

# **TOWN OF BASSENDEAN**

## **NOTICE OF ORDINARY COUNCIL MEETING**

Dear Council Members

An Ordinary Meeting of the Council of the Town of Bassendean will be held on Tuesday, 23 February 2016 in the Council Chamber, 48 Old Perth Road, Bassendean, commencing at 7.00pm.

MICHAEL COSTARELLA  
**ACTING CHIEF EXECUTIVE OFFICER**

19 February 2016

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**Councillors, please note that the Briefing Session are now open to the public and will commence at 5.00pm. A meal for Councillors and Officers will be provided at 6.15pm; and the Ordinary Council meeting will commence at 7.00pm.**

**Cr Gangell will be the facilitator for the Briefing Session.**

## **A G E N D A**

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

#### **Acknowledgement of Traditional Owners**

The Town of Bassendean acknowledges the past and present traditional owners of the land on which we gather to conduct this meeting, and pays its respects to their Elders, both past and present.

**Members of the public are requested to please sign the Attendance Sheet located in the Council Chamber.**

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

### **2.1 Public Question Time**

*Members of the public who wish to do so may ask questions at this point in the agenda.*

### **2.2 Address by Members of the Public**

*Members of the public who wish to do so may address Council at this point in the agenda.*

*It should be noted that Public Statements are not recorded in the minutes and statements must be regarding items on the agenda.*

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

### Apologies

Mr Bob Jarvis, CEO  
Mr Brian Reed, Manager Development Services

## **4.0 DEPUTATIONS**

## **5.0 CONFIRMATION OF MINUTES**

### **5.1 Ordinary Council Meeting held on 15 December 2015** **(Attachment No. 1)**

#### OFFICER RECOMMENDATION – ITEM 5.1(a)

That the minutes of the Ordinary Council meeting held on 15 December 2015, be received.

#### OFFICER RECOMMENDATION – ITEM 5.1(b)

That the minutes of the Ordinary Council meeting held 15 December 2015, be confirmed as a true record.

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

**7.0 PETITIONS**

**8.0 DECLARATIONS OF INTEREST**

**9.0 BUSINESS DEFERRED FROM PREVIOUS MEETING**

**10.0 REPORTS**

**10.1 Adoption of Recommendations En Bloc**

The following information is provided to Councillors for guidance on the use of En Bloc voting as is permissible under the Town's Standing Orders Local Law 2011.

Standing Orders Local Law 2011, Clause 5.4 states:

- (1) In this clause adoption by en bloc voting means a resolution of the Council that has the effect of adopting, for a number of specifically identified reports, the officer recommendation as the Council resolution.
- (2) Subject to subclause (3), Council may pass an adoption by en bloc voting.
- (3) An adoption by en bloc voting may not be used for a matter –
  - (a) that requires a 75% majority or a special majority;
  - (b) in which an interest has been disclosed;
  - (c) that has been the subject of a petition or deputation;
  - (d) that is a matter on which a member wishes to make a statement; or
  - (e) that is a matter on which a member wishes to move a motion that is different to the Officer recommendation.

Councillors should be aware that should they wish to declare an interest in any of the items listed in the en bloc voting table, and have not done so under Item 8.0, Declarations of Interest, they should do so at this point of the agenda.

OFFICER RECOMMENDATION – ITEM 10.1

That Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Agenda 23 February 2016:

Item	Report
10.2	Success Hill Reserve – Bore and Pump
10.3	Draft Urban Forest Strategy
10.4	Sewerage Infill Program within Town of Bassendean
10.5	Traffic Management West Road - Reid Street Intersection Options
10.7	Potential winding-up of Town Planning Scheme No. 4A
10.10	Waroona and Harvey Shires Fire Disaster – Council Donation
10.11	Quarterly Reports for Quarter Ended 31 December 2015
10.12	Municipal Heritage Inventory Review Committee Meetings held on 8 December 2015 and 19 January 2016
10.14	Liveable Town Advisory Committee
10.16	Determinations Made by the Principal Building Surveyor
10.17	Determinations Made by Development Services
10.18	Accounts for Payment – December 2015 and January 2016
10.19	Financial Statements - December 2015 and January 2016
10.20	Implementation of Council Resolutions
10.21	Use of the Common Seal
10.22	Calendar for March 2016

Council is now requested to consider the balance of the Officer recommendations independently.

Item	Report
10.6	RFT CO 041 2015-16 Supply, Cart and Install Asphalt – Separable Portions
10.8	New Administration Officer – Seniors and Disability Services
10.9	2015/16 Budget Review for the period Ending 30 June 2016
10.13	Bassendean Local Emergency Management Committee Meeting held on 3 February 2016
10.15	Town Planning Scheme Review Committee Meeting held on 10 February 2016
11.1	Notice of Motion – Cr Pule: No Standing signs on only one side of Kenny Street at crest of hill - 119 Kenny Street, Bassendean
11.2	Notice of Motion – Cr Bridges: Development of an Urban Forest Strategy
13.1	Waiver of Fees – Little Italy Street Festival Extravaganza
13.2	Offer to Purchase 10-14 Parker Street, Bassendean

**10.2 Success Hill Reserve – Bore and Pump (Ref: PARE/DESCONT/2 - Simon Stewert-Dawkins, Director Operational Services)**

**APPLICATION**

The purpose of the report is to inform Council of the failure of the existing Success Hill Reserve bore and pump and to consider funding in the draft 2016-2017 Budget.

**BACKGROUND**

On 24 December, Council was informed that the submersible pump had failed at Success Hill Reserve and as a result, the grass on the reserve had browned off and as soon as possible, the Town would engage a contractor to inspect and arrange the necessary repairs.

On 31 December 2015, an irrigation contractor investigated the failure of the submersible pump and also inspected the existing 139 metre groundwater bore using CCTV.

The investigation identified multiple fractures of the casing which has resulted in significant damage which cannot be repaired.

Asset Services have arranged for temporary double-sided corflute signs to be erected at the entrance of the reserve to inform members of the public of the unexpected failure, that the Town is arranging the repairs as quickly as possible and to apologise for any inconvenience.

The Town does not have a water truck or resources available to water the BBQ grassed areas for an extended period of time. Once commissioned and operational, the kikuyu grass will green up again.

**STRATEGIC IMPLICATIONS**

**Town Planning and Built Environment**

Strategies Plan to ensure access to open space and play equipment is maintained and improved

Outcomes Public Open Space developed in accordance with relevant concept plans and Play Spaces Implementation Plan

**Leadership and Governance**

Strategies Review and implement Asset Management Plans

Outcomes Asset Management Plans for all classifications are reviewed each year to ensure that assets are maintained to an agreed service level in a whole of life approach

### COMMENT

On 8 January 2016, Western Irrigation technicians inspected the Success Hill Reserve CCTV footage at their workshop and observed the following:

- A “corkscrew” scoring pattern on the internal surface of the Acrylonitrile Butadiene Styrene casing from ground level, to approximately 10m below ground level.
- At approximately 7.5m BGL there has been catastrophic damage to the side wall of the ABS bore casing. This damage has resulted in the failure and dislodgement of approx. 70% of the ABS bore casing, which extends over an interval of approximately 2m in length.
- With the dislodgment and removal of the casing in this area, the cement grout has been exposed.
- Water originating from the top superficial aquifer can be seen emanating from this damaged area, and running down the internal surface of the ABS bore casing.
- All ABS casing joints appear intact and without damage.
- Iron build-up on the internal surface of the ABS casing is minimal.
- The stainless steel screens are structurally intact, with no corrosion observed.
- There is iron build-up and fouling of the screen area ranging from mild at the top of the screen area, to substantial at the base of the screen area.
- The submersible pump has a thick build-up of iron on both the external surface, and within the pumps internal componentry.
- There is a substantial build-up of iron on both the external and internal surfaces of the Permaglass pump column. There is also a hard white (possibly calcium) build-up on the external surface of the Permaglass pump column originating from the surface and extending to approx. 12m BGL.

The contractor has suggested that the 2 metre damaged section of the 139 metre bore casing “may” have occurred when the bore was originally constructed, and while it has been fine until now, due to the narrow internal diameter of the existing ABS bore casing, the unknown ground strata conditions surrounding the damaged section, and any possible unknown external casing damage any effort to repair this damaged section of the casing is likely to be unsuccessful.

As a consequence it has been recommended that a new replacement groundwater production bore be constructed, and the existing bore be abandoned to Department of Water specifications.

In regards to the existing submersible pump and motor unit which is approximately 15 years old, the technicians stripped down the submersible pump at their workshop and observed the following:

- The shaft, impellers and wear rings were inspected and found to be all worn outside of acceptable tolerances.
- The submersible motor failed electrical testing (down to earth) and after being stripped down, the thrust bearing, top bearing and motor spline were inspected and found to be worn outside of acceptable tolerances. The motor's end housings are constructed from cast iron, which has been severely affected by corrosion.
- The electrical drop cable failed electrical testing, and when cut and inspected, moisture was found within the cables insulation for approximately the first 14m of cable, after connection to the motors electrical lead.
- Inspection of the aboveground steel bore headworks revealed that both steel electrical junction boxes located on the bore head are severely corroded and require replacement. All other steel bore headworks componentry has been mildly affected by corrosion, with the flowmeter still in working order.

Due to the noted wear and age of the existing submersible pump and motor unit, and the cost of labour and replacement parts required to enable operational performance within manufacturer's specifications, this unit is uneconomical to repair. The Town's contractor has recommended a new submersible pump and motor unit.

It is therefore recommended that once funding is allocated, the Town prepares tender specifications for the following:

- decommissioning of the existing bore;
- construction of a new bore; and
- installation of a new submersible pump.

In 2008, the Minister for Aboriginal Affairs provided to State Lands the Section 18 Conditions of Consent and a letter of authority from State Lands to the Town of Bassendean permitting improvements to the reserve amenity, recreational facilities and environmental aspects, which included but not limited to “maintenance, modifications and replacement of the existing bore and reticulation system”.

Water rights in Western Australia are governed by the Rights in Water and Irrigation Act 1914. Due to the depth of the Success Hill Reserve bore, under the Act, the Town of Bassendean is required to submit an application to decommission the existing bore and drill a new artesian bore.

Asset Services have commenced the application process to decommission the existing bore and drill a new artesian bore. Depending on the workload of the Department of Water it is anticipated they will issue a permit within 6 – 12 weeks. Once the permit has been received and pending Councils approval, tenders can be invited which is generally a 12 week turn around process.

Council could potentially allocate funding as part of the February 2016 budget review from the available Recreation Reserve funds, however due to the administrative processes that is involved, the works may not be able to commence before the end of the 2015/2016 financial year. Therefore it is suggested that Council list funds in the draft 2016/2017 financial year and in the meantime Asset Services will undertake the administrative works.

In accordance with the Town’s procurement procedures Asset Services will undertake a “competitive tendering process” and a report submitted back to Council for consideration.

#### STATUTORY REQUIREMENTS

Rights in Water and Irrigation Act 1914  
Local Government Act 1995  
Aboriginal Heritage Act 1972

## FINANCIAL CONSIDERATIONS

The estimated cost for the renewal work is as follows:

Renewal work	Estimate \$
Drill, construct, develop and test a replacement 200mm groundwater production bore	166,600
Supply, install and commission a new submersible pump unit, pump column and bore headworks to Town of Bassendean specification	27,350
Decommission existing failed bore to Department of Water specifications	6,580
Sub-total	200,530
Contingency	19,470
<b>TOTAL</b>	<b>220,000</b>

The Recreation Reserve fund currently has sufficient funds available in the account to transfer to Success Hill Reserve, which will permit the decommission of the existing bore; construct a new bore and install a new submersible pump.

### OFFICER RECOMMENDATION — ITEM 10.2

That Council

1. Allocates \$220,000 from the Recreation Reserve fund in the draft 2016-17 Capital Budget, for Councils consideration, to decommission the existing Success Hill Reserve bore; construct a new bore and install a new submersible pump; and
2. Notes a Success Hill Reserve “Request for Tender” report appointing a contractor to decommission the existing bore; construct a new bore and install a new submersible pump will be submitted to Council for consideration

**Voting requirements: Simple Majority**

**10.3 Draft Urban Forest Strategy (Ref: COUP/PLANNING/1 - Simon Stewert-Dawkins, Director Operational Services)**

APPLICATION

The purpose of this report is to present a draft Urban Forest Strategy for Council consideration and to commence the first phase of a community consultation process.

ATTACHMENTS

**Attachment No. 2:** Draft Urban Forest Strategy

BACKGROUND

In 2014, the Town of Bassendean advertised for public comment the existing Street Tree Master Plan and as a result received 11 letters of response, with a confidential copy of the submissions provided to elected members.

As part of the 2015/2016 budget, Council allocated funding to commence the review process

In August 2015, an internal working group was established to review the Council (OCM1 – 3/12/09) Street Tree Master Plan and the Tree Species Information document prepared by Hames Sharley, including the project scope below:

- Evaluation of the OCM1 – 3/12/09 implementation resolution.
- Evaluation of the Public Submissions.
- Working Group to review Council adopted environmental plans and other environmental issues to ensure the information is adequately addressed.

Since commencing the review, members of the Town's internal working group have attended a Tree Guild Urban Forest workshop, and then on 5 November 2015, the Town signed up to <http://202020vision.com.au/network/> to assist with the planning activities.

The 2020 Vision is a network of business, government, developers, higher education and community groups from every Australian sector who have joined together to make our urban areas 20% greener by 2020 and to work together to make the vision happen.

The 2020 Vision describes urban forestry, as distinct from arboriculture and horticulture, and considers the cumulative benefits of an entire tree population, as well as other urban greenery, across a town or city.

It also describes the practice of urban forestry as the science and art of managing trees, forests and natural ecosystems in and around urban communities to maximize the physiological, sociological, economic and aesthetic benefits that trees provide society, as well as providing for habitats and biodiversity.

As part of that Network 2020 Vision process, the Town's working group members attended the West Australian Urban Forest Master Class on 2 December 2015.

