

ATTACHMENT NO. 10



Bassendean Station Access Project Broadway Phase 3 - Final Report

Client //	PTA
Office //	WA
Reference //	W145190
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Bassendean Station Access Project

Broadway

Phase 3 - Final Report


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Reference: W145190

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1. Introduction

1.1 Bassendean Project Background

The assessment and development of cycling facilities along the Broadway corridor in Bassendean is part of the Access to Stations initiative being undertaken by the Public Transport Authority (PTA) across the urban rail network.

Four stations were selected for demonstration projects in the 2017/2018 financial year including Bassendean Station, which is the subject of this report. GTA Consultants were engaged in February 2018 to develop feasibility options and a preferred concept design for pedestrian and cycling access into Bassendean Station.

Figure 1.1: Bassendean Access Alignment



The need to provide safe and convenient walking and cycling routes to train stations is a key requirement for the Public Transport Authority (PTA). More people walking and cycling to stations means more patrons for Public Transport and less need for costly infrastructure such as 'Park and Ride' car parks. The provision of suitable infrastructure will also improve transport networks for local government as well as reducing dependency on the car for people who live local to a station.

On a broader scale, it means fitter citizens who can live in cleaner, less congested cities and it means more people who can travel or enjoy themselves, while leaving only a fraction of the carbon footprint of other modes of transport.

1.1.1 Function and Confidence of Cyclists

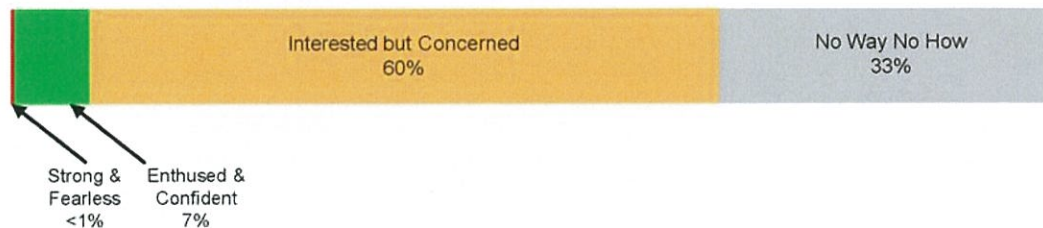
There are several ways to classify the type of people who cycle, ranging from primary school children to secondary school aged students, inexperienced adults not confident to ride in traffic, to experienced adults fearless in traffic situations.

People choose to cycle for health reasons, some financial (e.g. parents are unable to afford two cars, saving on parking costs etc.), others for social interaction or even concerns over the environment.

Within the reasons mentioned above, there is distinction between people who cycle to reach a destination, and people who cycle for leisure or health where the destination is not as important as the experience. In a Bassendean context, people cycling from home to the nearest train station to park their bicycle and board the train to the city is different to people who ride on the Swan River foreshore path to enjoy scenery for health reasons. Each person regardless of their reason for cycling will have obstacles and these generally relate to the safety or perceived safety of the road network. The Town of Bassendean, and State Government have shared interest in removing obstacles to create a safer cycling environment where more people cycle more often.

The focus of the Broadway project is to encourage less experienced cyclists and even those that have never cycled to ride to the train station. These are referred to as **Interested but Concerned** according to research carried out in Portland, which categorises peoples attitude towards cycling into four distinct groups¹. The research suggests 67% of people are potential bicycle users (Figure 1.2).

Figure 1.2: Potential for Cycling



Ignoring the 33% of people that will never cycle or be opposed to any measures that encourage it, with 2% of people who live in the Town of Bassendean presently cycling to work according to census data, there is enormous potential to increase this significantly (Figure 1.3).

Figure 1.3: Cycling Mode Share in Bassendean (2016 Census)

Method of travel to work export reset

Town of Bassendean - Employed persons (Usual residence)	NEW 2016			2011			Change 2011 to 2016
	Number	%	EMRC area %	Number	%	EMRC area %	
Train	761	10.5	4.5	729	10.0	4.6	+32
Bus	177	2.4	4.2	156	2.1	4.0	+21
Tram or Ferry	4	0.1	0.0	0	—	0.0	+4
Taxi	13	0.2	0.2	23	0.3	0.2	-10
Car - as driver	4,482	61.8	66.4	4,379	60.4	63.8	+103
Car - as passenger	321	4.4	4.7	390	5.4	5.6	-69
Truck	50	0.7	0.9	50	0.7	1.1	0
Motorbike	46	0.6	0.5	40	0.6	0.6	+6
a Bicycle	130	1.8	0.9	115	1.6	0.9	+15
a Walked only	112	1.5	1.6	129	1.8	1.8	-17
Other	106	1.5	1.9	110	1.5	1.7	-4
a Worked at home	266	3.7	3.6	215	3.0	3.4	+51
Did not go to work	713	9.8	9.7	819	11.3	10.8	-106
Not stated	66	0.9	1.0	101	1.4	1.4	-35
Total employed persons aged 15+	7,247	100.0	100.0	7,256	100.0	100.0	-9

¹ <https://www.portlandoregon.gov/transportation/44597?a=237507>

There is a trend of increasing mode share in Town of Bassendean with 1.3% in 2006, increasing to 1.6% in 2011 and the latest 2016 census indicating 1.8% of people cycling to work in Bassendean.

For the Broadway project to Bassendean train station, the 550m route is a means to build upon the momentum already occurring in the area towards more cycling. Objectives to double mode share of trips by bicycle to Bassendean station are believed to be achievable.

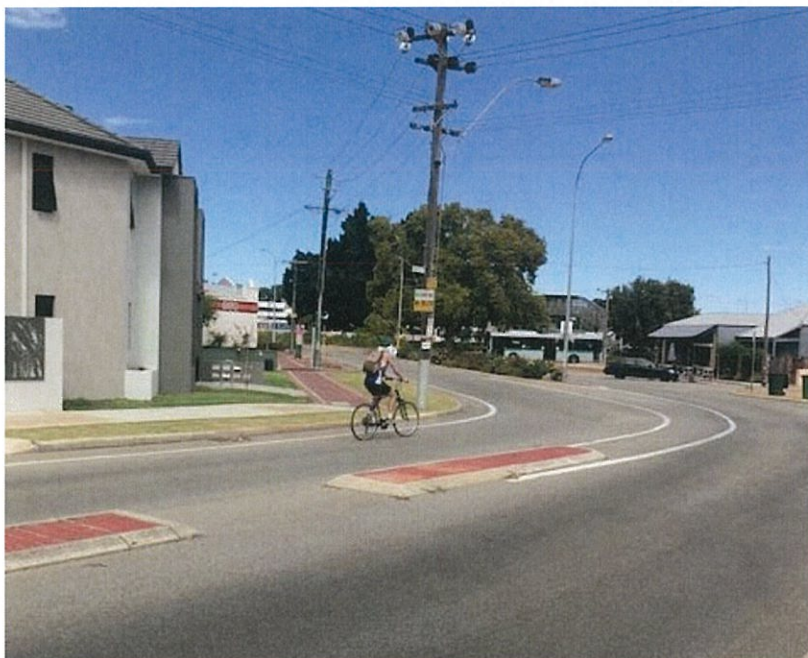
The design treatments proposed in the report cater for the "interested but concerned" person who doesn't cycle yet and is often less experienced. At the same time, considers the more comfortable and experienced cyclist who may already be cycling to the station to ensure they could safely navigate the route (especially at off-road transitions at intersections).

It is expected experienced cyclist will travel further and may not choose to end their ride at the Bassendean Station bike shelters but continue onto the Principal Shared Path towards Perth CBD or a destination in between. The design does not distinguish whether the end of the journey is the bike shelter or principal shared path because the transition at the station is the same.

1.2 Process

Following an initial briefing session with the PTA, the process to develop the concept treatments for this route involved three phases:

- i **Phase One - a fatal flaw analysis** – including desktop research, a site visit and dial before you dig (DBYD) investigated if critical obstacles existed that could jeopardise project implementation.
- ii **Phase Two - optioneering treatments** – agreeing with the Town of Bassendean and PTA on design treatments possible and a preferred option.
- iii **Phase Three - final report and cost estimates** – documenting this process and concluding the outcomes



2. Phase One - Fatal Flaw Assessment

2.1 Desktop Analysis

Based on the options available, Broadway was determined to be the appropriate route to encourage an important east-west connection to Bassendean Train Station from the west as well as the industrial area. It is foreseeable the Broadway cycle route can be extended further to the west with a connection to the north also possible, for example on Penzance Street, to connect to Walter Road creating a larger catchment to Bassendean Train Station.

As part of the desktop analysis, previous planning and policy framework were considered to capture how the route fits into the broader objectives of State and local government.

2.1.1 State Government Network Context

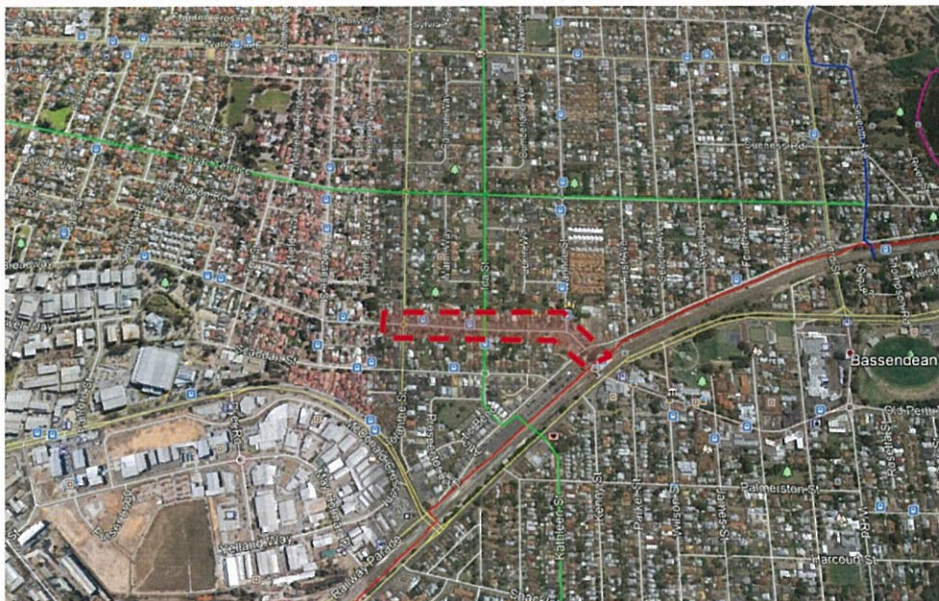
Perth Transport Plan

The Perth Transport Plan cycling network proposed Anzac Terrace as a strategic east-west link. However, Anzac Terrace is parallel to Broadway, to the north, and does not enter the town centre. It forms more of a bypass for the regional network between Morley and Guildford.

The Department of Transport prepared the plan in 2016 with the purpose to develop a strategic network for cycling as an initial phase and refine the network with local government as part of local bike plan process. It is recommended that Broadway be identified as a local or secondary route providing east west connectivity into the Town Centre as part of the next bicycle plan undertaken by the Town of Bassendean.

Figure 2.1 shows the proposed routes on the Perth Transport Plan Cycling Network with green representing local routes, blue the secondary routes and red the primary routes (e.g. Principal Shared Path from Perth to Midland). The study area is in dashed red.

Figure 2.1: Perth Transport Plan Cycling Network Routes



Western Australian Bicycle Network Plan

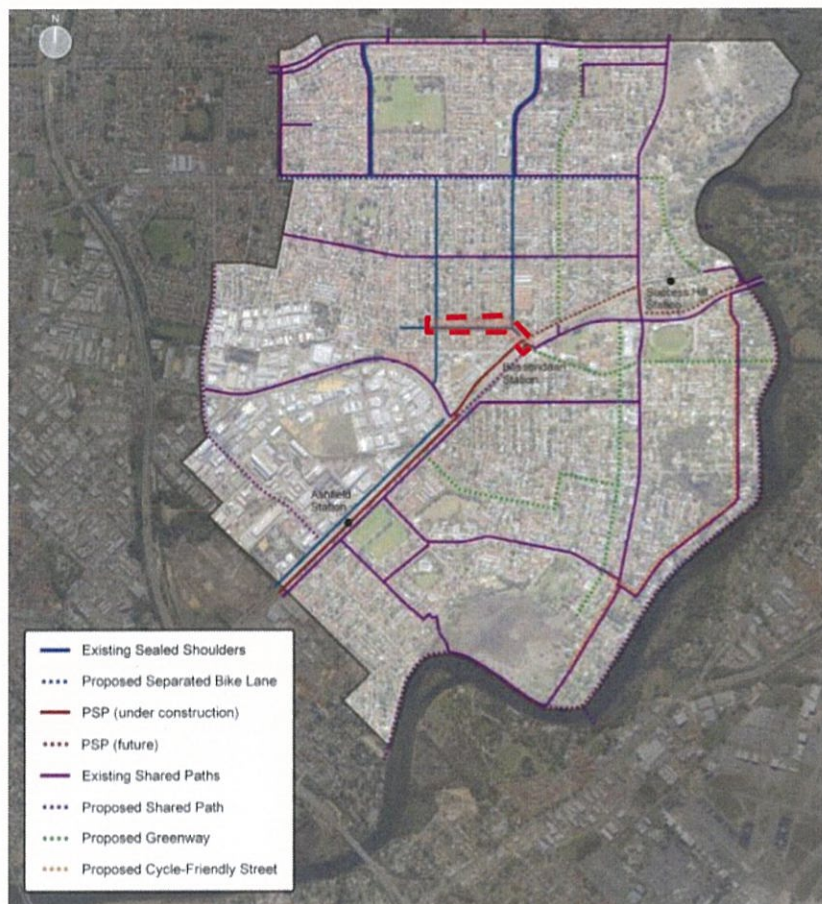
The Active to Station initiative complements the Department of Transport 'Connecting Stations' program focused on providing safe cycle and walking routes to Public Transport Stations within a 3km radius of selected stations within the Perth Metropolitan area, a key recommendation within the Western Australian Bicycle Network (WABN) Plan 2014-2031.

This work stemmed from research undertaken by the Public Transport Authority (PTA), which determined that, a large proportion of cars utilising train station car parks travel a relatively short distance. The project was also targeted to tie in with the Be Active health campaigns.

2.1.2 Town of Bassendean Network Context

Broadway presently has 1m sealed shoulders either side and a footpath on the northern side. The Town of Bassendean's Bike Plan 2012 indicates Broadway is part of the existing local cycling network with no further works proposed. Sealed shoulders were considered adequate practice at the time to provide space for people already cycling but are no longer an acceptable infrastructure measure and does not serve to encourage the less confident to start cycling.

Figure 2.2: Bassendean Bike Plan Cycle Network



The Broadway route compliments an east-west route from the Swan River using the greenway on Old Perth Road. It would be beneficial to extend the route to the west to connect the Bassendean Industrial area at Grey Street and eventually link to Tonkin Highway and the secondary route on Beechboro Road South proposed in the Perth Transport Plan.

2.2 Site Visit

A site visit took place on 28 February 2018 with two representatives Rohini Dias and Andreea Balica from the Town of Bassendean, le-Tehn Kwee representing PTA, and Daniel Storey representing GTA Consultants.

The route was walked from Railway Parade to Iolanthe Street on the north side, returning on the south side, with the crossing points clearly the most important aspect to the project.

The following key issues were identified:

Railway Parade Crossing

- Poor sight distance and speed of vehicles made the crossing difficult
- Crossing points are indirect and cyclists would likely bypass them

Ivanhoe Street Crossing

- Frequent bus service on Ivanhoe Street and section of Broadway to the east of Ivanhoe which cyclists will have to negotiate
- Potential to consider raising the intersection to provide cyclist priority

Iolanthe Street Crossing

- Existing path behind guardrail to require upgrade to facilitate transition from Broadway onto Iolanthe Street
- The presence of driveways impact on the transition between off road path to the on-road treatment on Broadway
- Consider whether further protection is required to crossing of Broadway at the Iolanthe Street roundabout

Broadway (Ivanhoe to Broadway)

- Trees must not be removed from verges;
- Moderate on-street parking demand at the café on southern side.
- Anti-social behaviour perceived around the intersection of Railway Parade.
- Evidence of hooning on Broadway from Railway Parade.

Broadway (Iolanthe to Ivanhoe)

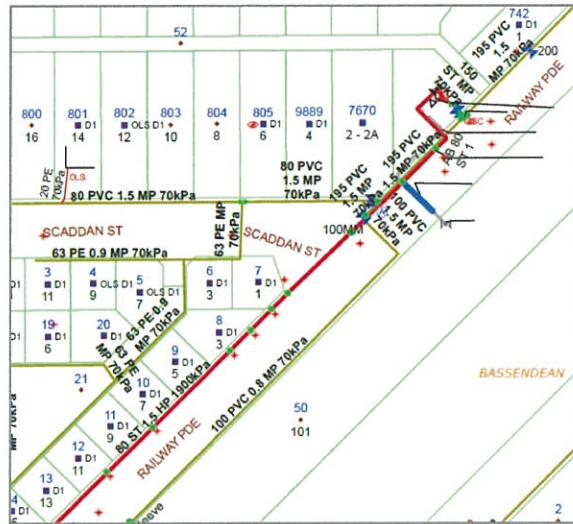
- Trees must not be removed from verges;
- On-road preferred on Broadway rather than off road shared path;
- On-street parking demand low
- Limited bus service on this section
- Kerbs are old standard and cross-over driveways are poor

The Town indicated that the resurfacing of Broadway is a low priority.

2.3 Dial Before You Dig

Dial before you Dig indicated a high-pressure gas pipeline exists on Railway Parade terminating at a footpath about 65m south of the project site and is therefore not a concern to the project.

Figure 2.3: High Pressure Gas Location (Dial Before You Dig)



Other services in the area exist but are not expected to be an impediment to construction. The usual precautions and normal process of contacting the relevant authorities during the detailed design and construction phase apply.

Figure 2.4: Bassendean Service Asset Owners (Dial Before You Dig)

Seq. No.	Authority Name	Phone	Status
68767984	APA Group Transmission (WA)	1800103452	NOTIFIED
68767985	ATCO Gas Australia	131352	NOTIFIED
68767990	NBN Co, Wa	1800626762	NOTIFIED
68767989	Nextgen, NCC - WA	1800032532	NOTIFIED
68767987	PIPE Networks, Wa	1800201100	NOTIFIED
68767991	Public Transport Authority	0893262628	NOTIFIED
68767983	Telstra, WA	1800653935	NOTIFIED
68767988	Vocus Communications	0892446114	NOTIFIED
68767986	Water Corporation WA	0894248115	NOTIFIED
68767982	Western Power	1300769345	NOTIFIED

A technical note was prepared following the fatal flaw assessment to **recommend the project proceed**.

2.4 Council Endorsed

Following the fatal flaw analysis, PTA wrote to Town of Bassendean to indicate its intent to encourage alternative modes of transport to the station through enhancements of Broadway and revealed some of the expected features of the project, the benefits to the community and the process to follow. Based on this letter, the Town of Bassendean put up a Council motion that was endorsed on 27 March 2018 with a series of considerations.

Appendix A includes the motion that was endorsed allowing the project to proceed to phase two.

3. Phase Two – Optioneering Design Solutions

3.1 Options Considered

Road vs Path

The road width of 10m and volume of ~2,000 vehicle per day mean an on-road treatment is suitable. Although a local distributor road, the volumes are lower than usual for roads of this classification. An off-road shared path was not required or likely to be used because a pedestrian path on the north side existed already, a series of driveways would be inconvenient to negotiate and most importantly trees on the verge would need to be removed to accommodate construction of a shared path which the Town was opposed to.

Separated Bicycle Lanes vs Safe Active Street

A Safe Active Street "bicycle boulevard" option (as proposed for Whitfield Street) was not considered a suitable cost-efficient option as it would require a substantial investment to modify and reduce the width of the road to create a low speed shared environment for cars and bicycles. In addition, the Town of Bassendean representatives during the fatal flaw phase indicated that the Town intends to wait until Whitfield Street has been implemented and evaluated before progressing additional Safe Active Streets on the network.

Upgrading the intersection at Railway Parade and enhancing the on-road environment through protected bicycle lanes (with a 0.5m buffer) was considered better value for money to support new people cycling rather than a boulevard type of treatment. It was agreed the area was not ready for a shared environment but more conducive to a treatment where the cycling lanes were separate from traffic, however the additional cost of solid protection for the entire route as used in Scarborough Beach Road was unnecessary because traffic volumes did not warrant it.

3.2 Optioneering Workshop

GTA Consultants met with Ken Cardy from the Town of Bassendean, and Mike Somerville-Brown, Jim Krynen and Ie-Tehn Kwee from the PTA on 4 April 2018 to discuss the options.

The only option for Broadway between Iolanthe Street to Ivanhoe Street presented was bicycle lanes both sides of the road with 0.5m buffers to traffic lanes based on the rationale above (Section 3.1). Two options were considered for the intersection treatments of Ivanhoe Street and Railway Parade, and two options for the section of Broadway between these intersections. Flexibility was available to mix some elements from the options.

Option 1 was more elaborate including raised intersections, raised crossing points and pavement treatments to create shared zones (refer to Appendix B)

Option 2 was a less engineered version providing key improvements to encourage more cycling such as on-road cycle lanes with buffer protection and some improved road crossings.

At the workshop option 2 was the agreed option to progress to concept design. This was based on two critical factors:

- i value for money to achieve the outcomes of supporting existing cycle demand and encouraging new cycling to the station
- ii recognition the area was not ready for a shared zone but could be considered for such in the future

3.2.1 Preferred Option Treatments

GTA Consultants sought to balance best practice design with a realistic reflection of the situation that would be value for money and prepared a concept plan accordingly (supplied separately).

As treatments differ across the project, it has been divided into three sections:

- i Broadway – Iolanthe Street to Ivanhoe Street
- ii Broadway – Ivanhoe Street to Railway Parade
- iii Broadway / Railway Parade crossing

Section 1: Broadway – Iolanthe Street to Ivanhoe Street

The treatments for this section are proposed to include:

- o Separated 1.25m bicycle lanes either side of the carriage way with 0.5m buffer to the traffic lanes to retain 3m traffic lanes in each direction for a 10m carriageway (Figure 3.1).
- o Bicycle lanes treated in red oxide to delineate traffic lane from bicycle lane as per Council's motion (a buffered bicycle lane can be implemented at a fraction of the cost of more physical separation and provide an adequate level of safety).
- o Transitions to Ivanhoe Street to include concrete path connections around the guardrail to connect the crossing of Broadway (keep crossing at present location).
- o Small sections of one-way connection paths between the Broadway crossing point and where the bicycle lanes commence, continuing across the first driveway crossovers; treatments will be similar in both directions and signage will need to be clear to distinguish between the one-way and two-way sections (to be carried out in detailed design).
- o Bus stop treatment (to the east of Iolanthe) replaces buffer strip with yellow dash and more extensive red asphalt for the length of the bus (to comply with PTA requirements noting boarding demand is minimal and full cut out of bus shape is unnecessary).
- o Green coloured treatment on both sides of Broadway at Ida Street to highlight potential conflict point for car movement across the bicycle lanes.
- o The Town of Bassendean is to consider extending enhanced bicycle lane treatment on Iolanthe Street north of Broadway to Walter Road (outside scope).

Figure 3.1: Broadway Typical Cross Section (Iolanthe to Ivanhoe)

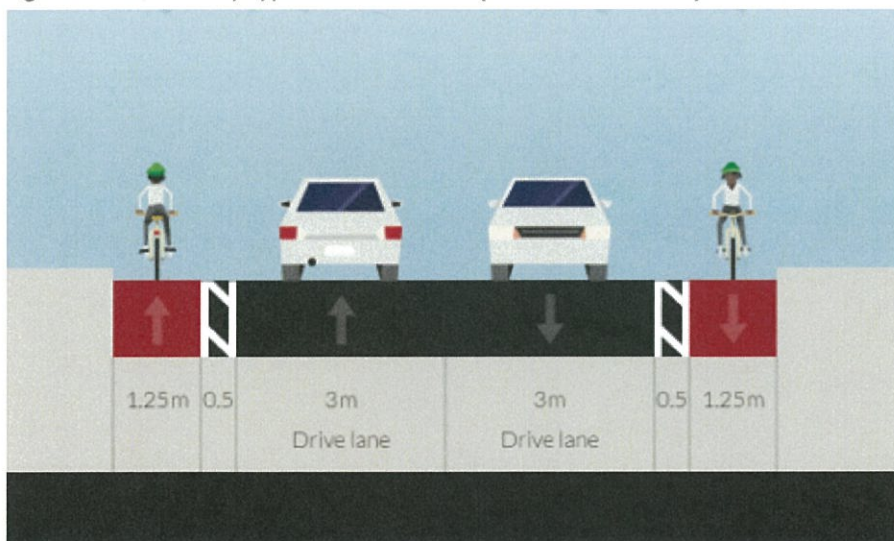


Figure 3.2 to Figure 3.4 indicate treatments proposed for this section of Broadway.

Figure 3.2: Broadway Typical Treatment (Iolanthe to Ivanhoe)

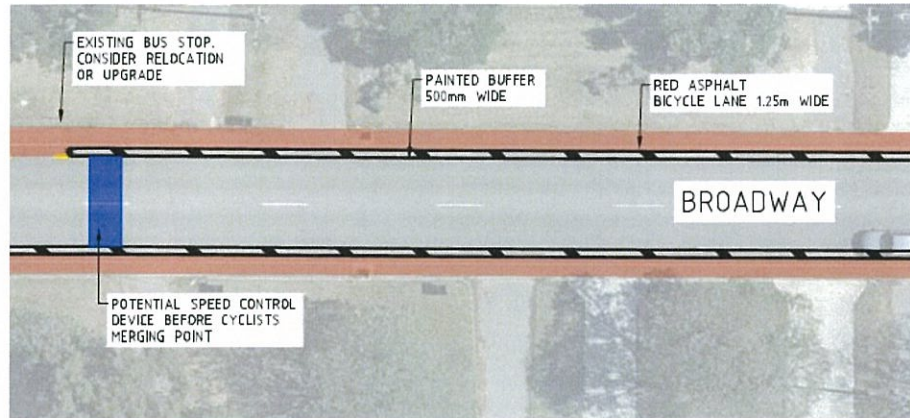


Figure 3.3: Broadway Transition to Shared Path at Iolanthe

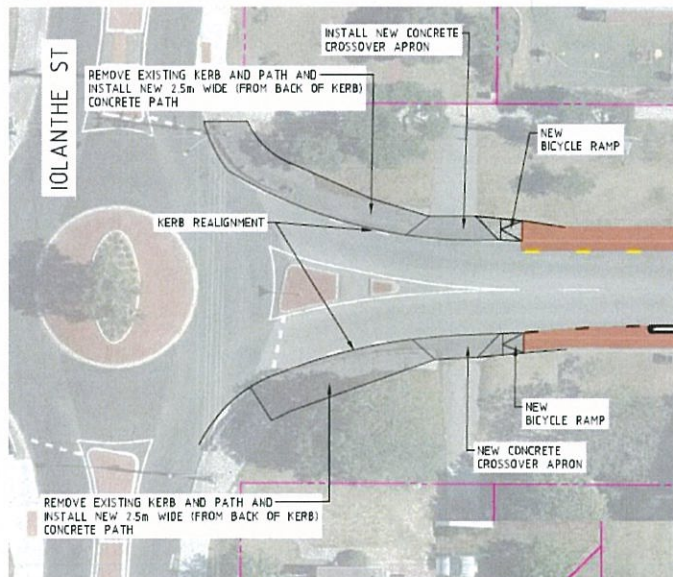
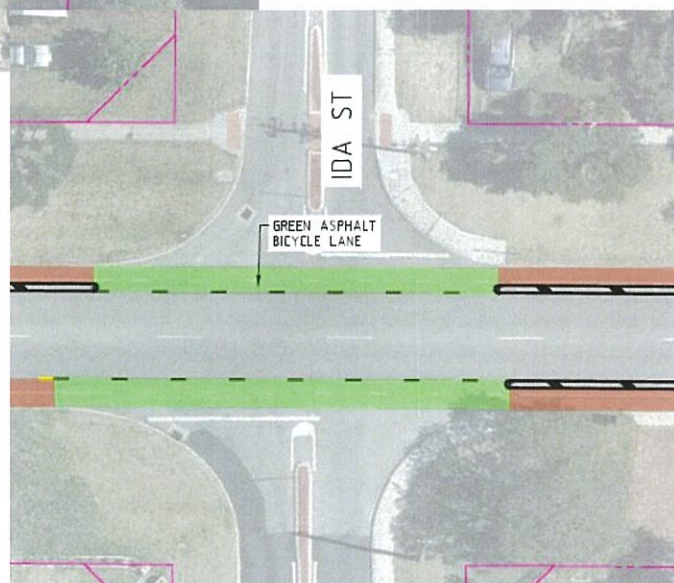


Figure 3.4: Broadway Ida Intersection Green Treatments



Section 2: Broadway – Ivanhoe Street to Railway Parade

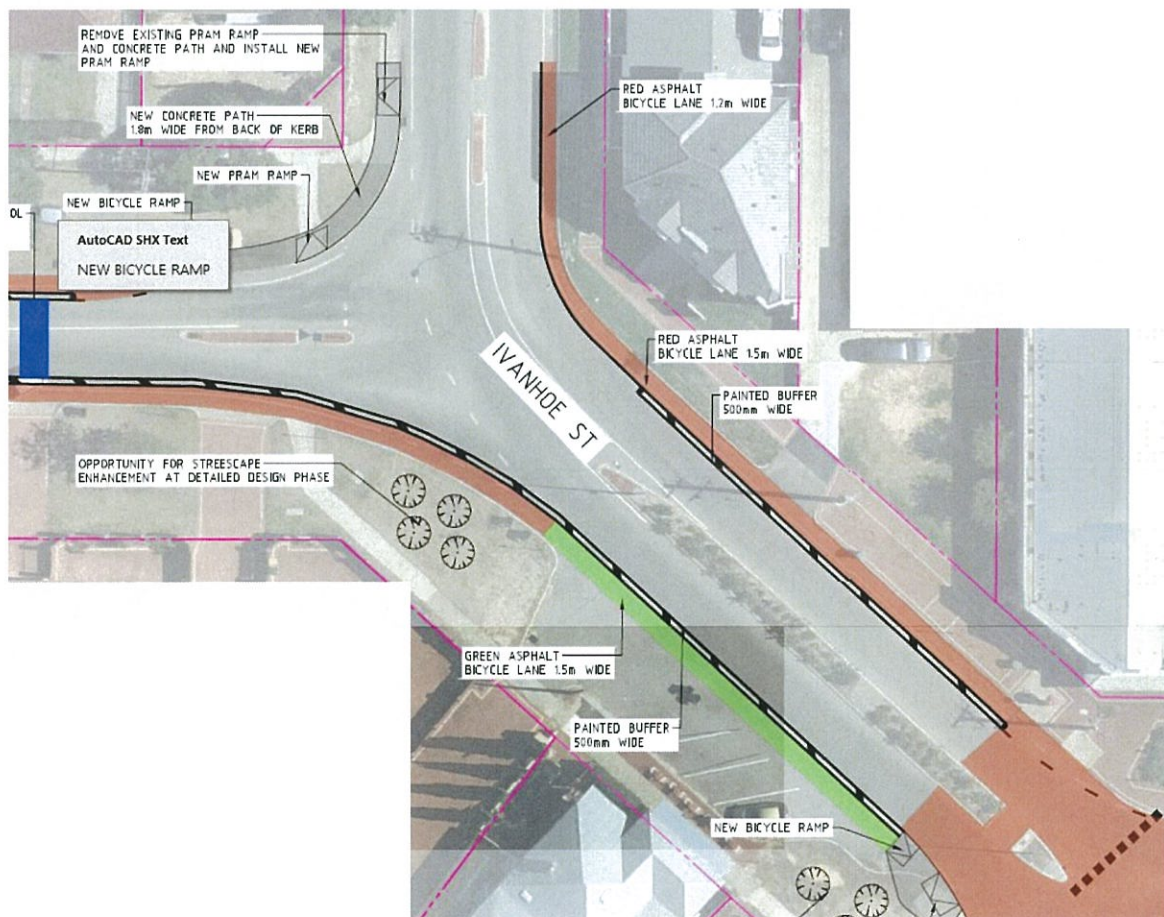
The treatments for this section are proposed to include:

- Continuing the red oxide bicycle lanes eastbound towards the station, additional width on the road allows 1.5m lanes with 0.5m buffer.
- Westbound movement away from the station has a car park for the new café, therefore the lane is proposed to be green coloured.
- Crossing of Ivanhoe Street will be through the existing crossing point north of Broadway with confident cyclists expected to cross the intersection as a car would and enter the bicycle lane towards Railway Parade (no specific provision is proposed for this movement but should be monitored as volumes of cycling increase).
- Reconstruct concrete shared path back of kerb for more direct access to cross Ivanhoe Street at existing crossing.

Westbound movement does not require crossing of traffic at Ivanhoe Street. Intersection treatments were considered as an option to be raised, however, were ruled out due to the area not being ready for a shared environment as well as cost implications.

Railway Parade was considered more pertinent to address to develop the safe cycling route.

Figure 3.5: Broadway Ivanhoe Street to Railway Parade

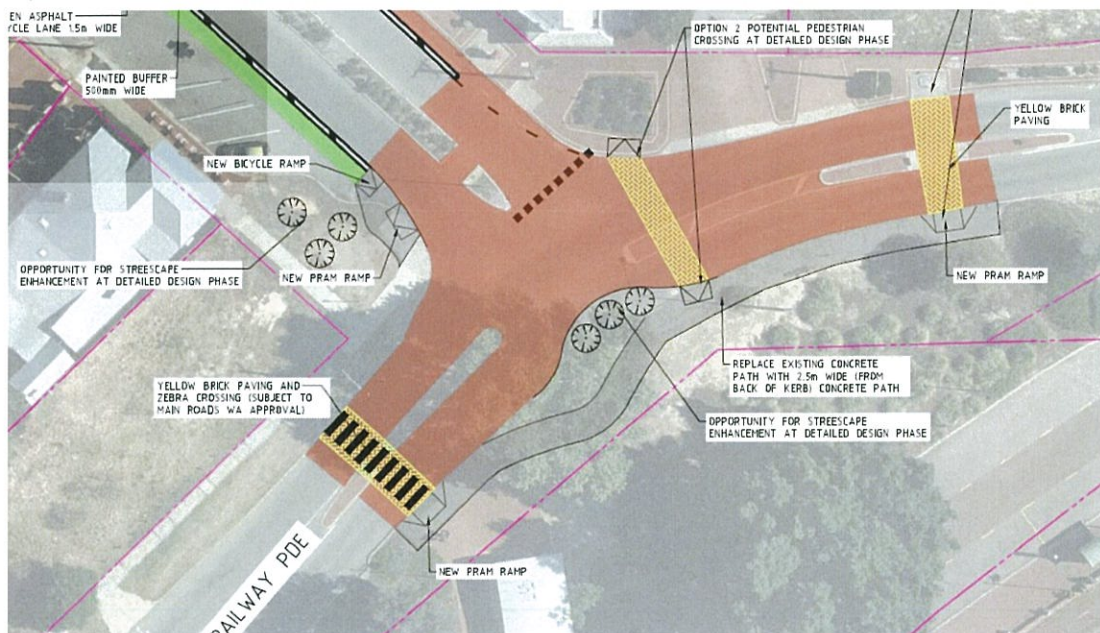


Section 3: Railway Parade Crossing

The most critical section of the project from a safety point of view, treatments for this section are proposed to include:

- Red coloured pavement to form a slower traffic environment (raised intersections were also considered but not cost-efficient for the benefit expected for encouraging cycling).
- Upgrade of path network south of Railway Parade for the extent of the modification works.
- Yellow honeycomb crossing points to raise prominence.
- Main Roads approval to be sought from zebra crossing west of intersection directly into bicycle parking.
- Potential for additional crossing closer to the east side of Broadway to allow more direct access to the station and bicycle parking facilities.

