

# TOWN OF BASSENDEAN

## MINUTES

### GENERAL MEETING OF ELECTORS

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

ON TUESDAY 5 FEBRUARY 2019 AT 7.00PM

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#### 1.0 OPENING AND WELCOME

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

#### 2.0 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

##### Present

##### Councillors

Cr Renee McLennan, Mayor  
Cr Bob Brown, Deputy Mayor  
Cr John Gangell  
Cr Kathryn Hamilton  
Cr Melissa Mykytiuk  
Cr Sarah Quinton  
Cr Jai Wilson

##### Officers

Ms Peta Mabbs, Chief Executive Officer  
Mr Ken Lapham, Acting Director Corporate Services  
Mr Graeme Haggart, Director Community Development  
Mr Simon Stewert-Dawkins, Director Operational Services  
Mr Anthony Dowling, Director Strategic Planning  
Mr Brian Reed, Manager Development Services  
Mrs Amy Holmes, Minute Secretary

##### Public

Approximately 60 members of the public were in attendance.

### Press

One member of the press was in attendance.

## **3.0 MAYOR'S ADDRESS/REPORT**

The Mayor, Cr McLennan, presented the Mayor's report for the year ended 30 June 2018 and spoke on the progress and achievements of the last 12 months:

- Mary Crescent Playground
- Bassendean Men's Shed
- 1 Surrey Street (and Infant Health Clinic)
- Reconciliation Action Plan
- Sandy Beach Playground
- Community Events
- FOGO - Food Organics & Garden Organics
- Plastic Free Bassendean
- Your Move programme
- Appointment of the new CEO, Ms Peta Mabbs

The year ahead:

- Town Centre Vibrancy project
- Town Teams
- Urban Forest
- Community Safety
- Emissions Reduction Plan
- Community Engagement Framework
- "Creating Communities" – Community Engagement Strategy to develop Vision for the Future linked to Local Planning Strategy

## **4.0 CEO'S ADDRESS**

The Chief Executive Officer, Ms Peta Mabbs, provided an overview of administrative changes since her commencement, and outlined her three priorities:

- Good governance
- Genuine community engagement
- A plan for the future

## **5.0 RECEIVING OF THE 2017/18 ANNUAL REPORT**

### **RESOLUTION – ITEM 5.0**

MOVED Gerry Pule, Seconded Carol Seidel, that the 2017/18 Annual Report including the Audited Annual Financial Statements and Auditor's Report, be received.

**CARRIED**

*Two electors voted against the motion.*

## **6.0 GENERAL BUSINESS**

### **6.1 Questions Taken on Notice**

**Mr Don Yates, 10 Thompson Road, Bassendean**

Q. *In the current 2018-2019 Budget was there an allocation of funds for the footpath lighting improvements within 200m of Success Hill. If not what are the plans to address lighting in the area.*

A. The Town is committed to improving lighting around footpaths and public spaces. This year the Town has progressed lighting for:

Old Perth Road:- This involved faulty LED luminaires being replaced.

Success Hill Train Station (i.e. 200sqm surrounding the Station):- This work is in progress and will improve the current lighting around the station. As part of the lighting upgrade an additional pole will be provided in Thompson Road and Lamb Street under the Ficus tree. The lighting designs are currently being reviewed and will be presented to Western Power for quotes and scheduling. Western Power will provide a works timeline as part of providing the quote for the lighting upgrade works.

Kelly Park:- This work is also in progress. The procurement process for the work has been completed but the Western Power connection fee has come in higher than expected. This will be considered as part of the current budget review process.

All these works are expected to be completed in the first half of 2019.

Q. *When will the Town of Bassendean adopt the State Planning Policy for Developer Contribution for Infrastructure.*

- A. Development Contributions for Infrastructure is a policy of the State Government that sets out principles, guidelines and considerations for the levying of developer contributions where contributions are sought as a condition of land subdivision or development approval.

It is not compulsory for local governments to adopt this policy. A local government is to first have in place an approved Development Contribution Plan before it can levy developer contributions. The plan identifies areas subject to the levying of development contributions. These areas are required to be designated as Special Control Areas (SCA) in a local planning scheme.