After joining Network 2020 Vision, the Town completed the 10 step exercise of "How to Grow an Urban Forest" and prepared the attached draft Urban Forest Strategy for Council consideration.

The management of trees in the public realm is a critical aspect of Council's function and with increasing urban density, and the loss of the traditional back yard due to urban consolidation, community expectations are increasing, with the management of these important assets becoming more difficult and complex.

Directions 2031 and Beyond sets an urban infill housing target in a report titled "Delivering Directions 2031 Report Card 2013" states the Town of Bassendean infill housing target of 2,430 dwellings by 2031, year to date from 2011 the Town has a net increase of 503 new dwellings.

Given the pressure to plan for greater population, the increased urban density and climate change issues provide a clear opportunity to communicate the importance and benefits of urban forests in creating resilient, sustainable cities that provide healthy and enjoyable places for people to live and work.

In January 2016, the Town liaised with the Department of Planning to determine if, under the Planning & Development Act 2005 (WA) and Bassendean's Town Planning Scheme No.10, it was possible to implement a Development Control Plan or suitable regulatory tool that sets out the procedural framework governing the management of the existing private realm tree canopy and the requirements to protect tree canopy and, if approved, to offset the loss of tree canopy. The Department of Planning's Senior Planning Officer for the Perth and Peel region has advised that this issue will be considered and a response provided in due course.

Officers of the Town have contacted a number of metropolitan Local Governments and they too are struggling to find a solution to the Directions 2031 requirement to consolidate urban growth yet at the same time retain the existing tree canopy within our suburbs.

The Town's Planning Scheme No. 10 has in place planning policies to protect existing street trees and has provision to impose Tree Preservation Orders on private property. To date, one Tree Preservation Order has voluntarily been enacted.

As Council is aware, funding is annually allocated to plant additional new trees within our thoroughfares and public open space; however, with the loss of trees in the private realm due to urban infill or consolidation, it will most likely result in the collective loss of tree canopy.

The attached draft Urban Forest Strategy is submitted to Council for consideration with the intention of seeking public feedback and for Officers to then continue with the review of the Street Tree Master Plan.

### STRATEGIC IMPLICATIONS

Council's Strategic Community Plan 2013-2023 states the following:

Town Planning & Built Environment:

Objectives: Foster enhanced public space and street appearance.

Strategies: Plan for improved streetscapes which include better footpaths, street furniture, and inviting verges with well-developed and maintained street trees.

Encourage the retention of trees on development sites.

## Environmental Sustainability and Adaption to Climate Change:

Objectives: Maintain a healthy environment which supports a diverse range of flora and fauna.

Strategies: Continue to develop and maintain biodiversity corridors to provide breeding places and food sources for native flora and fauna.

### COMMENT

The Town's draft Urban Forest Strategy comprises all trees and other vegetation within the municipality and the soil and water that supports it.

It incorporates vegetation in streets, parks, gardens, school campuses, the Swan River foreshore, drainage swales, wetlands, railway corridors, private realm gardens, balconies and in the future, the possibility of roof gardens.

The management of an urban forest is often considered a local government responsibility but frequently extends well beyond that; local communities, schools, community groups, developers, business, industry and State and Federal Government all have important roles to play. Everyone contributes in some way to the urban forest as a whole.

There are a number of Local Government Authorities throughout Australia who have developed Urban Tree Strategies or are in the process of preparing them. For example, the City of Sydney's strategy states the existing canopy cover is 15.5% and suggests an increase of 50% canopy cover by 2030, and 75% by 2050. This equates to canopy cover of 23.25% and 27.13% respectively. The City of Melbourne's Strategy recommends an increase public realm canopy cover from 22% at present to 40% by 2040.

City of Sydney's Urban Forest Strategy refers to a publication by the American Forests (a branch of the United States Department of Agriculture - USDA) which identified canopy cover targets by land use. USDA recommended the ideal canopy to maximise the benefits canopy provides (depending on climate and land use patterns). The USDA recommended canopy cover is:

- 15% in central business district and industrial areas.
- 25% in urban residential and light commercial areas.
- 50% in suburban residential areas.

In Western Australia, the City of Fremantle strategy is to progressively increase tree canopy across the city up to 20% by 2020. The City of Vincent has 11.7% of its total area covered by urban canopy.

Of this, almost half was and still is located on privately owned land, leaving it vulnerable to ongoing urban development. The City of Vincent strategy has a target of 20% canopy cover by 2050. The City of Belmont Strategy recommends obtaining additional data prior to determining targets.

Currently, the Town has an estimated 15.7% tree canopy for the public and private realm. It is important that before the Town of Bassendean determines a desirable target that an aerial canopy mapping study be completed. This will allow the Town to have a bench mark for each locality within the Town and to then develop specific targets with the intention of the study to also identify the required human and financial resources Council will need to provide to achieve the targets.

Therefore, the attached Town of Bassendean draft Urban Tree Forest Strategy recommends that Council allocates funds to undertake a GIS-based tree canopy study using aerial photography and LiDAR (light detection and ranging) data.

The intention of the study is to provide data on the height of the vegetation throughout the Town of Bassendean and a percentage breakdown of canopy coverage within the streets, parks and private properties of each suburb. Obtaining this information is essential prior to determining the Town's desired canopy targets for the public and private realm.

To formalise the implementation of the draft Urban Forest Strategy, it has been suggested in the strategy that a five-milestone structure be implemented, similar to what has been used in the Town's Cities for Climate Protection (CCP) Program, which has guided local governments to reduce their greenhouse gas emissions through a five milestone process.

The five milestones of the draft Urban Forest Strategy are:

Milestone 1	Develop an Urban Forest Strategy which includes total estimated tree canopy coverage in the private and public realm.
Milestone 2	Purchase GIS 3D aerial laser photographic maps to permit tree canopy study.
	Undertake a GIS-based tree canopy study to provided data on the height of the vegetation throughout the Town of Bassendean in four height categories (>20m, 10-20m, 5-10m and 3-5m) and a percentage breakdown of canopy coverage within the streets, parks and private properties of each suburb. In addition, provide an analysis of the Town's canopy cover in the commercial areas, Tonkin Park Industrial Area to assist in determining target canopy targets
	Review the Street Tree Audit data and estimate asset values

	Identify endemic (local native) trees for inclusion to the Significant Tree register
Milestone 3	Develop the Canopy Plan and an Urban Canopy Policy for Council consideration.
	Finalise the revised Street Tree Master Plan
	Amend the Urban Forest Strategy accordingly
	Investigate a mechanism through the Local Planning Scheme to implement a regulatory tool which sets out the procedural framework governing the removal and the requirements to offset the loss of tree canopy.
	Consult with community/Council and formalise goals.
Milestone 4	Allocate funding and commence implementation of the actions to achieve the strategy objectives and goals.
Milestone 5	Review and evaluate progress towards the canopy target in regards to strategic objectives.

To continue with the development of the Urban Forest Strategy, funding will need to be allocated to undertake the following:

- GIS 3D software;
- GIS - tree canopy study using aerial laser scanner mapping; and
- Review the Street Tree Audit data and estimate asset values.

It is intended that the internal working group established to review of the Street Tree Master Plan and the Tree Species Information document will amend the documents in accordance with the Urban Forest Strategy.

It should be noted that by the 23 February 2016, the Town's webpage will include a quick link to the "*Greening Bassendean*" suite of initiatives that are in place with respect to the protection, restoration and enhancement of the environment. The *Greening Bassendean* webpage quick link provides residents and developers with Council's existing environmental policies, plans, strategies, programs and general information.

### COMMUNITY CONSULTATION

In accordance with Council Policy titled "Communication & Consultation, Community & Stakeholders", it is recommended that Council advertise the draft Urban Forest Strategy in the April 2016 Bassendean Briefings, the Town's webpage, at the Bassendean Memorial Library and the Town's Customer Services Centre, in order to seeking community comment.

As part of the community consultation process, the Town will seek feedback from the Department of Planning and other key stakeholders, such as the newly established Liveable Town Advisory Committee.

It is intended that after receiving the community feedback, a report will be submitted to Council to adopt a revised Urban Forest Strategy.

The Town's internal working group will continue with the review of the Street Tree Master Plan with the intention to submit the revised plan to Council with a recommendation that the plan be advertised in order to seek community comment which will include the Liveable Town Advisory Committee.

As outlined above, once feedback has been received a report will be presented to Council for adoption of the revised Street Tree Master Plan.

#### STATUTORY REQUIREMENTS

Nil

#### FINANCIAL CONSIDERATIONS

In order to progress the development of the draft Urban Forest Strategy and progress tree canopy cover mapping, the following estimated funding will need to be considered:

- GIS 3D software estimate \$5,000 plus GST;
- GIS - Tree canopy aerial laser mapping & study – estimated \$40,000 plus GST; and
- Review the Street Tree Audit data and estimate asset values - an estimated 9300 trees - estimate \$75,000 plus GST.

Please note, a project brief has not been prepared for the above, nor have firm quotes been obtained.

As part of the February 2016 Budget review, \$45,000 has been listed for Council consideration.

It should be noted that a further draft Urban Forest Strategy report will be provided to Council concerning the community feedback received, once the tree canopy mapping has been undertaken and the internal working group has completed the draft revision of the Street Tree Master Plan and the Tree Species Information document.

As outlined above, it is important that before the Town of Bassendean determines a desirable tree canopy target that an aerial canopy mapping study be completed. This will allow the Town to have a bench mark for each locality and to then develop specific targets with the intention of the study to also identify the required human and financial resources Council will need to provide to achieve the targets.

### OFFICER RECOMMENDATION — ITEM 10.3

That Council:

1. Receives the draft Urban Canopy Strategy attached to the Ordinary Council Agenda of 23 February 2016;
2. Advertises the draft Urban Forest Strategy in the Bassendean Briefings, the Town's webpage, the Bassendean Memorial Library and the Town's Customer Services Centre in order to seeking community comment;
3. Notes the Town of Bassendean's webpage will be updated with a quick link to the "*Greening Bassendean*" suite of initiatives by the 23 February 2016;
4. Acknowledges that \$45,000 has been listed in the February 2016 Budget review to undertake a Tree Canopy aerial laser mapping and study;
5. Lists \$75,000 in the 2016/17 Budget for Council consideration to undertake a review of the Street Tree Audit and provide estimate asset values of the existing street trees; and
6. Notes that once community feedback has been received and the tree canopy mapping study has been completed, a revised draft Urban Forest Strategy will be provided to Council for consideration.

**Voting requirements: Simple majority**

**10.4 Sewerage Infill Program within Town of Bassendean (Ref: SEWD/ENQS/1 – Ken Cardy, Manager Asset Services)**

APPLICATION

The purpose of this report is to provide feedback to Council on the current status of the Sewerage Infill Program within the Town of Bassendean.

BACKGROUND

At the September 2015 Ordinary Council Meeting, OCM-20/9/15 Notice of Motion – Cr Pule: Sewerage Infill Program MOVED Cr Pule, Seconded Cr Gangell, that a report be brought to Council outlining the current status of the Sewerage Infill Program, with a view to identifying and assessing un-sewered parts of the Town of Bassendean, such as Bassendean Parade; and

- a) to present a program of works to meet those un-serviced areas; and
- b) to give Bassendean Parade a high priority.

Currently within the Town, the following locations have no sewerage connections available:

Residential Area - 3 Residential properties to the south of West Road and Sandy Beach public toilets (Nos 25 – 45 Bassendean Parade (odds only).

Industrial Area - the older part of the industrial area in the vicinity of Clune, Lavan, Jackson, Wood, Alice and Duffy Streets, Bassendean.

STRATEGIC IMPLICATIONS

Corporate Business Plan 2015-2019:

Environmental Sustainability and Adaptation to Climate Change

Objectives: *Conserve, protect and provide access to the Town's waterways*

Strategies: *Strive to divert drainage water to recharge groundwater to ensure runoff to Swan River is of high quality.*

## COMMENT

Officers have been communicating with the Water Corporation regarding this issue and have been advised that currently the Water Corporation has no sewerage infill program planned for those areas that require sewerage infill within the Town.

The scheduling and funding of these projects is controlled by the State Government and not the Water Corporation. Typically, infill sewer projects do not comprise industrial areas or residential areas with lots sized over 1,200 square metres. Services may be provided to these properties by main extensions from Water Corporation through existing scheme. These extensions would need to be arranged and funded by the proponent(s).

The following is a process outline, provided by Water Corporation, that needs to be followed for the Minister to agree to a sewerage infill program;

- Evidence-based submissions need to be sent to Water Corporation and/or the Minister, and they will respond accordingly. If it is sent to the Minister by the Water Corporation then the originator has comfort that there is Ministerial oversight. These can be submitted at any time.
- Evidence needs to demonstrate public health or environmental issues associated with the current arrangements. If there is a strong case for State sponsored works in support of development, then that too can be submitted.
- The submission will be prioritised with other submissions as part of annual review by the Minister which is part of normal State budget processes.

Currently this issue is not a public health or environmental issue and the Town will have great difficulty in writing a strong case for the State Government to sponsor the works.

The other option is for each resident/business to pay for the sewerage connection, and the usual process for individuals (residents or businesses) to apply to have their site access the sewerage system is outlined below:

- Proponent Engages a Civil engineer.

- Civil engineer liaises with the Corporation to establish requirements for the design.
- Civil engineer provides a design to the Water Corporation.
- Design accepted by the Water Corporation.
- Civil engineer seeks tenders the works via private contract and nominates the preferred contractor to the Water Corporation.
- Works commence via a start-up meeting with the Water Corporation's works inspectors.
- Works completed via Final Takeover Inspection with the Corporation.

With the information provided by the Water Corporation that the State Government controls sewerage infill projects and no projects within the Town have been developed for in the near future, the only options currently available to residents or business to connect to the sewerage system, is to pay for the cost of connection themselves.