Figure 3.6: Railway Parade Crossing



3.3 Engineers opinion of probable costs

Based on the design Preliminary cost estimates indicate the project including contingencies will cost in the order of \$550,000. Council rates for contractors may reduce this considerably. Retaining the black bitumen surface with painted buffered lane separation is a way to reduce the cost of the project, on the basis the bicycle lanes are resurfaced in red oxide at the time Broadway is resurfaced. These considerations will be made at detailed design.

3.4 Further Considerations for Bassendean

Kerbing and Crossovers

At the workshop with Town of Bassendean, the issue of existing substandard kerbing and driveway crossovers was discussed. While not part of the project for enhancing cycling provision to attract new people riding to the station, the Town has the option to replace existing kerbing with semi-mountable kerbing and reconstruct crossovers to Council standards as part of the project while traffic management and construction crews are on site. This is to be agreed in the detailed design phase of the project and would not be funded by the PTA.

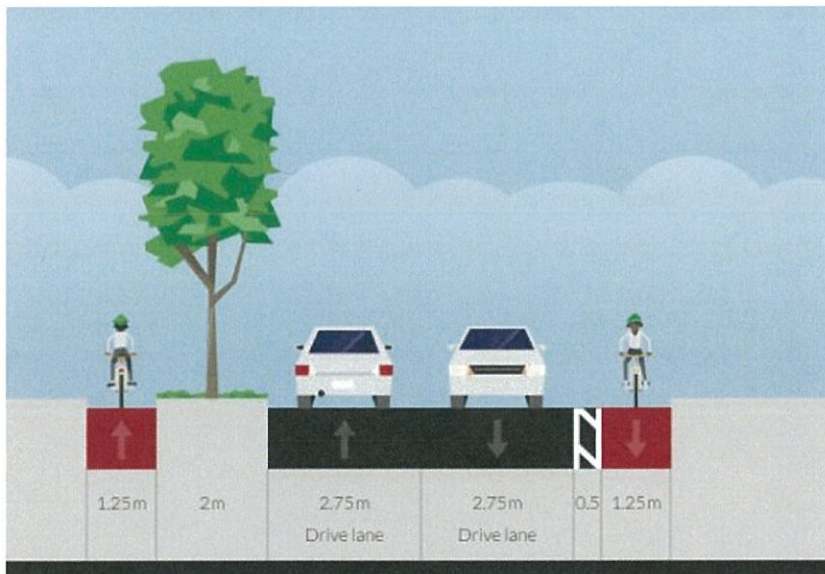
Water Sensitive Urban Design and Streetscaping

As the area around the train station develops, it may be opportunistic for the Town of Bassendean to create a slower speed environment through pavement treatments and streetscaping to activate the area and make it feel like a destination.

While the PTA's primary objective is to improve active transport access to the station, the Council's request for urban sensitive water design and boulevard style plantings within the detailed design can be accommodated where practical. The PTA however, reserves the right to negotiate the funding arrangement with Town of Bassendean to ensure that State Government funds are directed appropriately and consistently across the metro network to fulfil the objectives of the Access to Stations initiative.

Notwithstanding the above, an example of designing according to water sensitive urban design principles with tree canopies / shade is provided below. Large verge space means additional trees can be planted on both sides of the carriageway. At additional cost, trees can also be constructed into the road carriageway between the bicycle lane and traffic lane (Figure 3.7).

Figure 3.7: Cross Section with Tree Option



The advantage of such treatment is to slow the road further while continuing the bicycle lane treatment. The buffered bicycle lane can increase in width from 0.5m to 2m to incorporate the tree which provides protection to the bicycles from traffic. These treatments can be provided at both sides however, need to be staggered, and need to include minimal road carriageway widening, and reduction in traffic lane width to 2.75m to accommodate the trees (Figure 3.8).

Figure 3.8: Localised Widening to Accommodate Tree Option



An example of the water sensitive design is shown in Figure 3.9 where City of Subiaco have incorporated trees into the carriageway that receives water runoff from the pavement.

Figure 3.9: Self Explaining Streets Example (Loretto Street, Subiaco)



Speed Devices

As mentioned speed is an issue in the area as perceived on site. Transition points from on-road to existing off-road shared path networks require speed reduction devices. For example, at the approach to Iolanthe Street more confident cyclists will remain on the road and take the centre of lane through the roundabout, therefore speed management is desirable. Likewise, for the approach to Ivanhoe Street, more confident cyclists are likely to cross the road taking a position in line with traffic rather than at the pedestrian crossing away from the desire line. Less confident cyclists will likely stay on the path to bypass the road.

Note that for the speed device shown on the plan, while a reduced speed platform is preferable, the Town has indicated its preference away from this treatment and will need to consider an appropriate alternative in the detailed design.

3.5 Detailed Design Timetable

The Town of Bassendean will consider the concept design and subject to Council approval, the PTA will proceed to detailed design and aims to have the project progressed by the end of June 2018.

Appendix A

Council Support

10.7 **Broadway Proposed Principal Shared Path (Ref: TRAF/PLANNG/3 ROAD/DESCONT/5 – Ken Cardy, Manager Asset Services, Simon Stewert-Dawkins, Director Operational Services)**

Cr Hamilton declared a Proximity Interest and left the Chamber, the time being 7.51pm.

APPLICATION

The purpose of this report was to advise Council that Officers have received a letter from the Public Transport Authority (PTA) seeking Council's support to improve cycling and pedestrian infrastructure along Broadway, from Iolanthe Street to Railway Parade, terminating at the Bassendean Train Station.

OFFICER RECOMMENDATION — ITEM 10.7

That Council:

1. Receives the Public Transport Authority letter dated 13 March 2018 regarding the proposed Principal Shared Path (PSP) in Broadway, Bassendean;
2. Provides in principle support to the Public Transport Authority for the implementation of a Broadway Principal Shared Path extending between Iolanthe Street and the Bassendean Train Station;
3. Requests that the Public Transport Authority consider as an option for the draft Broadway Principal Shared Path concept plan, between Iolanthe Street and the Bassendean Train Station, the following:
 - a) on road carriageway by use of boulevard-style plantings to provide tree canopy/shade over the cycling route;
 - b) incorporate Water Sensitive Urban Design principles;
 - c) Use red asphalt for the Principal Shared Path to differentiate between the cycling route and the vehicle portion of road; and
4. Requests that the Public Transport Authority present the draft Broadway Principal Shared Path concept plan back to Council for consideration, prior to undertaking community consultation.

Cr Quinton moved the Officer Recommendation with an amendment to Point 3(c), as shown in bold.

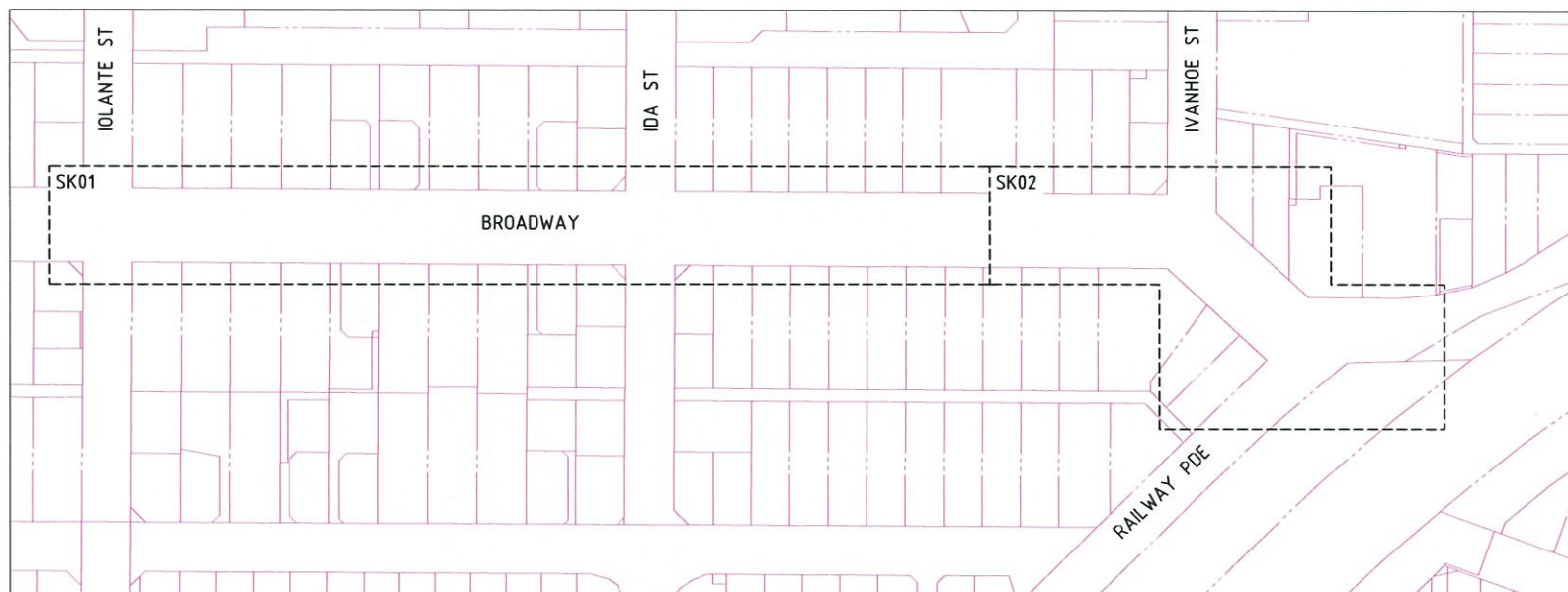
Appendix B

Option 1 Sketch



Appendix C

Concept Designs

[illegible]

GENERAL NOTES

DESIGNED S. PEDRETTI	DESIGN CHECK
DRAWN S. PEDRETTI	DRAFTING CHECK
APPROVED BY	DATE APPROVED FOR INITIAL ISSUE
SCALE A1 - N/A	CAD FILE NO. W145190-SK00-P1.dwg



CLIENT PUBLIC TRANSPORT AUTHORITY

**BASSENDEN ACCESS TO TRAIN STATION
CIVIL WORKS - CONCEPT DESIGN
BROADWAY BETWEEN IOLANTHE STREET
AND RAILWAY PDE**

MAP REF.	DRAWING NO.	SHEET	ISSUE
	W145190-SK00	1 OF 3	P1

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN



FOR CONTINUATION REFER TO BELOW



FOR CONTINUATION REFER TO ABOVE

REVISIONS				GENERAL NOTES			
NO.	DATE	BY	CHK	DESCRIPTION	DESIGNED	CHECKED	DATE
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CONCEPT PLAN
THESE LINES AND SHADINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

CLIENT: PUBLIC TRANSPORT AUTHORITY
PROJECT: BASESEDEAN ACCESS TO TRAIN STATION
CIVIL WORKS - CONCEPT DESIGN
BROADWAY BETWEEN IOLANTHE STREET AND RAILWAY PDE
CONCEPT LAYOUT SHEET 2 OF 3
DRAWING NO. W145190-SK01
SHEET 2 OF 3
P1

DESIGNED: S. PEDRETTI
CHECKED: S. PEDRETTI
DATE APPROVED FOR PRINT: 02/11/2020
SCALE: A1 - 1/4" = 1' - 0"

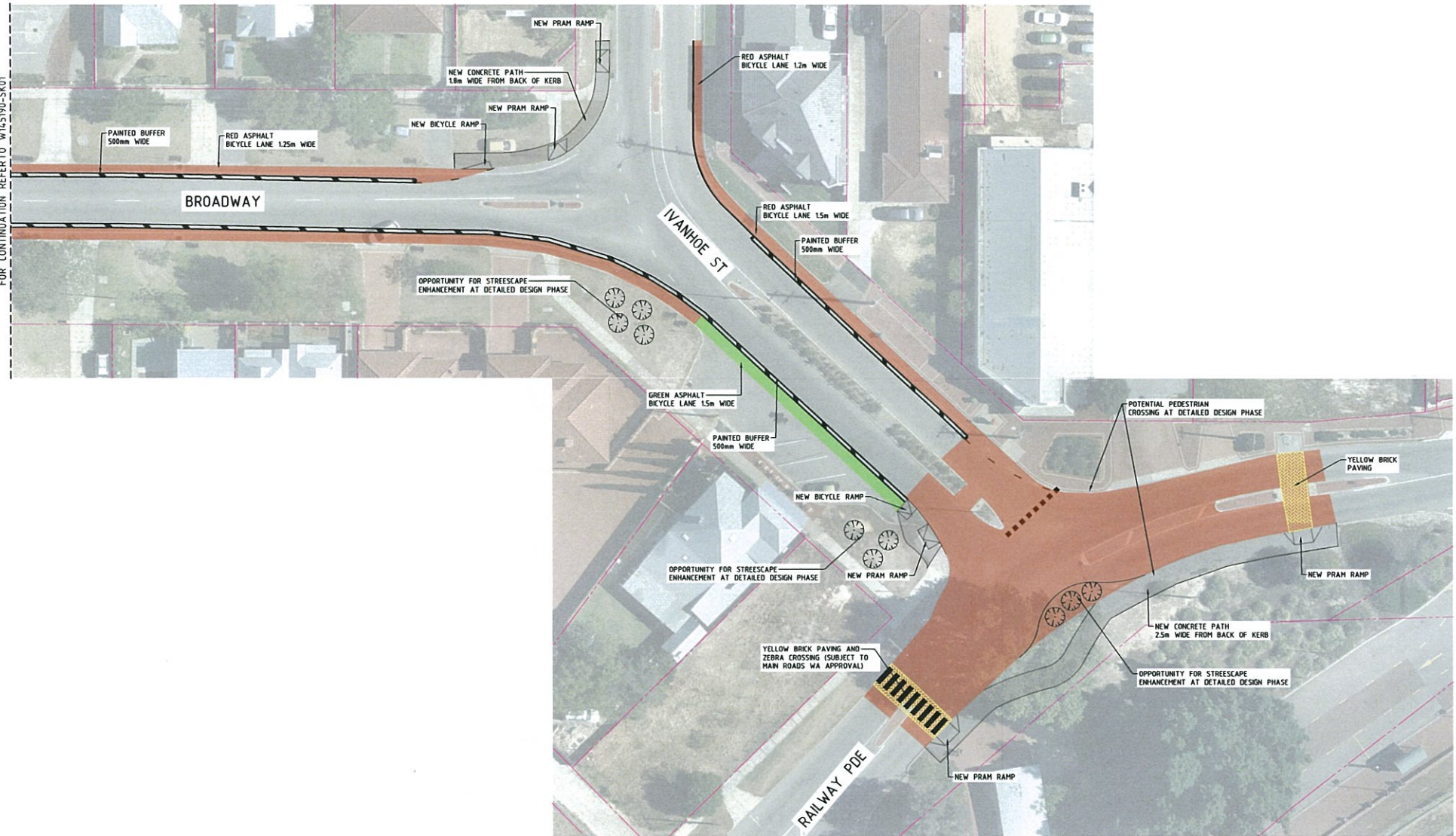
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SCALE: A1 - 1/4" = 1' - 0"

FOR CONTINUATION REFER TO W145190-SK01

PROJECT: BASSENDEAN ACCESS TO TRAIN STATION CIVIL WORKS - CONCEPT DESIGN
DRAWING: BROADWAY BETWEEN IOLAN THE STREET AND RAILWAY PDE
SHEET: 3 OF 3
DATE: 20/04/2018
BY: S. PEDRETTI
CHK: S. PEDRETTI
APP: S. PEDRETTI



AMENDMENTS			GENERAL NOTES		
NO	DATE	DESCRIPTION	BY	CHK	APP
P1	20/04/2018	PRELIMINARY ISSUE	S. PEDRETTI		

DESIGNED BY	S. PEDRETTI	DESIGN CHECK	
DRAWN BY	S. PEDRETTI	DRAFTING CHECK	
APPROVED BY		DATE APPROVED FOR INITIAL ISSUE	
SCALE	A1 - 1/4	CAD FILE NO.	W145190-SK01_SK02-P1.dwg

GTA consultants
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Sydney 02 6448 1800
Brisbane 07 3113 5000
Cardiff 02 4243 9400
Adelaide 08 8334 5600
Gold Coast 07 5519 4814
Townsville 07 4722 2745
Perth 08 4167 1000

CLIENT PUBLIC TRANSPORT AUTHORITY			
BASSENDEAN ACCESS TO TRAIN STATION CIVIL WORKS - CONCEPT DESIGN			
BROADWAY BETWEEN IOLAN THE STREET AND RAILWAY PDE			
CONCEPT LAYOUT SHEET 3 OF 3			
MAP REF.	DRAWING NO.	SHEET	ISSUE
	W145190-SK02	3 OF 3	P1

WARNING
REMARKS OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVIDED ON SITE. NO GUARANTEE IS
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

CONCEPT PLAN
FOR CONCEPT PURPOSES ONLY
THIS PLAN HAS BEEN PREPARED TO SHOW
A GENERAL IDEA OF THE PROPOSED WORKS
AND DOES NOT FORM PART OF A CONTRACT.

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E perth@gta.com.au

ATTACHMENT NO. 11



Document #: ISUBM-13403518
 Date: 19.02.2018
 Officer: SHARNA MERRITT
 File: LAWE/ENQS/1

Submission To the Bassendean Town Council

We, the undersigned, request that the council consider installing a proper doggy bag dispenser and bin at the entrance to the old carpark on Cyril Jackson property, running off Chapman St. This would be on the council verge.

The reason for this is that a number people use the old playing fields at Cyril Jackson for various recreational purposes, including walking their dogs. The nearest doggy bag dispenser and bins are at Ashfield Reserve and not all dog walkers go there. The land is crown land leased by the Education Department, and has been used for many years as an informal 'green space' by the local community.

Installing a proper doggy bag dispenser and bin would improve the amenity for all users and decrease the summer fly problem in the area.

Please give this matter some consideration.

NAME	ADDRESS	SIGNATURE	COMMENTS
1) Valda Rose	21 Chapman St Bassendean		I live nearby + would like this area better managed.
2) LITHIA WELCH	KENNY ST BASSENDEAN		AGREE WITH SUBMISSION.
3) JARRELL KIRKHAM	CHAPMAN ST BASSENDEAN		AGREE
4) Dom D'Leo	Kenny St, Bassendean		In favour of submission and comments above.
5) Tane Reilly	65a Kathleen St Bassendean		I've tried before. Town of Bassendean just say it's Cyril J's problem. But perhaps it could go on the verge while it's T of B land.
6) Paul REILLY	65a Kathleen St Bassendean		

Submission To the Bassendean Town Council

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Installing a proper doggy bag dispenser and bin would improve the amenity for all users and decrease the summer fly problem in the area.

Please give this matter some consideration.

NAME	ADDRESS	SIGNATURE	COMMENTS
1. AMANDA GREENLAND	Kenny St, Ashfield		Agree with this submission
2. ROLAND GIBBS	200 WILSON ST, BASSENDEN		Agree with submission
9) CATLAN O'CONNOR	Kenny St, Bassendean		Agree
10) LIZ EDMONDSON	Kathleen St Bassendean		Agree
11) TREVOR THORNTON	Kathleen St Bassendean		Agree
RONNIE SYI	CLARKE WAY BASSENDEN		YES AGREE
Wendy Gil	Hardy Rd, Fishfield		Agree
John Kelly	Bassendean St Bassendean		Agree
Marion Pearson	Kathleen St Bassendean		Agree
93B Kathleen St Bassendean			
SCOTT FENSTER	Kenny St Bassendean		Agree
JANO EVANS	KATHLEEN ST BASSENDEN		ITS ALONG WALK IF YOU FORGET YOUR BAG



Map – Requested location of poo bag dispenser and bin, as per submitted petition (OCM-4/03/18)



Map – Requested location of poo bag dispenser and bin, as per submitted petition (OCM-4/03/18)

ATTACHMENT NO. 12

Salvatore Siciliano

From: Ken Gibbons <ken@communitycinemas.com.au>
Sent: Sunday, 11 March 2018 11:34 AM
To: Salvatore Siciliano
Cc: jptaboni@gmail.com
Subject: License Agreement

Importance: High

Greetings Salvatore,

I was hoping to have heard back from in regards to my email of 3 March enquiring as to the letter of intent you proposed sending, several weeks earlier, in respect to the renewal of our License Agreement with the Town of Bassendean.

With the Season reaching a conclusion and many of our Sponsorship Agreements also expiring in line with our License Agreements; it is imperative for us to know our situation in order to reaffirm our Sponsorships moving forward.

In the commercial world these matters are being discussed now and we cannot in all honesty proceed with them without knowing our state of play.

In order to secure our future we have begun discussions as to alternate sites in Perth's eastern corridor given the possibility that the Town of Bassendean may, in fact, not desire a renewed License Agreement.

Kind regards,

Ken Gibbons
Volunteer Event Co-Ordinator



Telethon Community Cinemas
Proceeds to Telethon kids' charities
communitycinemas.com.au
PO Box 6008 EAST PERTH WA 6892
M: 0417 917 178
ABN: 45912 758 247



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If you have received this email in error, please notify by return mail, delete it from your system and destroy all copies.
I have exercised care to avoid errors in the information contained in this email but this does not warrant that it is error or omission free.

Salvatore Siciliano

From: Salvatore Siciliano <SSiciliano@bassendean.wa.gov.au>
Sent: Monday, 16 April 2018 5:02 PM
To: Ken Gibbons
Cc: Graeme Haggart (GHaggart@bassendean.wa.gov.au)
Subject: OEM-7443018 - Licence Agreement for Movies By Burswood Inc (Telethon Community Cinemas)

Dear Ken

Thank you for your time on the phone today.

Further to our discussion, I would like to confirm that a report will go before the Council Briefing Session scheduled for Tuesday 15 May, followed by the Ordinary Council meeting scheduled for Tuesday 22 May for Council to consider an extension of the licence agreement to continue staging the Telethon Community Cinemas within the Town of Bassendean on BIC Reserve.

I have included an update on this matter in the weekly Councillors Bulletin that will be distributed this Friday 20 April so that Councillors are aware of the current status. Internally we have tentatively booked the BIC Reserve for the Cinemas to ensure that the venue is available if Council resolves to extend the licence agreement.

Once available, please forward any reports/evaluations/statistics on attendances/revenue generated/funds raised so that this information can be included in the report that is tabled before Council.

Thank you in advance for your consideration.

If you have any queries, please don't hesitate to contact me.

Yours sincerely,

Salvatore

Salvatore Siciliano

Manager Recreation and Culture
Town of Bassendean
Telephone: (08) 9377 8000
Fax: (08) 9279 4257
Direct Line: (08) 9377 8006
Mobile: 0407 440 677

Email: SSiciliano@bassendean.wa.gov.au
Web: www.bassendean.wa.gov.au

You can find us on facebook too: <https://www.facebook.com/bassendeancouncil/>



AND SO THE SHOW ENDS FOR OUR 17th SEASON

The season has wrapped after 148 days since our opening night at Murdoch last 16 November.

And what a season: despite everything thrown at us (tragic loss of a wonderful volunteer, screen vandalism, burglary, and threatened impact of 24 hour construction site adjacent to Burswood) we experienced a year of positive growth compared to the previous when comparative measures were taken. We had 32 fewer screenings or down 9.76% overall (10 at Mandurah, 6 at Murdoch and 16 at Burswood) to last year but the three main venues saw a 2.26% increase in patronage in real terms; with average audiences up 9.86%.

Our Bar sales increased 10.79% in real terms; Candy Bar 5.26% and spend per patron increased a massive 18.50% across all venues.

We had 17.46% more rain forecast days (this year 74 compared to last year's 63) or one out of every two days of the season!

The standout venue was Bassendean which saw a 56.90% increase in its audience. This year we ran a series of 13 free screenings out of the 77 operating nights. Despite having only 64 nights of ticket sales compared to last year the number of paying patrons still increased by 4.75% and box office receipts increased 14.44%.

It also saw our Bassendean Bar sales increase by 24.00% and our Candy Bar by a whopping 50.93% resulting in an average customer spend up 34.36% on last season.

The decision to drop our two discount nights at every venue did not receive one word of a mention from any patrons and, despite physically having a 7.92% drop in patrons across the three venues, the average number paying per screening increased 6.72% with the combined box office revenue dropped a negligible 0.27%.

Burswood saw its average nightly audience increase by 3.56% with its average paying audience increasing 6.03%. There was a 22.41% increase in the number of rain forecast days at Burswood concern of which seemingly washed off our patrons.

After a growth spurt last season Murdoch held its own despite fewer screenings seeing an 8.81% growth in average patrons per screening. Murdoch lost 5 of its 77 screenings to rain as well. The Bar had a 9.07% growth and the Candy Bar up 1.29% with the per customer spend up 5.76% in total dollar terms.

Our total historic cumulative number of patrons exceeded 700,000 (total now stands at 701,705).

Trading-wise we believe we held our own against last year despite 45 fewer commercial screenings. The investment in infrastructure (especially at Burswood), increased costs and lower sponsorship and advertising income will certainly impact our bottom line. However, we will definitely exceed our beginning of season forecast result.

All the essential facts are below in the Final Figures summary.

We have an extremely dedicated bunch of volunteers overseen by an amazing team of night managers all coordinated by our new Administrative Manager, Matt, with the technical side maintained by Rob. Behind all of them are our sponsors who provide the foundation upon which we are able to make it all happen.

To everyone involved: THANK YOU!



Friendship & belonging **fun**
 Personal benefit and growth Recognition
Work experience Learning new things
 Sense of accomplishment **SKILLS & EXPERIENCE**
Giving something back Unique Experiences

FINAL FIGURES SEASON 2018 – ALL VENUES

BURSWOOD – MURDOCH – BASSENDEAN

TOTAL AUDIENCE 2018	53761
TOTAL AUDIENCE 2017 (INCLUDING MANDURAH)	55074
PERCENTAGE CHANGE TO 2017	-2.38
TOTAL AUDIENCE 2017 (EXCLUDING MANDURAH)	52575
PERCENTAGE CHANGE TO 2017	+2.26
TOTAL PATRONS 2002 – 2018	701705
NUMBER OF SESSIONS ALL VENUES 2018	296
NUMBER OF SESSIONS ALL VENUES 2017 (INCLUDING MANDURAH)	328
AS PERCENTAGE OF 2017	90.24
AVERAGE NUMBER OF PATRONS PER SESSION ALL VENUES COMBINED 2018	181.63
AVERAGE NUMBER OF PATRONS PER SESSION ALL VENUES COMBINED 2017	167.88
PERCENTAGE CHANGE TO 2017	+8.19
PERCENTAGE CHANGE TO 2017 EXCLUDING MANDURAH	+9.86
NUMBER OF PAYING PATRONS PERCENTAGE CHANGE TO 2017	-7.92
AVERAGE NIGHTLY PAYING PATRONS PERCENTAGE CHANGE TO 2017	+6.72
BOX OFFICE RECEIPTS ACHIEVED PERCENTAGE CHANGE TO 2017	-0.27
TOTAL PATRONS IF TOTAL SESSIONS 2018 EQUALLED 2017	58240
PERCENTAGE CHANGE TO 2017	+5.75
PERCENTAGE ADULTS PAYING 2018	72.92
PERCENTAGE CONCESSION PAYING 2018	10.29
PERCENTAGE CHILDREN (5-15 years) PAYING 2018	16.79
PERCENTAGE ADULTS PAYING 2017	74.32
PERCENTAGE CONCESSION PAYING 2017	9.57
PERCENTAGE CHILDREN (5-15 years) PAYING 2017	16.11
BEST AUDIENCE 2018 - Burswood	919
BEST AUDIENCE 2017 - Burswood	1087
TOTAL NUMBER OF RAIN-FORECAST DAYS 2018	74
TOTAL NUMBER OF RAIN-FORECAST DAYS 2017	63
PERCENTAGE CHANGE TO 2017	+17.46
TOTAL NUMBER OF RAIN RECORDED DAYS 2018	22
TOTAL NUMBER OF RAIN RECORDED DAYS 2017	22
AS PERCENTAGE OF 2017	100.00
NUMBER OF DAYS LOST TO RAIN 2018 BURSWOOD	6
NUMBER OF DAYS LOST TO RAIN 2018 MURDOCH	5
NUMBER OF DAYS LOST TO RAIN 2018 BASSENDEAN	1
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2018	53.84
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2017	47.48
PERCENTAGE CHANGE TO 2017	+13.39
TOTAL GIFT VOUCHER SALES ONLINE 2018 PERCENTAGE CHANGE TO 2017	-9.03
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2018	26110
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2017	26919
PERCENTAGE CHANGE TO 2017	-3.01
PATRONS PER BEAN BAG LOUNGE HIRE 2018	1.93
NUMBER OF TELETHON LA GRASSIERE SEATS SOLD 2018	1834
TOTAL NUMBER OF TELETHON LA GRASSIERE SEATS SOLD 2017	1819
PERCENTAGE CHANGE TO 2017	+00.82
NUMBER OF RAFFLE TICKETS SOLD 2018 - VENUES	12768
NUMBER OF RAFFLE TICKETS SOLD 2017 - VENUES	12048
PERCENTAGE CHANGE TO 2017	+5.98
PATRONS PER RAFFLE TICKET SOLD 2018	4.21
PATRONS PER RAFFLE TICKET SOLD 2017	4.36
NUMBER OF SAUSAGE SIZZLES SOLD 2018 (Burswood Only)	2504
NUMBER OF SAUSAGE SIZZLES SOLD 2017 (Burswood Only)	3096
PERCENTAGE CHANGE TO 2017 (Burswood Only)	-19.12
PATRONS PER SAUSAGE SIZZLE SOLD 2018 (Burswood Only)	13.93
NUMBER OF PIZZAS SOLD 2018	2948
NUMBER OF PIZZAS SOLD 2017	3138
PERCENTAGE CHANGE TO 2017	-6.05
PATRONS PER PIZZA	17.10
BAR SALES PERCENTAGE CHANGE TO 2017	+10.79
CANDY BAR SALES PERCENTAGE CHANGE TO 2017	+5.26
CONCESSIONAIRE SPEND PER PATRON PERCENTAGE CHANGE TO 2017	+18.50

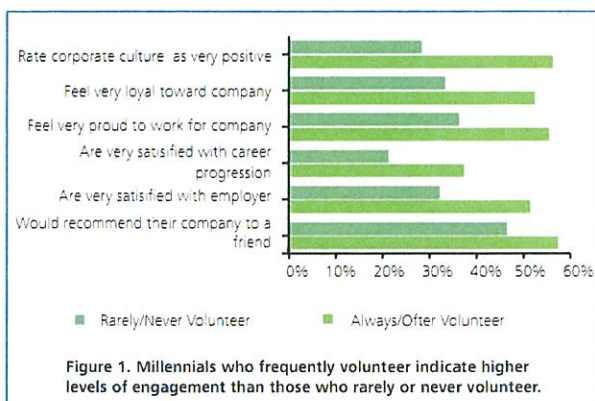
FINAL FIGURES SEASON 2018 – BURSWOOD

TOTAL AUDIENCE 2018	34875
TOTAL AUDIENCE 2017	37471
PERCENTAGE CHANGE TO 2017	-6.93
TOTAL PATRONS 2002 – 2018	623225
NUMBER OF SESSIONS 2018	142
NUMBER OF SESSIONS 2017	158
AS PERCENTAGE OF 2017	89.87
AVERAGE NUMBER OF PATRONS PER SESSION 2018	245.60
AVERAGE NUMBER OF PATRONS PER SESSION 2017	237.16
PERCENTAGE CHANGE TO 2017	+3.56
NUMBER OF PAYING PATRONS PERCENTAGE CHANGE TO 2017	-4.74
AVERAGE NIGHTLY PAYING PATRONS PERCENTAGE CHANGE TO 2017	+6.03
BOX OFFICE RECEIPTS ACHIEVED PERCENTAGE CHANGE TO 2017	-2.62
TOTAL PATRONS IF TOTAL SESSIONS 2018 EQUALLED 2017	38678
PERCENTAGE CHANGE TO 2017	+3.22
PERCENTAGE ADULTS PAYING 2018	73.90
PERCENTAGE CONCESSION PAYING 2018	10.52
PERCENTAGE CHILDREN (5-15 years) PAYING 2018	15.58
PERCENTAGE ADULTS PAYING 2017	80.84
PERCENTAGE CONCESSION PAYING 2017	7.49
PERCENTAGE CHILDREN (5-15 years) PAYING 2017	11.67
BEST AUDIENCE 2018	919
BEST AUDIENCE 2017	1087
TOTAL NUMBER OF RAIN-FORECAST DAYS 2018	71
TOTAL NUMBER OF RAIN-FORECAST DAYS 2017	58
PERCENTAGE CHANGE TO 2017	+22.41
TOTAL NUMBER OF RAIN RECORDED DAYS 2018	22
TOTAL NUMBER OF RAIN RECORDED DAYS 2017	20
AS PERCENTAGE OF 2017	110.00
NUMBER OF DAYS LOST TO RAIN 2018	6
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2018	56.35
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2017	55.09
PERCENTAGE CHANGE TO 2017	+2.29
PERCENTAGE OF ALL GIFT VOUCHERS USED AT ALL VENUES 2018	77.75
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2018	17789
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2017	19575
PERCENTAGE CHANGE TO 2017	-9.12
PATRONS PER BEAN BAG LOUNGE HIRE 2018	1.96
NUMBER OF RAFFLE TICKETS SOLD 2018	8019
NUMBER OF RAFFLE TICKETS SOLD 2017	8120
PERCENTAGE CHANGE TO 2017	-1.24
PATRONS PER RAFFLE TICKET SOLD 2017	4.35
NUMBER OF PIZZAS SOLD 2018	2407
NUMBER OF PIZZAS SOLD 2017	2621
PERCENTAGE CHANGE TO 2017	-8.16
PATRONS PER PIZZA	14.49
BAR SALES PERCENTAGE CHANGE TO 2017	+8.77
CANDY BAR SALES PERCENTAGE CHANGE TO 2017	-1.33
CONCESSIONAIRE SPEND PER PATRON PERCENTAGE CHANGE TO 2017	+12.42



