

# TOWN OF BASSENDEAN

## MINUTES

### SPECIAL MEETING OF ELECTORS

HELD IN THE BASSENDEAN COMMUNITY HALL,  
48 OLD PERTH ROAD, BASSENDEAN

ON WEDNESDAY 7 SEPTEMBER 2016 AT 7.00PM

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#### 1.0                    DECLARATION OF OPENING

The Mayor declared the meeting open, welcomed all those in attendance and conducted an Acknowledgement of Country.

#### 2.0                    ATTENDANCES & APOLOGIES

##### Present

##### Councillors

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

##### Officers

Mr Bob Jarvis, Chief Executive Officer  
Mr Anthony Dowling, Director Strategic Planning  
Mr Graeme Haggart, Director Community Development  
Mr Brian Reed, Manager Development Services  
Mrs Amy Holmes, Minute Secretary

##### Public

Approximately 220 members of the public were in attendance.

##### Press

One member of the press was in attendance.

### **3.0 GENERAL BUSINESS**

#### **3.1 Petition – Request for Special Meeting of Electors**

A petition was presented at the July 2016 Ordinary Council meeting, requesting that a Special Meeting of Electors be held to discuss the following matters:

- a) The redevelopment proposals for Bassendean Oval (Blue Steel Oval), BIC Reserve and Wilson Street carpark.
- b) Deputations to Council on the proposed Landcorp development.
- c) Questions to Council on the proposed Landcorp development.
- d) Proposal of motions to Council.
- e) Any related business.

#### **Ms Annie Macbeth - Save Our Bassendean group**

Ms Macbeth advised the meeting that she recently met with the Honourable Terry Redman – Minister for Regional Development; Lands; Minister Assisting the Minister for State Development and made the following comments:

- The Minister was very clear that local government has total say and control over the project. LandCorp cannot tell Council what to do.
- Should Council decide to change the partnership arrangement, pause or pull out of the agreement, there are no repercussions, risks or penalties.
- The Minister is concerned that the community voice is heard – the project will be rejected if it does not reflect what the community wants.

The Mayor acknowledged the Council understands that the Council has the ability to pause or pull out of the agreement with no repercussions from the State Government.

#### **Mr Moss Johnson, 6 Barton Parade, Bassendean**

Mr Johnson expressed his frustration at the lack of community consultation. The community does not support development on the green space – the BIC and Bassendean Oval. Appropriate development needs to be encouraged on Old Perth Road and around the train stations. Development on the oval will increase noise, lights, crowds, parking, traffic issues.

The Town's new Strategic Planner should be given the opportunity to update the Town Centre Strategic Plan first.

Mr Albert Corunna, Aboriginal Elder

Mr Corruna commented that the land taken from Success Hill to the Bassendean Oval is sacred and should not be disturbed. The outcome of a Native Title Claim is pending.

Ms Jane Bremmer, 47 Seventh Avenue, Bassendean

Ms Bremmer expressed concern at the desecration of the sacred land at Success Hill and a second desecration of land at the Bassendean Football Oval. The area is sacred to the Swan River people. The Council should respect the rights of the traditional owners and end this project now.

Mr Warren Wright, Ashfield

Mr Wright referred to Section 3.59 of the Local Government Act, about being open and transparent with major land transactions and asked that Council adhere to this section of this Act.

Mr Neville Horner, 5 Broun Way, Bassendean

Mr Horner commented that the population of Perth has decreased due to the end of the mining boom and this has led to an oversupply of apartments. The proposed buildings do not fit with the existing character of the Town of Bassendean.

Mr Graeme King, 15 North Road, Bassendean

Mr King commented that LandCorp is expecting Council to approve the development plan. Approval of the development plan means enacting the Development Agreement. Mr King requested Council seek advice on the Development Agreement, separate to LandCorp. Council should not be signing anything that is not clear. Mr King believes the August survey results show that the community is not being kept informed.

Ms Kathryn Hamilton, 53 Broadway Street, Bassendean

Ms Hamilton put the following questions:

- Why was the oval reserve development area, as outlined in the Development Agreement, expanded by approximately 50% within a period of 12 weeks after the execution of the document, but prior to any community consultation.
- Does this render the Development Agreement null and void.
- Why were misleading statements made to the people of this town in November/December 2015 that the area designated within the yellow area of the LandCorp survey would become public open space.
- Why have the people of this town not been told what will be developed on the orange parcels of land designated to be gifted to the Swan Districts Football Club.

Mr Dave Kelly, MLA

Mr Kelly commented on three things that interest him about this proposed development:

- The state of Old Perth Road – at the train station end it is dying and a number of those businesses are struggling. Unit developments should be in the Town centre not in suburban streets.
- Supports financial injection into the Swan Districts Football Club to ensure the viability of the Club.
- Do not support concept plans as they currently stand. Too much green space is going to be lost. Development should continue to be on Old Perth Road, especially at the top end of the street. Plans are not the best that we can get out of this process.

Mr Clive Brown, 2 Surrey Street, Bassendean

Mr Brown commented that people buy houses in the area based on the public open space available. The Council needs to think about the implications of development on public open space.

Mr Terry Keays, 39 Cumberland Way, Bassendean

Mr Keays asked the Mayor if in the event that Council votes equally for and against the project, will the Mayor use his casting vote in favour of the residents.

Mr Noel Jess, 11 Anstey Road, Bassendean

Mr Jess advised that the BIC has been used by St Michael's School for many years. Where will the children play if the oval is gone. Five storey buildings close to the school are not acceptable.