#### STATUTORY REQUIREMENTS

Government of Western Australia – Department of Water Rights in Water and Irrigation Act (1914)

#### FINANCIAL CONSIDERATIONS

Nil

#### OFFICER RECOMMENDATION – ITEM 10.4

That:

1. The sewerage infill programme within the Town of Bassendean report be received by Council; and
2. Council continues to lobby the State Government to provide future infill sewerage programmes within the Town of Bassendean.

**Voting requirement: Simple majority**

**10.5 Traffic Management West Road - Reid Street Intersection Options (Ref: ROAD/STMNGT/1 – Ken Cardy, Acting Director Operational Services, Chang Jayakody, Acting Manager Asset Services & Nicole Baxter, Engineering Design Officer)**

APPLICATION

The purpose of this report is to present an update, feedback and a further recommendation to Council, in response to Cr Bridges Notice of Motion OCM 25/6/14, requesting a traffic assessment be undertaken at the intersection of West Road and Reid Street Bassendean.

In August 2014, a report was written to the council, where four options were proposed to address the matter. In this report, a variation to the Option 1 is proposed.

Council is requested to consider the latest proposal (option 5), which is a variation of Option 1, that was initially proposed to be considered and approved.

ATTACHMENTS

**Attachment No.3:**

- Traffic count results
- Option 1 – Modified T Intersection
- Option 2 – Standard T Intersection
- Option 3 – Modified T Intersection
- Option 4 – Roundabout
- Option 5 – Modified T Intersection with no boxing out on Reid Street

BACKGROUND

At the OCM on 25 June 2014, Cr Bridges presented the following Notice of Motion:

*MOVED Cr Pule, Seconded Cr Carter, that Council staff investigate the most appropriate way of providing signage to warn motorists of the hairpin bend at the intersection of West Road and Reid Street and look to implement traffic calming measures, other than speed humps, to reduce hoon activity which has resulted in crashes and concerns for the safety of children in adjacent residences.*

Then at the Ordinary Council meeting in August 2014 it was resolved that that Council:

1. Receives the Officer's report in response to Cr Bridges' Notice of Motion (West Road - Reid Street Intersection Options); and
2. Lists funds in the draft 2015/16 Capital Budget for Council consideration to construct Option 1 – Modified T Intersection with a priority change.

Under the Town's Traffic Management Treatment Policy & Guidelines this intersection would not qualify for any "Black Spot or MRRG funding" as Main Roads WA Crash History Summary shows that there have been two motor vehicle crashes reported at this intersection since 2009. Both vehicle accidents were identified as major accidents which occurred during daylight hours, in dry conditions, and speeding was not mentioned as a factor.

Officers of the Town placed traffic counts near the intersection from 25 July to 8 August 2014. Recorded volumes indicated that the predominant flow of traffic was from West Road to Reid Street and Reid Street to West Road, with lower volumes of traffic continuing along West Road (through the 'no through road' to Sandy Beach Reserve).

Information from the counters showed that traffic travelling along Reid Street towards the intersection showed that the 85<sup>th</sup> percentile speed was 54.7km/hr, for traffic travelling from an southerly direction along West Road to the intersection the 85<sup>th</sup> percentile was 50.4km/hr and for those travelling in a northerly direction along West Road to the intersection, the 85<sup>th</sup> percentile was 54.4km/hr. See Attachment.

The results from the three traffic counter locations show that speeding is not a major factor and, as advised in previous traffic management reports to Council, it is not the responsibility of Local Government to enforce poor or illegal driver behaviour and drivers of vehicles are required to comply with the legal traffic speeds.

In November 2015, Council Officers again revisited the intersection of West Road and Reid Street and noted the following:

- Lack of delineation of the intersection especially driving southbound on West Road;

- Boxing out on southern side of Reid Street is very limited due to the presence of a Eucalyptus Sargentii (Salt River Mallee tree). This species of tree has significant shallow root systems and any boxing out works on southern side could cause significant damage to the tree. The tree was valued at \$86,691;
- Boxing out on Reid Street on northern side of Reid Street is limited due to lack of verge width; and
- Current width of Reid Street is sufficient to cater for a smaller median island and allow two way movement for a 12.5m long design vehicle (bus).

### STRATEGIC IMPLICATIONS

Town Planning and Built Environment:

Objectives: Provide safe access for all road users

Strategies: Continue to monitor traffic flows and intervene where necessary to ensure safety

### COMMENT

Officers of the Town have reviewed the location again and have undertaken the following activities to assist in assessing the most appropriate traffic calming measures or new road design work for the intersection.

- Records review – intersection complaints / MRWA Crash Statistics;
- Site inspection – seeking observational evidence of hooning or poor driver behaviour;
- Traffic counts and speed study;
- Preliminary options design / review;
- Main Roads Western Australia review and feedback; and
- Preliminary costing of preferred option.

Officers again inspected the site and were unable to find evidence (tyre marks) indicating any hooning behaviour. Whilst on site, Officers noted that the majority of vehicles turning right from West Road to Reid Street would cut the corner, placing them temporarily in the oncoming traffic lane.

With regards to implementing a 'signage only option', Officers discussed this issue with Main Roads WA and, in its opinion; this would not correct behaviour at the intersection. However, it may be used to limit property damage for people in homes surrounding the intersection, via the use of 'No Standing Road or Verge' signs.

Officers have identified and considered five alternative traffic calming measures for this intersection. Options 1 & 2 are subject to detailed design of intersection, inclusive of underground service location and lighting requirements.

Option 1 - Modified T Intersection - priority of intersection changed to allow through traffic from West Rd to Reid St.

Option 2 - Standard T Intersection - with pedestrian refuge island.

Option 3 - Modified T Intersection – priority to remain on West Road.

Option 4 - Roundabout – option abandoned due to high potential for major service relocations.

Option 5 - Modified T Intersection where the priority of the intersection is changed to allow through traffic from West Road and Reid Street. There will be no boxing out works on Reid Street.

#### Option 1 – Modified T Intersection with a priority change:

Utilisation of pedestrian / median islands to realign traffic to its predominant flow direction, whilst narrowing the available travelled lane.

The desired result is to improve the general flow of traffic through the intersection whilst reducing the available space for any hoon drivers to accelerate through the intersection. Main Roads WA has stated that this option would likely serve to rectify the traffic issue and, given the predominant traffic flow, seems the logical solution.

Main Roads WA would require a further review of this option prior to formal approval being sought as there is a change in the priority of roads.

This option is estimated to cost between \$35,000 and \$40,000 subject to underground service location and lighting requirements. There is street lighting present at the intersection and, it could be monitored over a period of year to see whether current lighting would suffice for the intersection.

#### Option 2 – Standard T Intersection with pedestrian refuge island:

Utilisation of pedestrian / Median Island to narrow the available space through the intersection.

The desired result is to reduce the available space for hoon drivers to accelerate through the intersection. This device will narrow the intersection for buses operating in this area, causing slower turning movements and potential for congestion at peak usage periods. Main Roads WA has stated that this option would likely serve to rectify the issue but would not address traffic flow.

This option is estimated to cost between \$20,000 and \$25,000 subject to underground service location and lighting requirements.

Option 3 - Modified T Intersection – priority to remain on West Road:

Whilst this is an option which has historically been employed within the Town as a traffic calming device, in this instance, it is not recommended due to it having minimal impact on closing the intersection down for vehicles making a right hand turn onto Reid St, as well as a potential issue created with the power pole on the northern side of the intersection. Main Roads WA has made comment that this device would not be recommended by them for this intersection.

Option 4 – Roundabout:

Whilst a roundabout may serve multiple purposes in controlling vehicle direction / speed and any priority in re-opening Bassendean Parade to Reid Street it was decided not to investigate this matter any further as the capital cost was significant, in excess of \$100,000 to relocate infrastructure that will be installed on a bus route, where already suitable, safe and cheaper options exist for Council.

Option 5 - Modified T Intersection with no boxing out on Reid Street:

Exact outcomes to that of option 1. However, there will be no boxing out works on Reid Street. In doing so, Salt River Mallee tree on Reid Street would remain.

Officers believe Option five - Modified T Intersection, with changed priority, would adequately resolve issues currently being presented at this intersection, as it accurately reflects the typical flow of traffic at the intersection, whilst narrowing the available space to lower hoon behaviour incidents.

Furthermore, community consultation was carried out on the 10/02/2016, where council officers knocked on doors of residents who would be affected by the works. The table below summarises the results from the investigation:

Road	House Number	Response
West Road	145	No Response
	145A	No Response
	146	Good solution, no problems with the design
	144	No Response
	142	No Response
	5/140	No Response
	4/140	Makes logical sense.
	3/140	No Response
	2/140	No Response
	141	No Response
	148	Happy to have a change, delineation is a issue especially when it rains
Reid Street	8	No Response
	7	No Response
	10	No Response

As previously advised, the results from the three traffic counter locations show that speeding is not a major factor and, as advised in previous traffic management reports to Council, it is not the responsibility of Local Government to manage poor or illegal driver behaviour. However, the amount of hooning and traffic accidents reported by residents at this intersection, which are not shown in Main Roads WA data, indicates that the current geometric layout of the intersection proposes a reasonable risk of further accidents should traffic management not be utilised at some point in the future.

#### FINANCIAL CONSIDERATIONS

A sum of \$40,000 has been allocated in the 2015-16 Capital Budget which will cover the cost and recommended modification to the project.

The project will still be completed within the 2015-16 financial year.

OFFICER RECOMMENDATION — ITEM 10.5

That Council approves the modification from Option 1 to Option 5 for the West Road – Reid Street Intersection.

**Voting requirements: Simple Majority**

**10.6 RFT CO 041 2015-16 Supply, Cart and Install Asphalt – Separable Portions (ROAD/TENDNG/33 Mandy Godfrey Contracts Officer & Ken Cardy Manager Asset Services)**

APPLICATION

The purpose of this report is to present to Council a summary of tenders received against Separable Portions Request for Tender (RFT) CO 041 2015-16 Supply, Cart and Install Asphalt, and appoint the most advantageous contractors.

ATTACHMENTS

**Confidential Attachment.**

BACKGROUND

Contractors were invited to tender for Separable Portions RFT CO 041 2015-16 Supply, Cart and Install Asphalt, via an advertisement in the Western Australian Newspaper on 25 November 2015.

STRATEGIC IMPLICATIONS

Corporate Business Plan 2015-19

Leadership and Governance

Objectives: *Improve capability and capacity.*

Strategies:

*Review and implement asset management plans*

COMMENT

In response to RFT CO 041 2015-16 Supply, Cart and Install Asphalt, Separable Portions; six tender offers were received prior to the tender deadline 10.00am Thursday 10 December 2015.

The tender document was for two separable portions: Minor Works and Major works.

Separable Portion 1 – Minor Works

Minor works consist of different mix types of various Marshall Blow between measurements of 0 – 99 Tonnes.

These works shall be limited to sites beneath 250m<sup>2</sup> in size and shall not fall on any road classified as a Primary or District Distributor Road.

### Separable Portion 2 – Major Works

Major works consist of different mix types of various Marshall Blow between measurements of 100 – 400+ Tonnes.

These works shall occur on all sites above 250m<sup>2</sup> in size and may fall on any road within the Town. (excluding Guildford Road).

The contract is for a three year period commencing 1 March 2016 with an option to extend the Contract for a further one year period at the absolute discretion of the principal.

The Tender evaluation panel consisted of the following three officers; Engineering Technical Officer, Engineering Design Officer and the Asset Services Administration Officer. The panel was required to assess each tender against the selection criteria.

#### Minor Works:

A total of five tenderers met the RFT compliance requirements. One did not meet the specified criteria by not addressing all the specified requirements – provided a quote for profiling only. The following index represents the selection criteria and weighting for this contract.

#### Major Works:

A total of four tenderers met the RFT compliance requirements. Two did not meet the specified criteria, as one provided a quote for the profiling only, and the other provided a quote for the minor works only. The following index represents the selection criteria and weighting for this contract.

#### Index

- Selection Criteria 1: Relevant Experience (25% weighting)
- Selection Criteria 2: Key Personnel (10% weighting)
- Selection Criteria 3: Financial Position (20% weighting)
- Selection Criteria 4: Tendered Price (25% weighting)
- Selection Criteria 5: OH&S QA Procedures (10% weighting)

- Selection Criteria 6: Project Appreciation  
(10% weighting)

Pricing is regarded as commercial in confidence and therefore between the parties involved. Tables containing full pricing and selection criteria weighting is contained in a confidential attachment to this report.

### STATUTORY REQUIREMENTS

Local Government Act 1995  
Local Government (Functions and General) Regulations 2007  
Town of Bassendean Procurement Policy.

### FINANCIAL CONSIDERATIONS

Funding for major road capital projects will be sought through MRRG and Roads to Recovery opportunities and each capital project will be referred to Council for approval.

### OFFICER RECOMMENDATION – ITEM 10.6

That Council:

1. Appoints Asphalttech to undertake the work as required in RFT CO 041 2015-16 Supply, Cart and Install Asphalt – Minor Works in accordance with the specifications, and terms for a three year period commencing 1 March 2016, with an option to extend the Contract for a further one year period; and
2. Appoints Roads 2000 to undertake the work as required in RFT CO 041 2015-16 Supply, Cart and Install Asphalt – Major Works in accordance with the specifications, and terms for a three year period commencing 1 March 2016, with an option to extend the Contract for a further one year period; and
3. Delegates to the CEO the authority to exercise the option under RFT CO 041 2015-16 – Minor and Major Works, to negotiate for a single one year extension of the contract beyond the nominal expiry date of 28 March 2019.

**Voting Requirement: Absolute majority**

**10.7 Potential winding-up of Town Planning Scheme No. 4A  
(Ref: LUAP/PLANNG/16 - Brian Reed, Manager  
Development Services)**

**APPLICATION**

The purpose of this report is for Council to consider a recommendation from the General Meeting of Electors held on 25 November 2015 that the Town wind-up Town Planning Scheme No. 4A in the current financial year.

**BACKGROUND**

At the General Meeting of Electors (GME) held in November last year the following resolution was passed.