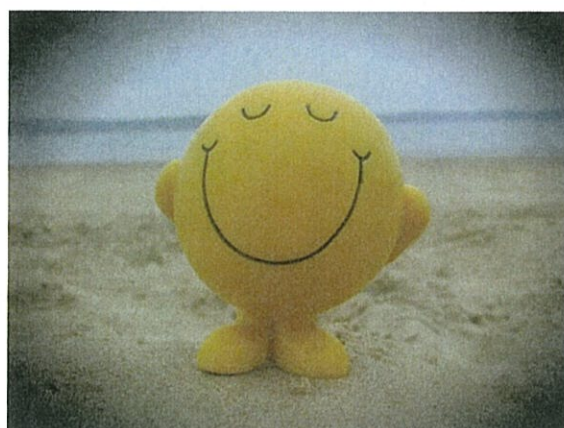
FINAL FIGURES SEASON 2018 – BASSENDEAN

TOTAL AUDIENCE 2018	10205
TOTAL AUDIENCE 2017	6504
PERCENTAGE CHANGE TO 2017	+56.90
TOTAL PATRONS 2012 – 2018	41771
NUMBER OF SESSIONS 2018	77
NUMBER OF SESSIONS 2017	77
AS PERCENTAGE OF 2017	100.00
NUMBER OF FREE SCREENINGS 2018	13
NUMBER OF FREE SCREENINGS 2017	0
AVERAGE NUMBER OF PATRONS PER SESSION 2018	132.53
AVERAGE NUMBER OF PATRONS PER SESSION 2017	84.47
PERCENTAGE CHANGE TO 2017	+56.90
NUMBER OF PAYING PATRONS PERCENTAGE CHANGE TO 2017	+4.75
BOX OFFICE RECEIPTS ACHIEVED PERCENTAGE CHANGE TO 2017	+14.44
PAYING PATRONS AS % OF 2017 IF TOTAL PAYING SESSIONS 2018 EQUALLED 2017	120.31
PERCENTAGE ADULTS PAYING 2018	77.52
PERCENTAGE CONCESSION PAYING 2018	7.24
PERCENTAGE CHILDREN (5-15 years) PAYING 2018	15.24
PERCENTAGE ADULTS PAYING 2017	70.90
PERCENTAGE CONCESSION PAYING 2017	9.95
PERCENTAGE CHILDREN (5-15 years) PAYING 2017	19.15
BEST AUDIENCE 2018	406
BEST AUDIENCE 2017	303
TOTAL NUMBER OF RAIN-FORECAST DAYS 2018	40
TOTAL NUMBER OF RAIN-FORECAST DAYS 2017	28
PERCENTAGE CHANGE TO 2017	+42.86
TOTAL NUMBER OF RAIN RECORDED DAYS 2018	9
TOTAL NUMBER OF RAIN RECORDED DAYS 2017	12
AS PERCENTAGE OF 2017	75.00
NUMBER OF DAYS LOST TO RAIN 2018 BASSENDEAN	1
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2018	42.58
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2017	43.60
PERCENTAGE CHANGE TO 2017	-2.34
PERCENTAGE OF ALL GIFT VOUCHERS USED AT ALL VENUES 2018	11.38
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2018	4516
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2017	3237
PERCENTAGE CHANGE TO 2017	+39.51
PATRONS PER BEAN BAG LOUNGE HIRE 2018	2.26
NUMBER OF RAFFLE TICKETS SOLD 2018	2517
NUMBER OF RAFFLE TICKETS SOLD 2017	1707
PERCENTAGE CHANGE TO 2017	+47.45
PATRONS PER RAFFLE TICKET SOLD 2018	4.05
PATRONS PER RAFFLE TICKET SOLD 2017	3.81
NUMBER OF PIZZAS SOLD 2018	258
NUMBER OF PIZZAS SOLD 2017	169
PERCENTAGE CHANGE TO 2017	+52.66
PATRONS PER PIZZA	17.10
BAR SALES PERCENTAGE CHANGE TO 2017	+24.00
CANDY BAR SALES PERCENTAGE CHANGE TO 2017	+50.93
CONCESSIONAIRE SPEND PER PATRON PERCENTAGE CHANGE TO 2017	+34.36



FINAL FIGURES SEASON 2018 – MURDOCH

TOTAL AUDIENCE 2018	8681
TOTAL AUDIENCE 2017	8600
PERCENTAGE CHANGE TO 2017	+0.94
TOTAL PATRONS 2015 – 2018	28608
NUMBER OF SESSIONS 2018	77
NUMBER OF SESSIONS 2017	83
AS PERCENTAGE OF 2017	92.77
AVERAGE NUMBER OF PATRONS PER SESSION 2018	112.74
AVERAGE NUMBER OF PATRONS PER SESSION 2017	103.61
PERCENTAGE CHANGE TO 2017	+8.81
NUMBER OF PAYING PATRONS PERCENTAGE CHANGE TO 2017	-2.65
BOX OFFICE RECEIPTS ACHIEVED PERCENTAGE CHANGE TO 2017	-0.26
TOTAL PATRONS IF TOTAL SESSIONS 2018 EQUALLED 2017	9357
PERCENTAGE CHANGE TO 2017	+8.80
PERCENTAGE ADULTS PAYING 2018	63.23
PERCENTAGE CONCESSION PAYING 2018	13.08
PERCENTAGE CHILDREN (5-15 years) PAYING 2018	23.69
PERCENTAGE ADULTS PAYING 2017	71.31
PERCENTAGE CONCESSION PAYING 2017	12.16
PERCENTAGE CHILDREN (5-15 years) PAYING 2017	16.53
BEST AUDIENCE 2018	406
BEST AUDIENCE 2017	422
TOTAL NUMBER OF RAIN-FORECAST DAYS 2018	31
TOTAL NUMBER OF RAIN-FORECAST DAYS 2017	22
PERCENTAGE OF 2017	140.91
TOTAL NUMBER OF RAIN RECORDED DAYS 2018	10
TOTAL NUMBER OF RAIN RECORDED DAYS 2017	11
AS PERCENTAGE OF 2017	90.91
NUMBER OF DAYS LOST TO RAIN 2018 MURDOCH	5
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2018	52.69
PERCENTAGE OF AUDIENCE PURCHASING ONLINE TICKETS 2017	52.74
PERCENTAGE CHANGE TO 2017	-0.09
PERCENTAGE OF ALL GIFT VOUCHERS USED AT ALL VENUES 2018	10.87
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2018	3805
TOTAL NUMBER OF BEAN BAG LOUNGES HIRED 2017	3730
PERCENTAGE CHANGE TO 2017	+2.01
PATRONS PER BEAN BAG LOUNGE HIRE 2018	2.28
NUMBER OF RAFFLE TICKETS SOLD 2018	2232
NUMBER OF RAFFLE TICKETS SOLD 2017	2221
PERCENTAGE CHANGE TO 2017	+0.50
PATRONS PER RAFFLE TICKET SOLD 2018	3.89
PATRONS PER RAFFLE TICKET SOLD 2017	3.87
NUMBER OF PIZZAS SOLD 2018	283
NUMBER OF PIZZAS SOLD 2017	348
PERCENTAGE CHANGE TO 2017	-18.68
PATRONS PER PIZZA	33.37
BAR SALES PERCENTAGE CHANGE TO 2017	+9.07
CANDY BAR SALES PERCENTAGE CHANGE TO 2017	+1.29
CONCESSIONAIRE SPEND PER PATRON PERCENTAGE CHANGE TO 2017	+5.76





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Licence for Movies by Burswood, Bassendean

Town of Bassendean

Movies by Burswood Inc.



McLEODS

Barristers & Solicitors

Stirling Law Chambers | 220-222 Stirling Highway | CLAREMONT WA 6010

Tel: (08) 9383 3133 | Fax: (08) 9383 4935

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Ref: SR:BASS 32506

Copyright notice

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Details

Parties

Town of Bassendean
of 48 Old Perth Road, Bassendean, Western Australia
(Town)

Movies by Burswood Inc. trading as Community Cinemas
of, PO Box 6008, East Perth Western Australia
Registration Number A101052H
(Licensee)

Background

- A The Town is the management body of the Reserve under a management order.
- B The Town has agreed to grant to the Licensee a licence of the Licensed Area for the purpose of the Outdoor Movies, on the terms and conditions of this Licence.

Agreed terms

1. Definitions & Interpretation

1.1 Definitions

In this Licence, unless otherwise required by the context or subject matter:

Authorised Person means:

- (a) an agent, employee, licensee or invitee of the Licensee; and
- (b) any person visiting the Licensed Area with the express or implied consent of any person mentioned in paragraph (a).

Conditional Approval means that approval granted by the Health Services of the Town in respect of the Outdoor Movies.

Environmental Noise Regulations means the *Environmental Protection (Noise) Regulations 1997*.

Health Act means the *Health Act 1911*.

Licensee means this deed as supplemented, amended or varied from time to time.

Licensed Area means that part of the Reserve to be licensed to the Licensee for the Outdoor Movies, as shown depicted on the sketch annexed hereto as **Annexure 1**.

Litter Act means the *Litter Act 1979*.

Outdoor Movies means the Outdoor Movies and associated entertainment and activities the subject of this Licence to be known as 'Community Cinemas' to be staged by the Licensee on the Licensed Area.

Outdoor Movie Season means the following periods during the Term:

- (a) 30 November 2015 to 8 April 2016;
- (b) 28 November 2016 to 7 April 2017, and
- (c) 27 November 2017 to 13 April 2018.

Party means the Town or the Licensee according to the context.

Public Building Regulations means the *Health (Public Building) Regulations 1992*.

Reserve means land known as BIC Reserve, Reserve 2115, being Lot 500 on Deposited Plan 63574 being land the whole of the land comprised in Crown Land Title Volume LR3159 Folio 765.

Schedule means the Schedule to this Licence.

Term means the term of this Licence as specified in Item 1 of the Schedule.

Town Officers means any person employed or instructed by the Town.

1.2 Interpretation

(1) In this Licence, unless expressed to the contrary:

- (a) Words importing:
 - (i) the singular include the plural;
 - (ii) the plural include the singular; and
 - (iii) any gender includes each gender;
- (b) A reference to:
 - (i) a natural person includes a body corporate or local government;
 - (ii) a body corporate or local government includes a natural person;
 - (iii) a professional body includes a successor to or substitute for that body;
 - (iv) a Party includes its legal personal representatives, successors and assigns and if a Party comprises two or more persons, the legal personal representatives, successors and assigns of each of those persons;

(v) a statute, includes an ordinance, code, regulation, award, town planning scheme, regulation, local law, by-law, requisition, order or other statutory instruments made under any of them and a reference to any of them, whether or not by name, includes any amendments to, re-enactments of or replacements of any of them from time to time in force;

(vi) a right includes a benefit, remedy, discretion, authority or power;

(c) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;

(d) this Licence or provisions of this Licence or any other deed, agreement, instrument or contract includes a reference to:

(i) both express and implied provisions; and

(ii) that other deed, agreement, instrument or contract as varied, supplemented, replaced or amended;

(e) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;

(f) any thing (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them; and

(g) a subparagraph, paragraph, subclause, clause, item, Schedule or Annexure is a reference to, respectively, a subparagraph, paragraph, subclause, clause, item, Schedule or Annexure of this Licence;

(2) The covenants and obligations on the part of the Licensee not to do or omit to do any act or thing include:

(i) covenants not to permit that act or thing to be done or omitted to be done by an Authorised Person; and

(ii) a covenant to take all reasonable steps to ensure that that act or thing is not done or omitted to be done.

(3) Except in the Schedule, headings do not affect the interpretation of this Licence; and

(4) If a Party comprises two or more persons, the covenants and agreements on their part bind them and must be observed and performed by them jointly and each of them severally, and may be enforced against any one or more of them.

2. Grant of Licence

Subject to the other provisions of this Licence, the Town grants to the Licensee a licence to use the Licensed Area for the Outdoor Movie Season for the purpose of:

(a) staging the Outdoor Movies; and

(b) setting up and dismantling the facilities and structures required for the Outdoor Movies.

3. No Assignment

The Licensee shall not assign or otherwise transfer any rights granted pursuant to this Licence. If the Licensee breaches this clause the Town shall be at liberty to immediately terminate this Licence without penalty and without prejudice to any other remedy it may have against the Licensee.

4. Fees & Charges

The following fees and costs are payable by the Licensee to the Town:

- (a) statutory licence fees specified in Item 3 and Item 6 of the Schedule; and
- (b) a licence fee of \$1.00 per year of the Term payable on demand.

5. Duration of Outdoor Movies

The Licensee covenants and agrees to strictly limit the duration of the Outdoor Movies to the screening times set out in Item 2 of the Schedule.

6. Licences, approvals and compliance with statutes

6.1 Certificate of Approval

- (1) The Licensee covenants and agrees to apply for and obtain a Certificate of Approval under the *Health (Public Building) Regulations 1992* for the Outdoor Movies (the Certificate of Approval).
- (2) The Town will not refuse to issue the Certificate of Approval if the Licensee has complied with all necessary requirements:
 - (a) at law;
 - (b) of the Town; and
 - (c) of any other party whose consent or approval is required under the terms of this Licence.
- (3) The Licensee will ensure that the number of people attending the Outdoor Movies does not at any time exceed the maximum accommodation numbers specified in the Certificate of Approval.

6.2 Compliance with Statutes

The Licensee covenants and agrees to:

- (a) strictly comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*;
- (b) strictly comply with the *Food Act 2008* for all food businesses on the Licensed Area;

- (c) comply promptly with all statutes, regulation and local laws from time to time in force relating to the use of the Licensed Area by the Licensee or the staging of the Outdoor Movies and ancillary activities thereto;
- (d) apply for, obtain and maintain in force all consents, approval, authorities, licences and permits relating to use of the Licensed Area by the Licensee or the staging of the Outdoor Movies and ancillary activities thereto;
- (e) ensure that all obligations in regard to payment for copyright or licensing fees are paid to the appropriate person for all performances, exhibitions or displays relating to the use of the Licensed Area or staging of the Outdoor Movies and ancillary activities; and
- (f) comply promptly with all orders, notices, requisitions or directions of the to the use of the Licensed Area or staging of the Outdoor Movies and ancillary activities thereto.

6.3 Indemnity if Licensee Fails to Comply

The Licensee indemnifies the Town against:

- (a) failing to perform, discharge or execute any of the items referred to in this clause; and
- (b) any claims, demands, costs or other payments of or incidental to any of the matters specified in this clause.

6.4 Provision of Certificates

The Licensee covenants and agrees to provide to the Town's Manager of Development Services prior to the commencement of each Outdoor Movie Season:

- (a) a practising Structural Engineers' Certificate of Compliance for all temporary structures; and
- (b) a Certificate of Electrical Compliance in the form of Form 5 - Schedule 2 of the *Health (Public Building) Regulations 1992* and a separate Electrical Compliance Certificate for:
 - (i) the kiosk to be erected on the Licensed Area; and
 - (ii) all other ground electrical work inclusive of lighting towers and electrical cabling put in place for the Outdoor Movies.

6.5 Noise Levels

The Licensee agrees that noise levels must be in accordance with Item 5 of the Schedule.

6.6 Liquor Licensing

- (1) The Licensee must apply for and obtain an appropriate liquor licence if it intends to sell alcohol at the Outdoor Movies or from the Licensed Area.
- (2) The Licensee acknowledges the Town will not support an application for a liquor licence which seeks to allow the serving and consumption of alcoholic drinks after 10.30pm.

- (3) The liquor licence must be produced for verification to the Town's Manager Development Services by the time specified in Item 6 of the Schedule, subject to it being issued in a timely manner by the relevant licensing authority, but no later than 1 week prior to the commencement of each Outdoor Movie Season.

7. Insurance

7.1 Insurance

The Licensee must effect and maintain adequate public liability insurance (noting the Town's and the Licensee's respective rights and interest in the Licensed Area) for the duration of each Outdoor Movie Season:

- (a) for a sum not less than the sum set out in Item 7 of the Schedule in respect of any one claim;
- (b) which covers the Licensee's structures; and
- (c) which is appropriate for events of the nature of the Outdoor Movies.

7.2 Details and Receipts

In respect of the insurance required by this clause the Licensee must:

- (a) promptly pay all premiums and produce to the Town each certificate of currency and each receipt for premiums paid; and
- (b) notify the Town immediately:
 - (i) when an event occurs which gives rise or might give rise to a claim; or
 - (ii) any cancellation of the policy.

7.3 Not to Invalidate

The Licensee must not do or omit to do any act or thing which might render the insurance required by this clause void or voidable.

8. Indemnity

8.1 Indemnity

- (1) The Licensee agrees to indemnify the Town, the State of Western Australia and the Minister for Lands and its agents from and against all claims, demands, writs, actions and suits of any kind which may be brought or made against the Town, the State of Western Australia or the Minister for Lands and its agents as a result of, or anyway related to, the Licensee's use of the Licensed Area.
- (2) The Parties agree that nothing in this clause shall require the Licensee to indemnify the Town, its officers, servants, or agents, the State of Western Australia and/or the Minister for Lands and its agents against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the Town, or its servants, agents, contractors or invitees, the State of Western Australia, or the Minister for Lands and its agents.

8.2 Indemnity Unaffected by Insurance

The Licensee's obligation to indemnify the Town, the State of Western Australia and the Minister for Lands and its agents under this Licence or at law is not affected by the Licensee's obligation to insure under clause 7 or at law and the indemnity under this clause is paramount.

8.3 Receipt of Insurance Money

If insurance money is received by the Town for any of the obligations set out in this clause, then the Licensee's obligations under this clause will be reduced by the extent of such payment.

8.4 Indemnity for Costs

The Licensee indemnifies the Town, the State of Western Australia and the Minister for Lands and its agents against any claims or demands for all costs, on a solicitor client basis, incurred by the Town, the State of Western Australia and the Minister for Lands and its agents by reason of any claim in relation to any matters set out in this clause.

9. Use

9.1 Restrictions on Use

The Licensee must not suffer or permit a person to:

- (a) (i) use the Licensed Area or any part of it for any purpose other than for the purposes set out at clause 2 of this Licence; or
- (ii) use the Licensed Area for any purpose which is not permitted under any town planning scheme or any law relating to health;
- (b) do or carry out on the Licensed Area any harmful, offensive or illegal act, matter or thing.

10. Layout and Construction

10.1 Layout & Construction

The Licensee must obtain approval from the Town for:

- (a) the Site layout, including locations for Projection screen, Bio Box (being the area from which the projection, lighting and sound are controlled) and kiosks; and
- (b) details of the screen and its construction,

in accordance with the requirements set out in Item 3 of the Schedule.

10.2 No alterations

Other than alterations approved by the Town pursuant to clause 10.1, the Licensee must not:

- (a) make or cause, suffer or permit to be placed upon the Licensed Area or part thereof any improvements or buildings other than specified under the terms of this Licence, or existing with the Town's consent prior to this Licence;
- (b) carry out any modifications to the Licensed Area or part thereof unless such modification has the prior written approval of the Town and all necessary approvals, licences and permits have been obtained.

11. Town's Obligations

The Town covenants and agrees to:

- (a) provide access to toilets, power and water, at no cost to the Licensee for the Outdoor Movie Seasons for the Term;
- (b) clean the Licensed Area, surrounds and toilets, and provide waste management services at no cost to the Licensee; and
- (c) irrigate, maintain, and mow the Licensed Area and care for the Licensed Area surrounds, including removing rubbish between movie screenings.

12. Noise

12.1 Noise Levels

- (1) Noise levels at all times during the Term of this Licence, including without limitation during the Outdoor Movies, must not exceed the levels specified in the *Environmental Protection (Noise) Regulations 1997*.
- (2) Penalties in respect of a breach of this clause are set out in Item 4 of the Schedule.

12.2 Liaison Person

- (1) The Licensee must appoint a liaison person (to be approved by the Town) to be responsible for noise control.
- (2) Such liaison person must have appropriate authority to deal with any matter in connection with noise levels and must be contactable immediately at all times during the Term of this Licence, including without limitation during the Outdoor Movies screenings.

12.3 Noise Monitoring

- (1) The Town may arrange for authorised personnel to monitor the Outdoor Movies noise.
- (2) The Licensee must provide to the Town's satisfaction a system of communication via mobile phone to enable immediate contact by Town officers and/or authorised personnel with the operator.

13. Security arrangements

The Licensee must:

- (a) provide details of the security firm or firms to be engaged; and

- (b) provide evidence to the Town's satisfaction that the security firm or firms are duly licensed under State Acts for the provision of such services.

14. Emergency Services

14.1 Notify Authorities

The Licensee shall notify the police, Fire and Emergency Services Authority and St John Ambulance at least 14 days before the a screening of an Outdoor Movie that an Outdoor Movie will be taking place.

14.2 Fire Fighting Equipment

Fire fighting apparatus must be supplied by the Licensee:

- (a) for buildings in accordance with the Building Code of Australia; and
- (b) as specified in Conditional Approval issued by Health Services.

14.3 Provision of Information to Town

Details of arrangements for the provision of fire fighting apparatus must be supplied to the Town at least one week prior to the commencement of each Outdoor Movie Season.

15. Public Transport

The Licensee must encourage the use of public transport by patrons.

16. Licensee to advertise

- (1) The Licensee may advertise the Outdoor Movies, but all advertising signage shall first be approved by the Town in writing.
- (2) The Town shall not unreasonably withhold any approval required by clause 16(1), and shall use its best endeavours to advise the Licensee of the outcome of any request for approval under clause 16(1) within seven (7) days of receipt of the request.

17. Access by Town

Town officers shall have full and unrestricted access to the Licensed Area for:

- (a) monitoring sound levels;
- (b) inspecting food and drink outlets;
- (c) inspecting other facilities;
- (d) pre-inspection of Licensed Area with the Licensee as outlined in clause 22.1; and
- (e) post-inspection of the Licensed Area as outlined in clause 22.2.

18. Water taps

The Town shall provide water taps in accordance with previous arrangements agreed by the Town and the Licensee. The Licensee shall provide all hoses required.

19. Exits

- (1) All exits from the Licensed Area shall be kept clear at all times during the Term of this Licence.
- (2) All paths of travel to exits and aisles shall be kept clear of obstruction and electrical apparatus at all times.
- (3) All exit signs shall be clearly visible.

20. Customer Feedback Service

The Town will provide a customer feedback service for persons who wish to provide feedback on the activities associated with the Outdoor Movies.

21. Yield up and Restore Licensed Area

- (1) At the expiry of each Outdoor Movie Season the Licensee must:
 - (a) peacefully surrender and yield up to the Town the Licensed Area in a condition consistent with the condition of the Licensed Area at the commencement of the relevant Outdoor Movie Season, including without limitation the dismantling and removal of all structures erected on the Licensed Area by the Licensee; and
 - (b) if applicable, surrender to the Town all keys and security access devices and combination for locks providing an access to or within the Licensed Area held by the Licensee whether or not provided by the Town.
- (2) The Licensee's obligation under this clause will survive termination of this Licence.

22. Inspection of Licensed Area

22.1 Pre-Inspection

A pre-inspection of the Licensed Area, including its grounds and facilities will be carried out by representatives of the Licensee and the Town prior to the commencement of each Outdoor Movie Season.

22.2 Post-Outdoor Movies Inspection

A further inspection of the Licensed Area including its grounds and facilities will be carried out by representatives of the Licensee and Town Officers at the conclusion of each Outdoor Movie Season.

22.3 Purpose of Inspections

The inspections referred to in clauses 22.1 and 22.2 are to be undertaken for the purpose of ascertaining remedial works need to be undertaken by the Town pre and post inspection.

23. Termination for Breach

If the Licensee breaches any provision of this Licence, which breach is in the reasonable opinion of the Town a significant breach, the Town may immediately terminate this Licence without penalty and without prejudice to any other remedy it may have against the Licensee.

24. No warranty by Town

- (1) The Town does not give any warranty and the Licensee hereby acknowledges that no promise, representation or warranty assurance or undertaking has been given by or on behalf of the Town as to the suitability of the Licensed Area for the use to which the Licensee seeks to carry out thereon, nor in respect of the grant or refusal by any authority of any approval required in order to conduct the Outdoor Movies.
- (2) The Licensee accepts the Licensed Area for the Term of this Licence with full knowledge of and subject to the state and condition thereof and shall have or take no action pursuant to any claim or demand against the Town in respect of the need for or refusal of any consent or any delay in or conditions attached to the grant of any consent required for the Outdoor Movies.

25. No Fetter

Notwithstanding any other provision of this Licence, the Licensee acknowledges that the Town is a local government established by the *Local Government Act 1695* (WA), and in that capacity, the Town may be obliged to determine an application for approvals having regard to statutes governing such applications including matters required to be taken into consideration and formal processes to be undertaken, and the Town shall not be taken to be in default under this Licence by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Licence fetter the Town in performing its statutory obligations or exercising any discretion.

26. Special Clauses

The Parties must comply with the terms of the Special Clauses (if any) in Item 10 of the Schedule.

27. GST

Where applicable, payments made by the Licensee to the Town, as specified in the Schedule, are inclusive of goods and services tax, where applicable.

28. Schedule

The Schedule forms a part of this Licence and has effect according to its terms.

29. Governing Law

This Licence is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia.

30. Land Administration Act 1997

This Licence is subject to and conditional upon the approval in writing of the Minister for Lands under section 18 of the Land Administration Act 1997 (if required).

Schedule

Item 1 Term

The three Outdoor Movie Seasons commencing on 30 November 2015 and expiring on 13 April 2018.

Item 2 Screening Times

During the Outdoor Movie Season, Wednesdays to Sunday, between the hours of 6.30pm and 10.30pm, unless otherwise agreed by the Town in writing.

Item 3 Application Forms

Application to Construct, Extend or Alter a Public Building

The Licensee must submit an Application to Construct, Extend or Alter a Public Building accompanied with details of the event, event layout, contact details, stages, structures, food traders, and any other details required by Development Services.

The completed Application Form and further details shall be received by Development Services by 1 November prior to the commencement of each Outdoor Movie Season, together with the prescribed fee of \$250.00 (as amended from time to time).

An Application to Sell Food

An Application to Sell Food must be completed and submitted to Development Services. Applications shall be received at least 7 days prior to proposed trading, accompanied with the Application Fee of \$50 per application (as amended from time to time) and the required trading fee.

Item 4 Breach of Noise Limits

In the event that during the Outdoor Movies the Licensee or a representative of the Licensee apparently with control over amplified noise levels, is directed by an Authorised Officer or Inspector under the *Environmental Protection Act 1986* to lower the amplified noise level, and that direction is not immediately complied with, the Town may impose penalties on the Licensee in accordance with the table below:

Table

1 st failure to comply with a direction:	\$250
2 nd and subsequent failure to comply with a direction	\$500

In the event of a fifth failure to comply with a direction, the Town may immediately terminate this Licence.

Item 5 Noise Levels

Noise levels at all times must comply with the assigned levels stipulated in the *Environmental Protection (Noise) Regulations 1997*.

Item 6 Time of provision of certificates

Unless otherwise specified in this Licence, by 1 November prior to the commencement of each Outdoor Movie Season.

Should the Licence require any section 39 certificates, written application is required to be made to Development Services with the prescribed fee of \$54.00 (as amended from time to time) per application. Applications for section 39 Certificates are to be submitted to Development Services by 1 November prior to the commencement of each Outdoor Movie Season.

Item 7 Public liability insurance

Public Liability Insurance to the value of \$10 million (\$10,000,000) is required to be held by the Licensee. A certificate of Currency must be provided to the satisfaction of the Town.

Item 8 Rubbish removal

Places which must be cleared of rubbish by the Licensee are:

- (a) Inside the venue on screening nights;
- (b) Immediate surroundings of the venue on screening nights.

Item 9 Food and drink outlets

Other persons wishing to provide food and drink outlets must make written application to Development Services for approval to sell food within the Town of Bassendean. The completed application forms must be submitted by 1 November prior to the commencement of each Outdoor Movie Season.

Any applications received after this date may not be approved. Only approved applicants may trade at the Outdoor Movies. The Licensee shall remove any food traders that have not been approved.

Item 10 Special clauses

Outdoor Movies Noise

All Outdoor Movies noise must immediately cease at 10.30pm.

Abnormal Events

The finishing time specified within this Licence may be extended, provided that:

- (a) it is not reasonable and practicable to comply with the finishing time because an abnormal event occurs during the Outdoor Movies; and
- (b) an authorised person from the Town is advised of the abnormal event as soon as is practicable after the abnormal event occurs and provides approval for a time extension.

Note: An "abnormal event" means an unexpected incident, resulting in a substantial disruption to the Outdoor Movies, the occurrence of which is beyond the immediate control of Movies by Burswood (such as an accident or emergency, a breakdown of essential plant or equipment, or any other incident identified as a safety concern in the Risk Management Plan for the Outdoor Movies).

Lighting

Ground lighting must be provided inside the venue to assist with the safety of Outdoor Movies patrons.

External lighting must be provided outside the venue, to assist with patron entry and exit.

Signing page

EXECUTED

day of

2015

The Common Seal of the Town of Bassendean was hereunto affixed in the presence of:



Signature of Chief Executive Officer

Robert Charles JARVIS
Full Name of Chief Executive Officer

Signature of Mayor

John Ross Henry Gangell
Full Name of Mayor

THE COMMON SEAL of Movies by Burswood Inc was affixed pursuant to the constitution of the Movies by Burswood Inc in the presence of each of the undersigned each of whom hereby declares by the execution of this document that he or she holds the office in the Movies by Burswood Inc indicated under his or her name -



Office Holder Sign

Office Holder Sign

DIRECTOR

SECRETARY

Office held

Office held

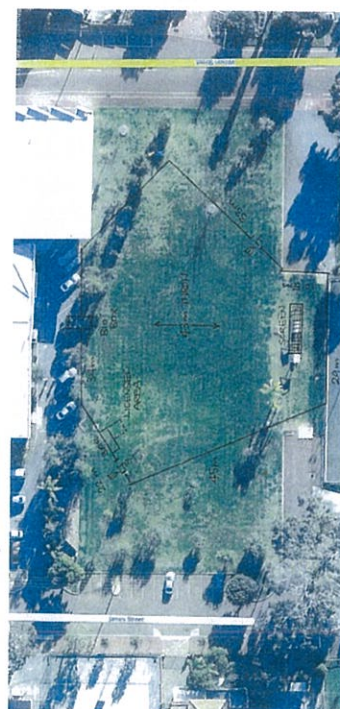
KENNETH JOHN GIBSON
Full name

JENNIFER JOAN HALE
Full name

4/128 RICHMOND ST LEEDERVILLE
Address

110 RAILWAY CRES
MILTON
Address

Annexure 1 – Licensed Area



MOVIES BY BURSWOOD
BASSENDEAN

OUR REF: OLET-7387118
FILE: PUBH/MONTNG/1

MR KEN GIBBONS
P O BOX 6008
EAST PERTH WA 6892

Dear Mr Gibbons

NOISE COMPLAINT – SCREENING OF MOVIES, BIC RESERVE, BASSENDEAN

Please be advised, that the Town of Bassendean's Health Services, have received a complaint in relation to the screening of the movies at BIC Reserve, Bassendean.

In particular, the complaint alleges that volume of the audio accompanying the movies is loud and that it regularly interferes with the health, welfare, convenience and comfort of the persons who are receiving the noise.

It would be appreciated if, for the remainder of the season, the volume be turned down in order to reduce any impact on nearby residents.

Should you wish to discuss this matter, I may be contacted on 9377 8080.

Yours sincerely,



MARIA FATOUROS
SENIOR ENVIRONMENTAL HEALTH OFFICER

19 March 2018

ATTACHMENT NO. 13



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



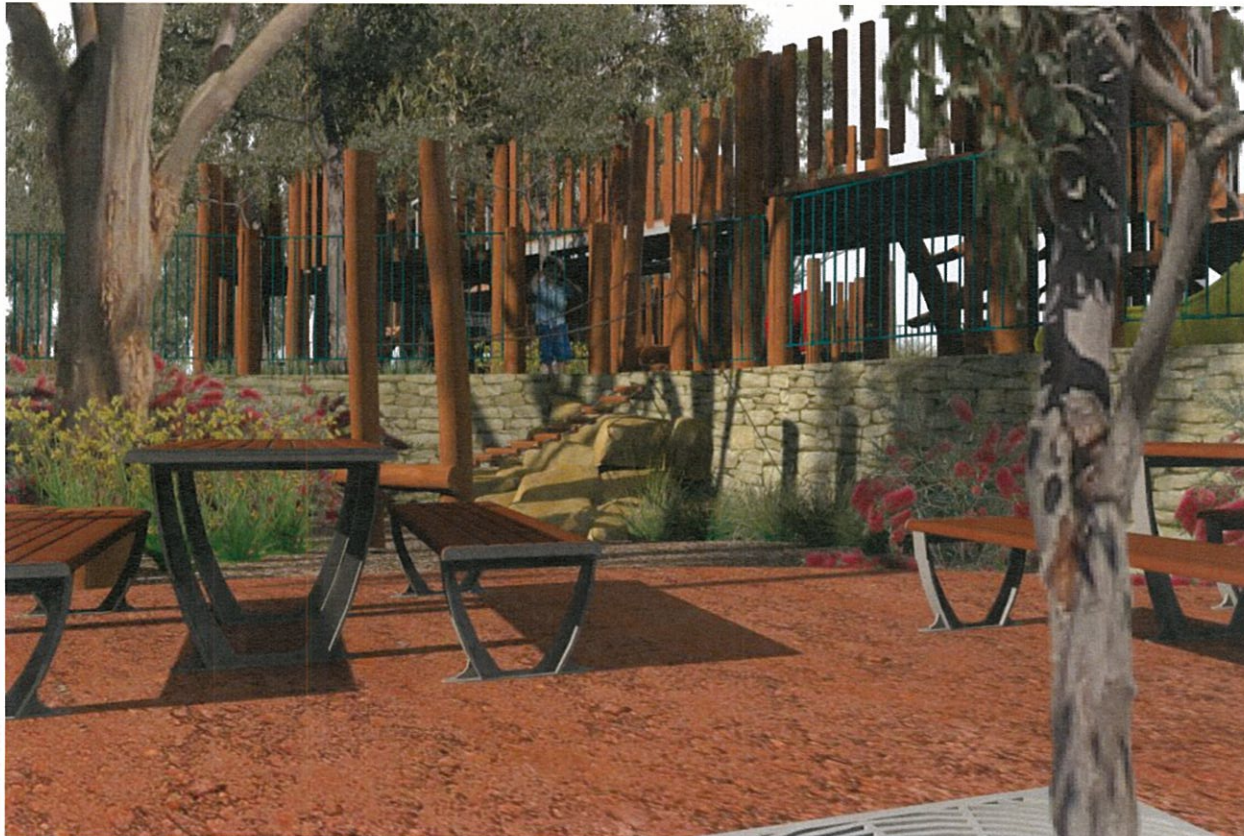
Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images





Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A



Sandy Beach – Indicative Images



Sandy Beach – Indicative Images based on Concept Plan Rev A

The Sandy Beach Reserve Nature Play Space is designed to be an attractive, all-abilities recreation facility. The play space draws upon various local themes including the proximity to the river and Ron Courtney Island.

The play space itself will sit upon an island created above the level of the flood plain, and nestled within the grove of existing, mature trees, a focal points of the space include the towering tree house and the 30 metre long flying fox.

A key consideration in the design of Sandy Beach Reserve Nature Play Space was to provide a diverse range of play opportunities for varying ages and abilities.

To this end, the range of play options is broad so as to engage young people of all ages, not just little children. Elevated play pieces have graduated challenge levels while still allowing everyone to reach some of the highest platforms, including those with mobility restrictions.

The inclusion of extensive tree planting and garden beds ensure the beauty, amenity and play value over the space will continue to develop over time.