The location and extent of Development Contribution Plan areas within the Town will largely be predicated on those areas identified and capable for infill development or redevelopment. Such areas are likely to result in increased demand for and use of either existing community facilities and/or new community facilities, thereby allowing for the levying of developer contributions for these purposes from those who subdivide and develop land.

Identification and designation of areas deemed suitable for infill development or redevelopment will occur through the review of the current Local Planning Strategy occurring in 2019.

The preparation of Development Contribution Plans is a matter that Council has identified as a priority and intends to consider soon.

- Q. *When will the Town of Bassendean address lighting at Bassendean Oval, Ashfield Reserve and Jubilee Reserve to avoid the traffic safety hazards and inconvenience of nearby residents.*

- A. A Community Facilities, Ovals and Reserves Audit and Needs Assessment was conducted in 2017/2018. Council endorsed the final report in July 2018 as a guiding document. One of the recommendations outlined in the final report was for a lighting audit be conducted of the Town's active sporting reserves – i.e. Steel Blue Oval, Jubilee Reserve and Ashfield Reserve. Subsequently, \$20,000 was approved by Council for a lighting audit to be undertaken in the 2018/2019 which will be completed by 30 June 2019. Also early in the 2018/2019 financial year, the Town arranged for the existing lights at Steel Blue Oval to be adjusted to reduce light spill and/or glare from the flood lights.

Q. *What are the plans to seek State and/or Federal assistance to offset possible capital expenditure to address increased rail traffic and any potential constraints to residents on both sides of the Town of Bassendean.*

A. It is understood that METRONET has commenced a process of planning for the removal of level railway crossings across the Perth metropolitan area. This includes the removal of crossings along the Perth – Midland line.

Removal of these crossings is likely to require alterations to local and regional road networks, which at this time, the nature, scope and timing of are unknown. Previous advice from the METRONET project indicated that the Town of Bassendean will be consulted in the planning process for removal of the existing level crossings.

Q. *When will the Transport Study funded by the Town of Bassendean in 2018 be released for public comment.*

A. The draft Local Integrated Transport Plan is under preparation. This cannot be finalised until the outcomes of the Main Roads WA (MRWA) Guildford Road Study are known. Main Roads has scheduled to present the outcomes of this Study to the Town in February 2019. It is expected the Transport Plan will be available mid-year following consideration by Council.

Q. *Has the impact of the increased rail traffic on the Collier Rd at grade rail crossing been included in the study considerations.*

A. Yes.

Q. *In State Planning Policy 4.2 Activity Centres, it is envisaged that road use around the Ashfield Reserve will increase substantially. Has this impact been included in the study considerations.*

Q. Yes. There is also a desire to reduce motor vehicle use and dependency and encourage other modal shifts to walking, cycling and public transit in a seamless way. This is reinforced in the Transport Study and the Town's recently launched "Your Move" programme being undertaken in partnership with the Department of Transport.

Q. *Has the trend in the reduction of internal combustion engine cars in other parts of the world been included in the Transport study considerations.*

Yes. A cursory examination of emerging future transportation and mobility trends was a specific task within the study.

- Q. *Since February 2016, bike riders can use all footpaths to ride bikes. Has this impact been included in the study considerations.*
- A. Yes. An overall SWOT analysis (i.e. Strengths, Weakness, Opportunities, and Threats) of active transport (e.g. cycling and walking) was carried out in Phase 1 of the study.
- Q. *If the minimum lighting levels have not be defined as needed now, why not.*
- A. The examination of minimum footpath lighting standards is not a consideration given the broad-based nature of the Transport study.
- Q. *Was the need for State Planning Policy 3.6 addressing Developer Contribution included in the Transport Study recommendations.*
- A. The short answer is no. Please refer to Q2 as to why the Town has not to date adopted *State Planning Policy (SPP) 3.6 Developer Contributions for Infrastructure*.
- Q. *Under 'Non Current Assets / Infrastructure', is that major part of the Lord Street Bridge Structure owned by the Town of Bassendean included in the figure of \$109,135,859. If no, since when has this major asset of the Town of Bassendean been excluded from the Non Current Assets / Infrastructure'. (The structure was built in 1969). If yes, what is that current value and related financial treatments such as depreciation and sustainable replacement values. Are there appropriate replacement insurance coverage and 3rd party risk policies in place.*
- A. This question was raised at the October 2018 Ordinary Council Meeting and a response was provided in the minutes. (In 2014, the Rail Interface Agreement was formalised between the Public Transport Authority, Main Roads Western Australian and the Town of Bassendean. In relation to the Lord Street Bridge, Main Roads Western Australia is responsible for undertaking structural maintenance of the bridge and the Town of Bassendean owns the road bridge asset and is responsible for maintaining the road surface (i.e. asphalt resealing, sweeping etc). The Town does not insure the bridge, as the Town does not own the bridge. The asset value has never been included in the Town of Bassendean's accounts for this reason.)