*“MOVED Tina Klein, Seconded Don Yates, that Council wind up Town Planning Scheme 4A by the end of the 2015/2016 financial year and that staff provide a clear plan to be presented to Council in February 2016 giving four months to complete the procedure.”*

The resolution was considered by Council, together with all resolutions from the GME by Council at its meeting held in December 2015, where it was resolved by OCM 17/12/15:

- “2. In relation to the resolution passed at the meeting, endorse the following:*
- a. Advise the public that given the requirements to windup Town Planning Scheme 4A , (ie, purchase of land and resale of land, etc) it is unlikely that the scheme will be completed in the 2015/16 financial year, however Staff will provide a report to Council on the progress of the TPS4A and the implications of winding up the Scheme.”*

In terms of further background, Council has considered winding-up Town Planning Scheme No. 4A on a number of occasions.

In October 2006, it was resolved that Council investigate revoking Town Planning Scheme No. 4A once the Local Planning Scheme No. 10 was gazetted. At this time, the Manager Development Services considered that there would be little benefit in maintaining Town Planning Scheme No. 4A once Local Planning Scheme No. 10 became operational. It was pointed out that the only advantage of maintaining the 4A Scheme is the ability to charge unit development contributions.

The view was provided that it was a burden to administer two planning schemes with similar objectives, and any scheme amendments in the area covered by the 4A Scheme necessitated amendments to both Schemes.

Local Planning Scheme No. 10 was subsequently gazetted in June 2008.

The potential revocation of the 4A Scheme was considered again by Council in 2010. As part of the report to Council, legal advice was obtained into the possible revocation of the Scheme which may be summarised as:

It would not be appropriate to repeal Town Planning Scheme No. 4A unless suitable arrangements can be made through Local Planning Scheme No. 10 to finalise the outstanding commitments to the Scheme.

The outstanding Scheme works have a bearing on whether the Scheme makes a profit or a loss and how any profit should be distributed or the loss made good.

The acquisition of the outstanding properties reserved for recreation will impact on the financial position of the Scheme.

The unit development contribution will impact on the financial status of the Scheme.

The unit development contribution could be transferred to the Local Planning Scheme No. 10.

It would not be necessary to amend TPS No. 4A to reflect zoning changes to LPS No. 10.

The Town would need to bring the financial accounts of the Scheme up to date prior to revoking the Scheme.

The solicitor sees little advantage in repealing the 4A Scheme at this stage, and not before the Scheme Works and acquisitions have been carried out.

At its meeting held on 8 June 2010 Council resolved by OCM1-20/06/10 that:

- “1) Council does not attempt to revoke Town Planning Scheme No. 4A at this point in time;*
- 2) Council requests scheme amendment documents to be prepared showing:*

- a) *Lots 160 and 161 Anstey Road being zoned Residential with a density code of R25.*
  - b) ***Lot 113 Harcourt Street to be zoned residential with a density code of R25, and Lot 130 Anstey Road being zoned Residential with a density code of R20.***
  - c) *the whole of Lot 202 Hyland Street being reserved for recreation.*
  - d) *the whole of Lot 203 Hyland Street being reserved for recreation.*
  - e) *Lot 100 Hyland Street being reserved for recreation.*
  - f) *the whole of Lot 206 Hyland Street being reserved for recreation.*
- 3) *The outstanding commitments to the Town Planning Scheme No. 4A be included on the Town of Bassendean's Strategic Plan for the Future."*

The Scheme amendment documents required by part of the above resolution, were prepared and advertised, however, in its recommendation to the Minister for Planning, Council resolved not to proceed with the proposals relating to lots 160 and 161 Anstey Road, nor with the proposals for Lot 100 Hyland Street and Lot 206 Hyland Street. At the end of the day the Minister for Planning directed Council to remove those parts of the amendment shown bolded above. In making this decision, the Minister advised Council that:

*"The modification to delete the proposals for Lot 113 Harcourt Street and 130 Anstey Road, Bassendean has been required as these proposals have not been supported by adequate planning justification. This land offers passive recreation opportunities and serves as a general buffer/transition to the nearby wetland. Furthermore, contributions have been made towards a fund established under Town Planning Scheme 4A for the purpose of acquiring this land for recreation purposes and accordingly there is an expectation that the use of the land will remain as such."*

The history of Town Planning Scheme No. 4A and the outstanding commitments to the Scheme are discussed further in the comment section below.

### STRATEGIC IMPLICATIONS

The winding up of Town Planning Scheme No. 4A is not included in the current version of the 2015-2019 Corporate Business Plan.

## COMMENT

### Background to Town Planning Scheme No. 4A

Town Planning Scheme No. 4A (the Scheme) is a guided resumptive development scheme relating to Ashfield Flats, Bindaring/Pickering Park and a number of smaller areas in the Town of Bassendean.

The Scheme has been operating since 20 January 1981 and as such, predates the former Town of Bassendean - Town Planning Scheme No. 3 which was a land use zoning scheme that applies to the whole district. The No 3 Scheme has been replaced by Local Planning Scheme No. 10.

The Scheme has two major functions:

- \* To guide and facilitate the subdivision of large vacant land parcels for ultimate residential development; and
- \* To acquire land in private ownership that is flood prone as local public open space, and provide a mechanism to finance this.

The Scheme divides the areas into 5 distinct categories as shown below:

Area A The Scheme gives Council the power to acquire land within the area and to subdivide the land in accordance with the Scheme Map. Council has never used this clause and instead owners, as allowed for by the Scheme, have developed the land.

Area B The Scheme gives the Council power to resume or otherwise acquire the land within Area B for open space purposes.

Area C Land owners within Area C may develop their land for housing but are required to pay a Unit Development Contribution which is used towards the costs of the Scheme, including the acquisition of open space in the area.

Area D Land within Area D was acquired and developed by Council prior to the Scheme becoming operational. The net proceeds of the sale of the land and the development costs have been added to the Scheme.

Area E The land within Area E is reserved by the Western Australian Planning Commission for Parks and Recreation, under the Metropolitan Region Scheme. The acquisition of land within this area is the responsibility of the Commission rather than Council.

Council adopted a Business Plan for the Scheme which includes all income and expenditure associated with the Town, meeting its commitments to the Scheme.

The Plan contemplated the Town finalising its dealings with the Scheme by June 2005, however, this commitment has not been met, principally due to previous Council decisions, firstly not to sell land until land was ready to be acquired, and secondly, to defer the acquisition of land until Town Planning Scheme No. 10 has been gazetted.

The Business Plan projected that a profit would be made of around \$750,000 between June 2000 and June 2005. However, this profit should be viewed against the estimated loss that the Scheme had made which stood at \$987,387 in October 1997.

Whilst the Town does not keep separate accounts for the Scheme, it is currently in deficit by the amount of \$273,941.

Council's commitments to and opportunities from the Scheme against the adopted Business Plan, are discussed further in the comments section below.

The following section discusses the outstanding commitments to and opportunities of the Scheme. The values used in this report relate to the original estimates from the Business Plan, actual costs where the work has been carried out or land acquired. An inflation factor has been applied to outstanding works, land sales and land acquisitions.

#### Outstanding Scheme Works

Council is committed to carrying out the following Scheme Works:

- \* Construction of footway - Hatton Court to Bridson Street
- \* Construction of footway adjoining Lot 663 Hardy Road

The cost for Council to meet its outstanding Scheme commitments is \$44,300 (2007 estimate).

## LAND ACQUISITION

Under the Scheme, Council is committed to resuming or acquiring the following properties:

- \* Lot 211 Carnegie Street
- \* Pt Lot 206 Hyland Street
- \* Pt Lot 130 Anstey Road
- \* Pt Lot 113 Harcourt Street

The likely cost of acquiring the above properties based on 2007 estimates is \$1.15million.

## Potential Land Sales

Council owns the following land that is available for sale:

- \* Lot 271 Hamilton Street (a)
- \* Lot 271 Hamilton Street (b)
- \* Lot 271 Hamilton Street (c)
- \* Lot 162 Anstey Road
- \* Lot 163 Anstey Road
- \* Lot 103 Iveson Place
- \* Part Lot 202 & Part Lot 203 Hyland Street

### *Hamilton Street Properties*

The Hamilton Street properties require subdivision works before the property can be sold as three individual properties.

The property has been reported to the Department of Environment Regulation has a potentially contaminated site, and the Town has recently expended funds on the property carrying out a Detailed Site Investigation

The estimated value of the land is \$1,328,040 (2007 estimated values) excluding any remediation costs.

The costs of the subdivision works are estimated at \$34,725 (2007 estimated values).

Council is currently canvassing including 1400m<sup>2</sup> of the land at Hamilton Street in a land swap for land at 27 Hyland Street, and if this disposition eventuates, then obviously the opportunity to derive income from the sale of the property will be lost.

*Lots 162 & 163 Anstey Road*

In 2007, the estimated value of the two blocks was \$942,480.

It appears that Council has no interest in selling the lots for housing, and the land was included as part of the failed land swap for land in the Town Centre.

Council has resolved that a report be brought to Council with a view to reserving the land for Parks and Recreation as part of the omnibus amendment to the LPS No 10 Scheme, however, this will affect the overall viability of the Town Planning Scheme No. 4A.

*Lot 103 Iveson Place*

This property was sold by Council in 2003/04 and subsequently repurchased in 2005/06 due to concerns about the nature of the fill on the site.

The property was listed in this year's budget for sale, however the process has stalled due to problems with getting the site cleared by the Department of Environmental Regulation, associated with the contamination reports for the site.

Part Lot 202 & Part Lot 203 Hyland Street

These properties are now reserved for recreation by the Local Planning Scheme No. 10 and the opportunity to sell the land with a view including the within a consolidated land parcel has been lost.

CONCLUSION

It is evident that Council does not have the ability or the financial capacity to meet its commitments to the Scheme during the current financial year: as such the finalisation of the Scheme will need to be considered through the Town's long term financial plan,

STATUTORY REQUIREMENTS

Nil at this stage.

## FINANCIAL CONSIDERATIONS

The 2015/16 Budget includes an amount of \$12,446 income for development contributions and \$5,000 for consultancy costs.

Whilst the Town does not keep separate accounts for the TPS 4A Scheme, Staff have compiled financial statements that show the income and expenditure for the Scheme since 1980.

The following table provides a summary of the financial transactions:

<b>TOWN PLANNING SCHEME 4A FINANCIAL TRANSACTIONS</b>	
<b>INCOME FROM CONTRIBUTIONS</b>	\$ 428,075
<b>INCOME FROM LAND SALES</b>	\$ 1,497,485
<b>OPERATING EXPENSES</b>	-\$ 1,087,041
<b>OPERATING SURPLUS</b>	\$ 838,519
<b>PURCHASE OF LAND</b>	-\$ 1,112,461
<b>NET DEFICIT as at 30/6/2016</b>	-\$ 273,941

## OFFICER RECOMMENDATION — ITEM 10.7

That:

1. Council receives the information in this report and recognises that it is not possible to meet its commitments to the Town Planning Scheme No. 4A by the conclusion of the 2015/16 financial year; and
2. The winding up of Town Planning Scheme No. 4A be considered in the review of the 2016-2020 Corporate Business Plan.

**Voting requirements: Simple Majority**

**10.8 New Administration Officer – Seniors and Disability Services (Ref: COMDEV/AGMT/Michael Costarella, Acting Chief Executive Officer)**

**APPLICATION**

As part of the Federal Government Aged Care Reforms the Community Aged Care Packages was abolished and replaced by Home Care Packages. In addition the Manager Seniors and Disability Services established a new program in which private services are provided on a fee for services basis. The new programs have increased the number of additional administrative tasks and the Manager is seeking an amendment to the Corporate Structure for Aged Care Services to include an additional Administration Officer.

**BACKGROUND**

The Federal Government Reforms, particularly the transition from Community Aged Care Packages to Home Community Packages has had a significant impact on services provided by Seniors and Disability Services.

The impact from a financial and human resources perspective is outlined below:

- The administrative burden has increased due to the change in the funding model from “grant” based to “individual client subsidy” based. Each client has a separate budget used to co-design their services and the associated administrative and financial process involved requires the equivalent of a full time officer to ensure compliance and transparent accountability.
- The establishment and subsequent growth in the provision of private services offered to providers and to individuals has added to the above workload without a corresponding position.

**STRATEGIC IMPLICATIONS**

***Objective***

*Build a sense of belonging and connectivity in community*

***Strategies***

- *Encourage people of all ages, abilities and backgrounds to actively participate in community life and democratic processes.*

- *Nurture community resilience and self-reliance toward a sense of belonging with residents to a highly connected (close knit) community.*
- *Support community members to actively volunteer and make a positive contribution to the overall community health and well-being.*

### COMMENT

The Manager Seniors and Disability Services has reviewed the position description of Administrative Assistant and considered the new tasks and resources required to meet the operational requirements of the additional services. In order to meet these demands it is necessary to appointment a second full-time Administrative Assistant which will be fully funded from the Home and Community Care Program, The Home Care Packages and revenue from the provision of private services.

In amending the corporate structure of the Business Unit, The Town is well aligned with the Federal Government's Aged Care Reforms and in particular the provision of Person Centered Care which will be the focus of the next Quality Audit due November 2017.

This provides obvious benefits to clients, however to maintain the high quality of service provision and compliance requires a significant increase in administrative support to ensure client focus is not compromised. The second Administrative Assistant position addresses this issue.

### STATUTORY REQUIREMENTS

#### Division 4 — Local government employees

#### 5.36. Local government employees

- (1) A local government is to employ —
- (a) a person to be the CEO of the local government; and
  - (b) such other persons as the council believes are necessary to enable the functions of the local government and the functions of the council to be performed.

### FINANCIAL CONSIDERATIONS

The 2015/2016 Budget includes the HCP funding and revenue from private services and will be sufficient to fund the employment of an additional Administrative Assistant Level three position which will continue to exist whilst the funding is available for this purpose.

The provision of private services has been a positive strategic move given that from 2017/2018 the Government is transferring all Aged Care funding to individuals who will be purchasing services directly from service providers.