- PAVING STEPS
- GARDEN EDGE
- BLOCK EDGE
- LOG
- BOULDER
- TIMBER STEPPER
- STUMP SEAT
- STEPPED LOG
- TIMBER SLEEPER
- POLE
- NET
- SHADE STRUCTURE
- CREATURE FEATURE
- BENCH SEAT
- CUBBY CREATORS

LEGEND

- A TOPSY-TURVY CREATURE FEATURE
- B OVERSIZED CHIMES
- C TUBE SLIDE
- D WALL CLIMB
- E NET CLIMB
- F POMMEL CHALLENGE
- G LOG LADDER
- H FIREMAN'S POLE
- I WOBBLE BRIDGE
- J MONKEY BARS BELOW
- K TREE HOUSE
- L TUBE SLIDE
- M WILLY WILLY SPINNER
- N TUNNEL
- O SHOP FRONT BELOW
- P ACCESSIBLE SPINNER
- Q WATER PLAY TABLES
- R DRINKING FOUNTAIN
- S WATER CREEK
- T CONCRETE SLIDE
- U STUMP CUBBY WITH CUBBY CREATORS
- V CUBBY CREATOR AREA
- W TIMBER STEPPER CHALLENGE
- X COSY CUBE
- Y WAVE BRIDGE
- Z TRANSFER BENCH
- AA GRINDING STONE
- AB SAND PLAY TABLE WITH FUNNEL, SCOOP AND PULLEY
- AC TREE SCULPTURE WITH MISTERS
- AD SHADE SAIL
- AE BALANCE CHALLENGE
- AF ROPE WALK
- AG PICNIC BENCH AREA
- AH FUTURE CONTAINER CAFE
- AI BENCH WITH STOOLS
- AJ CIRCULAR TIMBER BENCH
- AK BIKE RACK
- AL TRIPLE SWING
- AM FUTURE GO KART CONTAINER
- AN BASKET SWING
- AO FLYING FOX
- AP TEEN SEATING WALLS
- AQ ENTRY ARCH
- AR SHELTERED BBQ AREA
- AS STILTS

- EXISTING TREES
- PROPOSED TREES
- SHRUBS & GROUND COVER
- SAND
- COMPACTED RED GRAVEL
- SOFTFALL MULCH
- RUBBER
- CONCRETE PATH
- EXPOSED AGGREGATE CONCRETE

Sandy Beach Nature Play Space Concept Design

Meeting to provide clarification for councillors

1 May 2018

Present: Greg, Jai, Melissa, Renée, Bob, Cath, Sarah, Chris, Emma

Review of Early Consultation Process

Review of key feedback from consultation and concept design as it responded to this feedback

Discussion regarding particular aspects such as use of concrete, nature vs manmade elements, etc.

Location was briefly discussed, but was not relevant to this meeting, so not explored in detail.

Outcomes of the meeting:

- Greg will prepare a report for council, and this will be discussed at the May meeting.
- Council will decide on direction they wish to take with the project and give a directive to Nature Play Solutions accordingly
- Nature Play Solutions will then commence the Detailed Design phase of the project

Notes:

Sarah – Bassendean Preservation Group need 6-12 months for seed propagation

Jai – offered to do any leg work and planning for any Aboriginal content e.g. 6 seasons planting, interpretive signage/artwork, history, etc.

Lighting – discussion re the need for lighting – ideas floated: night light to deter anti-social behaviour, however need to consider birdlife, etc. (nocturnal fauna and their need for dark), Possible motion sensor activated lighting, Use of Solar energy for lighting. Possible CCTV installation.

Concrete – can this be minimised and/or less concrete looking (e.g. narrow paths for less heavy use paths, some timber sections, pebbles, artwork, handprints, bird/animal prints, leaf prints, different surfaces such as crushed limestone.. – can Disability WA be contacted by Nature Play Solutions to request advice on suitable surfacing (considering budget, maintenance and access) that are alternatives to concrete. Consider paths in Totterdell Park (West Perth).

Go-Kart nominated zone to be removed from concept design as this is confusing to some residents who are wondering if it is being built as part of the play space.

Have a masterplan with café nominated area included, but have a ‘public’ plan that only includes features that will be constructed as part of the play space to avoid confusion.

Council will decide what areas/zones/sections will be completed by community groups/personnel (planting and Aboriginal content have been identified, but need clarification regarding what exactly these groups/people will/will not do, so that the Detailed Design phase can capture the right information for the building contractor.

The design will need to go through the People Services Committee during the Design Phase of the Detailed Design.

Idea of planting a creeper over slide to mask the look – would need to ensure it doesn’t make the slide more climbable.

As much planting in general to have the area feel as naturey as possible.

Idea of a Water Garden where the water runs off from the water play area

Council to get advice from River and Parks (Melissa) re lighting and birds, and any other general impact information on environment.

The desire for water play opportunities came through strongly in the initial consultation survey. Concern was raised that water play elements at other play spaces (Woodbridge Riverside noted) did not function well and were a source of frustration. It was acknowledged that mechanical pumps and the like can be problematic in terms of maintenance requirements.

This design includes a variety of ways for children and young people to interact with water. Vandal resistance drink fountain(s) next to a series of tiered concrete water play tables provide the water source for the design to minimise the maintenance requirements. The tables direct the water to flow down along a meandering ‘creek

bed' and into the sand pit and offering opportunities for dam making. The creek bed is protected by low shrubs and wetland planting and includes granite boulders for perching on.

The design also includes a water-misting 'tree sculpture' over a corner of the sand pit, creating a cool refuge in the hot summer months.

Our Ref: L.B22818.001.00.pdf

24 November 2017

Town of Bassendean
PO Box 87
Bassendean
WA 6934

Attention: Graeme Haggart

RE: Flood Impact Assessment – Nature-Based Playground proposed for Sandy Beach Reserve

This letter report outlines the background, methodology and results of the flood impact assessment for the proposed nature-based playground development at Sandy Beach Reserve, Bassendean. The objective of the assessment is to quantify the impact of the proposed development on peak flood levels for the 1% AEP Swan River flood event.

1 Introduction

1.1 Background

Town of Bassendean is proposing to construct a nature-based playground within the Sandy Beach Reserve. The approximate location of the proposed playground within this area is shown in Figure 1-1, herein referred to as the Site. The Site is within the 1% AEP flood extent and as such it is important to ensure that the proposed playground does not exacerbate flooding in surrounding properties.

The modelling undertaken in this assessment is based on the existing Swan and Helena Rivers Flood Study (SHRFS) model. The draft report¹ for this modelling was delivered to the Eastern Metropolitan Regional Council in September 2017 by BMT WBM. The SHRFS hydraulic model utilises a two-dimensional (2D) fixed 20m grid cell size to represent the model topography. The proposed design case was characterised through refining the existing model by integrating the new (proposed) playground topography; and by modifying the model roughness values at the Site. The regional TUFLOW model was used to simulate the 1% Annual Exceedance Probability (AEP) design flood events under current climate conditions. In total, two model scenarios were tested; simulated pre- and post-development models for the 1% AEP design flood event as estimated in the SHRFS model. The local stormwater flooding was not assessed as part of this assessment.

1.2 Site Description

The Site is located towards the end of the West Road. Locally, the area is known as the Sandy Beach Reserve. To the South of the Site is relatively a flat land area, which is then bounded by the Swan River.

1.2.1 Proposed Playground

The proposed playground is approximately 6,000m² in size. The playground design proposes to alter the existing topography through filling. The general location of the Site and a contoured layer of the altered

¹ Draft R.B22428.003.00.Hydraulic_Modelling_Report.pdf, BMT WBM, September 2017. Final version of this report to be released in October 2017, following the delivery of this flood impact assessment.

topography, which represents the proposed development, is illustrated in Figure 1-1. The concept plan and an example concept photo are shown in Figure 1-1 and Figure 2-1 respectively. These images were provided by Graeme Haggart from Town of Bassendean on 17 July 2017.



Figure 1-1 Concept Plan (provided by Graeme Haggart, ToB)

2 Flood Modelling

2.1 Base Case Model

The SHRFS TUFLOW model used in the flood impact assessment was adopted as the base case scenario. The original (unrefined) SHRFS model was able to sufficiently capture the topography at this location through using a 2m resolution LiDAR data set. The hydraulic roughness applied broadly across this area in the existing model is a Manning's n-value of 0.8; which coincides with a medium vegetated region.

2.2 Developed Case Model

The base case flood model was used as a basis for producing the developed case scenario. The proposed playground was represented in the model by altering the topography and Manning's roughness values. A DEM was created based on the contours provided by Chris Lawrence of Nature Play Solutions on 21 August 2017. These contours represent the change in ground elevations proposed as part of the playground development. A '2d Z Shape' layer was added into the model for areas where further modification in elevations are required.

The hydraulic roughness is the measure of the amount of frictional resistance water experiences when passing over land and channel features. The hydraulic roughness across the proposed playground location was increased to a Manning's n-value of 0.12 to represent the playground hydraulic roughness. This value was selected in consideration of the spacing of the vertical features of the playground (such as piles and trees, as per the example concept photo shown in Figure 2-1) in addition to the potential for debris to be trapped across these features. A Mannings n value of 0.12 is a conservative estimate of roughness for this proposal.



Figure 2-1 Concept Image of part of the Proposed Playground (courtesy Nature Play Solutions via Graeme Haggart)



LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)
- Velocity Vector

Title:

Vector Velocities at the Site - Development Case

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.



Figure:

2-2

Rev:

A



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2.3 Design Flood Event

The base case and the proposed developed case options were simulated for the 1% AEP event. The 1% AEP fluvial event combined with Highest Astronomical Tidal condition was identified as the dominant event in the fluvial zone. This event gives the highest conveyance of flow in the area; hence, this event was considered as being the critical 1% AEP flood event in this flood impact assessment.

2.4 Flood Model Results

The peak water level, velocity and hazard (depth x velocity) results are shown in Figure A 1 to Figure A 6 for both base case and developed case scenarios. The vector velocities at the Site for the developed scenario suggest that water has entered the Site from the low lying Eastern boundary (refer to Figure 2-2). The 1% AEP flood level at the Site is predicted to be between 3.4m and 3.6m AHD; which indicates a water depth of about 0.8m above ground elevation.

3 Flood Impacts

As shown in Figure 3-1, the proposed development has minimal impact on the peak 1% AEP flood levels at, and around, the Site. As shown, peak flood levels are predicted to decrease across the Western portion of the Site by between 0.01m and 0.025m. An increase in flood peak levels of between 0.01m and 0.025m is predicted to the South and South-East of the Site. Any other increases and decreases in peak flood levels are negligible (within $\pm 0.01\text{m}$) across the remainder of the Site, Sandy Beach Reserve and neighbouring properties.

Figure A 3 and Figure A 4 shows a decrease in the velocity from base case (0.4-0.6 m/s) to developed case (0.2m/s-0.4m/s) in the Western and Southern regions of the Site. The flow velocity is strongly dependant on the resistance to flow. As expected, an increase in Manning's n value has decreased the velocity of water flowing across the ground surface. Likewise, the hydraulic hazard at the Site for the developed scenario has decreased as the hydraulic hazard output is a product of velocity and flood depth (refer to Figure A 6).



LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Difference in Peak Flood Levels (m)

< -0.025	0.010 to 0.025
-0.025 to -0.010	> 0.025
-0.010 to 0.010	

Title:

1% AEP Peak Flood Level Impacts due to Proposed Playground

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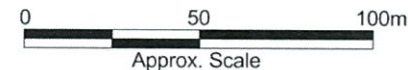


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3-1

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4 Conclusion

The proposed playground at Sandy Beach Reserve in Bassendean is predicted to have negligible impact on the peak flood level in the 1% AEP event. The maximum increase in peak flood levels is predicted to be less than 0.025m, which is confined to the Sandy Beach Reserve.

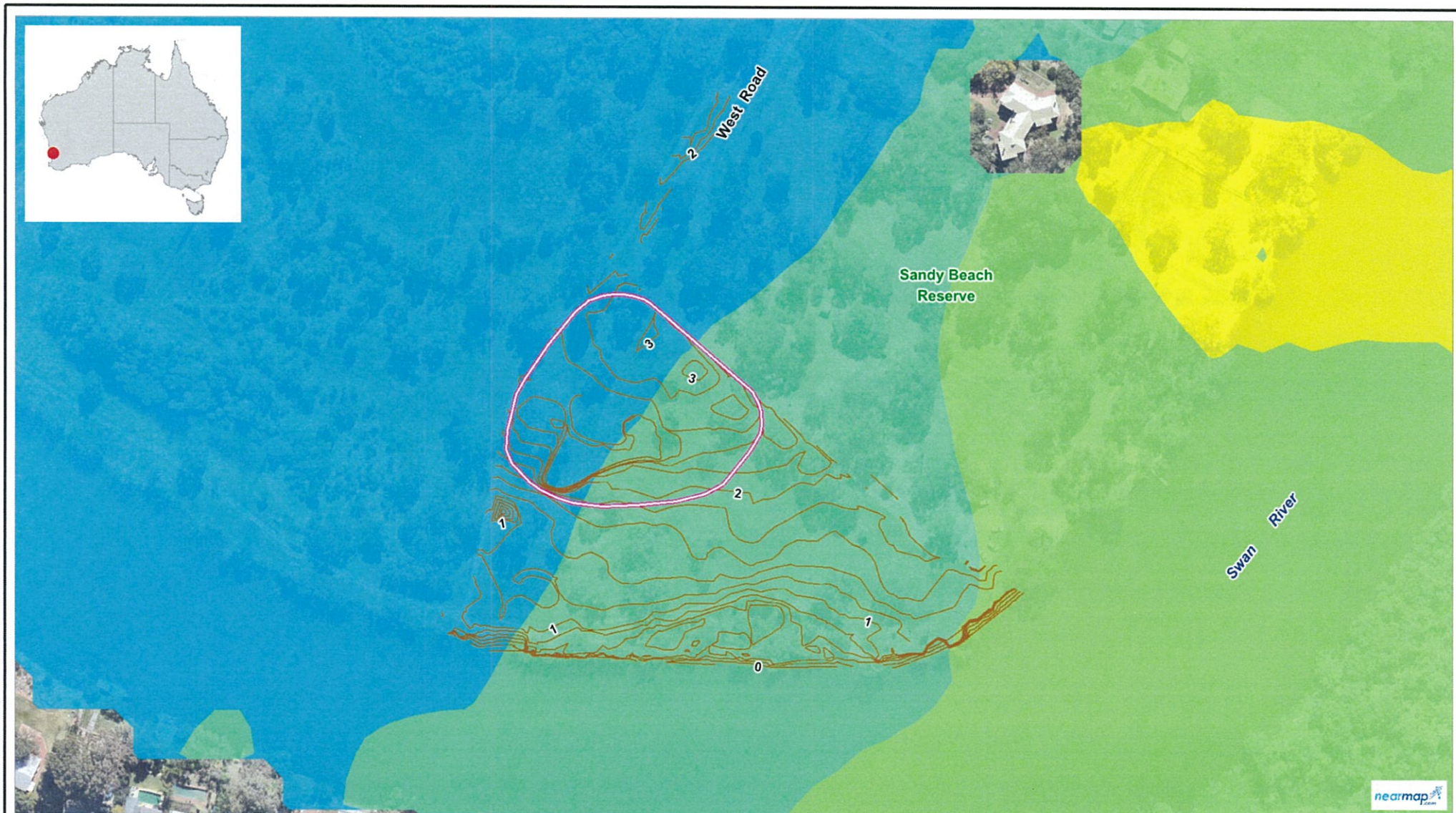
Should you wish to discuss any contents of the letter, please do not hesitate to contact me on (07) 3831 6744.

Yours Faithfully



Cathie Barton

BMT WBM



LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Peak Flood Levels (m AHD)

	3.4 to 3.5		3.6 to 3.7
	3.5 to 3.6		3.7 to 3.8

Title:

1% AEP Peak Flood Levels - Base Case

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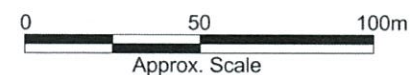


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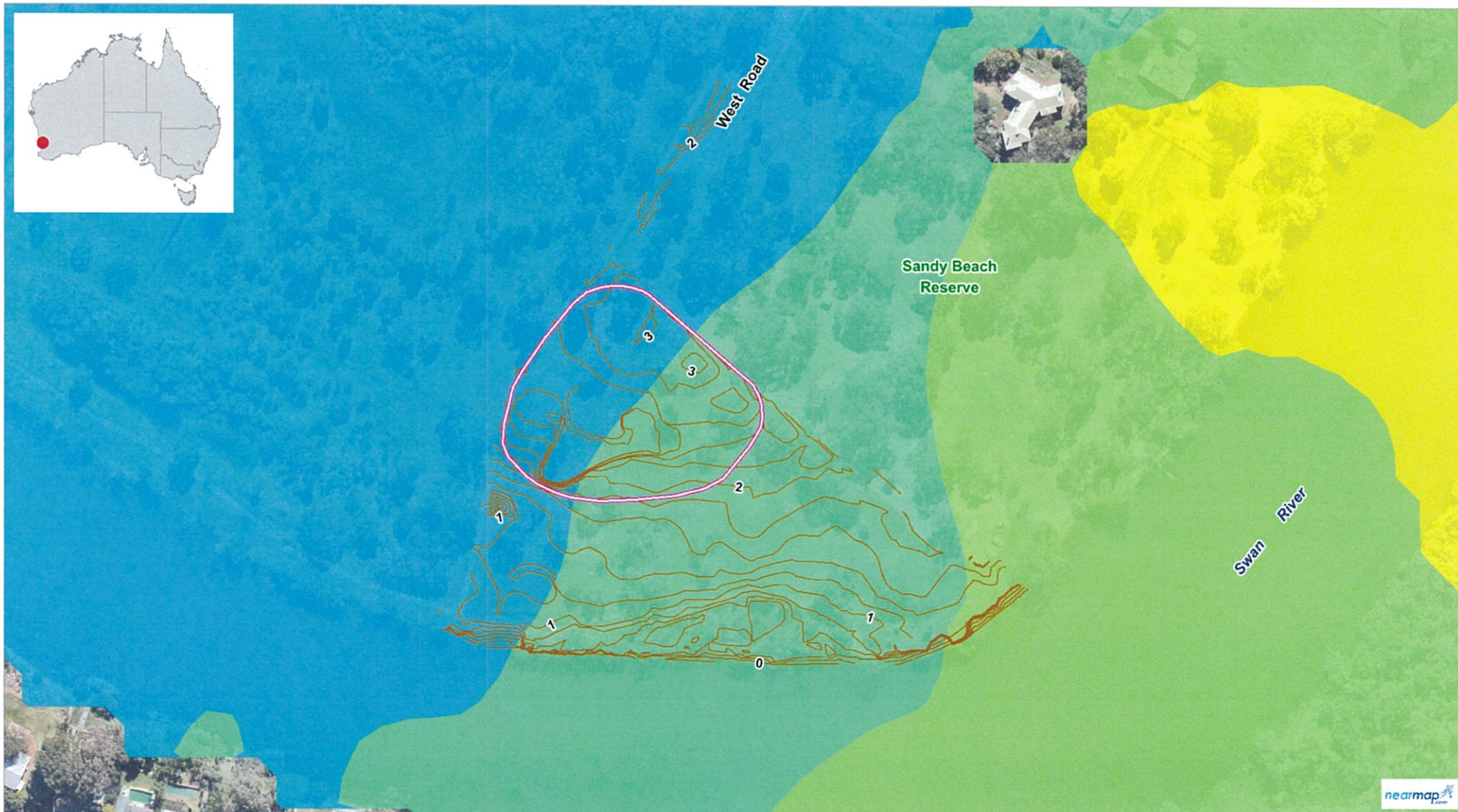
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LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Peak Flood Levels (m AHD)

	3.4 to 3.5		3.6 to 3.7
	3.5 to 3.6		3.7 to 3.8

Title:

1% AEP Peak Flood Levels - Developed Case

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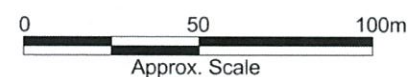


Figure:

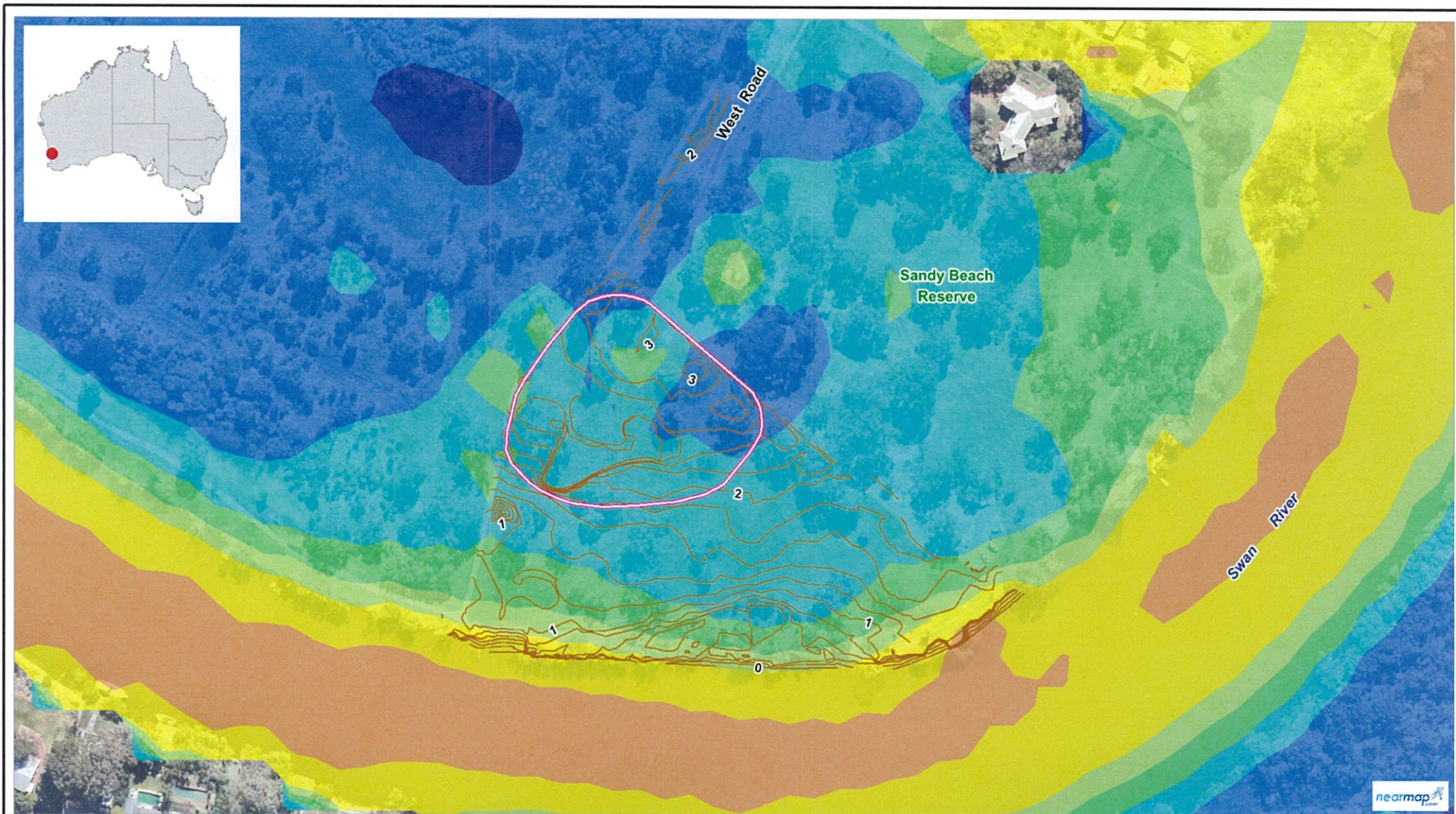
A-2

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LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Velocity (m/s)

0.0 to 0.2	0.6 to 0.8	1.5 to 2.0
0.2 to 0.4	0.8 to 1.0	
0.4 to 0.6	1.0 to 1.5	

Title:

1% AEP Velocity - Base Case

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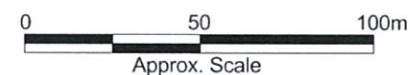


Figure:

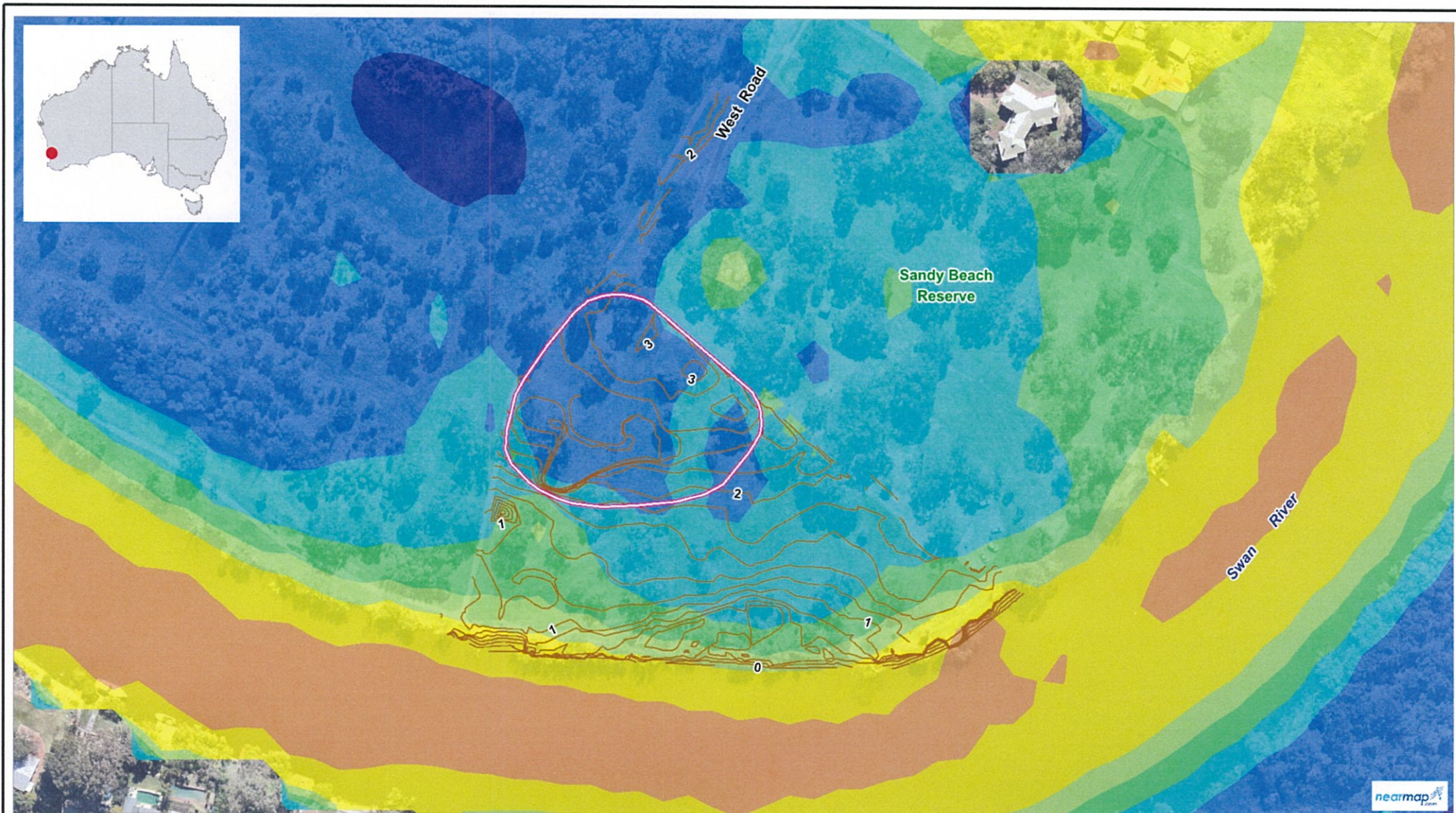
A-3

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LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Velocity (m/s)

0.0 to 0.2	0.6 to 0.8	1.5 to 2.0
0.2 to 0.4	0.8 to 1.0	
0.4 to 0.6	1.0 to 1.5	

Title:

1% AEP Velocity - Developed Case

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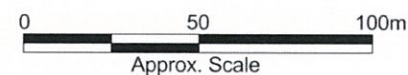


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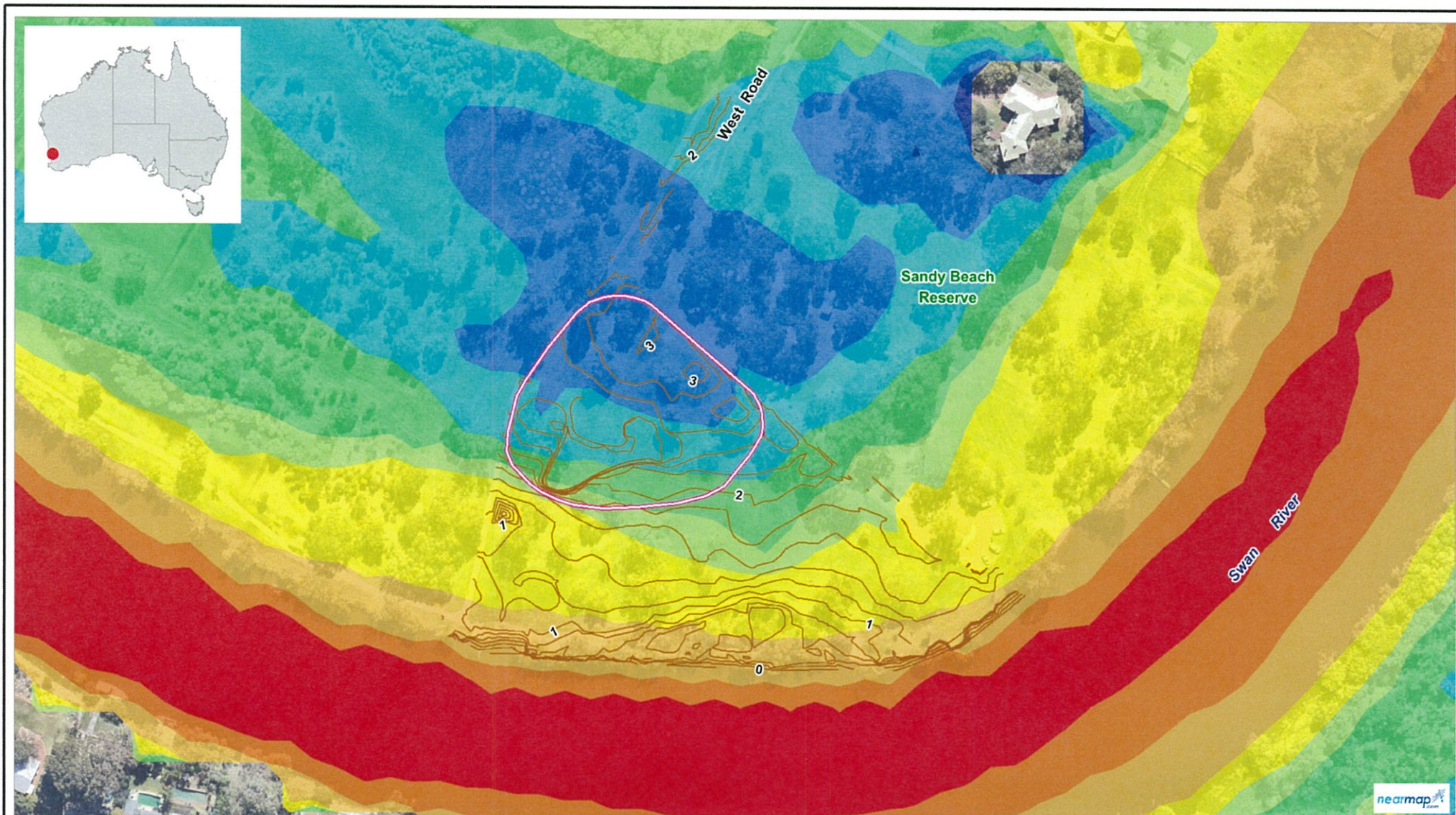
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LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Hazard (m^2/s)

0.0 to 0.2	0.6 to 0.8	2.0 to 6.0
0.2 to 0.4	0.8 to 1.0	6.0 to 10.0
0.4 to 0.6	1.0 to 2.0	> 10.0

Title:

1% AEP Hazard - Base Case

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0 50 100m
Approx. Scale

Figure:

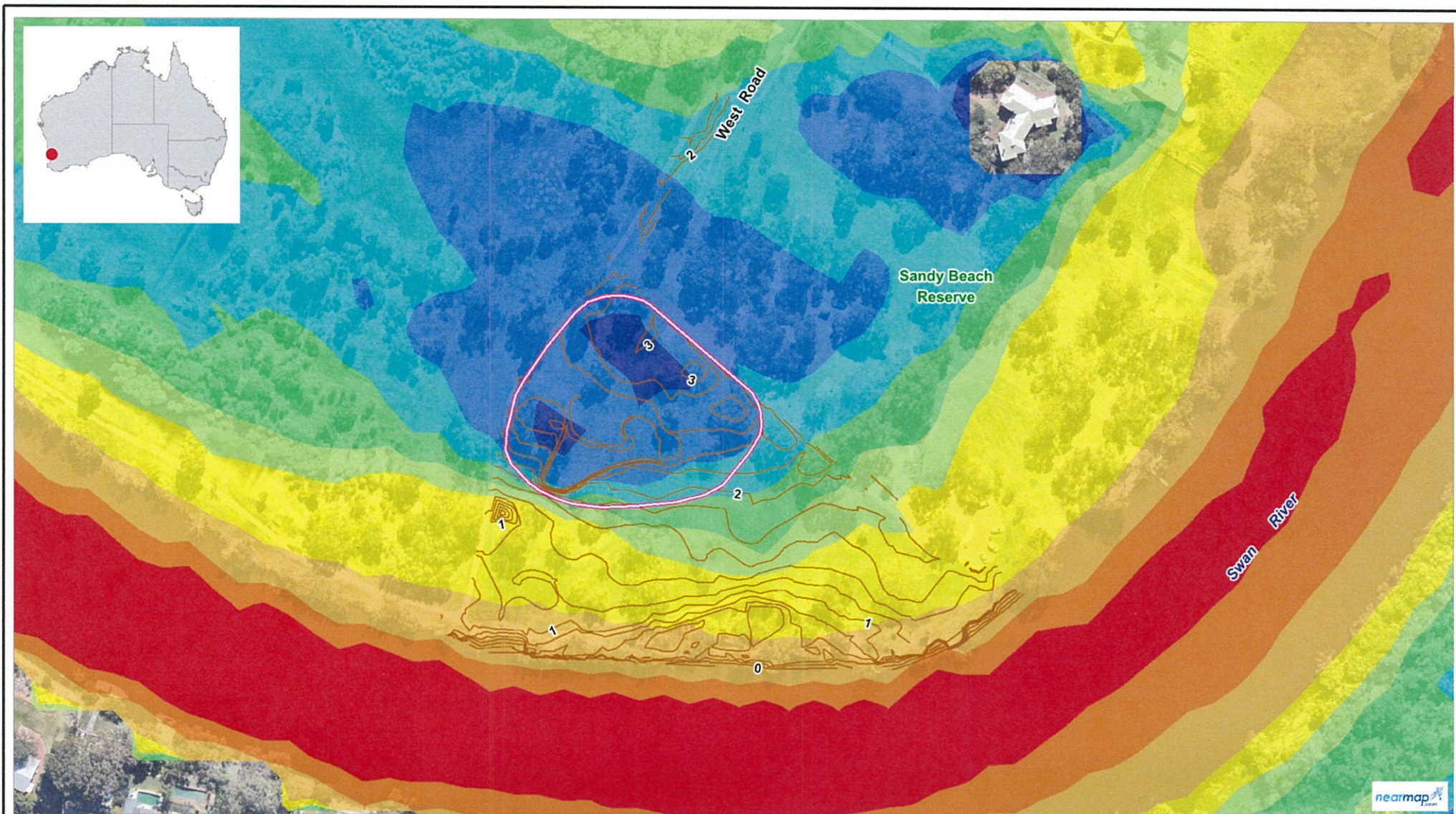
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LEGEND

- Approximate Site Boundary
- Contour Lines (0.2m interval)

Hazard (m^2/s)

0.0 to 0.2	0.6 to 0.8	2.0 to 6.0
0.2 to 0.4	0.8 to 1.0	6.0 to 10.0
0.4 to 0.6	1.0 to 2.0	> 10.0

Title:

1% AEP Hazard - Developed Case

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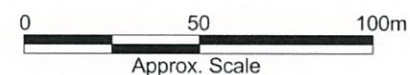


Figure:

A-6

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10.9 Nature-Based Regional Playground Location (Ref: PARE/DESCONT/10 - Graeme Haggart, Acting Chief Executive Officer)

APPLICATION

The purpose of this report is for Council to receive advice of the Regional Playground Working Group of the Liveable Town Advisory Committee on the preferred site for the Nature-based Regional Playground and for Council to resolve at which location the facility is to be built.

