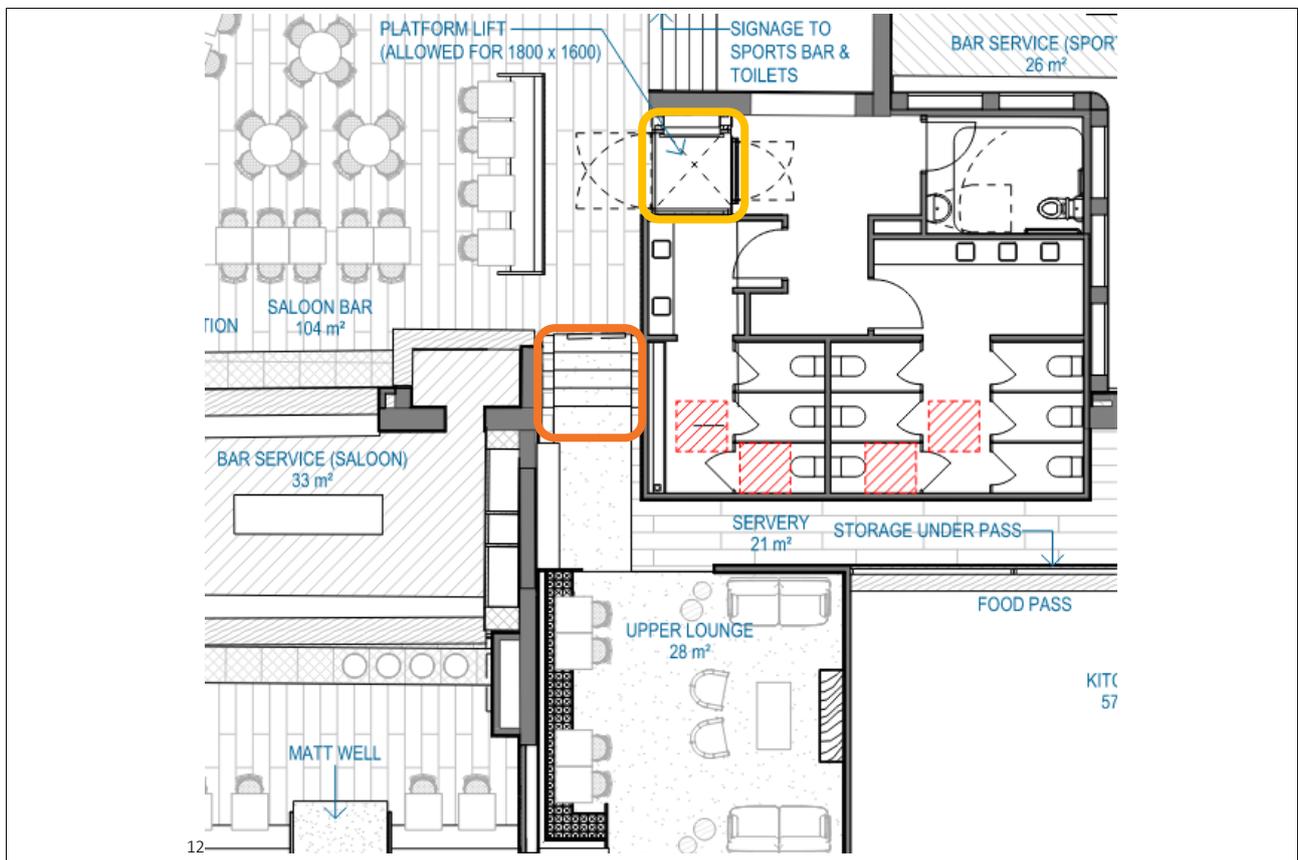


Figure 1: Snapshot from Architectural Plan of the Ground Floor detail with the stairway to the Upper Lounge highlighted in orange

- As two similar lounges have been incorporated in the design that offer the same amenity, it is deemed reasonable that for a person with a disability, to the extent that stairs cannot be negotiated, the Snug Lounge is available on the ground floor. The design team have provided alternative layout options, allowing flexibility of use for the Snug (See Figure 2 and 3).

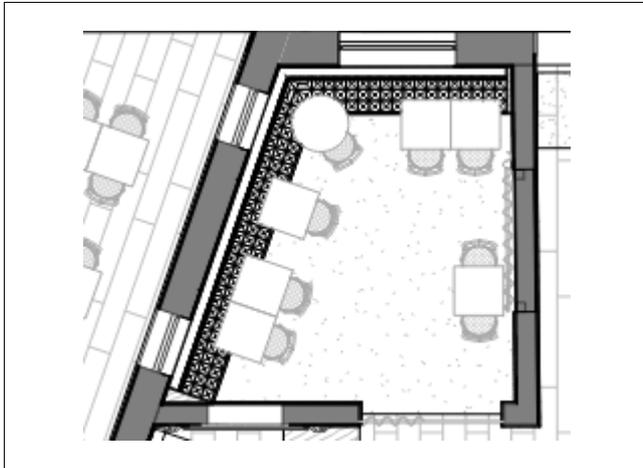


Figure 2: Proposed Snug layout



Figure 3: Alternative Snug layout, providing similar amenity to the Upper Lounge

- The stairway in question only services the Upper Lounge, access for people with disability is achieved to all other areas.
- The drawing documents the Snug Lounge with compliant clear open entry gap and sufficient internal circulation space for a person using a wheelchair to manoeuvre within the space.
- Given the availability of similar lounge spaces on the upper and ground levels, the risk of not providing access to the Upper Lounge is considered to be very low.

CONCLUSION

In conclusion, I consider that the non-provision of access for people unable to negotiate stairs to the Upper Lounge within this aged, and structurally challenging building, is adequately addressed by the inclusion of a similar lounge space on the ground floor and would therefore reasonably meet Performance Requirement DP1 of the BCA 2016 to the degree necessary.

Should you require any further information, I would be pleased to assist,

Yours sincerely



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