Although the program is still in its infancy, private services has generated \$61,000 this financial year to date against a budgeted \$10,000, however and this in itself has significantly increased the Administration and Support staff workload.

#### OFFICER RECOMMENDATION — ITEM 10.8

That Council:

1. Amends the Corporate Structure for the Seniors and Disability Services to include an additional Administration Officer - Level 3; and
2. Acknowledges that the position is fully funded by the Home and Community Care Program, Home Care Packages and Private Services.

**Voting requirements: Absolute Majority**

**10.9 2015/16 Budget Review for the period Ending 30 June 2016 (Ref: FINM/BUGTG/1 – Ken Lapham, Manager Corporate Services)**

**APPLICATION**

- The report has been prepared for Council to adopt a revised 2015/16 budget. The audited actual opening surplus for the 2015/16 financial year was reported to Council at the 27<sup>th</sup> October 2015 meeting.
- The report is to review the Budget and suggest amendments that will provide a closing position (Surplus/Deficit) at 30 June 2016 for the 2015/16 financial year.
- Consider the allocation of new capital works to utilise surplus funds from Council resolution in October 2015.

**ATTACHMENTS**

**Attachment No: 4:**

2015/16 Revised Financial Statements for the period ending 31 January 2016, including the revised budget amounts.

**BACKGROUND**

In preparing the 2015/16 Budget, it was estimated that the closing surplus for the 2014/15 financial year would be \$706,281. Following the completion of the annual audit for the 2014/15 financial year, the confirmed position was surplus of \$1,418,345, a gain of \$712,064.

A report was tabled at the Audit and Risk Management Committee in October 2015 (endorsed by Council in October 2015) providing an overview of the Financial Statements & the Audit Report for the period ending 30 June 2015. Council resolved to:

1. Transfer \$118,300 to the Leave Entitlements Reserve;
2. The Surplus be adjusted by \$302,000 to reflect the reduced income in GPP Grants for 2015/16; and
3. A report be prepared in relation to Capital Works projects that were previously excluded from the 2015/16 Budget to be considered as part of the 2015/16 Budget review.

**STRATEGIC IMPLICATIONS**

*Leadership and Governance*

Improve capability and capacity – Ensure Financial sustainability

A copy of the 2015/16 revised Budget, which includes the individual amendments, is included as an attachment.

In reviewing the 2015/16 Budget and incorporating the amendments and actual surplus for the 2015/16 financial year of \$1,418,345 the changes made to the various accounts has resulted in a revised estimated closing surplus at 30 June 2016 of \$68,143.

When Council adopted the 2015/16 Budget on 7 July 2015 the anticipated budget surplus at 30<sup>th</sup> June 2016 was \$46,808.

As recommended at the Council meeting of 27 October 2015, Asset Services have identified a number of new capital items that were excluded from the 2015/16 Budget.

New works totalling \$570,000 have been identified as worthy of inclusion into the 2015/16 budget, using both funds from the carried forward surplus (\$292,000), and from identified savings in the budget review process (\$278,000). The Manager Assets Services is confident that the new capital works can be completed before 30<sup>th</sup> June 2016. A month by month review will be undertaken between March and June 2016 that will review the progress of capital works projects, and the tracking of the operational Budget actuals to budget. The attachment to this agenda provides a list of all the accounts that were amended. This consists of the following summarised changes:

DESCRIPTION	ORIGINAL BUDGET	REVISED BUDGET	AMENDMENTS	OPENING/ CLOSING BALANCE
ADOPTED CLOSING SURPLUS				\$46,808
ADDITIONAL OPENING SURPLUS				\$712,064
VARIOUS MAINTENANCE PROJECTS	\$3,839,954	\$3,804,954	(\$35,000)	
CAPITAL WORKS	\$1,412,301	\$1,602,290	\$204,989	
OPERATING EXPENDITURE	\$3,439,394	\$3,290,049	(\$149,345)	
OPERATING INCOME	(\$17,977,167)	(\$17,291,036)	(\$686,131)	
BALANCE AFTER AMENDMENTS				(\$706,775)
BUDGET AMENDMENTS PREVIOUSLY AUTHORISED BY COUNCIL				(\$341,354)
ADJUSTMENTS – P & L ACCRUALS				(\$240,000)
ADJUSTMENT - TRANSFERS TO RESERVES				(\$308,300)
ADJUSTMENTS – TRANSFERS FROM RESERVES				\$432,202
ADJUSTMENTS TO DEPRECIATION				(\$6,502)
CLOSING SURPLUS – 30/6/2016				(\$68,143)

## FINANCIAL CONSIDERATIONS

The 2015/16 Budget has been revised to reflect the known changes and projected income and expenditure for the year ended 30 June 2016.

## STATUTORY REQUIREMENTS

Local Government (Financial Management) regulations 1996  
33A. Review of budget

- (1) *Between 1 January and 31 March in each financial year a local government is to carry out a review of its annual budget for that year.*
- (2A) *The review of an annual budget for a financial year must -*
  - (a) *Consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year;*
  - (b) *Consider the local government's financial position as at the date of the review; and*
  - (c) *Review the outcomes for the end of that financial year that is forecast in the budget.*
- (2) *Within 30 days after a review of the annual budget of a local government is carried out it is to be submitted to the Council.*
- (3) *A council is to consider a review submitted to it and is to determine\* whether or not to adopt the review, any parts of the review or any recommendations made in the review.*

*\*Absolute majority required.*

- (4) *Within 30 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.*

## OFFICER RECOMMENDATION – ITEM 10.9

That, in accordance with Local Government (Financial Management) Regulation 33A and the Local Government Act, Council approves the Budget Review for the period ended 30 June 2016, as attached to the Ordinary Council Agenda of 23 February 2016.

**Voting requirement: Absolute majority**

**10.10 Waroona and Harvey Shires Fire Disaster – Council Donation (Ref: COMR/SPONSHP/1 – Bob Jarvis Chief Executive Officer)**

**APPLICATION**

The purpose of this report is to consider a donation to the Shires of Waroona and Harvey via the Lord Mayor's Appeal fund for the horrific fires that occurred in those Shires in January 2016.

**BACKGROUND**

On January 2016, a lightning strike started a fire that has spread over thousands of hectares of land in the Shires of Waroona and Harvey and destroyed 162 houses. Notably, the Town of Yarloop was all but destroyed and two fatalities occurred in the small town.

Once again hundreds of career and volunteer fire fighters put their lives on the line to save life and property.

The Lord Mayor of Perth has established an appeal fund for the South West Fires, similar to the one which was established for the Esperance fire in November 2015. Council will recall that at its Ordinary Meeting in November 2015 it approved a donation of \$2,000 for that appeal.

**STRATEGIC IMPLICATIONS**

This item is not listed in any of Council's strategic plans.

**COMMENT**

The Shire of Esperance has expressed its gratitude for the Town's donation for its fire which also claimed human life.

It is becoming an all too common occurrence that natural disasters will strike and cause devastation and loss of life and property, and for the communities involved there is the trauma, the loss and the cost of rebuilding communities and lives.

It seems appropriate that Council makes a donation to the Lord Mayor's fund of \$2,000.

A collection for the appeal was also held at the Australia Day event in Ashfield, carried out by three staff, and this collection raised an amount of \$836.55.

### STATUTORY REQUIREMENTS

Nil.

### FINANCIAL CONSIDERATIONS

Council has included an amount of \$8,000 in the 2015/16 Budget (A/c 391392) and to date has expended \$5,060.

The remaining balance of \$2,940 will remain in the account for future donations.

### OFFICER RECOMMENDATION – ITEM 10.10

That Council:

1. Approves a donation of \$2,836.55 that includes the public collection undertaken at the Australia Day event of \$836.55 to be forwarded to the Lord Mayor Disaster Appeal for the South West Fire relief efforts; and
2. Extends its heartfelt sympathy to the families and friends of the deceased, and thoughts and prayers to the communities in the Shires of Waroona and Harvey who have lost so much and need so much support to rebuild.

**Voting requirements: Simple Majority**

**10.11 Quarterly Reports for Quarter Ended 31 December 2015**  
**(Ref: FINM/AUD/1 – Bob Jarvis, Chief Executive Officer)**

APPLICATION

The purpose of this report is for Council to receive the Quarterly Reports for the period ended 31 December 2015.

ATTACHMENTS

**Attachment No. 5:** Quarterly Reports

BACKGROUND

Council's Quarterly Report format addresses progress against the CEO's Key Performance Indicators, as well as providing a progress report on budget deliverables, and the 2015-2019 Corporate Business Plan.

As part of the Strategic Plan, several lobbying strategies have been incorporated into the Quarterly Report to provide a continuously updated record of lobbying activities against the plans. The Quarterly Report also provides information on the progress of Cash In Lieu projects and grants applied for and received in each quarter.

STRATEGIC IMPLICATIONS

Strengthen Council governance and compliance.

OFFICER RECOMMENDATION – ITEM 10.11

That Council receives the Quarterly Reports for the quarter ended 31 December 2015.

**Voting requirements: Simple majority**

**10.12 Municipal Heritage Inventory Review Committee Meetings held on 8 December 2015 and 19 January 2016 (Ref: GOVN/CCLMEET/30 - Yvonne Zaffino, Council Support Officer)**

APPLICATION

The purpose of the report is for Council to receive the report on meetings of the Municipal Heritage Inventory Review Committee held on 8 December 2015 and 19 January 2016.

ATTACHMENTS

**Attachment No. 6**

Minutes of the meetings of the Municipal Heritage Inventory Review Committee held on 8 December 2015 and 19 January 2016.

COMMENT

Meeting held on 8 December 2015

The election of Presiding and Deputy Presiding Members were held. Cr Paul Bridges was elected Presiding Member and Mrs Jennie Collins was elected Deputy Presiding Member.

The Committee discussed and received the Review of the Town of Bassendean Municipal Heritage Inventory – 2015 prepared by Hocking Heritage Studio.

Meeting held on 19 January 2016

The Committee moved a recommendation to arrange a bus tour to view potential additional sites to be included on the Municipal Heritage Inventory.

A notice of motion was provided for the next meeting that:

*“That Council approves a variation to the budget to allow Hocking Heritage Studio to prepare draft design guidelines for special control areas and streets and a Heritage Strategy.”*

OFFICER RECOMMENDATION – ITEM 10.12

That:

1. Council notes that a bus tour for the Municipal Heritage Inventory Review Committee will take place on Saturday 5 March 2016 to assess culturally significant heritage sites (identified from the draft Town of Bassendean Municipal Heritage Inventory 2015) for inclusion within the final Town of Bassendean Municipal Heritage Inventory 2015; and
2. The report on meetings of the Municipal Heritage Inventory Review Committee held on 8 December 2015 and 19 January 2016, be received.

**Voting requirement: Simple majority**

**10.13 Bassendean Local Emergency Management Committee Meeting held on 3 February 2016 (Ref: GOVN/CCLMEET/18 – Graeme Haggart, Director Community Development)**

APPLICATION

The purpose of the report is for Council to receive the report on meetings of the Bassendean Local Emergency Management Committee held on 9 December 2015 and 3 February 2016.

ATTACHMENTS

**Attachment No. 7:**

- Minutes of the meeting of the Bassendean Local Emergency Management Committee held on 9 December 2015 and 3 February 2016
- Revised draft Committee Instrument of Appointment and Delegation.

BACKGROUND

The Bassendean Local Emergency Management Committee meets quarterly on the first (or second) Wednesday in the months of February, April, August and November.

The Committee is required to conduct an annual exercise to test planning readiness and organizational capability. The exercise is scheduled for 1 June.

The roles of the Committee are defined in Section 39 of the Emergency Management Act 2005 and have adopted in the Committee's Instrument of Appointment and Delegation as being:

1. To advise and assist the Town of Bassendean in ensuring that local emergency management arrangements are established for the Town;
2. To liaise with public authorities and other persons in the development, review and testing of local emergency management arrangements; and
3. To carry out other emergency management arrangement activities as directed by the SEMC or prescribed by the regulations.

Membership of the Committee includes:

- Two Councillors of the Town of Bassendean;
- The Local Emergency Coordinator (Officer in Charge of the Kiara Police Station);
- Other combat agency representatives including Department for Fire and Emergency Services (District Manager and SES Unit Manager);
- Department for Health (St John's Hospitals Midland);
- Child Protection and Family Support; and
- Relevant Officers of the Town (DOS, MAS, Snr EHO, Snr Ranger).

A representative of the State Emergency Management Committee Secretariat attends Committee meetings in an advisory capacity. The Director Community Development is the Executive Officer to the Committee and as such does not have voting rights.

### STRATEGIC IMPLICATIONS

The Local Emergency Management Committee

- Improves the organisations capability and capacity; and
- Assists provide a safe environment.

### COMMENT

At the meeting held on 9 December, the Committee considered the following issues:

1. Elections for Presiding Member (Cr Pule) and Deputy Presiding Member (Snr Sgt Ian North) were conducted.
2. Committee reviewed the Instrument of Appointment and Delegation, SEMC Policy 2.5 & procedures (ADP – 05).
3. A progress report was provided by the Working Party established to prepare revised Local Emergency Management Arrangements for the Town.
4. An update report was provided on the Flood Mitigation Project funded through a Natural Disaster Resilience Funds (NDRF) grant.
5. The date for the annual emergency management exercise was set for 1 June 2016 and post exercise report from CPFS on the exercise to test the Local Welfare Plan was received

## COMMENT

At the meeting held on 3 February, the Committee considered the following issues:

- Revised draft Instrument of Appointment and Delegation. At the previous meeting, being the first meeting of the Committee following the Local Government elections, the Committee reviewed the Instrument and agreed that it no longer meets legislated requirements. The draft amended document was referred to SEMC Secretariat and represented at this meeting. The Committee recommends Council adopt the revised Instrument.
- A new date was set for the Working Party established to prepare revised Local Emergency Management Arrangements for the Town to meet.
- An update report was provided on the Flood Mitigation Project funded through a Natural Disaster Resilience Funds grant.
- Post incident and post exercise reports were received; Emergency Management Agency reports were received, and Local Emergency Management Plan Contact and Key Holder details were confirmed.