ATTACHMENT

Attachment No. 6:

Map of the four sites assessed for the Nature-based Regional Playground

BACKGROUND

This report is being referred directly to Council for determination as the Liveable Town Advisory Committee Meeting scheduled for 29 November was cancelled due to a lack of a quorum. It was intended the item be referred to Council as a recommendation having been considered by the Liveable Town Advisory Committee.

The Town has engaged Nature Play Solutions (consultants) to consult with the community; design the facility; prepare the tender documents; assist with the tender process and selection of builder; and then assist the Town with supervision of construction.

An early priority outcome required of the consultants is to assist with site selection for the facility.

A major consideration in facility design is site location, such that the facility is designed to suit the topography and geographical features of the site.

The consultants met with the Regional Playground Working Group (Working Group), a community reference group of the Liveable Town Advisory Committee on 16 November.

The Working Group is comprised of seven community members and two Councillors (Crs Gangell and McLennan) and has been established to assist with achieving the Regional Playground facility.

At the meeting the Working Group workshopped with the consultant, the community engagement plan and the preferred location for the facility.

Community Engagement Plan

Since mid November, the consultant has been undertaking a program of community engagement to identify community's expectations for the facility.

This has included a web-based survey (that was also available in hard copy from various Council customer service points), an interactive display in the Library (with the information captured daily), a staffed display at the Old Perth Road Markets on 26 November, and a staffed display at the Sundown Showdown event conducted at Sandy Beach Reserve on Saturday 19 November.

Strategies to promote the survey were workshopped by the Working Group, including the role of the Working Group members to promote the engagement opportunities. The Working Group manages a Facebook page for the project.

Locations

The advantages and disadvantages of four identified potential sites were discussed with the Working Group.

The sites included:

- The end of Hamilton Street and including the slope to Ashfield Flats;
- The irrigated area that is Sandy Beach Reserve;
- Part of Lot 646 Kitchener Road, being a parcel of WAPC land to the south of the Sandy Beach Reserve access road (opposite the toilet block); and
- 37A Hardy Road, being the area below the small car park on Hardy Road.

All four sites have advantages and disadvantages.

Regardless of the advantages inherent at both sites, Hamilton Street and Hardy Road sites have major constraints in that car park facilities and ablutions are required to be constructed as part of the project.

With the Hardy Road site, an access road will also be required to be constructed, while the Hamilton Street site has significant additional potential remediation costs. The facility will require to be built on a "clean" site.

It is assumed the cost of this infrastructure and remediation is to be considered a project cost and be borne by the project budget.

In doing so, the effective funding for the actual facility is reduced by one third or more. This was deemed a major determining factor against these sites.

The irrigated Sandy Beach Reserve has the fewest constraints being owned by the Town, and as the supporting infrastructure constraints for Hamilton Street and Hardy Road sites, do not apply. It was however, noted that constructing the facility on the existing reserve will by more than half reduce the accessible space for passive recreation, events and other activity. This was also considered a significant disadvantage.

The fourth site considered, being on the river side and south of Sandy Beach Reserve, is not constrained by supporting infrastructure, but has the limitation of being on WAPC owned land.

WAPC has expressed support for a vesting order over the land being made in favour of the Town.

There exists some concerns within the administration that the Town will be taking on additional river frontage and therefore unknown recurrent maintenance costs.

Close to the river is subject to Aboriginal Cultural Heritage consultation requirements and acid sulphate soil constraints have also been alluded to.

Proximity to the river has the potential for flooding and child safety issues. The facility will be insured and repairable in the event of a flood and fencing, signage and other engineering methods can address child safety.

Having considered the advantages and disadvantages of the four sites, the Working Group agreed to recommend the preferred site for the facility be the WAPC land to the south of the Sandy Beach Reserve access road adjacent to the carpark.

STRATEGIC IMPLICATIONS

This project relates to the following areas in the Town's Corporate Business Plan (2016 -2020):

- Foster enhanced public space;
- Enhanced sense of belonging with residents; and
- Provide a safe environment.

COMMENT

Achieving a Regional Playground facility at Sandy Beach Reserve has been a long held ambition of the community and of Council.

Consideration to Sandy Beach being the site for the development of a Regional Playground was first flagged with the community consultation in the preparation of the 2002 Playground Development Plan.

Achieving a Regional Playground has been a work program item of the Children and Family Services Committee over four terms (8 years) of the Committee until it was disbanded in 2014.

The 2009 Playground Implementation Plan references the Regional Playground for Sandy Beach Reserve.

At the May 2014 Ordinary Council Meeting, Council resolved (OCM-20/05/14) to "consider allocating funding in the 2014/15 Budget for the development of a regional playground in accordance with the Town of Bassendean's Long Term Financial Plan".

Council also resolved (OCM-16/5/14) at the May 2014 Council Meeting to purchase Lot 7227 Lord Street, and 48 Chapman Street, Bassendean at nominally 5% their unimproved value from the Crown, and having gained community support, intends to rezone and sell both properties for the proceeds to be directed to developing the Sandy Beach Reserve Regional Playground. This process has now progressed to the Town having signed a Contract for Sale and paying a deposit for each property.

An allocation was made in the 2016/17 Budget to facilitate the engagement of a consultant to design the facility. Following a Request for Quote process, Nature Play Solutions was appointed in October 2016 and has been engaged in consultation with the community over design features since November.

Determining the site for the facility remains a priority, such that the design specific for that space can then proceed.

Following due consideration to various sites "on or near Sandy Beach Reserve", the Community Working Group established by the Town's Liveable Town Advisory Group to assist in achieving a Nature-based Regional Playground has recommended that Council resolve to build the Nature-based Regional Playground on part of Lot 646 Kitchener Road, being the WAPC land adjoining Sandy Beach Reserve.

STATUTORY REQUIREMENTS

Local Government Act 1995

FINANCIAL CONSIDERATIONS

The project design funds are included in the 2016/17 adopted Budget.

OFFICER RECOMMENDATION — ITEM 10.9

That Council:

1. Agrees to the Nature-based Regional Playground being located on part Lot 646 Kitchener Road; and
2. Accepts the responsibility for the ongoing maintenance (ie, Management Order) for that part of Lot 646 Kitchener Road that is required for the facility.

Voting requirements:

Point a - Simple Majority

Point 2 - Absolute Majority



Sandy Beach Reserve

Nature Play Space

Town of Bassendean



Agenda

- The purpose of this evening
- The genesis of the project
- Pre-concept consultation and analysis
- Post-concept consultation
 - Theme summary
 - Discussion points about the concept design
 - Wider considerations
- Wrap up



The purpose of this evening

- Provide a project update
- Provide clarification to queries raised about the concept design during this most recent consultation
- Clarifications will assist finalisation of the Post-Concept Consultation Report to be provided to Council



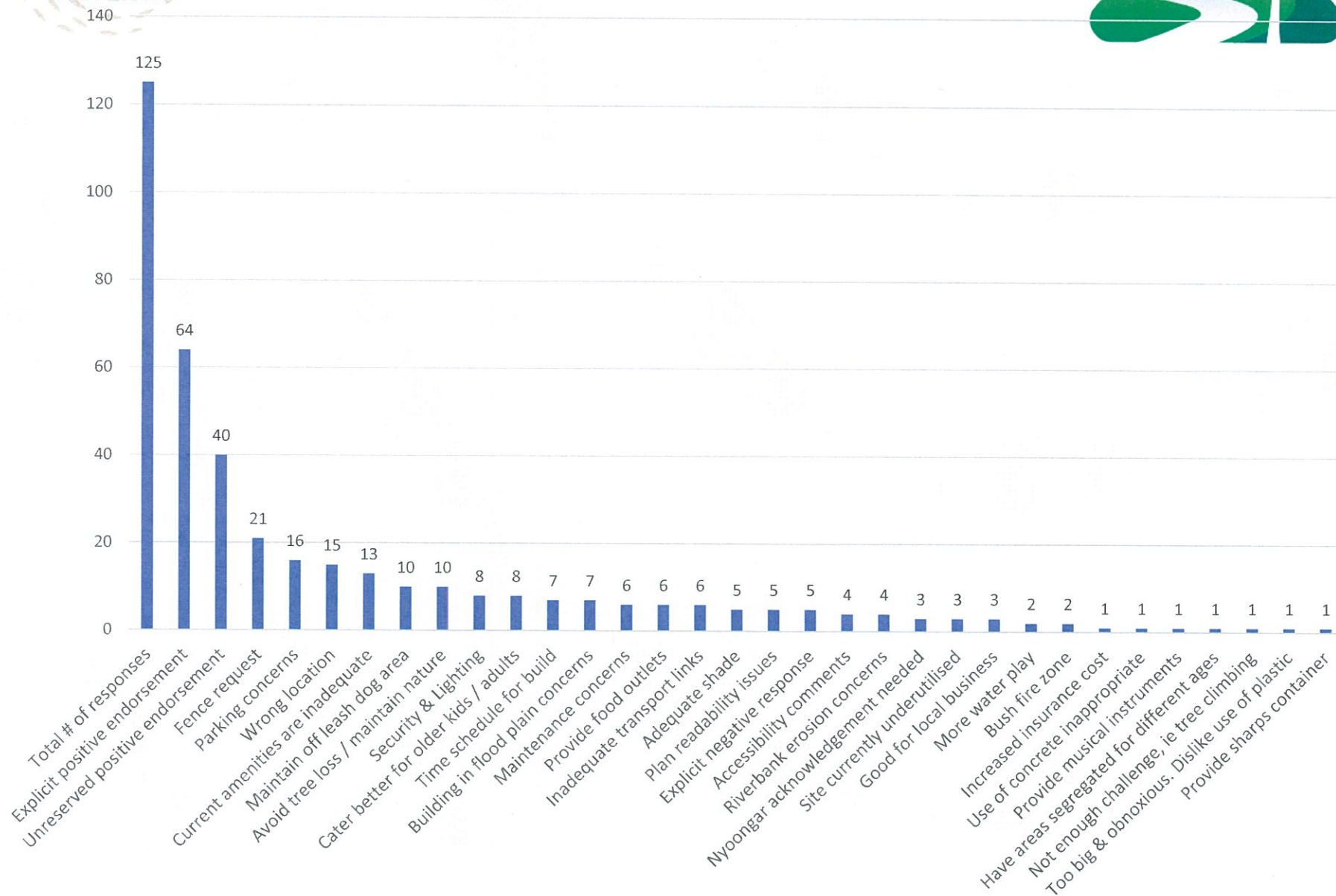
The genesis of the project

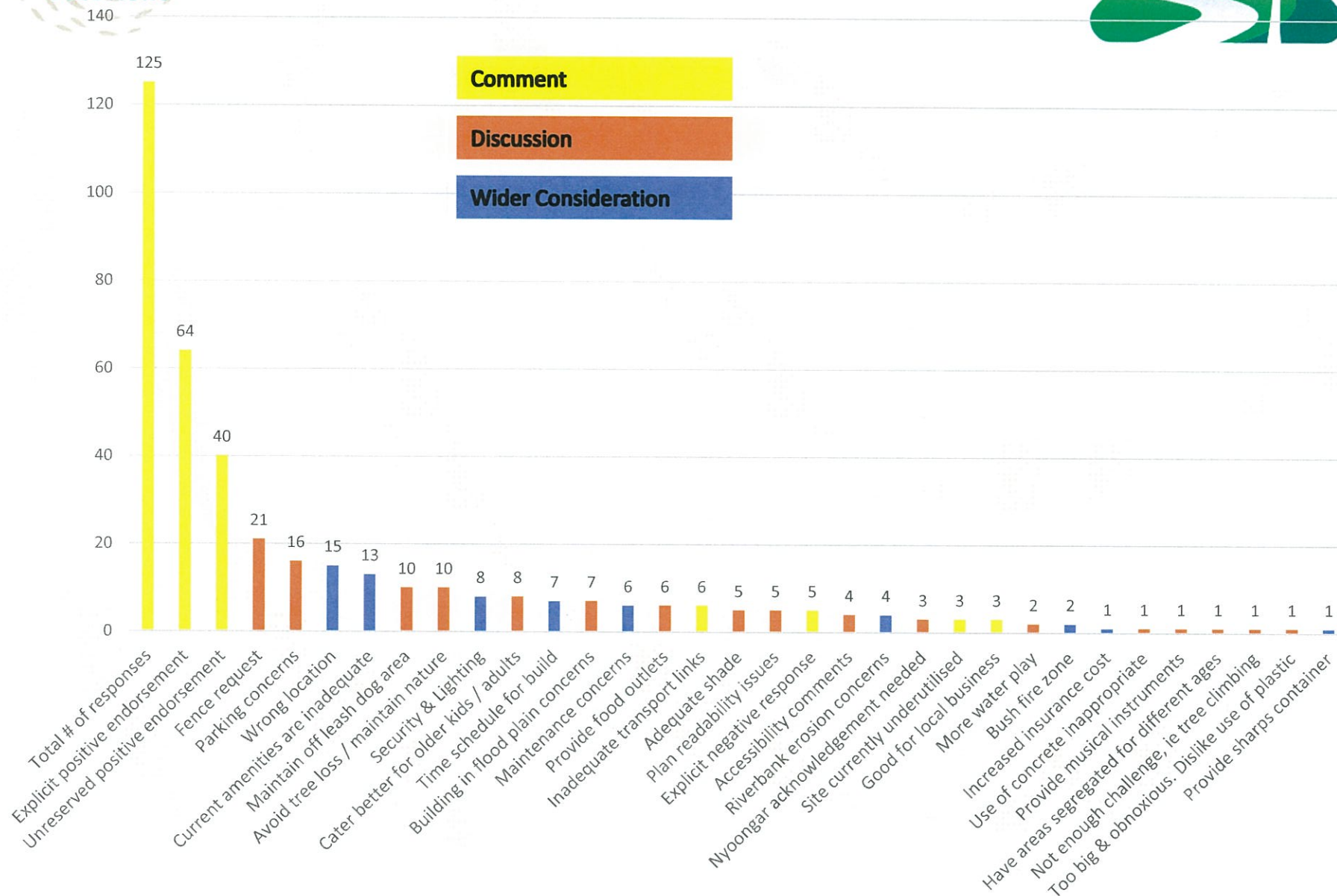
- Community-led



Pre-concept consultation & analysis

- Site evaluation conducted and provided to Council
- Briefing meetings with the Working Groups
- Online and paper survey
- Stands at Twilight Market and Sunset Concert
- Interactive display at library
- Met with local aboriginal group and follow up contact to nominated individuals
- Contact with local schools and youth groups







Theme	# responses	% of total	Comment
Fence request	21	16.8%	Discussion / Clarification
Parking concerns	16	12.8%	Discussion / Clarification
Maintain off leash dog area	10	8.0%	Discussion / Clarification
Avoid tree loss / maintain nature	10	8.0%	Discussion / Clarification
Cater better for older kids / adults	8	6.4%	Discussion / Clarification
Building in flood plain concerns	7	5.6%	Discussion / Clarification
Provide food outlets	6	4.8%	Discussion / Clarification
Adequate shade	5	4.0%	Discussion / Clarification
Plan readability issues	5	4.0%	Discussion / Clarification
Accessibility comments	4	3.2%	Discussion / Clarification
Nyoongar acknowledgement needed	3	2.4%	Discussion / Clarification
More water play	2	1.6%	Discussion / Clarification
Use of concrete inappropriate	1	0.8%	Discussion / Clarification
Provide musical instruments	1	0.8%	Discussion / Clarification
Have areas segregated for different ages	1	0.8%	Discussion / Clarification
Not enough challenge, ie tree climbing	1	0.8%	Discussion / Clarification
Too big & obnoxious. Dislike use of plastic	1	0.8%	Discussion / Clarification
Wrong location	15	12.0%	Wider consideration
Current amenities are inadequate	13	10.4%	Wider consideration
Security & Lighting	8	6.4%	Wider consideration
Time schedule for build	7	5.6%	Wider consideration
Maintenance concerns	6	4.8%	Wider consideration
Increased insurance cost	1	0.8%	Wider consideration
Riverbank erosion concerns	4	3.2%	Wider consideration
Provide sharps container	1	0.8%	Wider consideration



Wrap up

ATTACHMENT NO. 14

Our ref: OLET-7442318
File ref: COMR/LIAIS/3, A4105

Hon. Fran Logan MLA
Minister For Emergency Services, Corrective Services
10TH Floor, Dumas House
2 HAVELOCK STREET
WEST PERTH WA 6005

Dear Minister

FORMER BASSENDEAN FIRE STATION PREMISES

The Town of Bassendean Council seeks consideration to a management order in favour of the Town, for the Bassendean Fire Station at 10-14 Parker Street, Bassendean.

Council was grateful for the patience shown in 2016 and 2017 when it resolved not to purchase the property. Significant community uses for the facility were defined at the time, but the business case did not support the Town taking advantage of the offer to acquire the property in freehold.

Council is aware that the property is now listed as a potentially contaminated site. However, if favoured with a management order, Council would seek to accommodate the Bassendean Community Men's Shed Association Inc. in the vehicle bays and amenities areas, and house the Bassendean Volunteer Fire and Rescue Social and Heritage Club in that aspect of the building with significant historic value.

Whilst it is acknowledged that the Bassendean Volunteer Fire and Rescue Social and Heritage Club is not, and will not become, an operational unit, the Town notes that in the recent Fire Fighting Games, a member of the Bassendean Volunteer Fire and Rescue Social and Heritage Club was awarded State Champion and that he has achieved this feat for the past 10 consecutive years. The Club has an impressive trophy haul acquired over the 104 years of their existence, but has nowhere to display them.

../2

For some years now, the Town has worked with the Bassendean Men's Shed for the provision of a permanent Shed. The truck bays and amenities area would be ideal for the purpose and the Town would take the facility on an as-is basis, and be prepared to meet maintenance and usual outgoings.

I trust you will give this proposal consideration and advise the Town in due course.

Yours sincerely



Bob Jarvis
CHIEF EXECUTIVE OFFICER

16 April 2018

Cc Hon. Dave Kelly MLA
Minister for Water; Fisheries; Forestry; Innovation and ICT; Science

Yvonne Zaffino

From: Clive Brown <clibro@iinet.net.au>
Sent: Tuesday, 8 May 2018 10:13 PM
To: 'Greg Neri'
Cc: 'Clive Brown'
Subject: Bassendean Community Men's Shed

Hi Greg

Following our telephone conversation late today, I consulted with members of our Management Committee.

The broad consensus view of the Committee is reflected in the following statement-

The Lions Club of Bassendean followed by the Bassendean Community Men's Shed (the Shed) have, for the past 10 years, been seeking a men's shed in Bassendean.

The Shed is appreciative of the efforts made by Council to provide a shed over the years.

A great deal of work has been carried out to find a location for the shed. The Council depot site has received planning/Ministerial approval for a shed. There is no guarantee that the alternative site in May Holman Drive will be approved for a shed development. The prospect of that site either not being approved or approved after an extensive delay does not make it attractive to the shed. The risks are too great when compared to a site that has approval.

Some members are of the view that the depot is not the best site given its limitations including with parking. However faced with the option of not having a shed for a considerable period of time (or not at all), members believe it is better to opt for a site that we know has received all the requisite approvals.

The Shed understands the costs of building a shed on the depot site is \$90,000 more than the Lotterywest grant and the funds previously allocated by Council. To offset those additional funds, the Shed would be willing to accept the previous Council offer to subsidise the shed over five years be withdrawn and those funds be used for the construction of a shed at the depot site. In effect this would mean the additional Council contribution in the order of \$15,000.

The Shed Management Committee believes this represents the best chance of getting a shed built for the benefit of the local community.

Shed members are prepared to make a meaningful contribution to the shed construction if that is possible within any construction contract entered into with Council. And even if that is not possible, Shed members will undertake internal works not covered by the construction contract at the shed's costs.

The Shed building committee stands ready to work with Council in refining the scope of the project to see if additional savings may be made.

Please give me a call on 0427240005 if this requires clarification.

Thanks and regards
Clive



Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report Generated at: 4:16:56PM, 09/05/2018

Search Results

This response relates to a search request received for:

Lot 14072 On Plan 195414
Bassendean WA 6054

This parcel belongs to a site that contains 60 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address	Lot 14072 On Plan 195414 Bassendean WA 6054
Lot on Plan Address	Lot 14072 On Plan 195414
Parcel Status	<p>Classification: 18/11/2010 - Remediated for restricted use</p> <p>Nature and Extent of Contamination:</p> <p>Following soil remediation to render the site suitable for commercial or industrial land uses, arsenic and lead remain in soil at the site.</p> <p>Restrictions on Use:</p> <p>The site is suitable for commercial and industrial land use only. Further contamination assessment and/or remediation will be required, before the use of the site is changed to a more sensitive use (such as residential, school or public open space).</p> <p>Reason for Classification:</p> <p>The site was reported to the Department of Environment and Conservation (DEC) prior to the commencement of the Contaminated Sites Act 2003. The Site classification is based on information submitted to the Department by September 2010.</p> <p>The site is part of a larger Tonkin Park Industrial Estate (formerly Stage 1) that was historically used for the manufacture of fertiliser, a land use that has the potential to cause contamination as per the guideline "Potentially Contaminating Activities, Industries and Land Uses" (Department of Environment, October 2004).</p> <p>The site was subject to a soil investigation and remediation works undertaken to comply with conditions that had been imposed under Ministerial Statement (ref: MINE082) dated October 1989.</p>

Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the *Contaminated Sites Act 2003*. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



Contaminated Sites Act 2003

Basic Summary of Records Search Response

Report Generated at: 4:16:56PM, 09/05/2018

The Ministerial Statement required the investigation, remediation and management of soil contamination (pyritic cinders, process and other demolition wastes and residues) known to have been disposed of on the site. Prior to 1998, approximately 250,000m³ of contaminated soils were excavated and stockpiled in land to the west (formerly Stage 2/3) of the development area.

In September 2010 DEC received copies of correspondence dated May 1991 from the office of the Environmental Protection Authority describing the soil validation testing conducted within the Stage 1 area and identified the presence of arsenic and lead at concentrations exceeding site specific clean up levels for public open spaces and playing fields, but below acceptable levels for commercial/industrial land use. Based on this information the Ministerial Statement Condition 2 was cleared in May 1991 and the Stage 1 area was considered suitable for commercial and industrial development and use. The groundwater underlying the Stage 1 area was not subject to investigation or assessment at that time and the quality of groundwater beneath the Stage 1 area is unknown.

As the soils within the site have been successfully remediated to a condition suitable for the current commercial and industrial land use the site has been classified as "Remediated for Restricted Use" with a restriction on the use of the site to industrial/commercial land uses only.

DEC, in consultation with the Department of Health, has classified this site based on the information available at the time of classification. It is acknowledged that the contamination status may have changed since this time, and as such the usefulness of this information may be limited.

In accordance with Department of Health advice if groundwater is being, or is proposed to be, abstracted DEC recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

Under the Contaminated Sites Act 2003, this Site has been classified as "Remediated for Restricted Use. For further information on the contamination status of this Site, please contact the Contaminated Sites section of the Department of Environment & Conservation.

Certificate of Title
Memorial

Current Regulatory
Notice Issued

Type of Regulatory Notice: Nil

Date Issued: Nil

Disclaimer

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ATTACHMENT NO. 15

BASSENDEAN LOCAL ECONOMIC OVERVIEW

(2016 Census)



POPULATION

2011 2016
14,404 **15,090**



MEDIAN AGE

39 TOWN OF BASSENDEAN
36 GREATER PERTH REGION

HOUSING



KEY CRITERIA OF PROSPECTIVE BUYERS

≥3 BEDROOMS **2** BATHROOMS **2** LIVING

||||| LARGER LOT SIZE

🛠️ YARD / GARDEN

POPULATION DISTRIBUTION

MORE FAMILIES

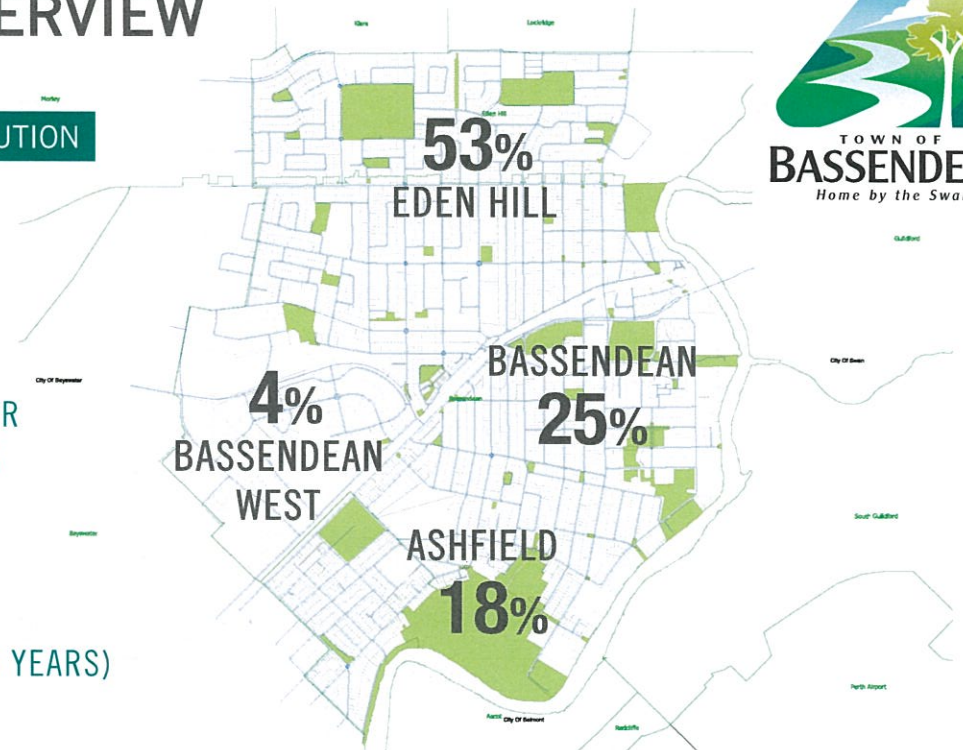
ASHFIELD
EDEN HILL

MORE RESIDENTS OVER THE AGE OF 50 YEARS

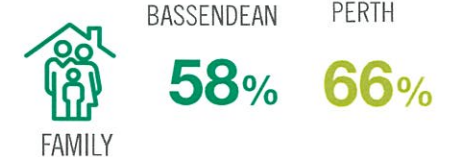
BASSENDEAN
EDEN HILL

MOST CHILDREN (<15 YEARS)

ASHFIELD



HOUSEHOLDS



BASSENDEAN LOCAL ECONOMIC OVERVIEW

(2016 Census)



ECONOMY



GRP
\$1.122
BILLION



OUTPUT
\$2,817
MILLION PER YEAR



VALUE ADDED
\$1,110
MILLION PER YEAR

EMPLOYMENT



6,090
WORKERS

MANUFACTURING
CONSTRUCTION
TRANSPORT
POSTAL
WAREHOUSING

REPRESENT
42.5%
OF LOCAL EMPLOYMENT



62%
LOCATED IN BASSENDEAN
INDUSTRIAL LANDS



13%
LIVE AND WORK
WITHIN TOWN



4%
WORK FROM HOME

↑ 19%
SINCE 2011

INDUSTRY (2011 - 2016)



CONSTRUCTION INDUSTRY, ARTS AND RECREATION SERVICES
OUTPUTS MORE THAN DOUBLE



MINING SERVICES OUTPUT
HAD THE MOST SIGNIFICANT GROWTH

STRONG PERFORMING INDUSTRIES

JOBS GROWTH (2011 - 2016)



+127 FOOD AND BEVERAGE SERVICE



+104 POSTAL JOBS



+80 CONSTRUCTION SERVICES



+89 REPAIR AND MAINTENANCE



+62 MACHINERY AND EQUIPMENT WHOLESALING

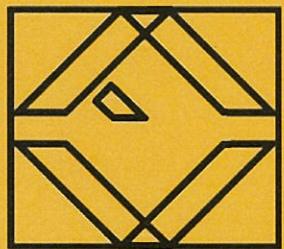


+60 HEAVY CIVIL ENGINEERING CONSTRUCTION

Bassendean Local Economic Overview

Town of Bassendean

March 2018



FAR lane



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1 PURPOSE OF OVERVIEW

1.1 SCOPE OF WORKS

The Bassendean Local Economic Overview (the Overview) provides a profile of key demographic and economic characteristic of the Town of Bassendean. This work is required to inform future town planning and economic development initiatives undertaken by the Town of Bassendean including the preparation of the Town's Economic Development Plan 2017-2022 and Local Planning Strategy 2017-2030.

The Overview focuses on three aspects of activity within the Town of Bassendean:

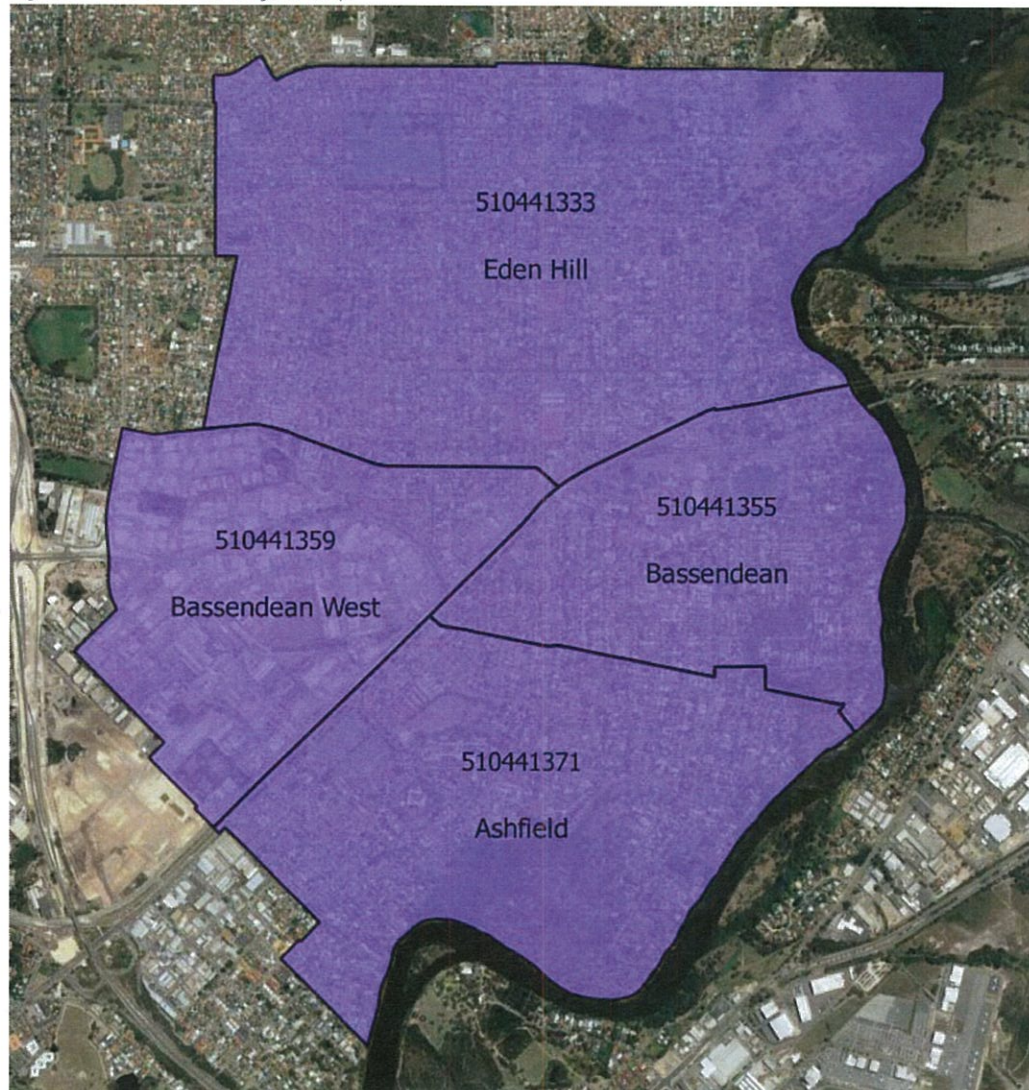
- Demographics
- Economy
- Real estate market

Characteristics and trends are summarised in each area, with key implications identified and discussed.

1.2 THE STUDY AREA

Data for this document is drawn from ABS Census and from REIWA. The ABS population and housing density destination zones divide the Town of Bassendean into four spatial areas: Eden Hill, Ashfield, Bassendean and Bassendean West. Data drawn from REIWA utilise the three geographical suburb boundaries Eden Hill, Ashfield and Bassendean. In the interest of consistency and accuracy, the same spatial areas as the source of the data (ABS or REIWA) are retained in the graphs and analysis of this overview (Figure 1).

Figure 1- Bassendean Project Map



Source: ABS Census of Population and Housing Destination Zones 2016

2 LOCAL DEMOGRAPHIC PROFILE

2.1 INTRODUCTION

Demographic analysis undertaken as part of the Profile considered the characteristics, trends and implications of the following metrics and indicators:

- Resident population and cultural background;
- Households and cultural background;
- Tenure and landlord type;
- Housing market;
- Income; and
- Socio-Economic Indexes for Areas (SEIFA).

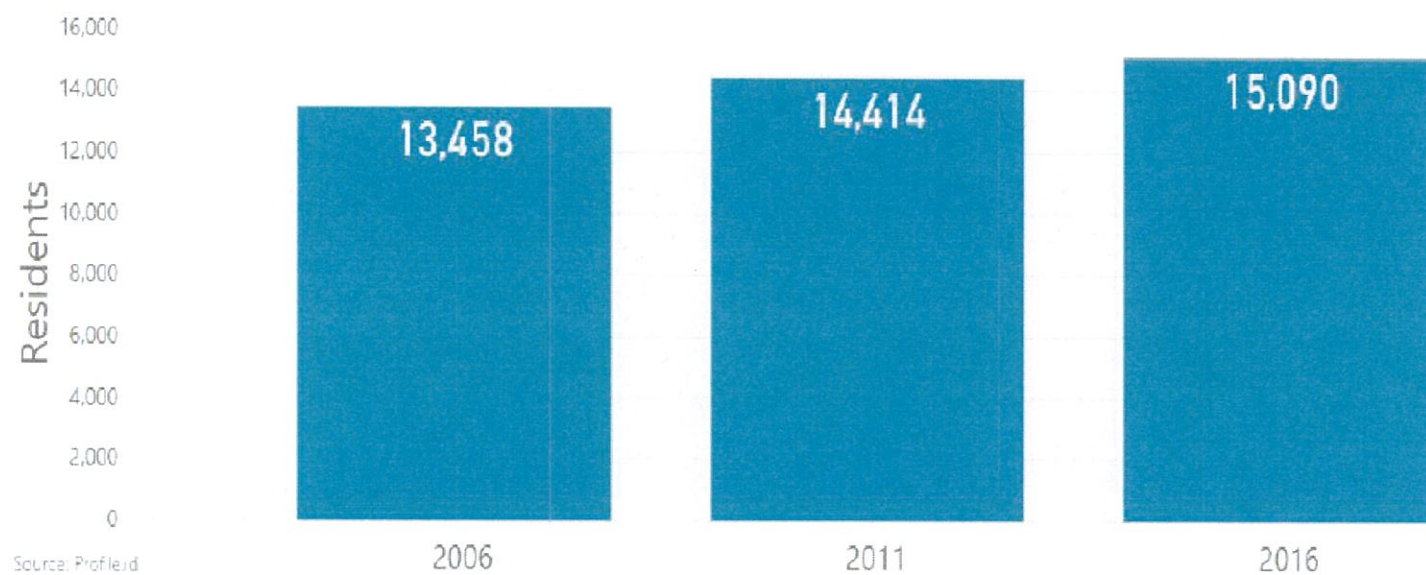
Analysis sourced ABS Census 2011 and 2016, Profile.id and REIWA data to summarise and provide snapshots of the demographic profile.