- Q. *Based on the installation of underground electricity and street light changes in Ashfield, what is the estimated cost to complete the program for the remaining areas of the Town of Bassendean and to also undertake the stormwater management upgrades to align with the planned population increases as per State Planning Policy 4.2 Activity Centres as published in March 2018? Is this estimate since December 2018, now more than \$50 million in 2019 terms? What strategic planning measures is the Town of Bassendean immediately doing like purchasing appropriate horizontal boring machine capability, (supported by operational staff training), and/or considering solar footpath lighting, (independent of Western Power), to substantially reduce the cost burdens on the Bassendean community, and considerably improve the overall environment and safety of our local government area while achieving faster outcomes?*

This question has been taken on notice as further research is being undertaken.

- Q. *What redress can be effected if/when the east facing retaining wall at the 1 Anzac Terrace development was to fail.*

- A. This matter has been addressed several times before. The Town appointed an engineer to provide advice on this matter. The engineer's report identified that the cracking was largely superficial as the contractor who built the wall failed to install construction joints.

The engineer identified that nothing needed to be done where the cracking was concerned as it wasn't structural and was not compromising the wall.

The wall was recently inspected on 29 January 2019 and there is no evidence to indicate the walls have moved in the last 6-7 years. Consequently, it is hard to conclude there is a structural deficiency with the walls.

- Q. *Will the Town in conjunction with the Men's Shed program consider the building and installation of 20 trial bat houses within 200m of the Swan River in order to reduce mozzies.*

- A. The Town of Bassendean has a small number of micro-bat boxes in place at Sandy Beach Reserve. An examination of similar boxes installed within the City of Bayswater, 12 months ago found the boxes were not being used by bats.

Mr Trevor Barker

- Q. *Could a seat could be provided on Old Perth Road for the many people who reside in the Aegis homes on both sides of Hamilton Street.*
- A. A seat was planned to be installed on Old Perth Road in this location, however a development application was then received for a new Aegis development at the old car yard site which would have impacted the placement of the seat. The Aegis application has now been approved by the JDAP and as a consequence the proposed seat has been placed on hold until the new building is constructed. The intention is to place a seat in this vicinity after the new Aegis building is completed.

Ms Anne Tierney

- Q. *What plans does Council have for Ashfield in terms of streetscape upgrades.*
- A. This year the Town has budgeted for triple the number of street trees to be planted this winter. Priority has been given to planting trees in Ashfield and the parts of Eden Hill where there is underground power. There will be a community engagement process specifically targeting tree planting but more broadly we are keen to seek your views on the future of Ashfield in order to develop a strong vision for the future of the Town. Over the past two years, over 370 street trees have been planted within Ashfield and the Town has been working with community groups in developing waterwise verge properties in the area. The Town has also been working closely with ASHCAN on a proposed look-out over Ashfield Flats.

Mr Don Yates, 10 Thompson Road, Bassendean

- Q. *What is the Town doing to build trust from the community.*
- A. The Mayor commented that events of the past have fostered distrust in some of the community. This is something that we are actively trying to remedy and rebuild. Many of the initiatives that the CEO and I have already mentioned tonight address the trust issue – for example, we have committed to checking in with the community to ensure we are on the right track before moving forward and we are committed to developing a framework that will allow us to be confident that we have captured the thoughts of the community when setting our direction and vision. Embracing the Town Teams concept is an illustration that we are serious about inviting the community in and empowering people to contribute in meaningful ways rather than taking a top down approach.