## STATUTORY REQUIREMENTS

The Emergency Management Act 2005 prescribes that:

Section 38(1): A local government is to establish one or more local emergency management committees for the local government's district. And

Section 41(1): A local government is to ensure that arrangements (**local emergency management arrangements**) for emergency management in the local government's district are prepared.

## FINANCIAL CONSIDERATIONS

There are no direct financial implications associated with the Committee meeting minutes.

**OFFICER RECOMMENDATION – ITEM 10.13**

That Council

1. Adopts the revised Bassendean Local Emergency Management Committee Instrument of Appointment and Delegation as attached with the February 2016 Ordinary Council Meeting Agenda; and
2. Receives the report on meetings of the Bassendean Local Emergency Management Committee held on 9 December 2015 and 3 February 2016.

**Voting requirements:**

**Point 1 – Absolute majority**

**Point 2 – Simple majority**

**10.14 Liveable Town Advisory Committee (LTAC) 9 February 2016 (Ref: GOVN/CCL/MEET/34 – Graeme Haggart, Director Community Development and Salvatore Siciliano, Manager Recreation and Culture)**

**APPLICATION**

The purpose of the report is for Council to receive the report on a meeting of the Liveable Town Advisory Committee held on Tuesday 9 February 2016.

**ATTACHMENTS**

**Attachment No. 8:** Liveable Town Advisory Committee Minutes of 9 February 2016.

**BACKGROUND**

The Liveable Town Advisory Committee (LTAC) met on Tuesday 9 February 2016 for the first time since being formally adopted by Council.

The Committee is established as a single Committee of Council to oversee the functions of:

- Children and Family Services Committee;
- Cultural Development Advisory Committee;
- Economic Development Committee; and
- Environmental issues.

Each of the Committees disbanded to establish this Committee, had ongoing work programs and activities being reported to them.

The Officer Reports provide an update on those activities and is provided to assist the Committee in defining the nature of future agenda items to be referred by Officers.

**STRATEGIC IMPLICATIONS**

The LTAC meets all six (6) themes of the Corporate Business Plan 2015-2019:

- Town planning and built environment
- Environmental sustainability and adaptation to climate change
- Economic wellbeing and prosperity
- Arts, heritage and culture
- Inclusiveness, lifelong learning, health and social wellbeing

- Leadership and governance

### COMMENT

Discussion at the meeting focused on the following:

#### **Recreation Services Report**

- Appointment of Recreation Development Officer, Mr Tim Dayman;
- Facility management;
- Club development ;
- Participation in sport and recreation, Leisure Activities; and,
- Cycling and walking trail.

#### **Cultural Services Report**

- Circus Town Event staged on Saturday 21 November 2015 at BIC Reserve ;
- 2016 Australia Day Celebrations & fireworks event staged on Tuesday 26 January at Ashfield Reserve;
- Summer's Edge – Jazz & Blues Event being staged on Saturday 19 March 2016 at Sandy Beach Reserve;
- Place making/activation strategy – Random Acts of Vibrancy;
- Creative Speakeasy Est.2015 networking function for artists and creatives held on Wednesday 28 October 2015;
- Per cent for Art projects within the Town of Bassendean;
- 1 Surrey Street – Bassendean Pensioner Guard Cottage Project

#### **Community Event Sponsorship Application – Ashfield Primary School**

The Town received an application from the Ashfield Primary School for assistance via the Community Events Sponsorship Program to stage the Harmony Day Corroboree on 21 March 2016.

Funds totalling \$5,000 is allocated within the 2015/16 Council Budget for the Town's Community Events Sponsorship Program.

The event complied with the sponsorship guidelines and a resolution was passed that Council provides sponsorship of \$1,000 under the Community Events Sponsorship Program to the Ashfield Primary School to assist with hosting the Harmony Day Corroboree on Tuesday 21 March 2016, and that a sponsorship agreement is prepared between the Town and the Ashfield Primary School to outline the conditions of the sponsorship.

### **Economic Development Report**

- Investment Attraction/Hub
- Engagement & Advocacy
- Training and Employment
- Information and Communication technology
- Marketing and Branding

### **Children Services Report**

- Children's Services Business Unit Overview
- Ongoing Children and Family Services Committee Work Program
- Sandy Beach Reserve Regional Playground
- Child Health Services
- Children of Bassendean Community Christmas Party – as there was no mover for the Officer recommendation, the motion lapsed.

### **Committee Work Program**

The Committee brainstormed a list of issues that are within the remit of the Committee's objectives:

- Sustainability – household waste -education
- Environment – Streetscapes - urban forest strategy, biodiversity corridors, underground power, cyclist amenities
- Renewables
- Public Open Space/Play Space/Nature Base playgrounds
- Outreach from third parties/festivals
- Town Centre regeneration/redevelopment
- Water drainage/living streams/wetlands
- Children/family facilities – playgroup space
- Urban art
- Community Safety
- Design guidelines for Old Perth Road
- Heritage & character – urban infill

The LTAC passed a resolution that Graeme Haggart, Jeanette Maddison, Clara Pound, Kylie Turner and Cr Renee McLennan meet to discuss and identify the formation of potential working groups and that these working groups be distributed to the Committee for comment prior to the next meeting.

### STATUTORY REQUIREMENTS

Local Government Act 1995

### FINANCIAL CONSIDERATIONS

There is currently \$5,000 available in the Community Events Sponsorship account. The Committee recommends that the maximum \$1,000 be provided to the Ashfield Primary School as part of the Community Events Sponsorship Program to stage the Harmony Day Corroboree.

### OFFICER RECOMMENDATION – ITEM 10.14

That Council:

1. Receives the report of the meeting of the Liveable Town Advisory Committee held on 9 February 2016;
2. Approves sponsorship of \$1000 to the Ashfield Primary School under the Community Events Sponsorship Program to assist with staging the Harmony Day Corroboree on Tuesday 21 March 2016; and
3. A sponsorship agreement be prepared between the Town and the Ashfield Primary School. for the execution of the terms and conditions for sponsorship.

**Voting requirement: Simple Majority**

**10.15 Town Planning Scheme Review Committee Meeting held on 10 February 2016 (Ref: GOVN/CCLMEET/14 (Ref: Yvonne Zaffino, Council Support Officer))**

APPLICATION

Council is requested to receive the report of a meeting of the Town Planning Scheme Review Committee held on 10 February 2016.

ATTACHMENTS

**Attachment No. 9:** Town Planning Scheme Review Committee Minutes of 10 February 2016.

STATUTORY REQUIREMENTS

Local Government Act 1995

COMMENT

The vacant positions of Presiding and Deputy Presiding Members were filled by Cr Gangell and Cr McLennan respectively.

All Councillors, except Cr Brown were present at the meeting and declared their interest and gave details of properties in their ownership pursuant to Sections 5.60A (Financial) and 5.60B (Proximity) of the Local Government Act 1995.

The Committee discussed a proposed amendment to the Local Planning Scheme No. 10 dealing with multiple dwelling on land with a density code of R40 and below. The Committee recommendation is shown below.

OFFICER RECOMMENDATION – ITEM 10.15

That:

1. The Chief Executive Officer be required to arrange the preparation of scheme amendment documents containing the following features:
  - a) Multiple dwellings on land coded R40 would only be permitted on plot ratio limits within an 800m walking distance of the Bassendean Train Station entries and with a minimum 25m frontage; and

- b) For the purpose of advertising the proposed amendment, a plan be prepared distinguishing those properties with a split coding with a higher density of R40 within 800m measured by a walking distance from the Bassendean Train Station where the development potential of those properties would be calculated on plot ratio and properties outside of that area, where the development potential would be calculated on housing density; and
2. The report on a meeting of the Town Planning Scheme Review Committee held on 10 February 2016, be received.

**Voting requirement: Simple majority**

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

The Principal Building Surveyor made the following building decisions under Delegated Authority:

<b>Building Applications Determined in the Month of December 2015</b>		
<b>Application No</b>	<b>Property Address</b>	<b>Description</b>
201500401	28 BRIDSON STREET, BASSENDEAN	NEW DWELLING
201500261	43 MALEY STREET, ASHFIELD	STORAGE SHED
201500385	57 CHESTERTON ROAD, BASSENDEAN	SINGLE DWELLING & GARAGE
201500386	7/1 ANZAC TERRACE, BASSENDEAN	TWO STOREY DWELLING
201500380	29 JACQUELINE STREET, ASHFIELD	STEEL PATIO
201500388	304 MORLEY DRIVE, EDEN HILL	STEEL PATIO
201500384	14 WILSON STREET, BASSENDEAN	RE-ROOFING
201500303	262A MORLEY DRIVE, EDEN HILL	NEW RESIDENCE
201500369	87 ANZAC TERRACE, BASSENDEAN	3 DWELLINGS
201500322	15 PRYDE WAY, EDEN HILL	NEW DWELLING
201500326	9 PRYDE WAY, EDEN HILL	NEW DWELLING
201500391	51 BROADWAY, BASSENDEAN	BACK DOOR & SHADE SAIL
201500398	2 IRELAND WAY, BASSENDEAN	FENCE
201500396	48 HAMILTON STREET, BASSENDEAN	FENCE
201500312	12 DOBSON LANE, EDEN HILL	NEW DWELLING
201500353	43 SEVENTH AVENUE, BASSENDEAN	PATIO
201500270	21 HAMILTON STREET, BASSENDEAN	FENCE & RETAINING WALL
201500336	3 THIRD AVENUE, BASSENDEAN	2 STOREY DWELLING
201500337	2 CLARKE WAY, BASSENDEAN	DWELLING
201500378	41 CYRIL STREET, BASSENDEAN	PATIO
201500370	35 ROBINSON ROAD, EDEN HILL	DWELLING
201500374	5 FREELAND WAY, EDEN HILL	DWELLING
201500372	14 WATSON STREET, BASSENDEAN	RETROSPECTIVE APPROVAL
201500376	89 FREELAND WAY, EDEN HILL	RESIDENTIAL EXTENSION
201500371	51 BROADWAY, BASSENDEAN	FENCE
201500379	5 COLSTOUN ROAD, ASHFIELD	FENCE
201500377	4 CHEDWORTH WAY, EDEN HILL	STEEL FRAME PATIO
201500373	6 BROUN WAY, BASSENDEAN	SWIMMING POOL

<b>Building Applications Determined in the Month of January 2016</b>		
201600011	15 SECOND AVENUE, BASSENDEAN	ALTERATIONS/ADDITIONS
201600015	32 ESTHER STREET, EDEN HILL	DEMOLITION
201600014	109 WHITFIELD STREET, BASSENDEAN	ANCILLARY ACCOMODATION
201600012	71 MCDONALD CRESCENT, BASSENDEAN	MEZZANINE FLOOR
201600023	85 OLD PERTH ROAD, BASSENDEAN	CAFE FITOUT
201600001	63 THIRD AVENUE, BASSENDEAN	DEMOLITION
201600007	25 IDA STREET, BASSENDEAN	DEMOLITION
201600006	23 IDA STREET, BASSENDEAN	DEMOLITION
201600002	126 MORLEY DRIVE, EDEN HILL	POOL
201600004	13 BEST STREET, BASSENDEAN	RETROSPECTIVE PATIO ENCLOUSURE
201500404	58 HAMILTON STREET, BASSENDEAN	ALTERATIONS/ADDITIONS
201500406	9 LOVELOCK PLACE, BASSENDEAN	PATIO
201500405	99 WEST ROAD, BASSENDEAN	FIBREGLASS POOL

201500403	16 CHESTERTON ROAD, BASSENDEAN	DWELLING
201500407	34 PADBURY WAY, EDEN HILL	SHED
201500341	73 CHESTERTON ROAD, BASSENDEAN	PATIO
201500381	17 PRYDE WAY, EDEN HILL	SINGLE DWELLING
201500389	27 JAMES STREET, BASSENDEAN	DWELLING
201500383	13 PRYDE WAY, EDEN HILL	SINGLE DWELLING
201500387	149 KENNY STREET, BASSENDEAN	PATIO
201500382	18 PRYDE WAY, EDEN HILL	SINGLE DWELLING
201500368	55 ESTHER STREET, EDEN HILL	GROUPED DWELLING
201500240	223 ANZAC TERRACE, BASSENDEAN	ALFRESCO & FENCE
201500397	64 PARKER STREET, BASSENDEAN	PROPOSED DECK & NEW DOOR
201500395	6 PRYDE WAY, EDEN HILL	SINGLE STOREY DWELLING
201500394	12 PRYDE WAY, EDEN HILL	SINGLE STOREY BRICK DWELLING
201500310	16 WATSON STREET, BASSENDEAN	DWELLING ALTERATIONS/ADDITIONS
201500357	124 FIRST AVENUE, BASSENDEAN	8 X DWELLINGS
201500375	14 PRYDE WAY, EDEN HILL	DWELLING
201500291	264 MORLEY DRIVE, EDEN HILL	SINGLE DWELLING

**OFFICER RECOMMENDATION – ITEM 10.16**

That Council notes the decisions made under delegated authority by the Principal Building Surveyor.