2.2 RESIDENTIAL POPULATION

The Town of Bassendean has a residential population of 15,090¹. Since 2006, the population has grown by 12% (Figure 2).

¹ *Population and Housing Census 2016*

Figure 2- Bassendean Resident Population

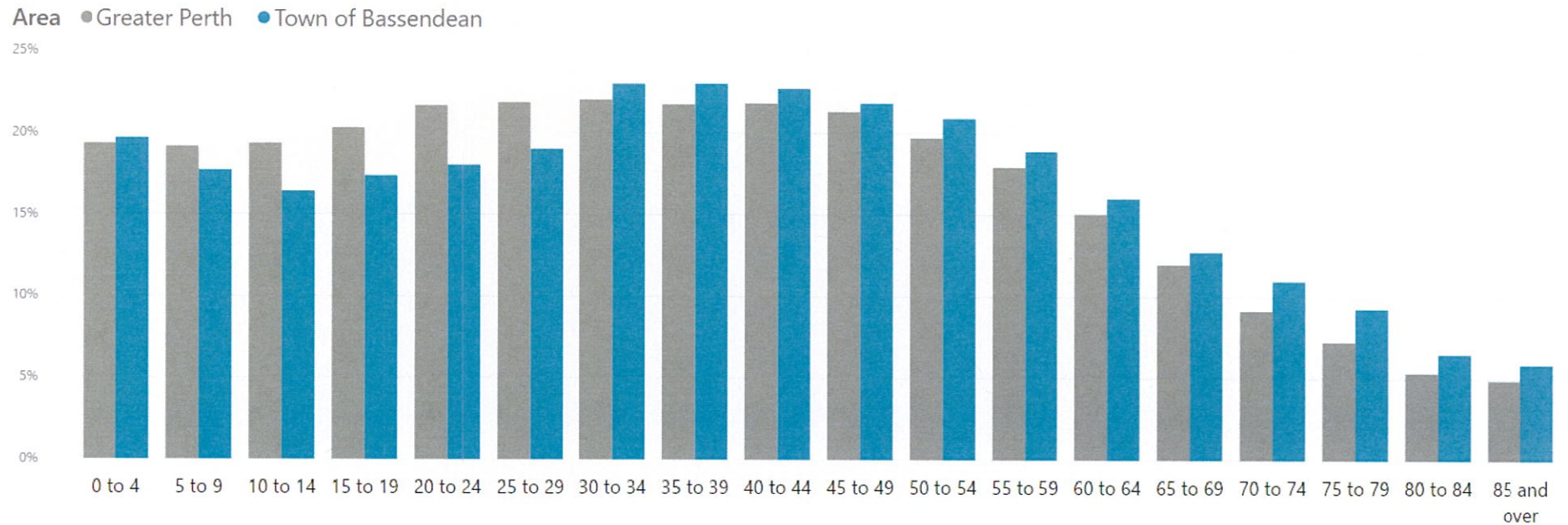


Source: Profile.id

Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

The median age of residents in Bassendean is 39 years, 3 years older than the median age of Greater Perth and Western Australia (Profile.id 2017). An age profile comparison between Bassendean and Greater Perth is illustrated in Figure 3.

Figure 3- Bassendean and Greater Perth Population Profile

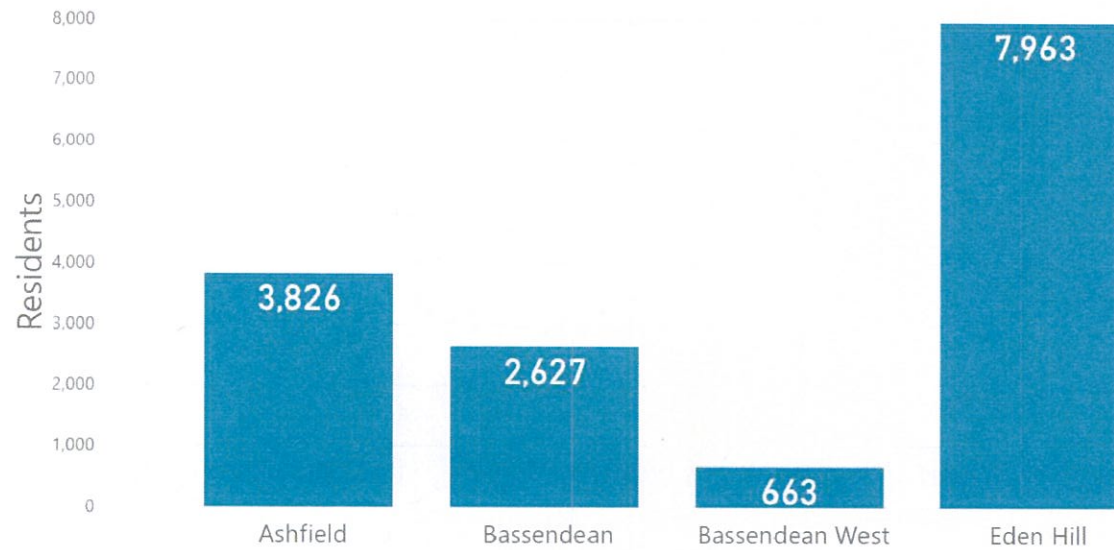


Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

Compared to Greater Perth, Bassendean has an older age profile, with significantly less residents between the ages of 5 to 29, and significantly more residents over the age of 50 years. Continuation of this characteristic will result in higher demand for aged care services in Bassendean into the future, with slower growth in residential employment and local consumption due to decreased local labour force participation.

53% of the Town of Bassendean's residential population resides in Eden Hill, with 25% in Ashfield, 17.42% in Bassendean and 4% in Bassendean West (Figure 4).

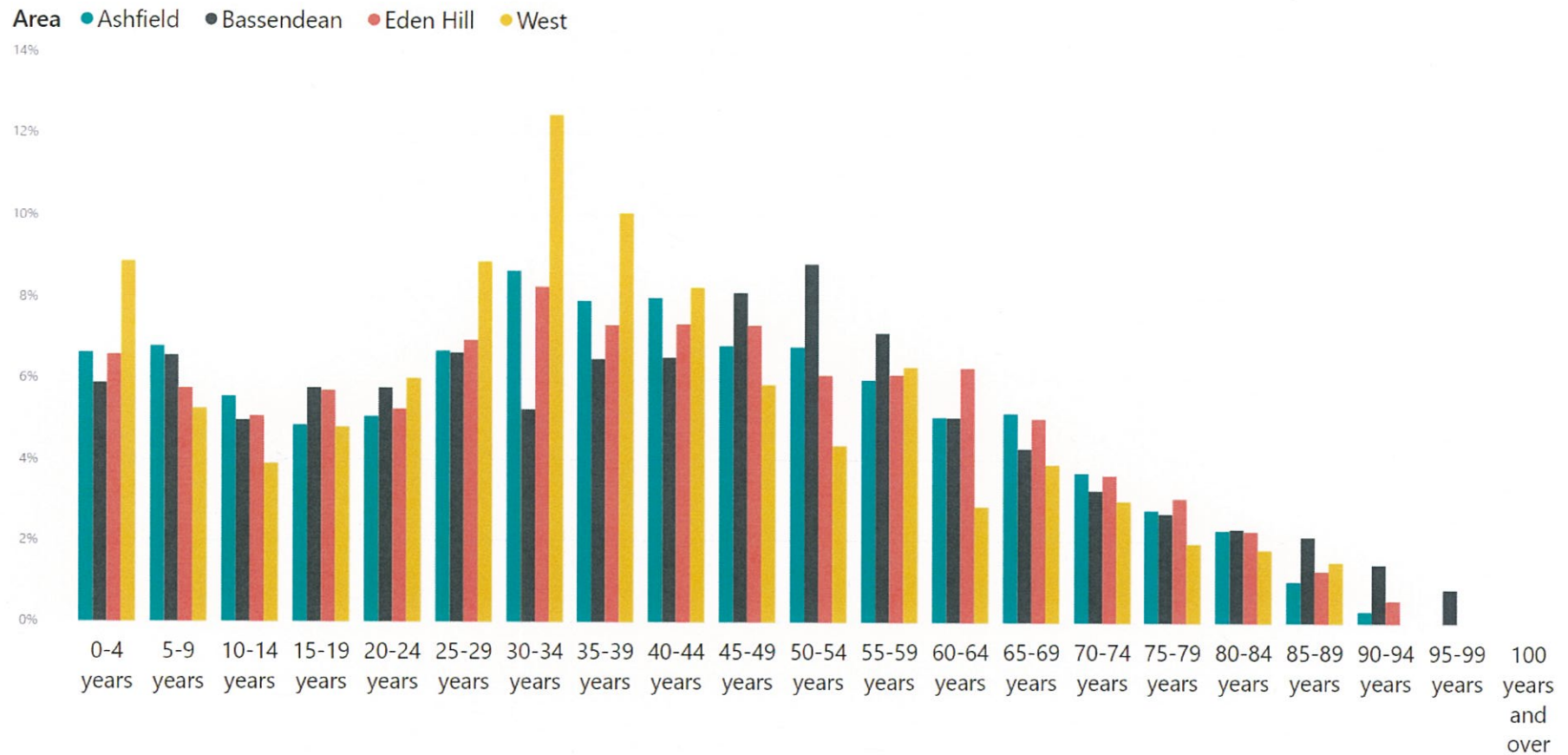
Figure 4- Population by Destination Zone



Source: 2016 Census - Counting Persons, Place of Usual Residence, FAR lane 2017

Proportionally, Ashfield and Eden Hill have more residents aged between 0 to 14 and 30 to 45, suggesting these areas are populated with families. Conversely, more residents over the age of 50 to 60 live in Bassendean and Eden Hill.

Figure 5-Bassendean Population Proportions by Spatial Area

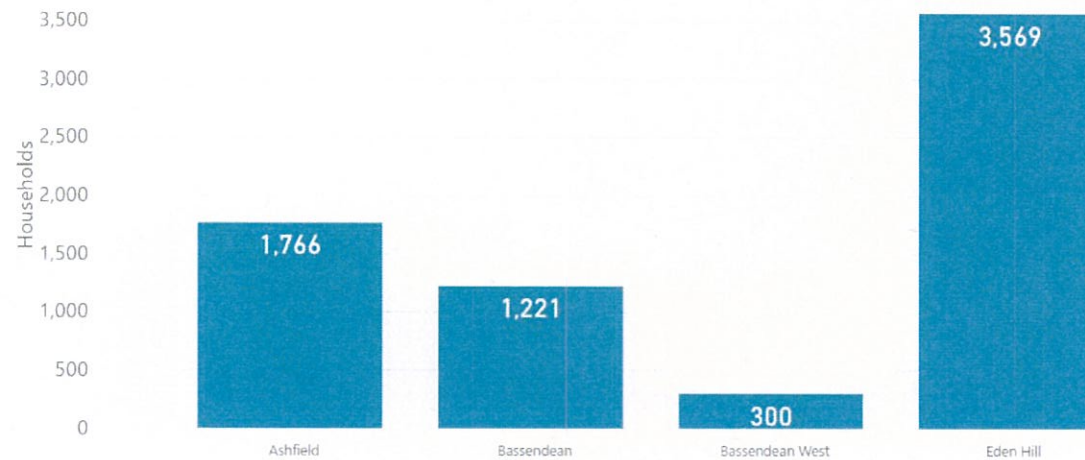


Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

2.3 HOUSEHOLD CHARACTERISTICS

There are a total of 6,856 dwellings within the Town of Bassendean, 6,189 (90.27%) of which are occupied with a household². Approximately 52% of the households within the Town of Bassendean are located in Eden Hill, with the remaining households in Ashfield and Bassendean (Figure 6).

Figure 6- Town of Bassendean Household Distribution



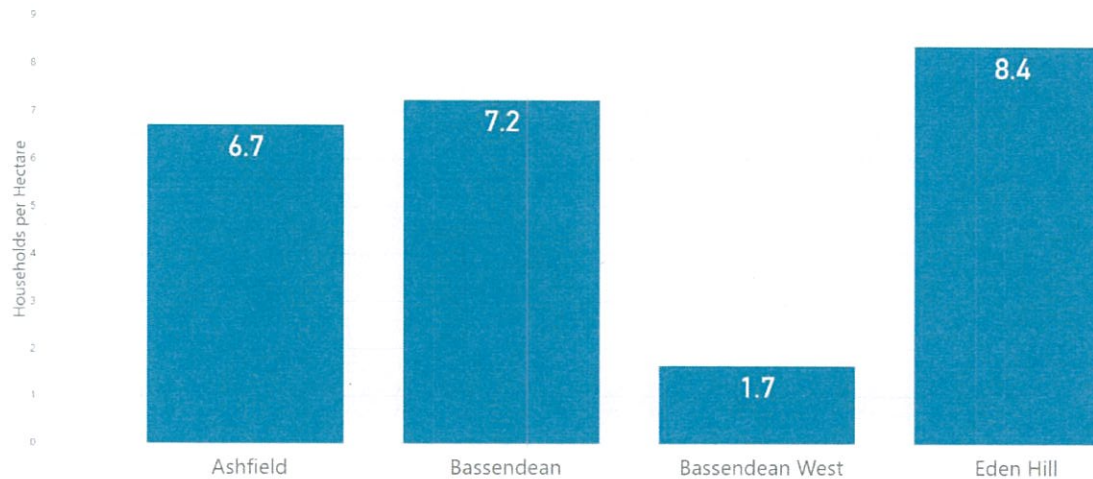
Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

² The ABS defines households as "one or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling"

The average density of housing within the Town of Bassendean is 6.49 dwellings (households) per hectare, with Eden Hill having the highest density of 8.4 dwellings per hectare (Figure 7).

Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

Figure 7- Households per Hectare



2.4 HOUSING TENURE

Of the 6,856 dwellings within the Town of Bassendean, 27% are rental and 73% are owned (31% are owned outright and 42% are under mortgage). As Figure 8 shows, Eden Hill has the largest proportion of houses owned, whereas Bassendean has the largest number of houses under a mortgage. This may be due to the larger proportion of people older than 60 in Eden Hill, who have already serviced their mortgage.

Figure 8- Town of Bassendean Households by Tenure Type



Source: ABS Census 2006, 2011, 2016, FAR lane 2017

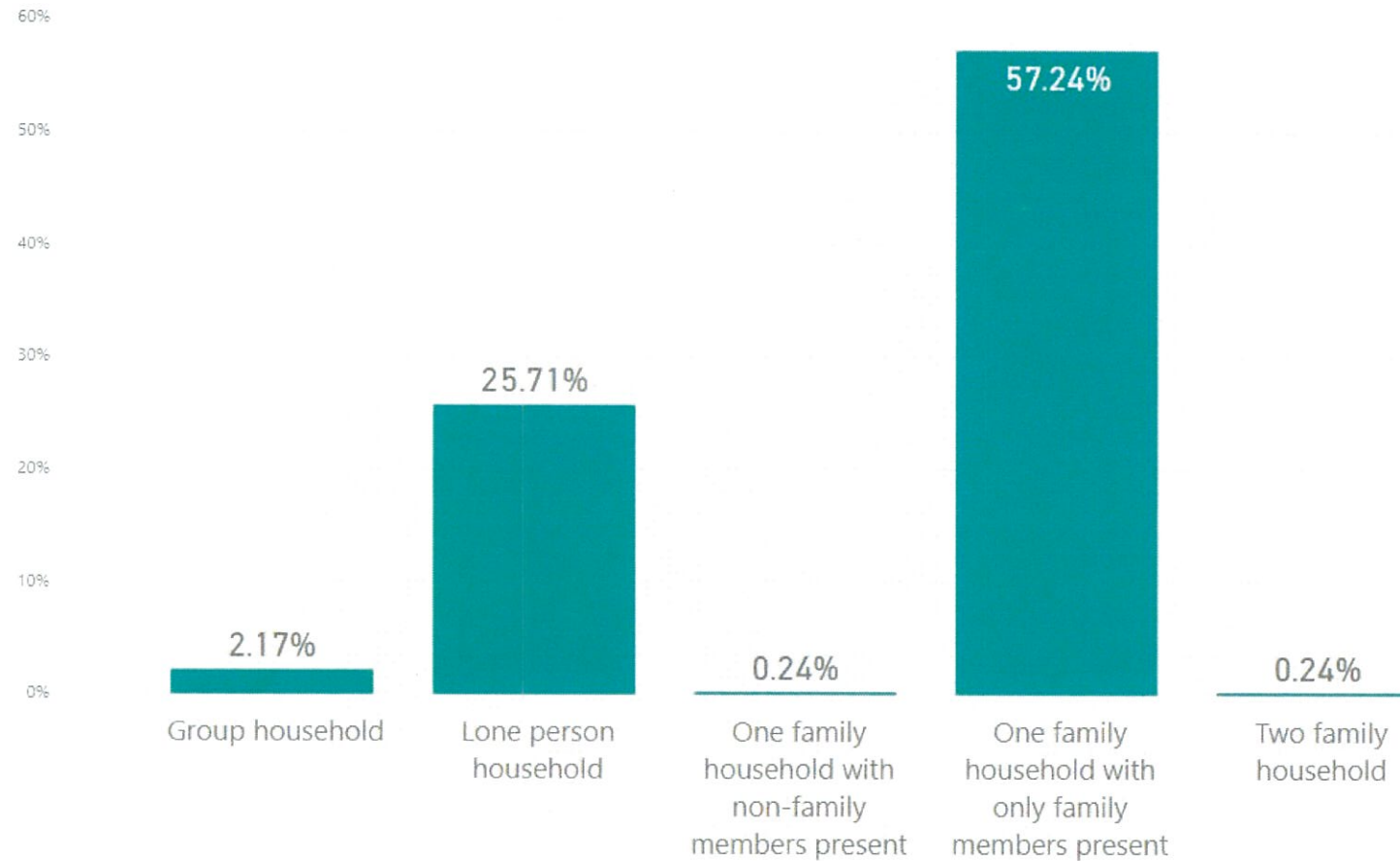
12.58% of households in Ashfield are renting from state or housing authorities (e.g. state housing). As Figure 8 shows, this is more than four times higher than the proportion of State housing in the other areas. This proportion of public housing suggests that Ashfield has a low household income profile than the other areas and may contribute to the Town of Bassendean's overall low median household income.

2.5 HOUSEHOLD STRUCTURE

The average Town of Bassendean household contains two people. Figure 9 illustrates that Bassendean has the highest proportion of lone person households, which may be attributed by its older age profile (widowed people). Approximately 58% of households in the Town of Bassendean are

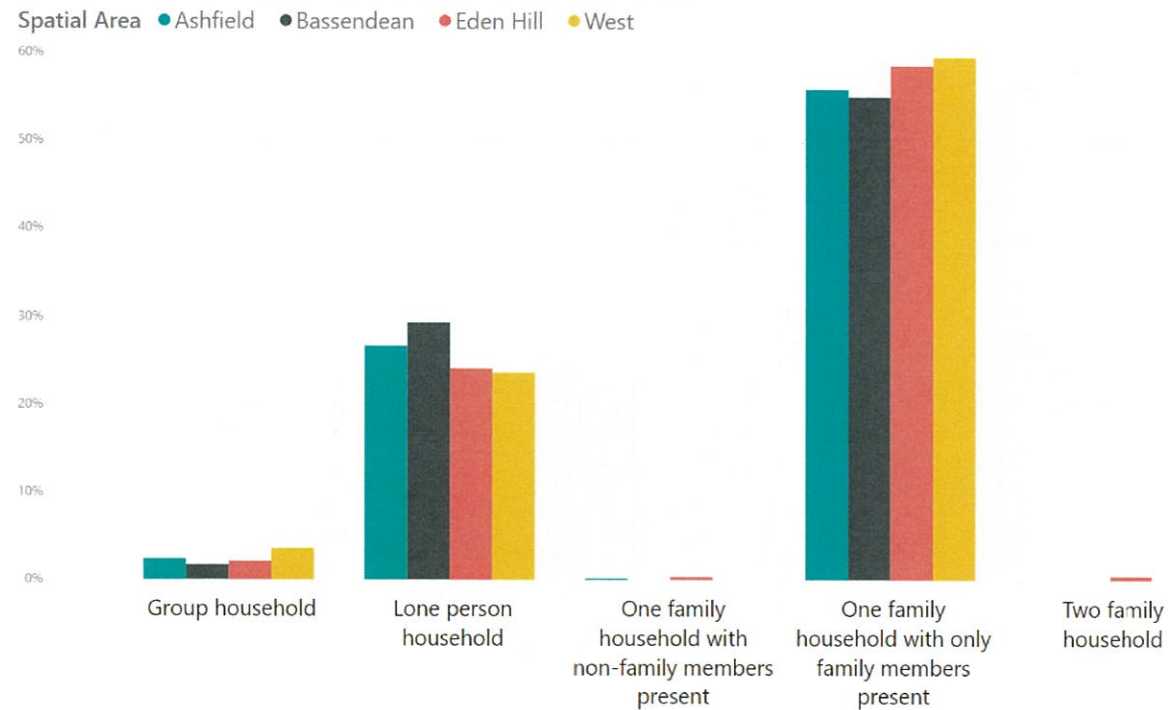
“one family households with only family members present” and 25% being “lone person households”. The higher proportion of family households in Ashfield, Eden Hill and Bassendean West suggest that it is more suitable and affordable for young families (Figure 10).

Figure 9- Town of Bassendean Household Consumption



Source: ABS Census 2016, FAR lane 2017

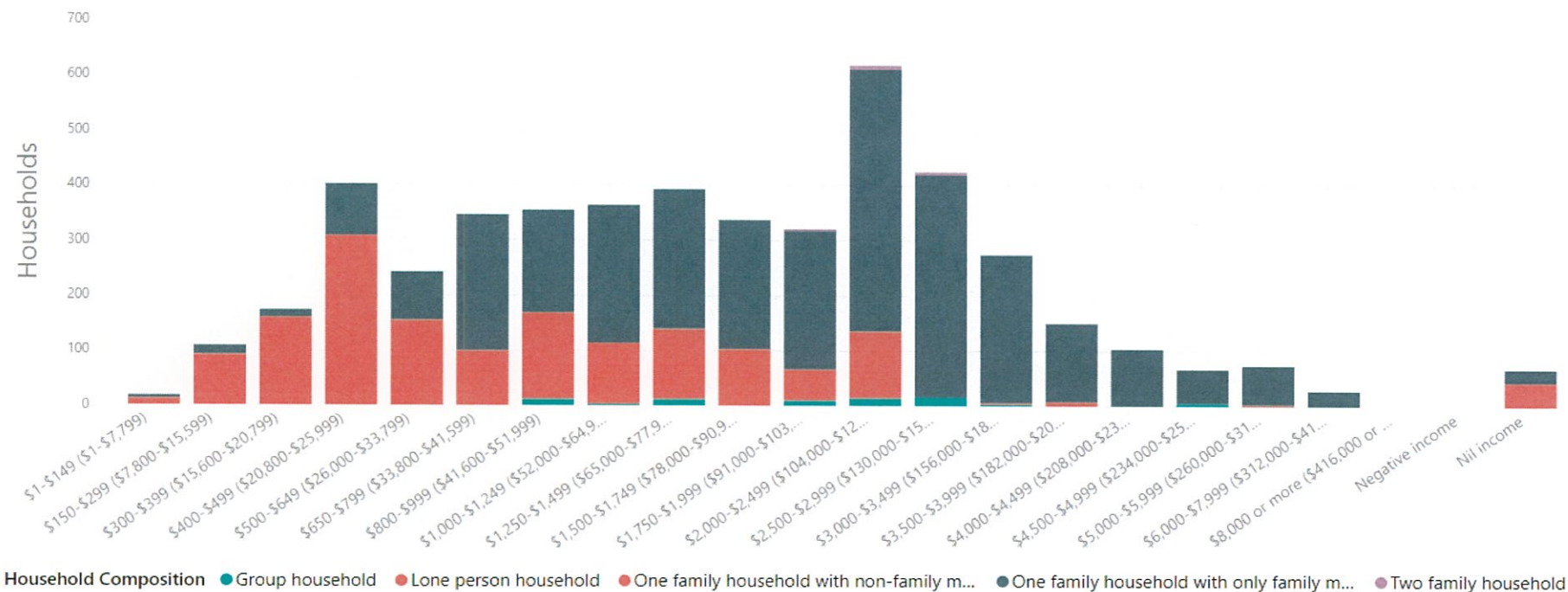
Figure 10- Household Structure by Town of Bassendean Spatial Area



Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

Figure 11 suggests that lone person households are the household types that most make up lower income ranges, in terms of weekly household income. This is attributed to an older age profile (widows), and younger people living by themselves. Family households are strongly represented in higher income ranges, due to dual income households.

Figure 11- Household Income by Household Composition

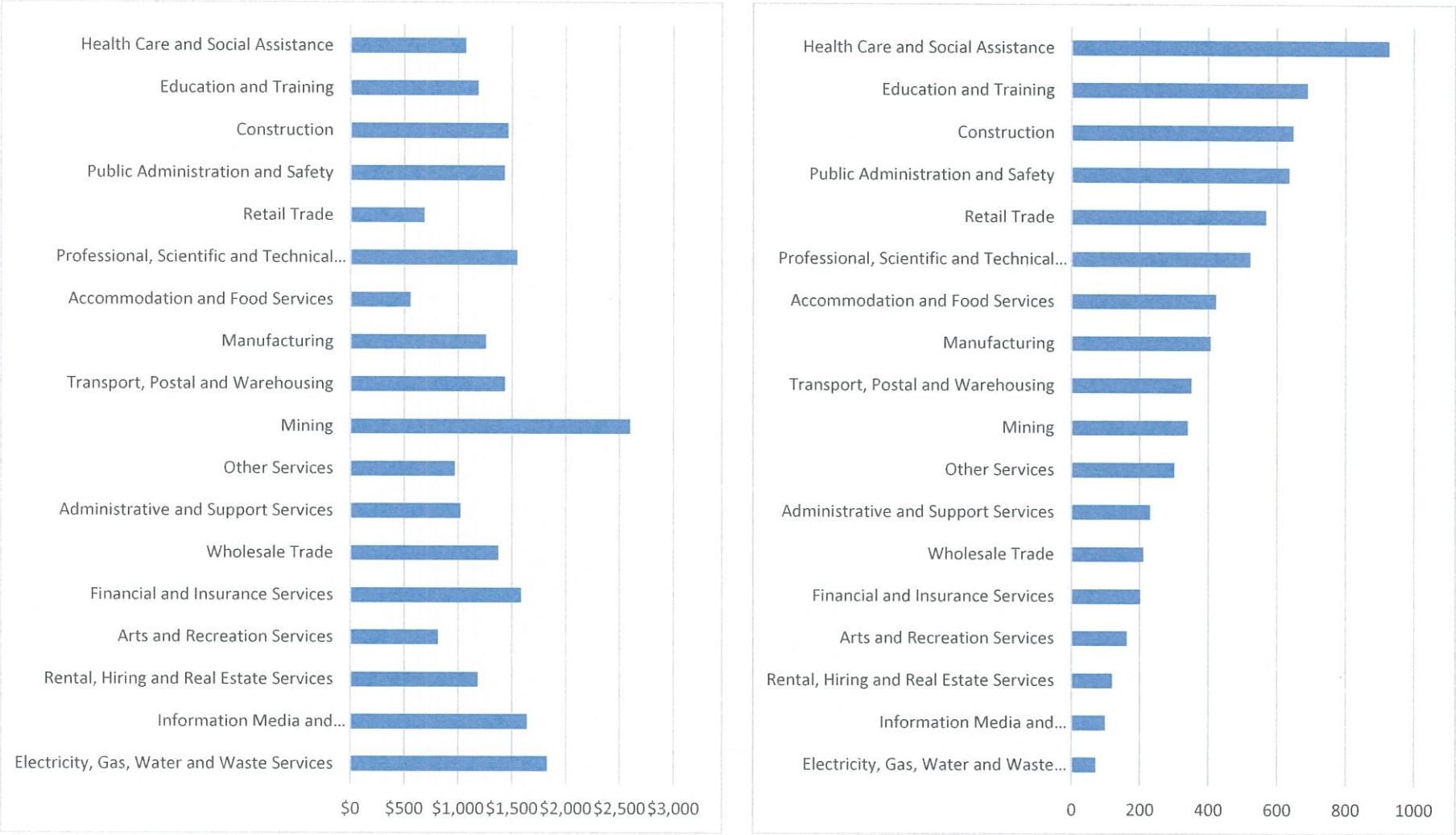


Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

2.6 HOUSEHOLD INCOME

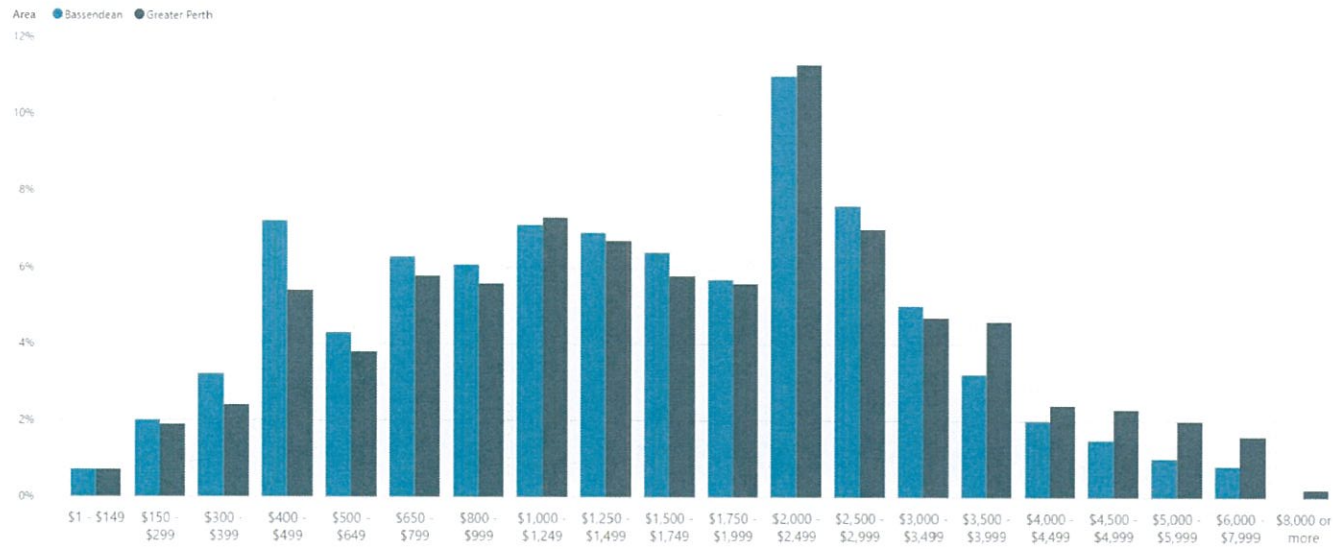
The median household income in Bassendean is \$1,503 (increase of 18% since 2011) which is 8% lower than the Greater Perth median household income. As Figure 13 shows, Bassendean has a higher amount of low income households and lower amount of higher income households. A contributing factor may be an older age profile and lone person households, and considerable number of resident workers in lower-income industries such as health care and social assistance (Figure 12)

Figure 12- Town Bassendean Residents Industry of Employment and Average Weekly Earnings of Industry



Source: ABS census 2016, ABS average Weekly Earnings, Australia, May 2017

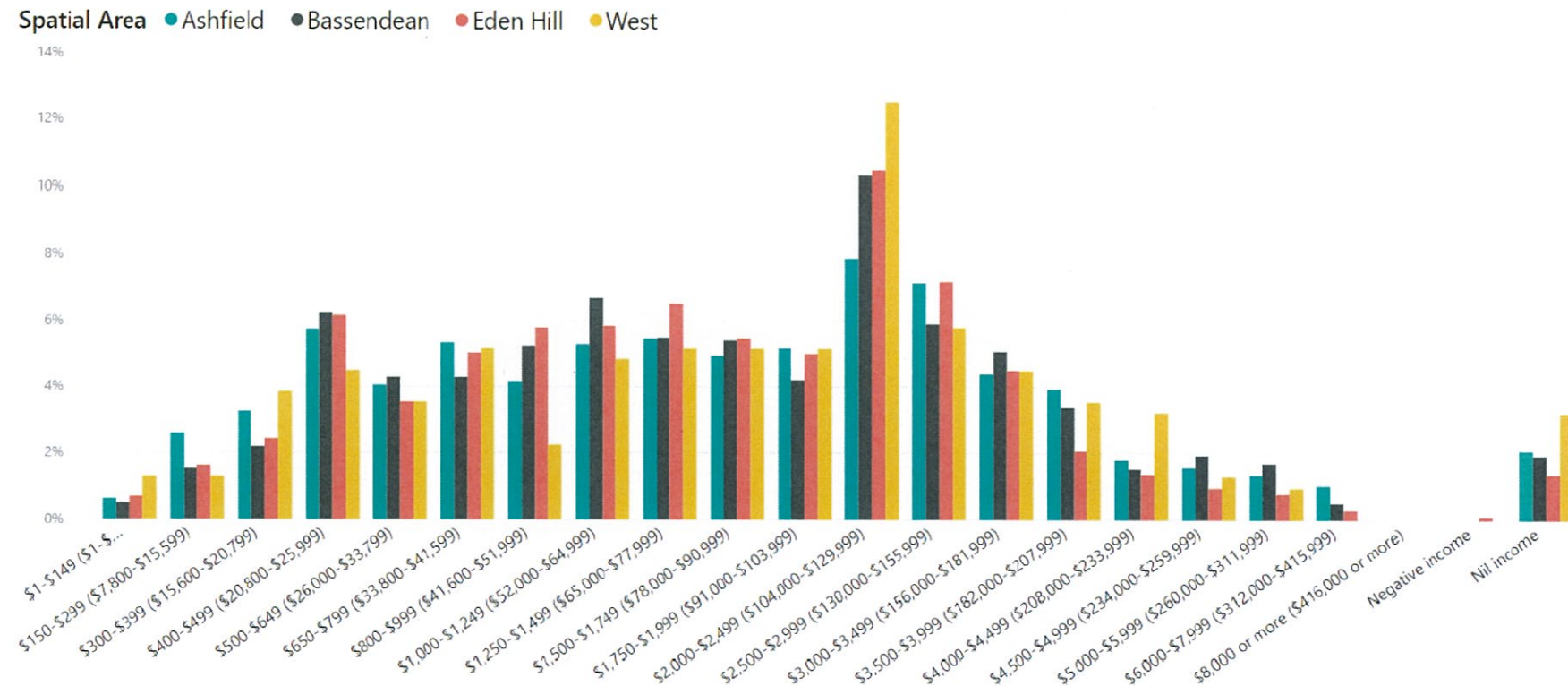
Figure 13-Town of Bassendean and Greater Perth Household Income Profile



Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

As Figure 12 illustrates, Ashfield is characterised by more low-income households (\$1 to \$400 per week), and less high-income households than other areas in the Town of Bassendean. A contributing factor to this may be the higher proportion of State housing in Ashfield.