We hope that many of the things that the CEO touched on in her address will also help to build trust in the organisation and processes with a focus not just on compliance but on best practice.

Mr Adam Griggspall

Q. *What is the status of the investigation into building a bridge across the Swan River to connect Bassendean with Belmont.*

A. Mr Griggspall is referring to a proposal that was put forward by (former) Cr Gerry Pule. The previous Council supported investigating the possibility of a pedestrian bridge connecting Ashfield to Garvey Park in Belmont. In alignment with the Council resolution officers from the Town of Bassendean discussed this project with officers from the City of Belmont. There is some interest but the project is not a priority at this time and has therefore not progressed.

Mr Roy Shearer

Q. *What will be the main focus for Council in 2019.*

A. I hope that the addresses that the CEO and I have presented have provided clarification on what the priorities will be including organisational reform & reorientation, policy review, workforce review, strategic town planning for our local planning strategy, community engagement, a new waste strategy, Town teams and the town centre vibrancy project, Men's shed, redevelopment of 1 Surrey Street, Sandy beach playground etc. in alignment with our current community strategic plan.

Mr Bruce Keay

Q. *What of the agreed actions were completed for the closure of TPS 4a in 2018 and secondly, what actions are to be achieved for the closure of TPS 4a in 2019.*

A. In order to finalise the scheme, the Town would need to acquire six lots of land which are in private ownership. The cost of this was previously estimated to be approximately \$2.8 million dollars. There were no agreed actions towards the closure of TPS 4a in the Town's Corporate Business Plan 2018-2022 as this was not deemed a priority.

## 6.2 Public Question Time

### Mr Don Yates, 10 Thompson Road, Bassendean

- Q. *Is the value of the Lord Street Bridge included in the Town's asset figures. The Town needs to investigate the ownership and also the insurance of the bridge.*
- A. The Manager Asset Services responded that the bridge is not included as it is not a Town asset.

The Director Operational Services took the question on notice and provided the following response: - The Town had entered into a Rail Interface Agreement with the State Government Department of Transport. After the 24 October 2018 Ordinary Council Meeting the 2014 agreement was reviewed. Main Roads is responsible for undertaking structural maintenance of the bridge and the Town of Bassendean owns the road bridge asset and is responsible for maintaining (resealing, sweeping etc) the road surface.

### Mr Paul Bridges, 150 West Road, Bassendean

- Q. *When are the 48 properties going to be included in the Town's Municipal Heritage Inventory that is to be adopted under Local Planning Scheme No. 10.*
- A. The Manager Development Services advised that he has given a commitment to Mr Bridges that it will be a priority in the next two months.
- Q. *Is it the intention of Council to pursue the completion of the heritage incentives and heritage precinct guidelines within this financial year.*
- A. The Mayor advised that Council and staff have held discussions for the mid-year budget review and what can be realistically achieved and the matter is still in discussion.

The Manager Development Services advised that the Town is developing a brief and will consider engaging consultants to complete the task. A decision needs to be made by Council as to whether it is to be completed this financial year.

Resident - Eden Hill

Q. *There is an increase in rat population in Eden Hill. Open drains have still not been closed.*

A. The Mayor advised that there is a movement toward converting drains into living streams. We have put in an expression of interest to Water Corporation to make them healthier spaces.

The Manager Development Services advised that the Town issues free rat bait and monitors rat activity. The Town's Health Officer can look into this.

Ms Carol Seidel, 55 Broadway, Bassendean

Q. *When are we going to see the bus shelters replaced.*

A. The Mayor commented that there has been a reduction in bus shelters and their removal is not something the Town supports. The State Government has a minimum usage requirement to determine where bus shelters are installed.

In 2014, a number of bus shelters, within the Town of Bassendean, were identified as not being compliant with disability standards and needed to be either removed or replaced. The PTA's policy was to replace a bus shelter at their cost if the bus stop had a minimum average of 15 patrons per day and the Town of Bassendean's policy was to replace a bus shelter if the stop had a minimum average of 10 patrons per day.