**Voting requirement: Simple majority**

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

The Manager Development Services made the following planning decisions under Delegated Authority since those reported to the last Council meeting:

<b>Planning and Subdivision Applications Determined to 12 February 2016</b>			
<b>Applic No</b>	<b>Property Address</b>	<b>Type Of Development</b>	<b>Determination</b>
	<b>Applications for Planning Approval</b>		
2015-042	6 CUMBERLAND WAY BASSENDEAN 6054	6 MULTIPLE DWELLINGS	DELEGATE APPROVED
2015-113	28 BRIDSON STREET BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-127	51 - 53 IVANHOE STREET BASSENDEAN 6054	FIVE ADDITIONAL GROUPED DWELLINGS TO EXISTING TO FORM SIX GROUPED DWELLINGS	DELEGATE APPROVED
2015-158	143 WEST ROAD BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-165	223 ANZAC TERRACE BASSENDEAN 6054	FRONT FENCE & PATIO	DELEGATE APPROVED
2015-174	17 PARNELL PARADE BASSENDEAN 6054	ADDITIONAL DWELLING TO REAR OF EXISTING TO FORM TWO GROUPED DWELLINGS	DELEGATE APPROVED
2015-176	60 VILLIERS STREET WEST BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-206	UNIT B 115 ANZAC TERRACE BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-216	49 WEST ROAD BASSENDEAN 6054	ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2015-217	UNIT A 47 WILSON STREET BASSENDEAN 6054	CARPORT	DELEGATE APPROVED
2015-219	44 CHESTERTON ROAD BASSENDEAN 6054	ANCILLARY DWELLING	DELEGATE APPROVED
2015-221	UNIT A 73 CHESTERTON ROAD BASSENDEAN 6054	PATIO	DELEGATE APPROVED
2015-225	72 REID STREET BASSENDEAN 6054	ADDITIONAL DWELLING TO REAR OF EXISTING TO FORM TWO GROUPED DWELLINGS	DELEGATE APPROVED
2015-226	59 MCDONALD CRESCENT BASSENDEAN 6054	WORKSHOP & OFFICE	DELEGATE APPROVED
2015-227	UNIT 1 71 MCDONALD CRESCENT BASSENDEAN 6054	MEZZANINE ADDITION	DELEGATE APPROVED
2015-228	47 THIRD AVENUE BASSENDEAN 6054	FOUR GROUPED DWELLINGS	DELEGATE APPROVED
2015-232	UNIT A 125 WHITFIELD STREET BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED

2015-234	UNIT C 59 FOURTH AVENUE BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-235	UNIT 2 41 CYRIL STREET BASSENDEAN 6054	PATIO	DELEGATE APPROVED
2015-236	14 BASSENDEAN PARADE BASSENDEAN 6054	PATIO AND ADJUSTMENT TO FINISHED GROUND LEVELS OF ALFRESCO	DELEGATE APPROVED
2015-238	UNIT 3 149 KENNY STREET BASSENDEAN 6054	PATIO	DELEGATE APPROVED
2015-239	133 ANZAC TERRACE BASSENDEAN 6054	HOME OCCUPATION (HAIRDRESSING SALON)	DELEGATE APPROVED
2015-241	UNIT 4 42 WALKINGTON WAY EDEN HILL 6054	OUTBUILDING	DELEGATE APPROVED
2015-242	2 HARDY ROAD BASSENDEAN 6054	SINGLE HOUSE	DELEGATE APPROVED
2015-243	5 BRADSHAW STREET EDEN HILL 6054	ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2015-245	10 ANSTEY ROAD BASSENDEAN 6054	ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2015-247	UNIT A 11 CLARKE WAY BASSENDEAN 6054	AMENDED PROPOSAL FOR PATIO	DELEGATE APPROVED
2015-248	42 WILSON STREET BASSENDEAN 6054	ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2016-001	95 FIRST AVENUE BASSENDEAN 6054	ADDITIONS AND ALTERATIONS TO SINGLE HOUSE	DELEGATE APPROVED
2016-003	85 WALTER ROAD EAST EDEN HILL 6054	CHANGE OF USE TO MEDICAL CENTRE (DENTAL CLINIC) (U6)	DELEGATE APPROVED
2016-004	UNIT 2 119 HAMILTON STREET BASSENDEAN 6054	PATIO	DELEGATE APPROVED
	<b>Subdivision Applications</b>		
3-16	32 MICKLETON TERRACE BASSENDEAN 6054	TWO LOT SURVEY STRATA	STATUTORY ADVICE
35-16	40 ESTHER STREET EDEN HILL 6054	THREE LOT SURVEY STRATA	STATUTORY ADVICE
1428-15	84 KENNY STREET BASSENDEAN 6054	TWO LOT SURVEY STRATA	STATUTORY ADVICE

**OFFICER RECOMMENDATION – ITEM 10.17**

That Council notes the decisions made under delegated authority by the Manager Development Services.

**Voting requirement: Simple majority**

**10.18 Accounts for Payment – December 2015 and January 2016 (Ref: FINM/CREDTS/4 – Ken Lapham, Manager Corporate Services)**

**APPLICATION**

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

**ATTACHMENTS**

**Attachment No. 10:** List of Accounts

**BACKGROUND**

The monthly payments made for the period 1 December 2015 to 31 January 2016 are presented to Council, with details of payments made by the Town in relation to goods & services received.

**STRATEGIC IMPLICATIONS**

*Leadership and Governance*

**Improve capability and capacity**

- *Ensure Financial sustainability*
- *Monitor and enhance organisational performance and service delivery*

**STATUTORY REQUIREMENTS**

Local Government (Financial Management) Regulations 1996

**FINANCIAL CONSIDERATIONS**

All payments are authorised prior to disbursement in accordance with their allocated budget.

**OFFICER RECOMMENDATION - ITEM 10.18**

That Council receives the List of Accounts paid for December 2015 and January 2016, as attached to the Ordinary Council Agenda of 23 February 2016.

**Voting Requirements: Simple majority**

**10.19 Financial Statements - December 2015 and January 2016**  
**(Ref: FINM/AUD/1 – Ken Lapham, Manager Corporate Services)**

APPLICATION

The Local Government Financial Management Regulations, Clause 34(1) requires that a monthly financial report be presented to Council. A Local Government is to prepare each month a statement of financial activity reporting that clearly shows a comparison of the budget estimates with the actual revenue and expenditure figures for the year to date.

ATTACHMENTS:

**Attachment No. 11:** Financial Reports for December 2015 and January 2016

BACKGROUND

Regulations 1996 requires a local government to prepare a monthly statement of financial activity, reporting on the revenue and expenditure as set out in the Annual Budget.

A statement of financial activity and accompanying documents are required to be presented to Council within 2 months after the end of the month to which the statement relates.

In addition to this and in accordance with Regulation 34 (5) of the Local Government (Financial Management) Regulations 1996 each year Council is required to adopt a percentage or value to be used in the reporting of material variances.

For the 2015/16 financial year the amount is \$5,000 or 10% whichever is the greater.

STRATEGIC IMPLICATIONS

*Leadership and Governance*

**Improve capability and capacity**

- *Ensure Financial sustainability*
- *Monitor and enhance organisational performance and service delivery*

## COMMENT

### December 2015

The Summary of Financial Activity (Income by Nature & type) is indicating that income for the Year to date is 3.99% ahead of Budget. Interest on investments is 15% ahead of Budget estimates. Grants, Subsidies and Contributions, are 9.45% ahead of budget forecasts, and Fees & charges, Service charges are on target.

Overall expenditure by nature & type for YTD is 8.82% below Budget expectations. Employee costs, Utilities and depreciation are on Target. Materials & contracts is well under expended at 23.8%. Insurance Premiums are also under budget expectations in the current reporting period.

The Statements provide a comparison between actual and budget income and expenditure on year to date basis. The Notes accompanying the statements provide a detailed breakdown of the amounts.

### January 2016

The Summary of Financial Activity (by Nature & type) shows the YTD operating income is 7.71% ahead of operating budget estimates, due mainly to income from Grants, subsidies & contributions.

Expenditure by nature & type for YTD is 10.23% under operating budget estimates. This is mainly due to the major areas of expenditure, being materials & contracts, being under expended.

## STATUTORY REQUIREMENTS

Local Government (Financial Management) Regulations 1996.

## FINANCIAL CONSIDERATIONS

The Financial Statements provide an overview of the income and expenditure for the period ended the 31 December 2015 and 31<sup>st</sup> January 2016. The Notes accompanying the statements provide a detailed breakdown to the Financial Statements.

**OFFICER RECOMMENDATION – ITEM 10.19**

That the Financial Reports for the period ended 31 December 2015 and 31 January 2016, as attached to the Ordinary Council Agenda of 23 February 2016, be received.

**Voting Requirements: Absolute majority**

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

At the Ordinary Council meeting held on 14 December 2010, it was resolved that only those items that are to be deleted from the implementation of Council resolutions be referred to Council, and all other items in progress be included in the Councillors' Bulletin on the last Friday of the month.

**STRATEGIC IMPLICATIONS**

Strengthen Council governance and compliance.

**COMMENT**

The following table details those resolutions of the Council that are recommended for deletion:

<b>Issue ID</b>	<b>Assigned To</b>	<b>Brief Description</b>	<b>Action Taken</b>
88080	Bob Jarvis	OCM-29/12/15 - Notice of Motion - Cr McLennan - Changes to Briefing Sessions	Policy amended, and agenda for February OCM will indicate that the Briefing session at 5PM is open to the public. <b>Recommend deletion.</b>
88078	Michael Costarella	OCM-20/15/15 - Audit & Risk Management Committee Meetings held on 9 December 2015	In relation to Item 1- the applicant has requested that Council reconsider its position. Staff will be discussing the matter with Western Power to gage the amount of work required at this property for the installation of the underground power. If required, a further report will be presented to the Audit Committee in March 2016. The applicant is aware of the timeframes. In relation to Item 2, Staff have written to the Church and advised of the rates exemption for the 2015/16 financial year. <b>Recommend deletion.</b>

88081	Michael Costarella	OCM-31/12/15 - Town of Bassendean Financial Sustainability Policy 6.15	As per the resolution, the matter will be presented to the Audit and Risk Management Committee meeting in March 2016. <b>Recommend deletion.</b>
83382	Brian Reed	OCM-24/5/15 - Notice of Motion: Cr Bridges – Commencement of Local Area Plans	This matter will be covered within the Comprehensive Strategic Planning Framework that is being prepared by Planning Consultants Taylor Burrell Barnett which is expected to be the subject of a report to Council in April 2016. (Outstanding Item ID: 86057 refers). <b>Recommend deletion.</b>
83383	Brian Reed	OCM-25/5/15 - Notice of Motion: Cr Bridges – Streetscape Policies	This matter will be covered within the Comprehensive Strategic Planning Framework that is being prepared by Planning Consultants Taylor Burrell Barnett which is expected to be the subject of a report to Council in April 2016. (Outstanding Item ID 86057 refers). <b>Recommend deletion.</b>
87565	Brian Reed	OCM-5/11/15: Proposed Amendment to the Local Planning Scheme No. 10 dealing with Multiple Dwellings on Land with a Density Code of R40 and below	This matter was referred to the Town Planning Scheme Review Committee for consideration on 10 February 2016 and is now the subject of a separate report and recommendations within the February 2016 OCM agenda. <b>Recommend deletion.</b>
88062	Christian Buttle	OCM-7/12/15 - Application for change to conditions of approval for Animal Establishment (Animal Day Care) Lot 124 (No. 4/329) Collier Road, Bassendean	Planning Approval granted in accordance with Council's determination. <b>Recommend deletion.</b>
88063	Christian Buttle	OCM-8/12/15 - Proposed Outbuilding and Ancillary Dwelling on Lot 153 (No. 48) Watson Street, Bassendean	Planning Refusal issued in accordance with Council determination. <b>Recommend deletion.</b>

88064	Christian Buttle	OCM-9/12/15 - Compliance Matter - Unauthorised Parking of Two Commercial Vehicles at Lot 100; No. 93 Kenny Street, Bassendean	Prosecution action initiated and parking of commercial vehicles has now ceased. Matter will be heard in the Midland Magistrates Court on 21 March 2016. <b>Recommend deletion.</b>
88060	Dylan Stokes	OCM-5/12/15 - Proposed Single House on Lot 52 (No. 7) Carnegie Road, Bassendean	Application approved in accordance with Council determination. Approval issued and sent to applicant. <b>Recommend deletion.</b>
86058	Ken Cardy	OCM-20/9/15 - Notice of Motion – Cr Pule: Sewerage Infill Program	Report being presented to Council at the February 2016 OCM. <b>Recommend deletion.</b>
87562	Ken Cardy	PQT OCM November 2015 - Ms Carol Seidel, 55 Broadway, Bassendean	The Town's Engineering Coordinator has investigated this issue and working with the resident to improve the safety elements. Feedback has been provided to Ms Seidel. <b>Recommend deletion.</b>
87563	Ken Cardy	PQT NOVEMBER 2015 - MS CAROL SEIDEL, 55 BROADWAY BASSENDEAN	Engineering Design Services provided information to Resident. <b>Recommend deletion.</b>
87575	Ken Cardy	OCM-3/12/15, OCM-24/11/15 - Vandalism of Street Verge Tree Within the Town of Bassendean	Officers are taking action as per Council December 2015 Resolution. <b>Recommend deletion.</b>
88068	Ken Cardy	OCM-12/12/15 - Maintenance of Park and Reserve within the Estate Parkland	Minor reticulation works completed. Major works will be included in the 2016-17 Capital Budget for Councils approval. <b>Recommend deletion.</b>
88075	Ken Cardy	ocm-15/12/15 - RFT CO 035 2015-16 Supply of Contract Personnel – Labour Hire	Formal documentation sent to successful tenders for signing. Letters sent to unsuccessful tenderers. <b>Recommend deletion.</b>

85667	Michelle Hillary	OCM-13/8/15 - Children's Services 2015-2016 Budget Amendment	Amendments made to the 2015/16 Budget. <b>Recommend deletion.</b>
88071	Sharna Merritt	OCM-14/12/15 - Request for Restricted Parking – Ivanhoe Street Bassendean	Asset Services have been tasked with the installation of the parking restrictions. <b>Recommend deletion.</b>

OFFICER RECOMMENDATION – ITEM 10.20

That the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 23 February 2016 be deleted from the Implementation of Council Resolutions list.

**Voting Requirements: Simple majority**

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

- 22/12/2015 Withdrawal of Caveat to facilitate the amalgamation of Lots 14 & 15; 78-80 Old Perth Road, Bassendean for OPR WA Pty Ltd.
- 24/12/2015 Contract of Employment between Robert Charles Jarvis and the Town of Bassendean expiring on 15 January 2019.
- 05/02/2016 Notification Under Section 70A of the Transfer of Land Act 1893, as amended, between Antonio & Liliana Lucia Vera Prospero and the Town of Bassendean to notify prospective purchasers of the land that it is situated within the flood plain of the Swan River and the use of the ground floor of the dwelling for habitable purposes is prohibited – Lot 179; 16 Hyland Street, Bassendean.