Figure 14- Town of Bassendean Household Income Distribution



Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

2.7 HOUSING SUITABILITY

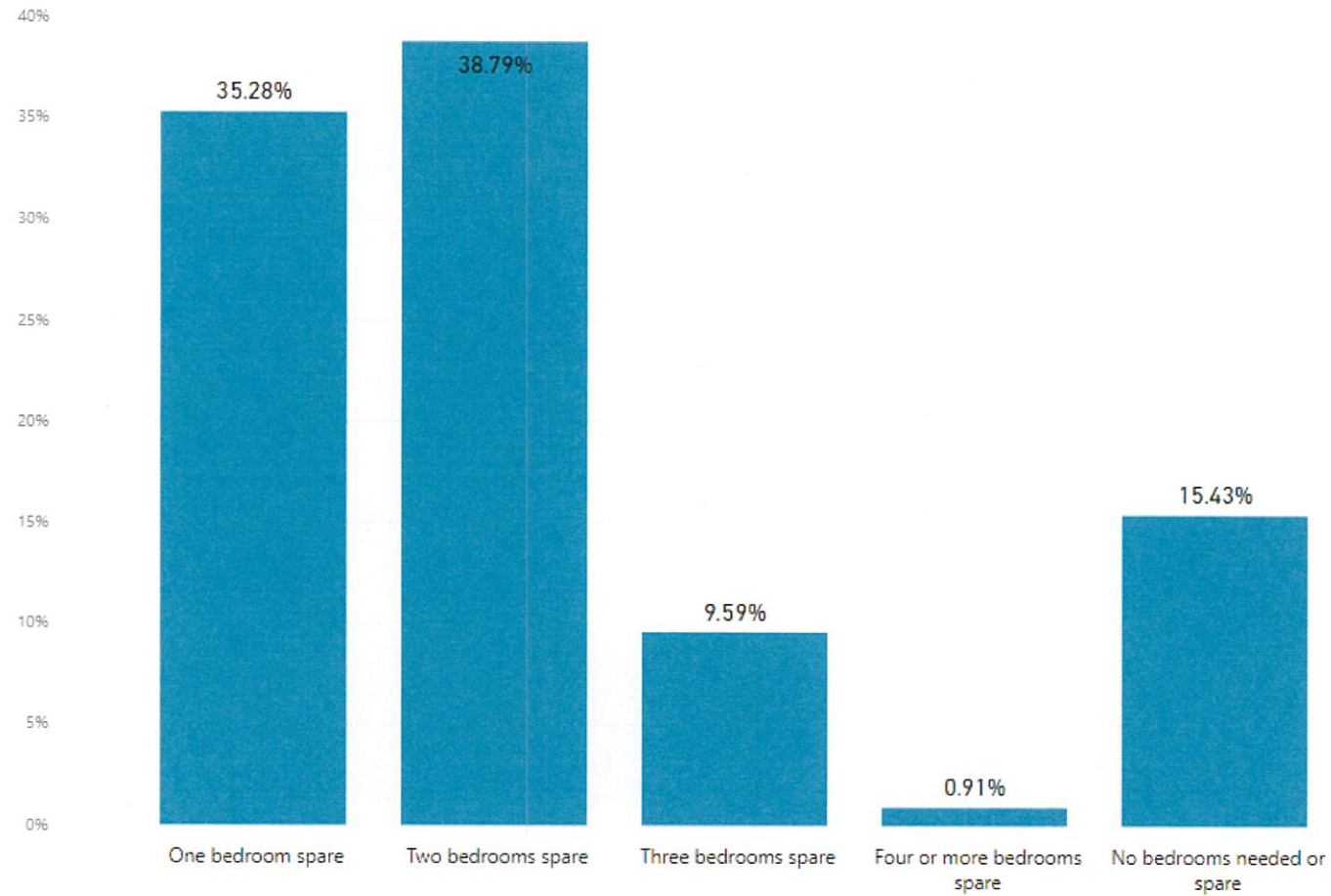
Housing suitability is a measure used by the ABS to analyse the under or over utilisation of dwellings and the dwelling's suitability for the resident households. This is based on a comparison of the number of bedrooms in a dwelling together with a series of household demographics, such as the number of usual residents, their relationship to one another, age and gender.

It is based upon the assumptions specified by the ABS:

- There should be no more than two persons per bedroom
- Children less than five years of age of different sexes may reasonably share a bedroom
- Children less than 18 years of age and of the same sex may reasonably share a bedroom
- Single household members 18 years and over should have a separate bedroom, as should parents or couples and;
- A lone person household may reasonably occupy a bed sitter.

As Figure 15 illustrates, 99% of households in the Town of Bassendean do not require an extra bedroom, with 78% having spare bedrooms. This suggests a potential mismatch between housing stock and household requirements, due a large-proportion of lone person households (possible elderly and widowed) who are living dwellings larger than they require. This suggests that there an opportunity to both free up underutilised housing stock and meet the needs of local households by increasing the stock of smaller dwellings.

Figure 15- Town of Bassendean Housing Suitability

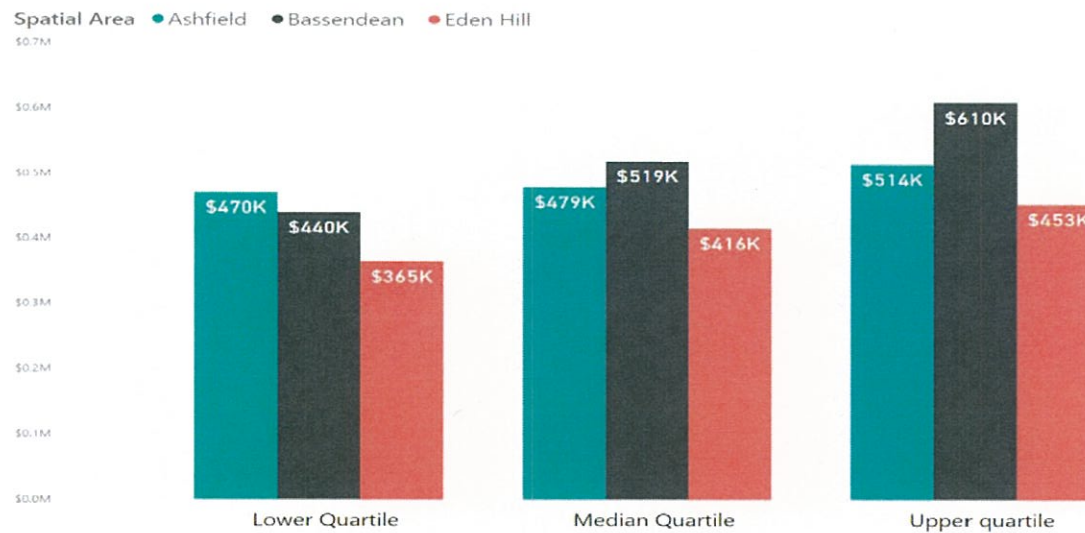


Source: Profile.id, ABS Census 2006, 2011, 2016, FAR lane 2017

2.8 HOUSING COSTS

The median value of housing within the Town of Bassendean is summarised in Figure 16. The value of housing in Bassendean³ is higher than both Ashfield and Eden Hill which could reflect an area with a higher level of wealth and the propensity to attract higher income earners relative to the other areas, as well as the amenity of housing products in close proximity to the river.

Figure 16- Town of Bassendean Median House Price

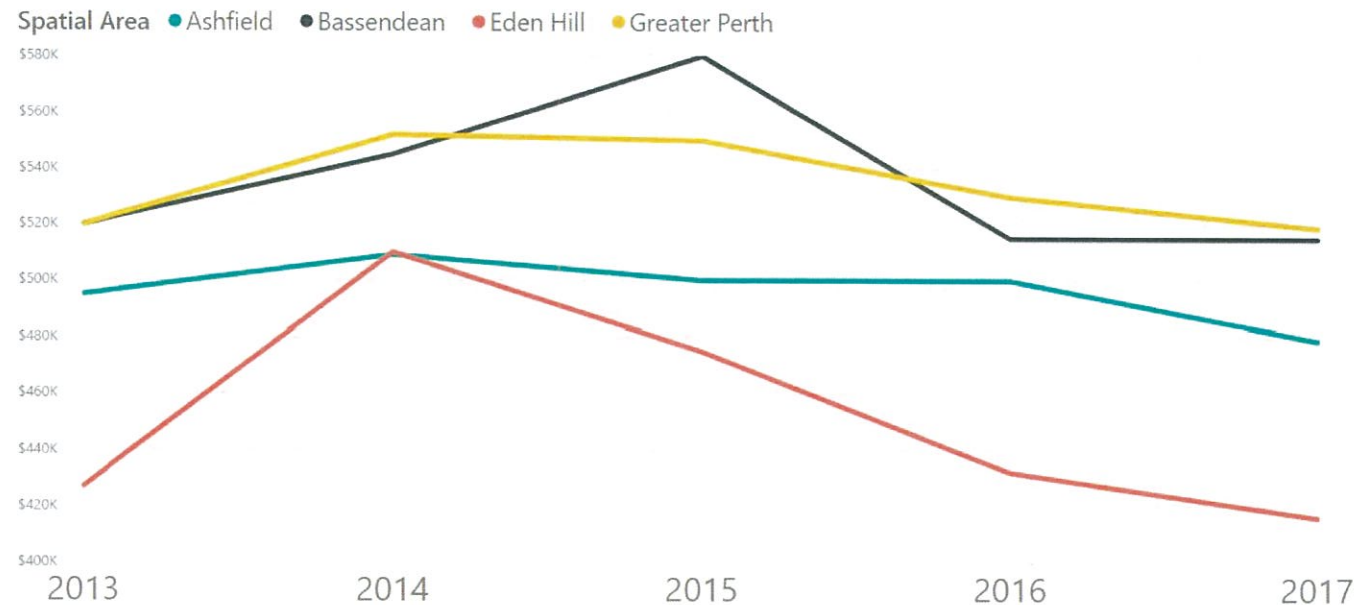


Source: REIWA Suburb Profiles as of October 2017, FAR lane 2017

³ Note: Bassendean refers to Bassendean West and Bassendean combined due to the structure of real estate data.

Median price history is illustrated in Figure 17. Since 2015, all the areas show a trend of declining house prices consistent with the movement of Greater Perth house prices. After the continuous rise in prices which began in 2009 -2010 and peaked in 2014, 2015, the sale price of housing in Bassendean have fallen to 2013 prices. Bassendean house prices appear to be stabilising but the other spatial areas continue to decline.

Figure 17- Median House Price Timeline

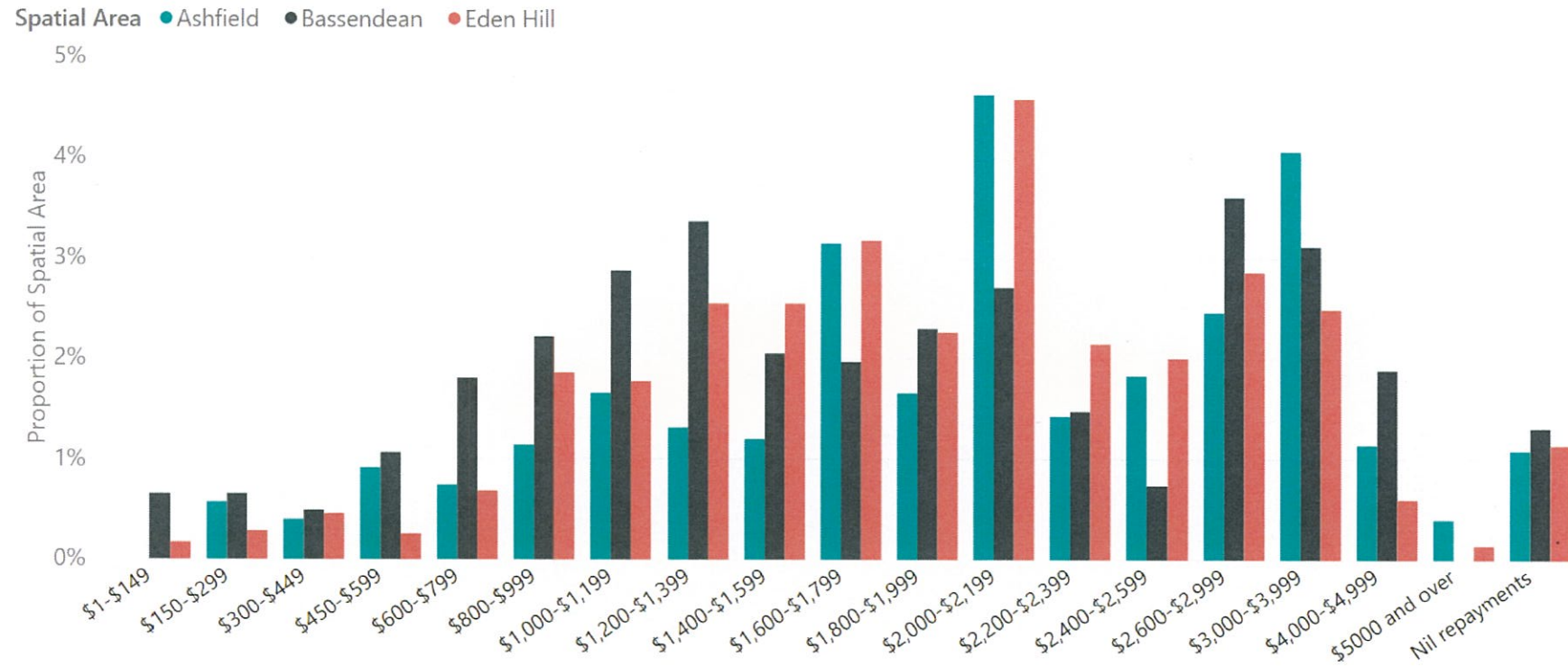


Source: REIWA Suburb Profiles as of October 2017, FAR lane 2017

Contrary to the median house prices, Bassendean's mortgage repayments are in a lower range than the other areas, whereas Ashfield has more households in the higher ranges (Figure 18). This may be due to older people buying in a lower market.

Bassendean also has a larger proportion of households in the higher range, possibly reflecting a market of old and new mortgages. Ashfield and Eden Hill however, have more households in the higher ranges which reflects the younger age demographic probably buying in a higher, and newer market.

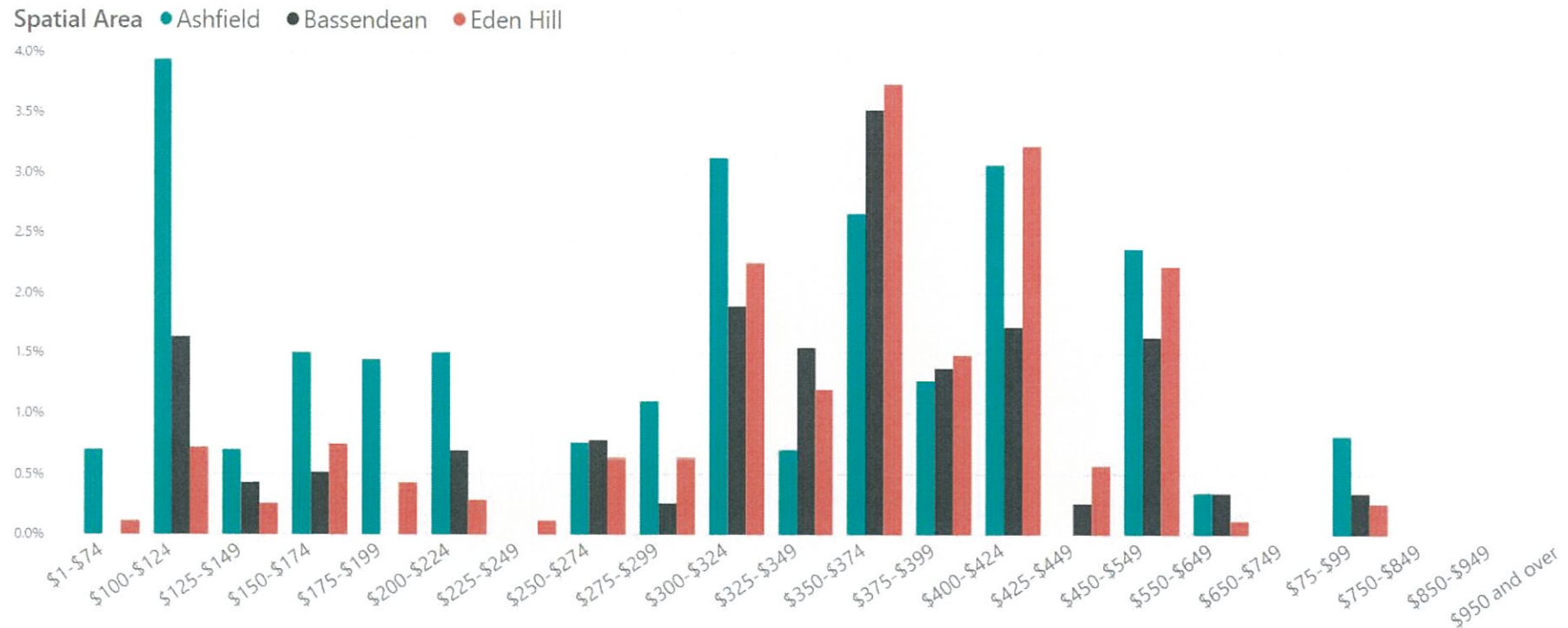
Figure 18- Town of Bassendean Monthly Mortgage Payments



Source: ABS Census 2016 FAR lane 2017

Figure 19 illustrates the distribution of weekly rent payments in the Town of Bassendean. This suggests Ashfield has a more diverse range of rental payments which may be due to a broader range of dwelling configurations, and cheaper housing. Bassendean and Ashfield are clustered around the \$300 - \$450 per week payment, which suggests housing is of a similar type.

Figure 19- Town of Bassendean Weekly Rent Payments



Source: ABS Census 2016, FAR lane 2017

2.9 RESIDENTIAL MARKET EXPECTATIONS

In preparing the Profile, FAR Lane surveyed four Bassendean real estate agencies to capture their insights from responses to the questions:

1. Has the demographic of both buyers and sellers changed? If so, how?

2. Is there an observable trend in people wanting to work from home? For example Is there an increasing demand in buyers looking for a house that they can work from home at? If so is there a criterion for the house?
3. If known, what are the occupations/industries of employment of customers that have either bought or looking to buy a house from which they can work from home?
4. What are the current development trends? ie. Size, density, yards/gardens. Does the live/work trend have an impact on this?

All respondents observed that most homebuyers in Bassendean are young professionals and young families. The reasons offered for this included;

- Price point
- Existing layout of houses
- Houses that they could renovate, and
- Size of lots and houses

Key criteria that most prospective buyers have in purchasing housing in the Town of Bassendean included:

- At least three bedrooms
- Two bathrooms
- Two living areas
- Yard or garden
- Larger lot size

Respondents couldn't identify any observable development trends other than sub division and renovation. In addition, only one of the respondents recognised a slight trend in homebuyers looking for a house with extra rooms to use an office or place to work from home. The other three respondents had either not observed any demand for houses that purchasers could work from home from.

3 ECONOMIC OVERVIEW

3.1 INTRODUCTION

Economic analysis undertaken for the Profile includes examination of factors including:

- Gross regional product;
- Economic output;
- Value added;
- Industry of employment;
- Location quotient;
- Shift share; and
- Employment self-containment.

Analysis sourced ABS Census 2011 and 2016, REMPLAN and REIWA data to summarise and provide snapshots of the Town of Bassendean economy.

3.2 GROSS REGIONAL PRODUCT

Gross regional product in this Profile refers to the market value of all final goods and services produced within the Town of Bassendean annually.

The Town of Bassendean's Gross Regional Product (GRP) is estimated at \$1.12 billion (REMPLAN 2018). This represents approximately 4.79% of the Eastern Metropolitan area's GRP, and 0.73% of Greater Perth's GRP (Table 1).

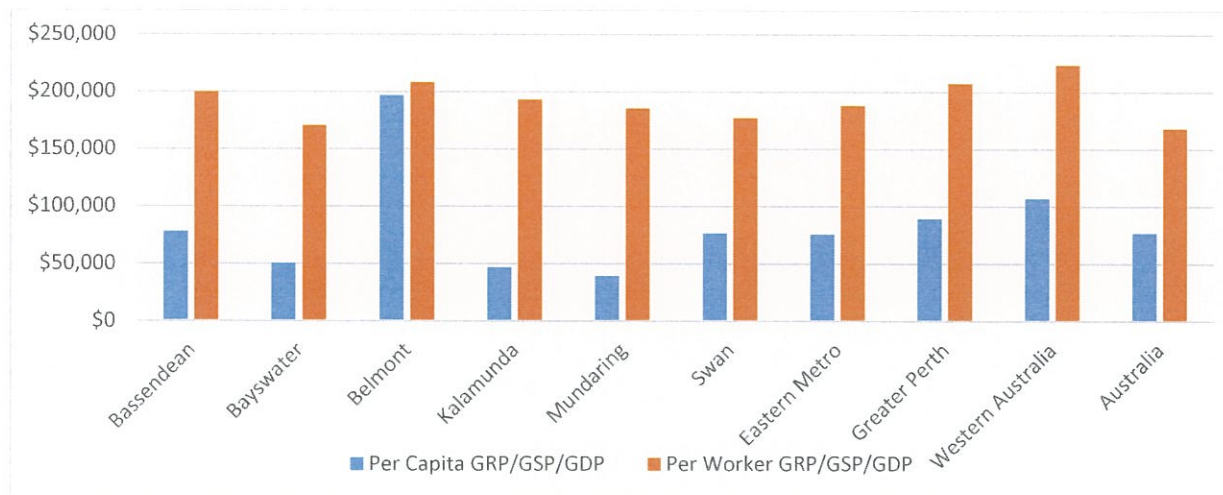
Table 1- Comparative Gross Regional Product

	Bassendean	Eastern Metro	Greater Perth	Western Australia	Australia
GRP/GSP/GDP	\$1,122.121 M	\$23,402.55 M	\$154,142 M	\$239,706 M	\$1,654,864 M
Bassendean's GRP as a % of Benchmarks	-	4.79%	0.73%	0.47%	0.07%

Source: Latest REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2011 Gross State Product, June 2016 National Input Output Tables and 2013 / 2014 Census Place of Work Employment Data.

The Town of Bassendean has the second highest GRP per capita and worker out of the EMRC areas. This suggests that whilst the economy is smaller, the Town has the second most productive workforce out of the EMRC areas (Figure 20).

Figure 20- Comparative Gross Regional, State and Domestic Product per Capita and per Worker



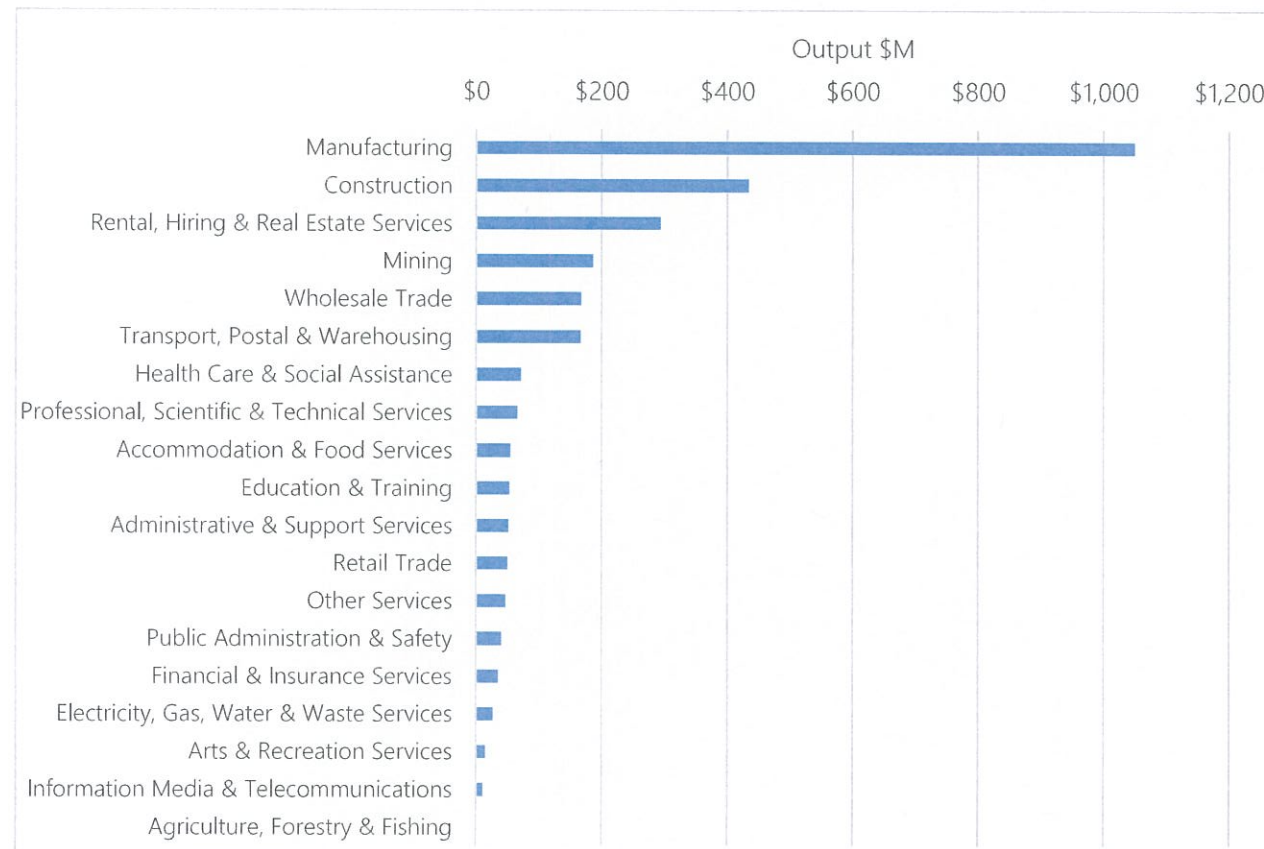
Source: Latest REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2011 Gross State Product, June 2016 National Input Output Tables and 2013 / 2014 Census Place of Work Employment Data.

3.3 ECONOMIC OUTPUT

Economic output in this Profile refers to the total value of all goods and services produced within the Town of Bassendean.

The Town of Bassendean's economic output is estimated at \$2,817M per year (REMPAN 2018). This is dominated by manufacturing, construction, and rental, hiring & real estate services, making up over 60% of Bassendean's total output (Figure 21).

Figure 21- Bassendean Total Output by Industry

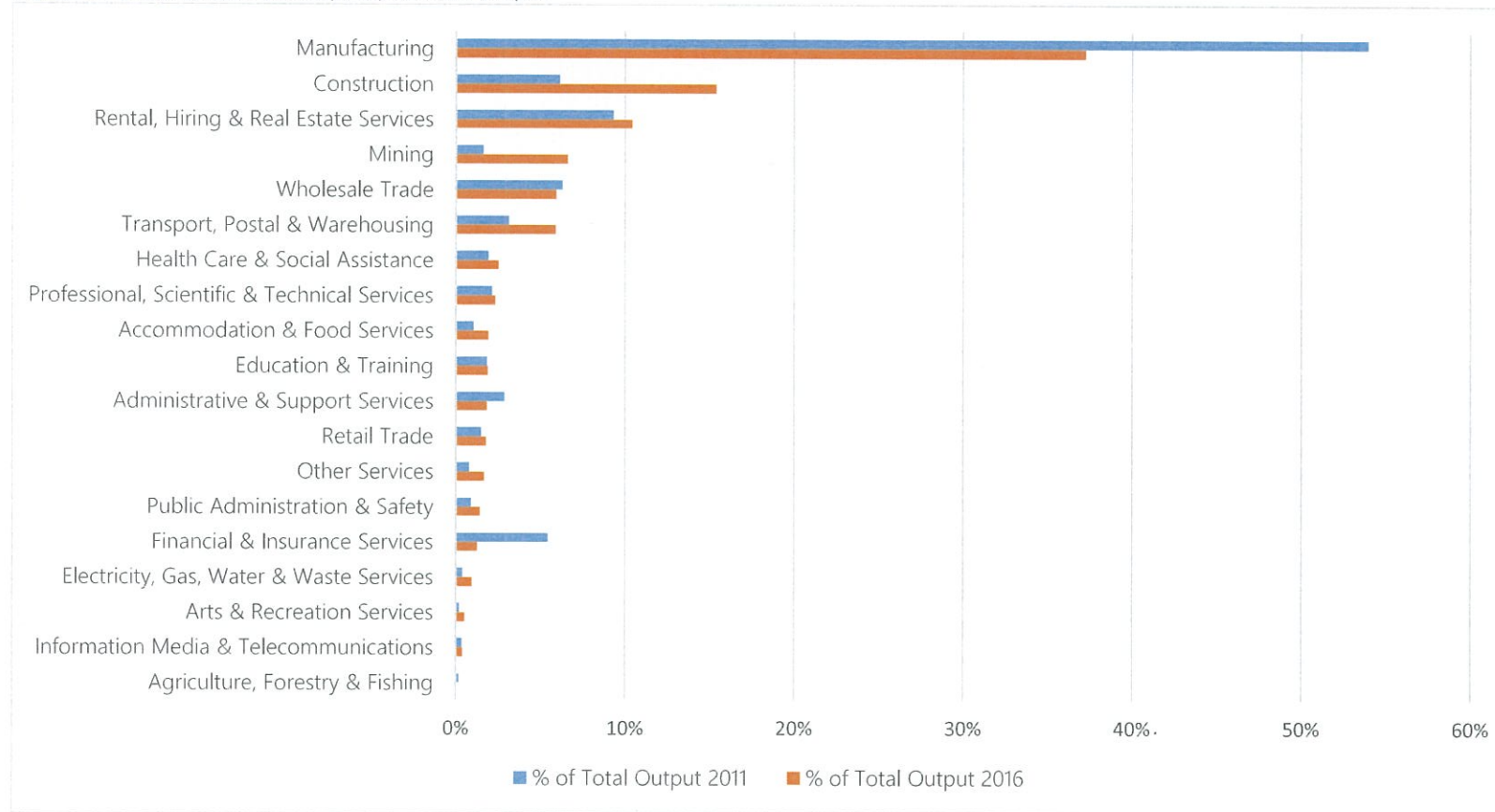


Source: REMPLAN 2018, FAR Lane 2018

Other key characteristics and trends include (Figure 22 and Figure 23):

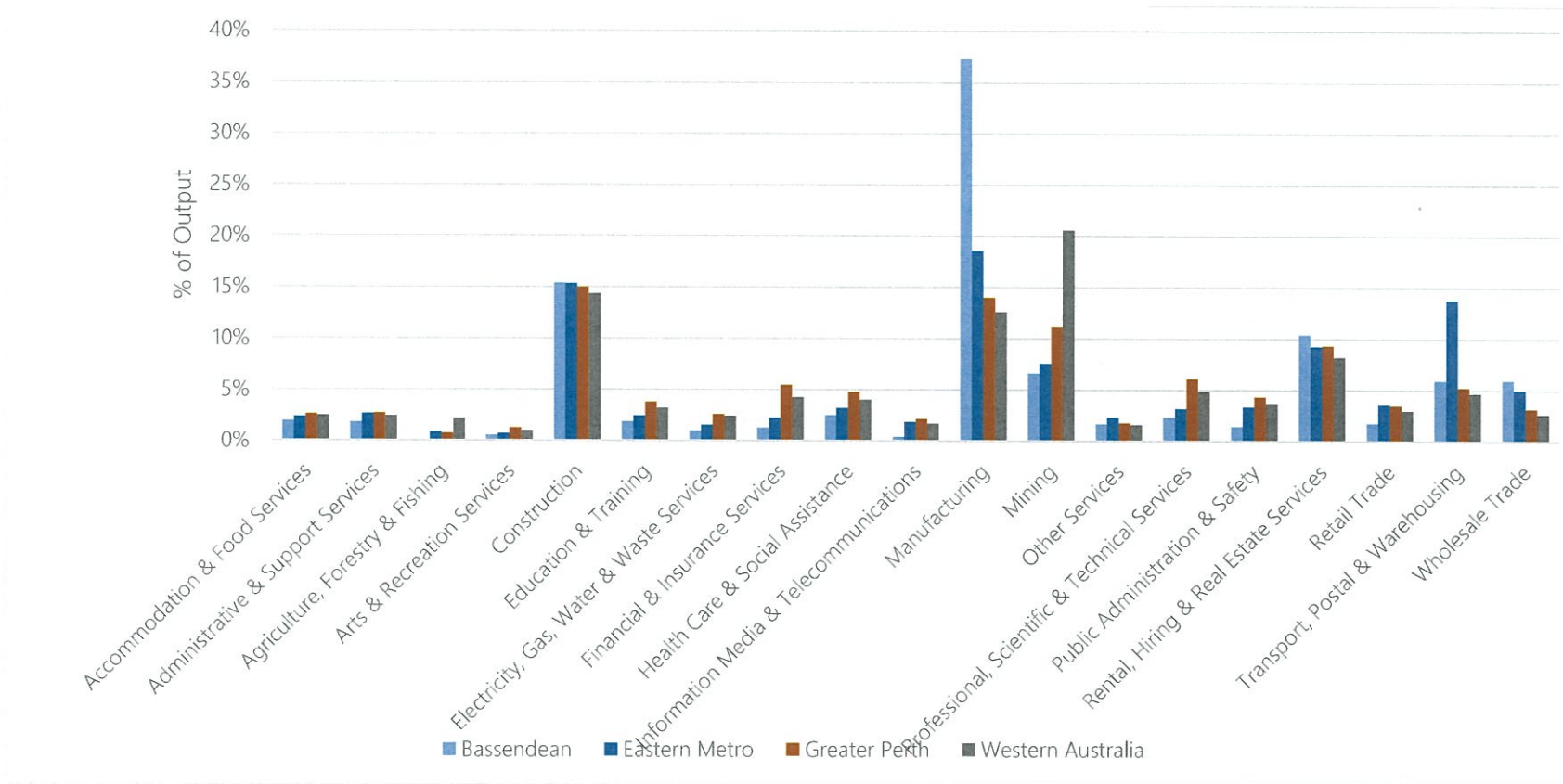
- Between 2011 and 2016, Bassendean's construction industry output more than doubled, along with arts and recreation services;
- Between 2011 and 2016, manufacturing's contribution to total output declined by 40%; and
- Between the 2011 and 2016, mining output had the most significant growth in terms of contribution to Bassendean's total output.
- The proportion of non-mining industry's contribution to Bassendean's total output is due to the significant decrease in manufacturing output. This may be due to the national declining manufacturing trend, automation, and migration of key manufacturing businesses.