In each instance where the Town has been informed of requests to reinstate particular shelters, the patronage of each shelter has been reviewed and these shelters are still well below the minimum average patronage.

The Town received the letter from Dave Kelly's office dated 19 September, attaching a letter from the Minister of Transport, in which Minister Saffioti responds to queries about the James Street bus shelter. Minister Saffioti requests the PTA support any application received from the Town for funding as this stop services the Hyde Retirement Village and advises that the PTA has a few refurbished shelters available for purchase for this site.

The James Street bus shelter was removed partly due to it being too close to the road and the footpath to allow wheelchair access, therefore there is no room to install a compliant bus shelter on Council land.

After many subsequent requests from HRV residents for a shelter to be constructed around the seat, the Town has agreed to obtain quotes for a narrow pergola type shelter to be constructed around the seat. The area is too narrow for installation of a refurbished bus shelter, as offered by the Minister for Transport.

Pending consultation with the residents at HRV, the proposed pergola type shelter will be installed on HRV land, adjacent to the bus stop between the footpath and the HRV car parking bay. If the proposed shelter is supported by HRV residents, a development application would need to be submitted to the Town's Planning Department for consideration.

Mrs Anne Brinkworth

Q. *Please could you provide an update on the local history book that was being published.*

A. The Director Community Development advised that a chapter has just been rewritten and is being proofed. The plan is to have the publication finished within this financial year and there is money in the budget to do this.

Q. *The development of the Infant Health Centre at the Pensioner Guard Cottage has been done without any community consultation. There still needs to be community consultation on this as there are many people against it.*

A. The Mayor responded that the timeframe on the Lotterywest grant has been exceeded and extended and we were in jeopardy of losing the funding. The current health clinic is not fit for purpose. We had funding that needed to be expended and a community service that needed to be provided. The infant health clinic will be situated at the rear of the building. The front of the building will remain as a historical interpretive centre. Ideally the consultation would have been more extensive but we did not have the time.

Widespread consultation was undertaken during our recent community strategic planning processes and has continued to identify improved child health facilities as a priority for our community. The Town also has an obligation to maintain the heritage building at 1 Surrey Street and this requires significant funds. Previous Councils have been working on the 1 Surrey Street project for many years and the decision to house the infant health clinic in this facility is an attempt to re-align the project with the direction set in the community strategic plan. It's been far from straight forward and given the complexity of the situation Council found itself presented with I am pleased that we've managed to find a solution that will meet one of our community's priority needs.

Mr Gerry Pule

Q. *Has there been any more action with the three ficus trees along Guildford Road identified for removal by Main Roads.*

A. The Mayor responded that the trees are important to Bassendean and their removal was not supported by Council. Some alternative solutions have been proposed that will retain the trees.

The Director Operational Services advised that Main Roads has indicated another possible solution that will retain the trees.

Resident - Helena Street, Guildford

Q. *How does the Council intend to engage with and motivate the young citizens of the Town.*

A. The Mayor commented that there is nothing specific planned as yet, but is definitely something the Town will be focusing on going forward.

Mr Tony Wood

Q. *Is the \$375,000 funding from Lotterywest the total cost of the 1 Surrey Street project.*

A. The Mayor responded that the total project cost is approximately \$980,000.

Q. *Will you get a valuation to see how this development will impact on the value of the adjoining properties.*

A. The Mayor commented that the adjoining properties were consulted about the development. The infant health clinic does not significantly change the use of the site and should not affect the value of the adjoining properties.

Mr Graham Leaver - Railway Parade, Bassendean

Q. *Please ensure that the flag is lit at night if it is going to remain up.*

A. The Director Operational Services commented that he was not aware this was not happening. It will be followed up with the Rangers.

Q. *Please could you provide an update on the review of the laneways.*

- A. The Mayor advised that there has been some discussion to look at them but a review has not been undertaken at this stage.