**OFFICER RECOMMENDATION – ITEM 10.21**

That Council authorises the affixing of the Common Seal to the document listed in the Ordinary Council Meeting Agenda of 23 February 2016.

**Voting Requirements: Simple majority**

**10.22 Calendar for March 2016 (Ref: Sue Perkins, Executive Assistant)**

Thu	3 Mar	9.30am	Local Studies Collection Management Committee Meeting – Council Chamber (Cr Pule)
Thu	3 Mar	5.00pm	Perth Airports Municipalities Group Meeting – City of Armadale (Cr Brown)
Mon	7 Mar		Labour Day Public Holiday – Offices closed
Tue	8 Mar	6.00pm	Municipal Heritage Inventory Review Committee Meeting – Council Chamber (Crs Pule, Bridges & Brown)
Wed	9 Mar	10.00am	Disability Access & Inclusion Committee Meeting - Council Chamber (Cr McLennan)
Wed	9 Mar	5.30pm	Audit & Risk Management Committee Meeting – Council Chamber (Crs Lewis, Pule & Bridges)
Tue	22 Mar	5.00pm	Briefings Session – Council Chamber
Tue	22 Mar	7.00pm	Ordinary Council Meeting – Council Chamber
Thu	24 Mar	6.00pm	EMRC Council Meeting – EMRC (Crs Lewis & Bridges)
Fri	25 Mar		Good Friday Public Holiday – Offices closed
Mon	28 Mar		Easter Monday Public Holiday – Offices closed

**OFFICER RECOMMENDATION - ITEM 10.22**

That the Calendar for March 2016 be adopted.

**Voting Requirements: Simple majority**

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

**11.1**                    **Notice of Motion – Cr Pule: No Standing signs on only one side of Kenny Street at crest of hill - 119 Kenny Street, Bassendean**

Cr Pule has advised that he wishes to move the following motion at this meeting:

*That Council revokes OCM – 28/06/15, which reads:*

*“MOVED Cr Pule, Seconded Cr Brinkworth, that Council notes:*

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

*and that the Town of Bassendean erects no standing signs on only one side of the crest of the hill at 119 Kenny Street, to prevent the obstruction of vision of residents egressing their driveways, that slope steeply down, on that side of the Street.*

**COMMENT – CR PULE**

1. Officers have assessed the site for lines of vision of approaching traffic and during that assessment, it was identified and acknowledged that residents on the 119 side of Kenny Street have no visibility of oncoming traffic, on that side of Kenny Street, when cars are parked at the crest of the Hill.
2. Residents’ driveways slope steeply downwards and as they attempt to exit their driveway, even driving forwards there is no vision of approaching traffic when vehicles are parked on the crest of the hill.
3. I regularly drive this street and there is often some cars parked on the crest and obstructing the vision of approaching traffic. Approaching cars drive fast and an accident is inevitable.
4. The resident at 119 Kenny Street is an elderly lady and has been terrified trying to exit her driveway. Also her family has the same concerns, when they visit.

5. The resident of 120 Kenny Street has strong concerns of the danger of the current parking problems.
6. These residents request no parking on the crest of Kenny Street on the 119 side of the street, only.
7. This is part of the long term Strategic Plan ... *to improve the quality of life in Bassendean and safety for the community.*

#### OFFICER COMMENT

In August 2015, the Engineering Coordinator inspected the on-street parking issues between 117 and 120 Kenny Street, Bassendean, and advised the following:

*“Sight distance calculations have been rechecked and all are satisfactory at the speed limit (50km/hr). Supplementary checks were performed beyond the stopping sight distance check performed and referenced in the last report as follows:*

1. *An elevation survey of the road was completed and Intermediate (combined) stopping sight distance was checked for head on type accidents to ensure two vehicles approaching one another had sufficient time to react and stop. - This check has proved a 110m sight distance is achievable at a 1.1m Driver Eye height (in previous discussions I have referenced a 1.15 m height this has since been reduced with current standards – When designed this test would have been performed at 1.15m as the standard of the time yielding an increase in sight distance of approximately 10m) – This test has proved to pass the required sight distance at the speed limit (@50km/hr requirement is 110m) – It does however pose a risk where vehicles are exceeding the speed limit with a failure in this check at the current 85% Speed (54km/hr).*
2. *A visual inspection of the road has not demonstrated that hoon activity is prevalent in the street. To supplement this visual inspection I have requested that the previous traffic count from Nov 11 be reinterrogated to classify hoon like behaviour as a standalone column this found that of the 4315 vehicles surveyed 7 vehicles (0.1%) displayed behaviour which is classified as hooning (30km/hr above the speed limit). This report also indicates that approximately 33% of drivers are travelling above 50km/hr.*

*Council's Policy and the Town's assessment form only considers speeding on a 50km/hr road as exceeding 60km/hr."*

Officers are of the opinion that whilst the resident's request does not satisfy the Town's typical criteria for intervening, the results have indicated that there may be a borderline benefit to enacting some parking restrictions to protect motorists to a certain extent from existing properties between 117 and 120 Kenny Street, due to instances of illegal driving in excess of the speed limit at a relatively low cost by installing "No Parking" signage.

It is important to note, however, that the counter to this proposal is that kerb side parking traditionally acts as a passive traffic calming measure, which encourages motorists to drive to conditions and as road width is restricted drivers currently take more care and attention through this section of road, which is reflected in the above 85 percentile speed data.

Should Council resolve to revoke OCM – 28/06/15 and install "No Parking" signage in this section of the road, it is likely that there may be unintended consequences and that the 85 percentile speed in this section of road may increase.

Officers are of the opinion that the June 2015 Council resolution is appropriate in this instance.

## **11.2 Notice of Motion – Cr Bridges: Development of an Urban Forest Strategy**

Cr Bridges has advised that he wishes to move the following motion at this meeting:

*"That the Town of Bassendean via the Liveable Town Committee establish a working group, comprised of local community members, relevant staff, Councillors and other interested and/or qualified persons to develop a Town of Bassendean Urban Forest Strategy."*

### **Background information – Cr Bridges**

An urban forest strategy is required as a matter of urgency to address the continuing and cumulative loss of tree canopy cover, density, diversity and health throughout the Town of Bassendean. Infill developments will continue to result in tree loss and we should compensate for this by setting a goal of increasing canopy to a minimum of 20% by 2020.

The "Urban Forest" comprises all trees and other vegetation within the Town and the soil and water that supports it. The Urban Forest incorporates vegetation in streets, parks, gardens, reserves, rivers and wetlands, rail reserves, community gardens, balconies, walls and rooftops. The Urban Forest provides "Green Infrastructure"; "an interconnected network of natural areas and other open spaces that conserves natural ecosystem values and functions, sustains clean air and water and provides a wide array of benefits to people and wildlife" (Benedict and McMahon 2006). Urban forestry considers the cumulative benefits of an entire tree population (and other greenery) across the Town, not just that which is the jurisdiction of the Council.

An Urban Forest Strategy considers the interaction between Green and Grey infrastructure (roads, buildings, car parks, drains, utilities, footpaths and all 'hard' landscaping), consolidating policies to facilitate compatibility.

The benefits of trees in the urban environment are well known. Some of these "Ecosystem Services" can be quantified and measured in \$ terms, while some are more abstract. A healthy urban forest will:

- Mitigate Urban Heat Island Effect (UHIE) to reduce heating and cooling energy use
  - Capture and filter rainfall and storm water runoff
  - Provide habitat for birds, bats and other animals
  - Provide shade and improve aesthetics in public places
  - Attract more visitors to the Town for events, shopping, etc
  - Create Nature Play spaces for children
  - Reduce vehicle speeds on residential streets
  - Improve air quality by capturing and filtering pollution and providing oxygen
  - Give health benefits, promote outside activity and exercise
  - Provide social benefits; improved neighbourhood interaction, lessening crime and antisocial behaviour
  - Increase the value of real estate
  - Increase spending in adjacent businesses (people will pay more for the same item in shops on tree lined streets!), park longer in the shade
  - Sequester carbon in the trees, root systems and soil
- The list goes on.

Where is Bassendean at?

The Street Tree Master Plan went out for review/public comment in mid-2014. Since then, it has been “business as usual”, and the Town's canopy cover has been declining. This plan does not consider the role of trees in the urban forest, merely provides a very limited list of species selection for street tree plantings.

Research shows that Perth is already suffering from the effects of the Urban Heat Island (UHI), and the projected population increase to 3.5 million will result in a net loss of the urban forest as infill developments occur, particularly in central locations like Bassendean.

The recent record breaking heatwave reminds us of the effects of climate change and that we must take action to mitigate it.

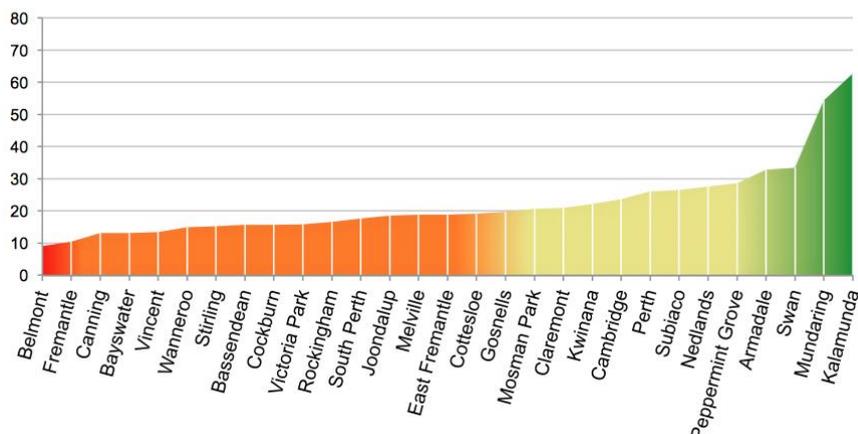
In 2014 iTree technology was used to measure tree canopy across Australia. Perth does not fare well, and of the Local Government areas in Perth, Bassendean rates near the bottom of the scale, with a canopy cover of just 15.7%. Since this study was done in 2014 Bassendean has lost considerably more canopy, as the rate of infill developments accelerate, despite council efforts at tree planting on streets and in some parks. In order for the Town to remain liveable as the climate changes, it is critical to adopt an urban forest strategy which considers the role of Green Infrastructure and its interaction with Grey Infrastructure.

An effective Urban Forest Strategy will take into account the relationship between trees and roads, footpaths, drainage etc and be engineered into common solutions, ie, Water Sensitive Urban Design (WSUD).

This requires policies to be integrated across different departments, such as planning, engineering, building and asset management. The value of trees as assets and their provision of ecosystem services must be factored into decision making.

A wealth of contemporary research is available on urban forestry, and many Local Governments, even the City of Melbourne have developed and implemented strategies successfully. Bassendean can draw on this wealth of knowledge & expertise from across Australia, and also our own local wisdom. Involving the community in the process of developing the strategy will ensure “ownership” of the outcome. Projects with community involvement and ownership have a much greater chance of success.

**Figure 10 Canopy cover (%) for selected West Australian Local Government Areas**



**OFFICER COMMENT**

As part of the 2015/2016 Budget, Council allocated funding to commence the review of the Street Tree Master Plan. In August 2015, the Town established an internal working group to progress the identified actions.

Since commencing the review, members of the Town’s internal working group have attended a Tree Guild Urban Forest workshop, and then on 5 November 2015, the Town signed up to <http://202020vision.com.au/network/> to assist with the planning activities.

The 202020 Vision is a network of business, government, developers, higher education and community groups from every Australian sector who have joined together to make our urban areas 20% greener by 2020 and to work together to make the vision happen.

As part of that Network 202020 Vision process, the Town’s working group members attended the West Australian Urban Forest Master Class on 2 December 2015.

After joining Network 202020 Vision, the Town completed the 10 step exercise of “How to Grow an Urban Forest” and then prepared a draft Urban Forest Strategy attached to the 23 February 2016 Ordinary Council Meeting agenda for Council consideration.

The Officer’s report recommends the draft Urban Forest Strategy be advertised and to seek community comment which can include Liveable Town Advisory Committee and other key stakeholders.

It is intended that after receiving the community feedback on the draft Urban Forest Strategy, a report will be re-submitted to Council to adopt the Urban Forest Strategy. Officers will then continue to review of the Street Tree Master Plan.

A report will then be submitted to Council regarding the revised Street Tree Master Plan with the intention to seek community comment on the revised plan. It is intended that after receiving the community feedback on the revised Street Tree Master Plan, a further report will be re-submitted to Council to adopt the revised Street Tree Master Plan.

Considering the work undertaken and the planned community consultation process, which will include the Liveable Town Advisory Committee and other key stakeholders, Officers are of the opinion the Notice of Motion may be withdrawn.

**11.3 Notice of Motion - Cr McLennan - Review of Representation**

Cr McLennan has advised that she wishes to move the following motion at this meeting:

*“That Council:*

- 1. Initiates a review of elected member representation, calling for public submissions early in 2016;and*
- 2. Requests officers prepare an information paper outlining the current representation as well as identifying various alternatives and the implications of each (including cost and voting ramifications) to accompany the public notice.”*

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

## **13.0 CONFIDENTIAL BUSINESS**

### **13.1 Waiver of Fees – Little Italy Street Festival Extravaganza (Ref: RECC/EVMNGT/3 - Salvatore Siciliano, Manager Recreation and Culture)**

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

### **13.2 Offer to Purchase 10-14 Parker Street, Bassendean (Bassendean Fire Station - Ref: A4103-GOVN/COUNCILS/9 - Mike Costarella, Director Corporate Services)**

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

## **14.0 CLOSURE**

The next Ordinary Council meeting will be held on Tuesday 22 March 2016.