Mr Andrew Harvey, 127a Old Perth Road, Bassendean

Mr Harvey expressed his support of the proposed development and suggested the Council is subsidising the school through their use of the BIC.

Mr Richard Wishart, 26 Anzac Terrace, Bassendean

Mr Wishart raised concerns on the lack of parking and parking issues at the Bassendean Shopping Centre.

Mr Wishart asked whether senior staff have submitted a declaration of interest on this proposal.

Mrs Tina Klein, 2 Wick Street, Eden Hill

Ms Klein expressed concern on the state of Old Perth Road and commented that during her time on Council there was never this number of petitions and that Council are not listening to its ratepayers and following their wishes.

Ms Natasha Kepeit, 4 Best Street, Bassendean

Ms Kepeit advised that she was on the Community Working Group. LandCorp has recently sent members a survey asking for their feedback on the process.

Mr Stuart Ridgway, 112 West Road, Bassendean

Mr Ridgway expressed support of the proposed development and asked that people allow the Council to move forward with the plan. The centre of the Town needs to be rejuvenated.

Mr Peter Markham, West Road, Bassendean

Mr Markham commented that public open space will be lost and more traffic will be gained. The development needs to be stopped and the Director Strategic Planning needs to be given a chance to properly look at this development.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

Ms Jekabsons expressed support for preserving green open space in the Town.

Mr Russell Ellis, 4/8 Prowse Street, Bassendean

Mr Ellis commented that development is needed but not at the expense of the green space. Need to pause and think about this a bit more. More consideration needs to be given. Are there better places for these developments such as the fire station.

Cr Paul Bridges

Cr Bridges advised that Councillors do not support all aspects of the plan.

Mr Don Yates 10 Thompson Road, Bassendean

Mr Yates asked what are the R Codes planned for these sites.

The Manager Development Services responded that there are no densities allocated at this stage.

Cr Gerry Pule

Cr Pule commented that LandCorp has rejected the development of the civic buildings on Old Perth Road. The development of an A Class reserve requires both houses of Parliament to approve the process and redefine that zoning to allow for redevelopment of the civic buildings. The objective of LandCorp is to develop State Crown Land.

Ms Sarah Quinton – 23 Deakin Street, Bassendean

Ms Quinton asked if the Infant Health Centre will be lost if this plan goes ahead. Will we lose our child health nurse. What legislation is there to guarantee the Infant Health Centre will be replaced.

The CEO responded that the Town has had discussions with LandCorp to include facilities for the infant health nurse. The infant health nurse is a service provided by the State Government. Additional hours have been allocated in response to the increase of births in the Town. There is an interest to retain this service in the Town.

Mr Peter Snow, Swan Districts Football Club

Mr Snow advised that the Football Club's tenure is conditional upon it using certain areas of land for certain purposes. It is planned to provide child care centre, sports medicine centre and other community facilities. The Football Club is interested in what it can do for the community and will be consulting with the community on what facilities should be provided. The three million allocated to the Football Club will go towards refurbishment and maintenance of the clubrooms.

Mr Don Yates, 10 Thompson Road, Bassendean

Mr Yates referred to the government's heritage property disposal process - if it's more than 60 years old and owned by the State Government it has to go through the heritage property disposal process. Mr Yates does not believe this has happened.

Mr Graeme King, 15 North Road, Bassendean

Mr King commented that the absence of a Strategic Plan is exacerbating this situation. Get the plan done and use the plan to evaluate the developments.

Mayor

The Mayor commented that he is supportive of redevelopment in the Town and understands that there are legitimate concerns about how this process goes forward. Redevelopment of the Town has been considered since 2007. The Council needs to consider how to grow the Town for the future.

In response to Terry Keays' Question, the Mayor stated that if it comes down to a 3/3 vote he will not use his casting vote to support the project going forward.

Mr Clive Brown, 2 Surrey Street, Bassendean

MOTION 1

**SCM-1/09/16**

MOVED Clive Brown, Seconded Kathryn Crawford, that this meeting of Town of Bassendean residents and ratepayers calls on the Council of the Town of Bassendean to terminate the Development Agreement – Bassendean Activity Centre in accordance with the clause 5.6 of that Agreement.

CARRIED

MOTION 2

**SCM-2/09/16**

MOVED Clive Brown, Seconded Kathryn Crawford, that this meeting of Town of Bassendean residents and ratepayers calls on the Western Australian Government to terminate the Development Agreement – Bassendean Activity Centre in accordance with the clause 5.6 of that Agreement.

CARRIED

MOTION 3

**SCM-3/09/16**

MOVED Clive Brown, Seconded Kathryn Crawford, that this meeting of the Town of Bassendean residents and ratepayers calls on the Swan Districts Football Club to terminate the Development Agreement – Bassendean Activity Centre in accordance with the clause 5.6 of that Agreement.

CARRIED

Ms Megan Longwill, 22 Rosetta Street, Bassendean

MOTION 4

**SCM-4/09/16** MOVED Megan Longwill, Seconded Kathryn Hamilton, that Council informs LandCorp that the Town of Bassendean will immediately pause its participation in the Bassendean Activity Centre project for a period of 12 months while the Council fully consults with its community and follows the wishes of this community; and that if this pause is not acceptable to LandCorp then Council immediately withdraws completely from the project under the terms of the Development Agreement.

CARRIED

**3.0 CLOSURE**

Members of the public are invited to partake of light refreshments at the conclusion of the meeting.

There being no further business the Mayor declared the meeting closed, the time being 9.45pm.