The Manager Development Services commented that there are approximately 25 rights of ways (laneways) in the Town. It was suggested this review could be carried out internally by staff which we are now struggling to complete. The project may need to be outsourced.

Mr Moss Johnson, 6 Barton Parade, Bassendean

- Q. *Can the height of the mower cut be set to significantly higher for park land. The longer grass suppresses weeds, slows water evaporation, avoids erosion and reduces soil temperature. Also, in areas closer than 50m to a water body, could a catcher be used to avoid the cut grass ending up in the water.*

- A. The Director Operational Services advised that he would follow up with the Parks Supervisor on these issues.

- Q. *Will the Design Bassendean Working Group have the opportunity to meet with Creating Communities consultants.*

- A. The Mayor advised that they would.

Mr Bruce Keay, 11 Earlsferry Court, Bassendean

- Q. *The Council should have selected one scheme scenario for consultation. Council needs to make a decision and move forward.*

- A. The Mayor commented that there was a plan to deliver the scheme amendment, however, that won't be done within the timeframe. The State Government have increased the density requirements. The timing has been pushed out but we need the community to understand what we are doing and be on board with it.

The CEO commented that a shopfront on Old Perth Road is a proposed as part of the community engagement strategy. Part of the strategy was to create a community hub. We need to have a conversation with the community about what they want to see in the future. We hope by October we will have a strong vision on what the community wants this Town to be.

Mr Paul Bridges

- Q. *Please could you provide an update on the closure of the 4a Scheme and the proposed land swap.*

A. The Manager Development Services advised that the Town is now in the process of obtaining subdivision clearance. The lot should be ready by the end of this financial year.

Q. *Has the Council been informed of an offer from Mr Kepinski to do a land swap.*

A. The Manager Development Services advised that we have written to Mr Kepinski advising that the Town is in support of the land swap once the Town owns 1 Hyland Street. There has been no further communication with Mr Kepinski at this stage.

Mr Don Yates, 10 Thompson Road, Bassendean

Q. How was the public art contribution of \$380,000 received from the developer of the Bassendean Shopping Centre, expended.

A. The Manager Development Services responded that he would take the question on notice.

Mr Yates was provided the following response by the CEO on 9 February 2019:

*“Local Planning Policy No 1 - Bassendean Town Centre Strategy and Guidelines requires a Town Centre public realm contribution of 2% of the development cost to be payable to the Town as a condition of development approval. The contribution is to be used to enhance the public realm in the vicinity of the development site and includes public art, street furniture, planting, paving and amenities such as bicycle racks, bins shade structures, signage etc.*

*The 2% contribution is made up of a public art component and an infrastructure component. A footnote to the JDAP stated that the Town can consider onsite art works subject to Council approval and demonstration of equivalent value and public access. The required contribution was \$380,000 based on a value of the project to be \$18m.*

*Public art has been provided on site to the value of \$191,805 excluding GST, which resulted in the provision of murals, screens and canopies. The Town is in possession of invoices for the art project.*

*The public infrastructure contribution has been spent to the value of \$183,983 excluding GST on landscaping, alteration to the footpath and median works in Old Perth Road, together with a contribution of \$ 16,500 to the Town's infrastructure fund to be used for projects in the Town Centre. The Town is in possession of invoices for the infrastructure project. In terms of the questions asked I offer the following comments:*

*The Bassendean Village Shopping Centre was entered in the over \$20 Million category of the Master Builders Awards 2015.*

*2% of at least \$20 Million is \$400,000. In the JDAP Decision of 30 Aug 2012, Item 8.2, the figure quoted was \$380,000. In February 2018, it was confirmed that none of the \$380,000 was received in cash by the Town of Bassendean. (Written answer Feb 2018 Agenda).*

*The contributions are based on the value of the work at building permit/license stage - the value of the project as stated on the application for a building permit was \$18m.*

*The money has been spent and can be accounted for. In regard to cash in lieu for parking and open space the artworks have all been provided on private land not controlled by the Town. The policy requires art works to be visible from the public realm, but not necessarily in it. If any copyright exists this would be between Hawaiian and the artist."*

### **6.3 Motions**

Nil

## **7.0 CLOSURE**

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