Figure 22- Comparison of Industry Proportion of Output



Source: REMPLAN 2018, FAR Lane 2018

Figure 23-Comparison of Output Proportions



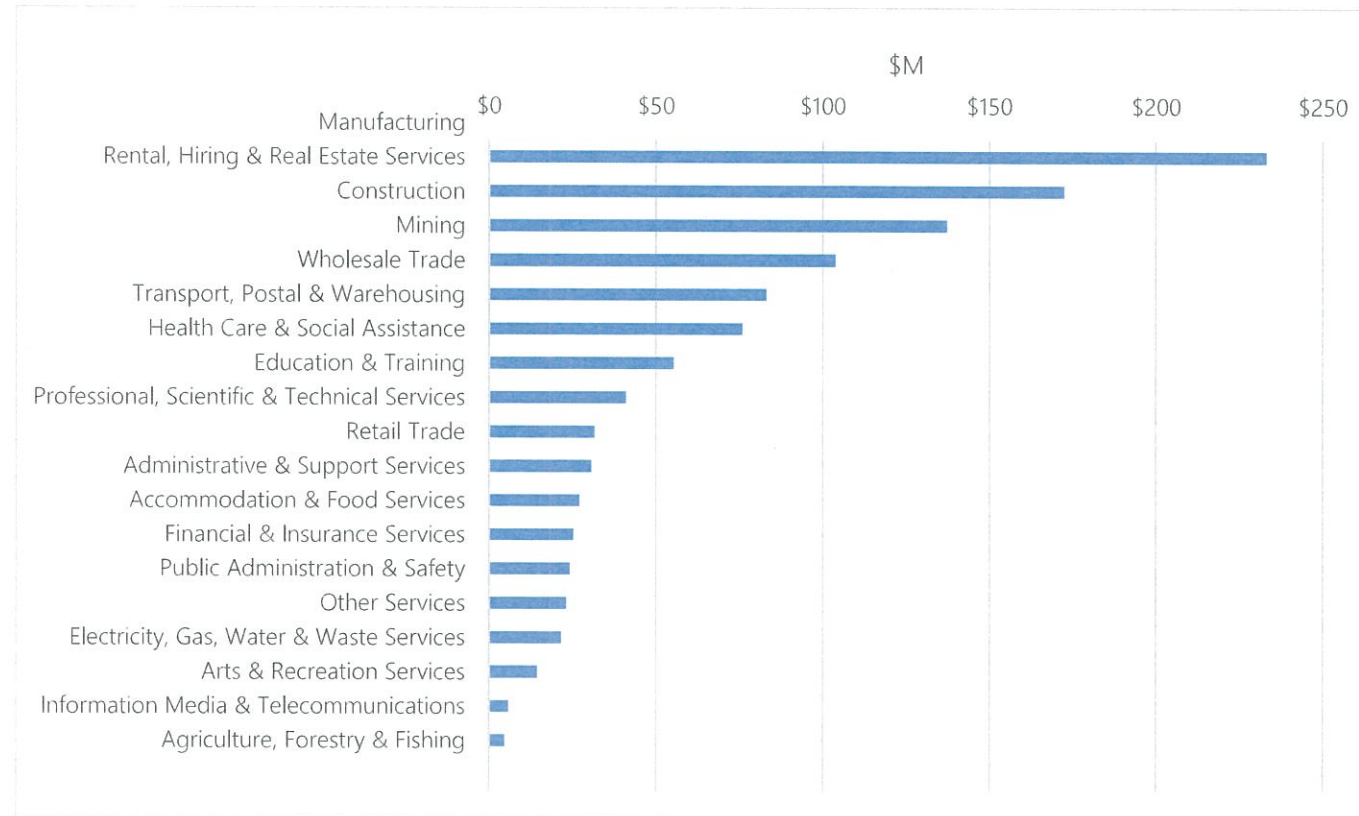
Source: REMPLAN 2018, FAR Lane 2018

3.4 VALUE ADDED

Value-added data in this Profile represents the marginal economic value that is added by each industry sector in the Town of Bassendean.

The Town of Bassendean's total value added is \$1,110 million, with the key contributors being manufacturing, rental, hiring & real estate services, and construction (Figure 24).

Figure 24- Bassendean Value Added by Industry (\$M)

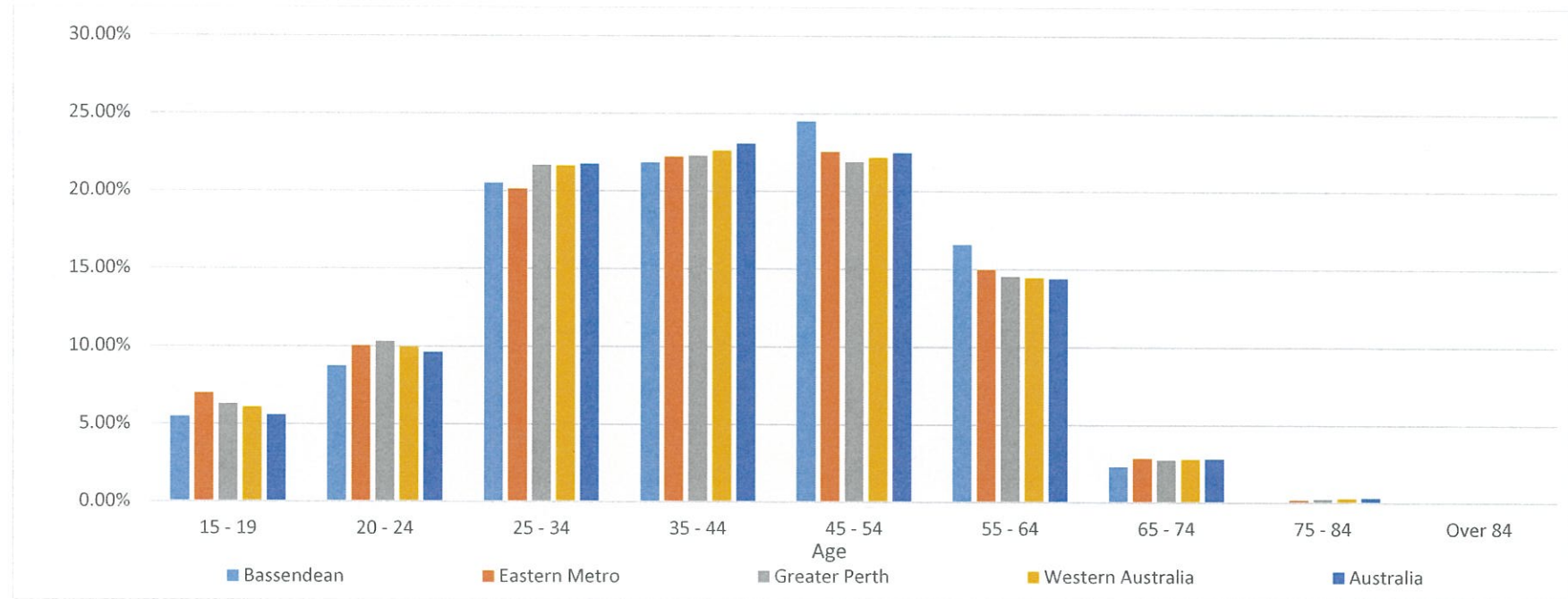


Source: REMPLAN 2018

3.5 EMPLOYMENT DEMOGRAPHICS

The median age for workers in the Town of Bassendean is older compared to benchmark areas of Eastern Metro, Greater Perth and Western Australia as the result of proportionally lower numbers of workers aged between 15-24, and significantly higher proportions of workers aged 45-64 (Figure 25).

Figure 25- Comparative Age Profile of Employed Persons

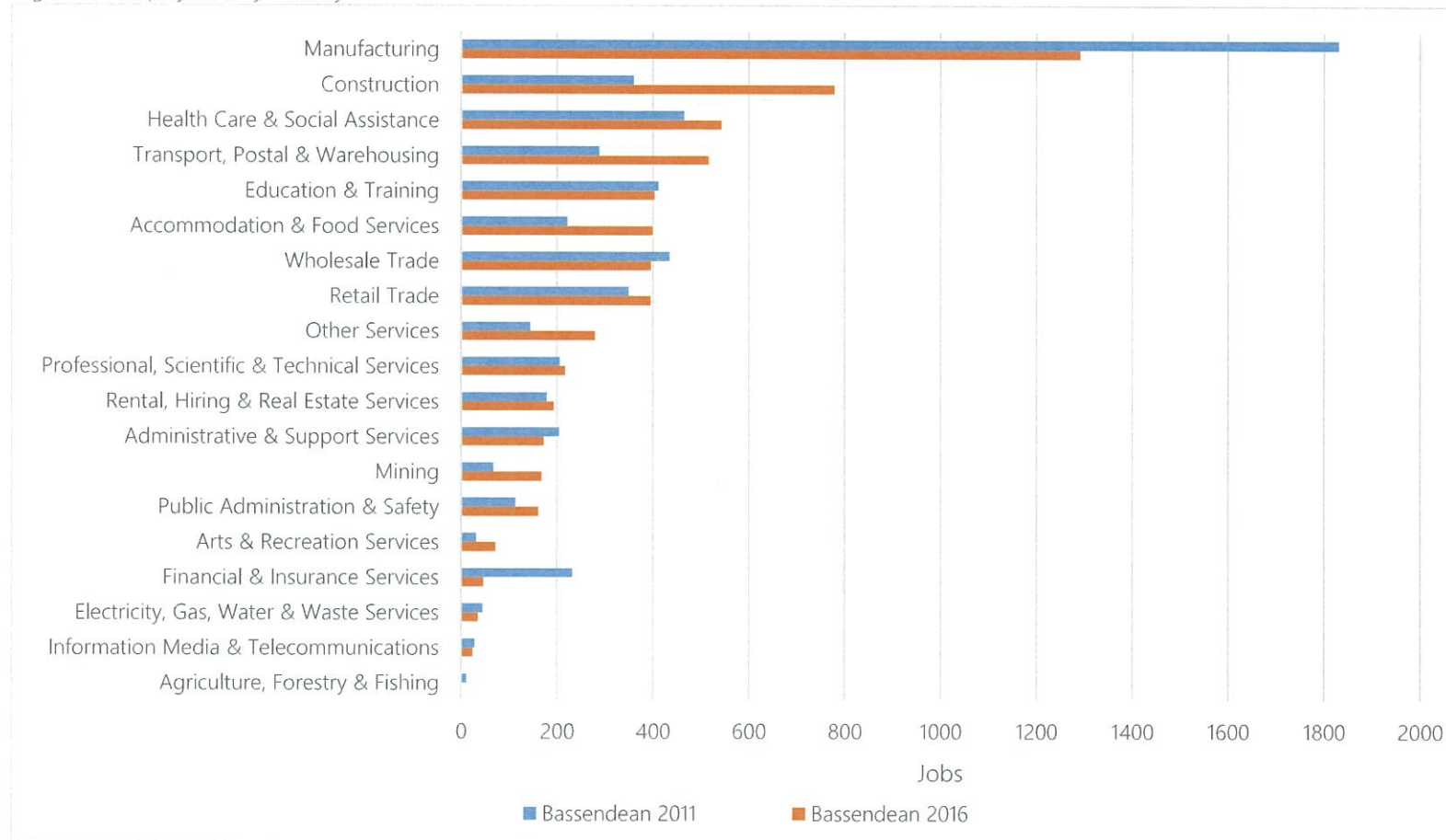


Source: REMPLAN 2018, FAR Lane 2018

3.6 INDUSTRY OF EMPLOYMENT

The Town of Bassendean's local employment market is dominated by manufacturing, construction, and transport, postal and warehousing industries, with these sectors representing 42.5% of total jobs (Figure 26). Of these, construction and transport, postal and warehousing industries experienced growth between 2011 and 2016, however manufacturing jobs in Bassendean declined by 30% over this same period.

Figure 26- Employment By Industry

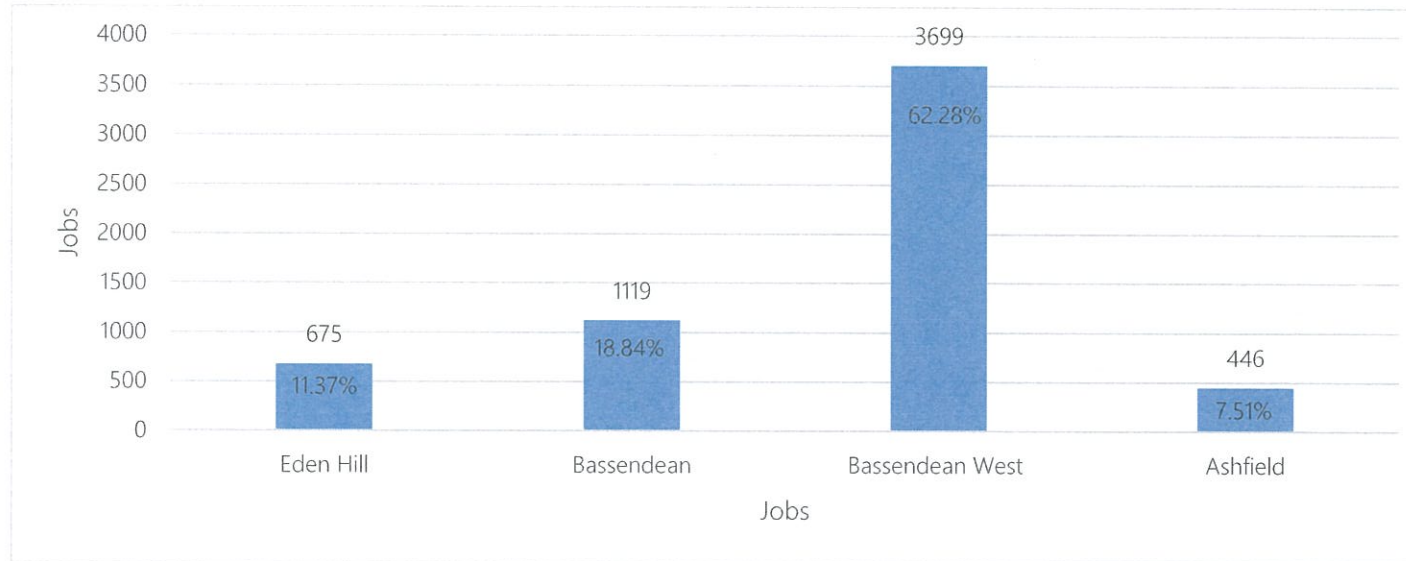


Source: Census 2011, 2016. FAR lane 2018

3.7 EMPLOYMENT LOCATIONS

A summary of job locations by destination zone is shown in Figure 27.

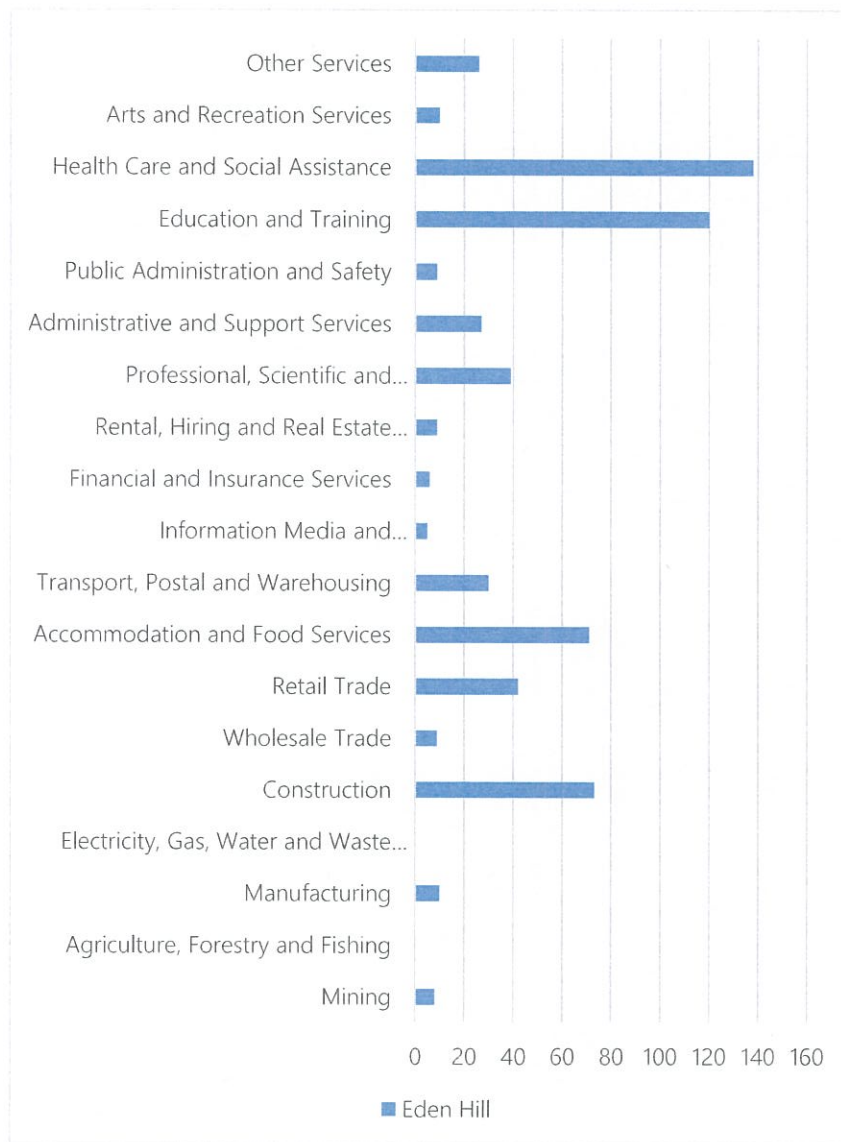
Figure 27- Bassendean Employment by Destination Zone



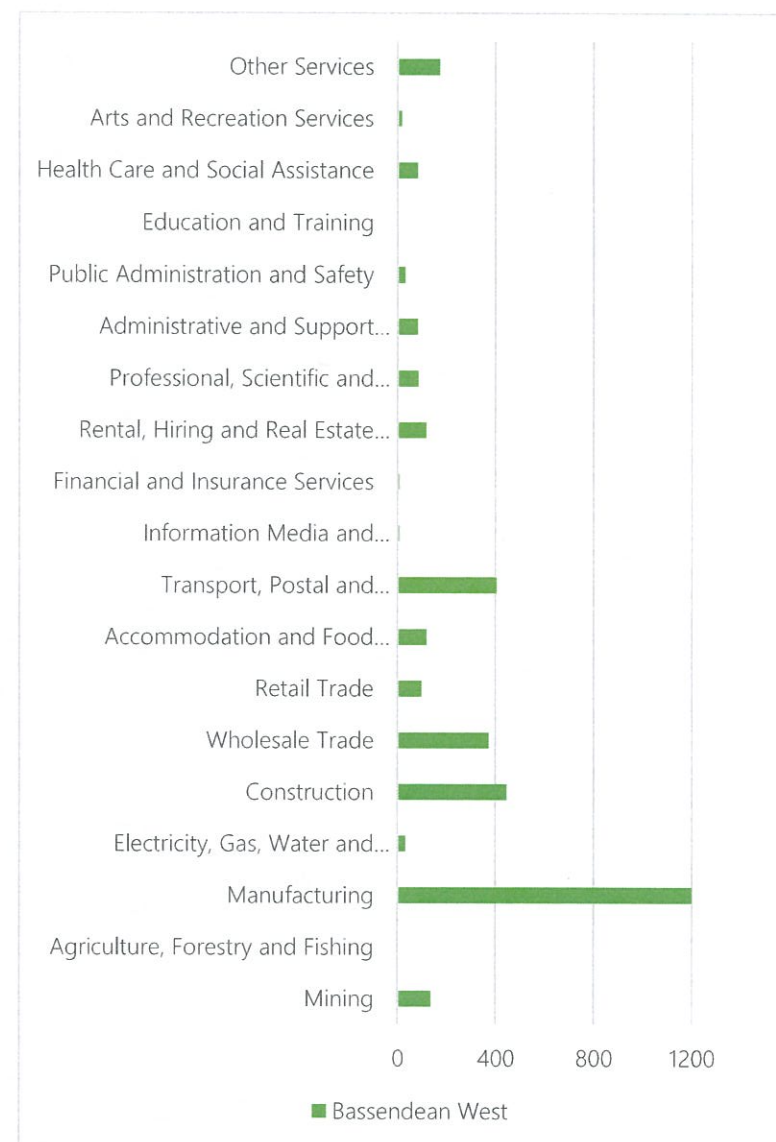
Source: Census 2011, 2016. FAR Lane 2018

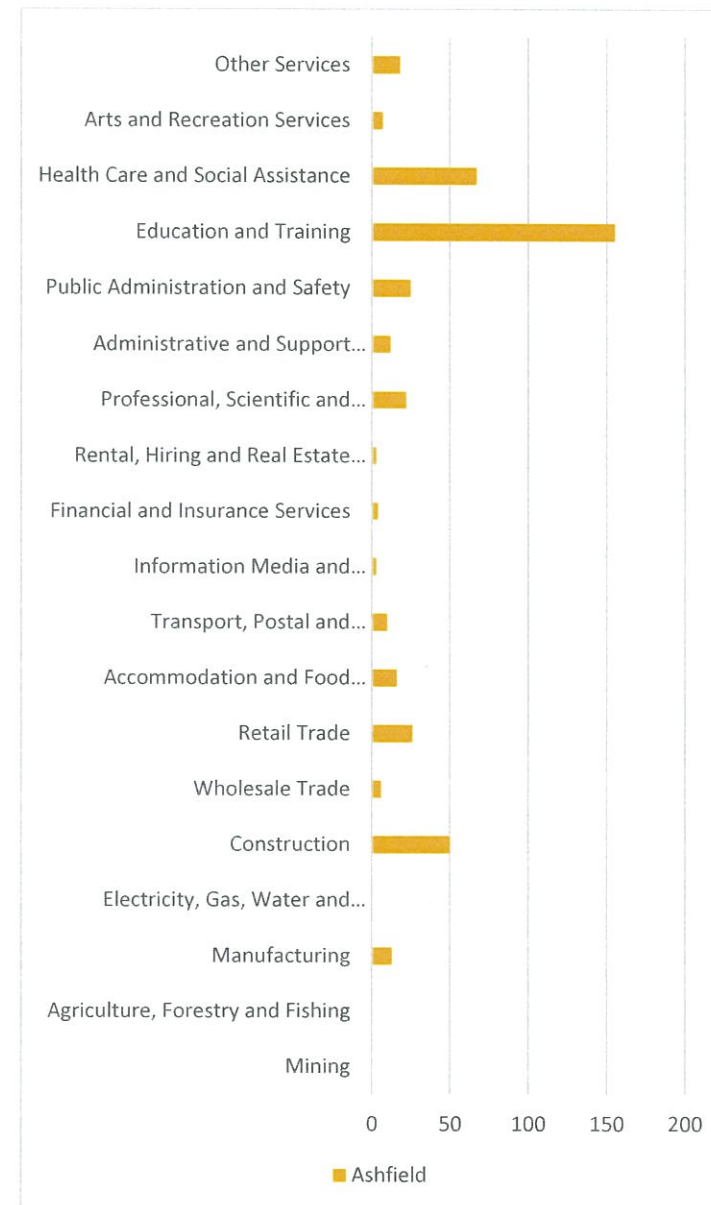
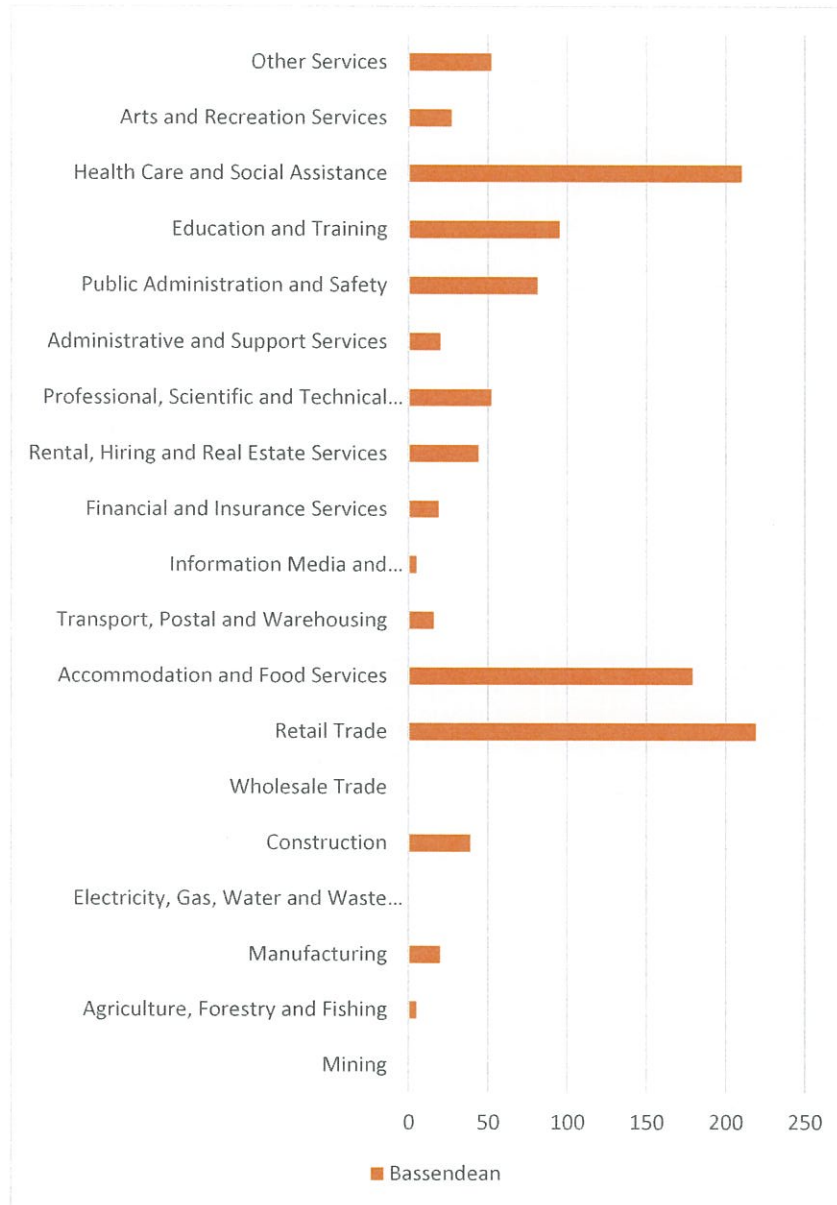
Over 60% of jobs are located in Bassendean West, Bassendean's only industrial area. It is the key employment location for manufacturing, construction and transport, postal and warehousing. Approximately 19% of Bassendean's employment is located in the eastern Bassendean destination zone. As Bassendean Village is located within this area, its employment industries are predominantly in retail trade, health care services, and accommodation and food services. Ashfield and Eden Hill make up 7.5% and 11.5% of the Town of Bassendean's employment. Due to its relatively residential characteristics, it is the location for the majority of Bassendean's education and training jobs. A detailed breakdown of industries of employment by destination is shown in Figure 28.

Figure 28- Employment Industry by Destination Zone



Source: Census 2011, 2016. FAR Lane 2018



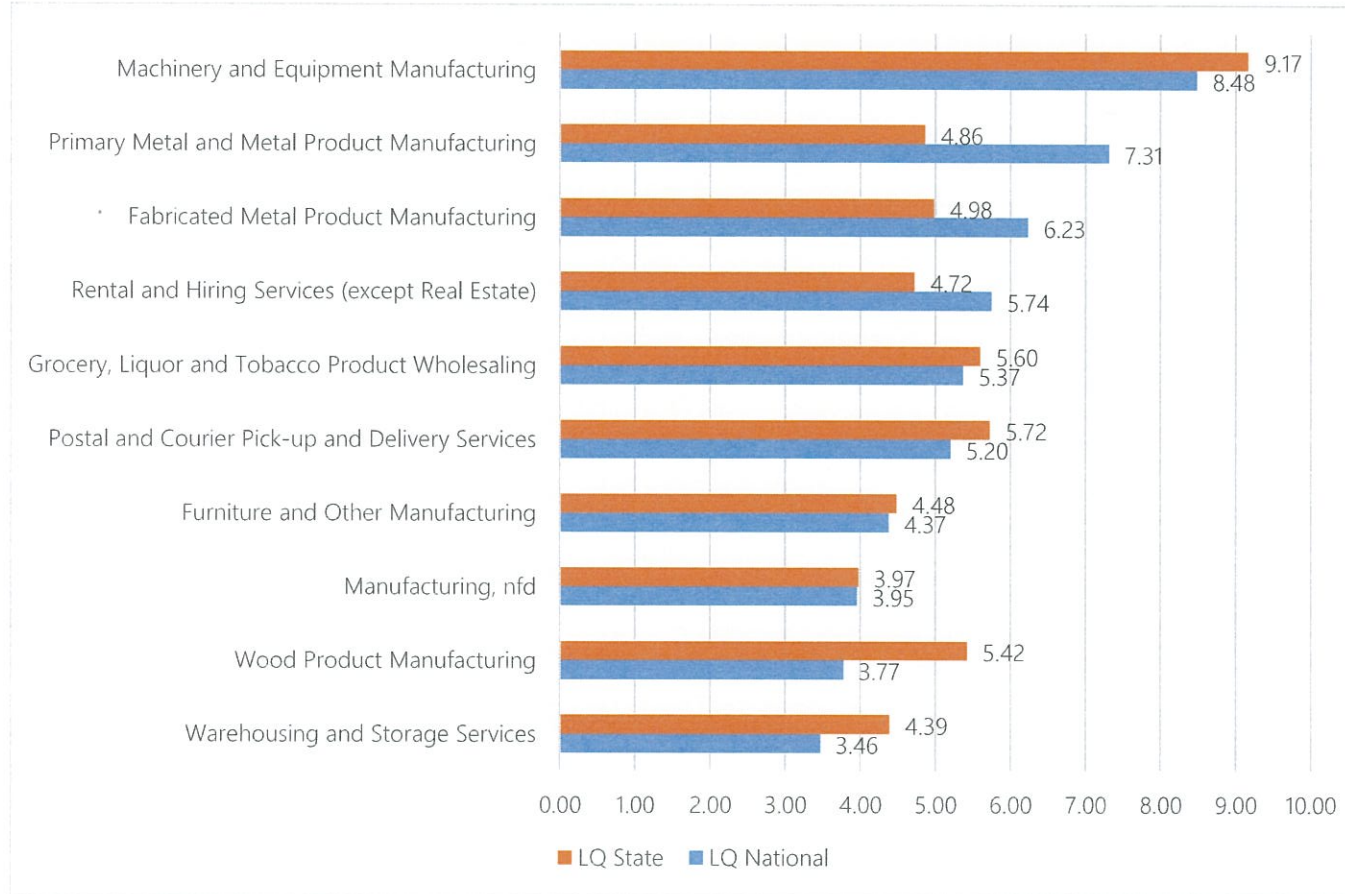


Source: Census 2016, FAR lane 2018

3.8 LOCATION QUOTIENT

A location quotient (LQ) is a simple ratio used to determine the concentration or dominance of an industry in a region (i.e. local government area) in comparison to a larger reference or benchmark region (i.e. State or Nation). A location quotient of above 1 suggests that there is a comparatively larger concentration of a particular industry in the region, whilst a score of less than 1 suggest a comparative locational weakness in this industry.

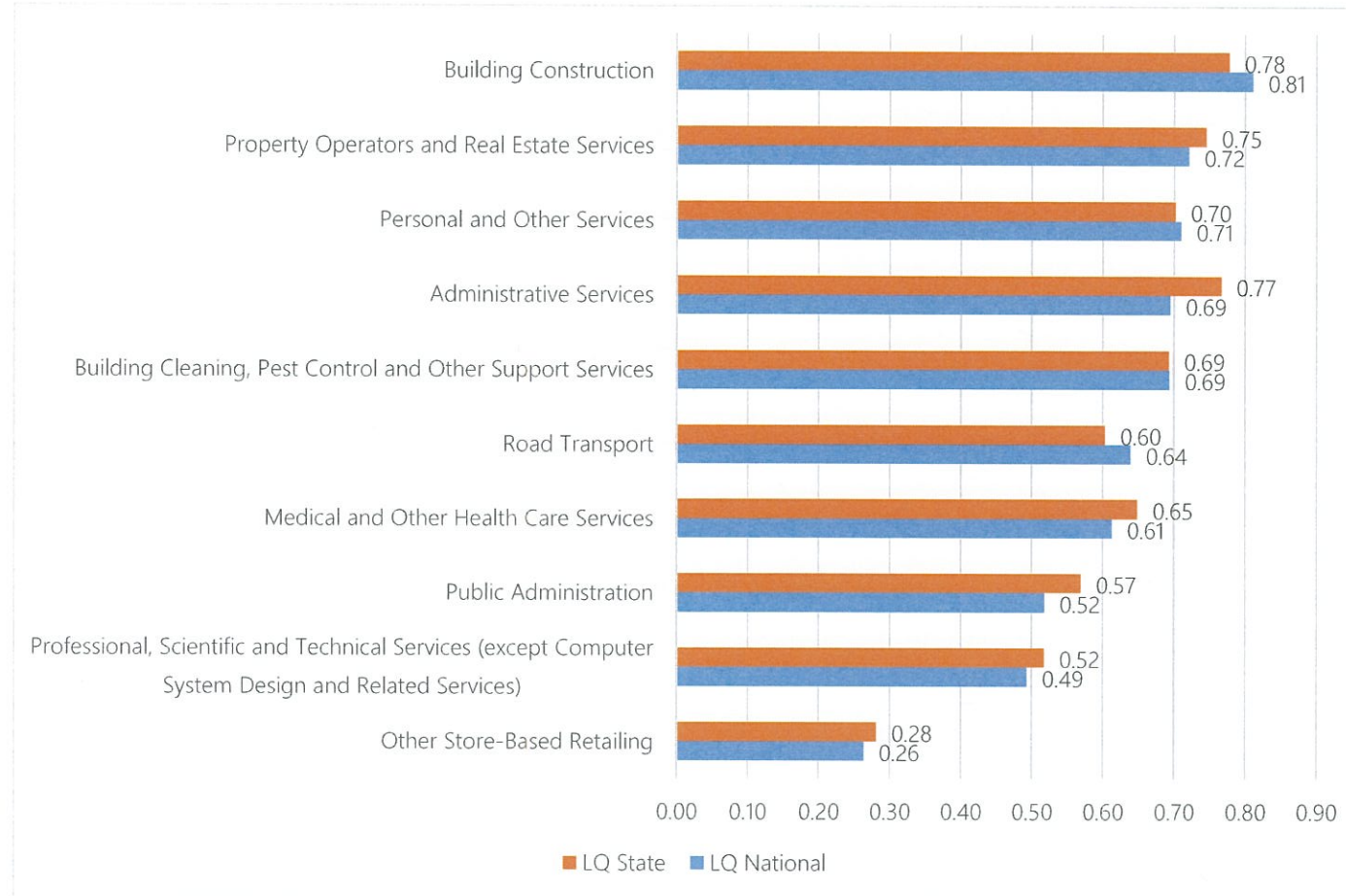
Figure 29- Bassendean Top 10 Industries by Location Quotient



Source: Census 2011, 2016. FAR Lane 2018

LQ analysis suggests Bassendean has a significantly large concentration of manufacturing (particularly mining manufacturing) and construction jobs in comparison to Western Australian and Australian Benchmarks (Figure 29).

Figure 30. Lowest 10 Industries by Location Quotient



Source: Census 2011, 2016. FAR Lane 2018

Examination of industries with comparatively low location quotients can suggest areas where there may be gaps in goods offered/service provision within a community (Figure 30). They can therefore provide direction as to where there may be local opportunities for enterprises to meet local needs, if these needs are not met by adjacent economies and communities. In the case of Bassendean, areas where there may be opportunities to address gaps include:

- Retailing;
- Professional, scientific and technical services;
- Medical and other health care services;
- Administrative services; and
- Personal and other services.

3.9 SHIFT-SHARE ANALYSIS

Shift share analysis in this Profile provides an understanding of the growth trends of a particular industry in the Town of Bassendean, compared to the performance of the same industry in benchmark economies. This analysis is broken down into three components:

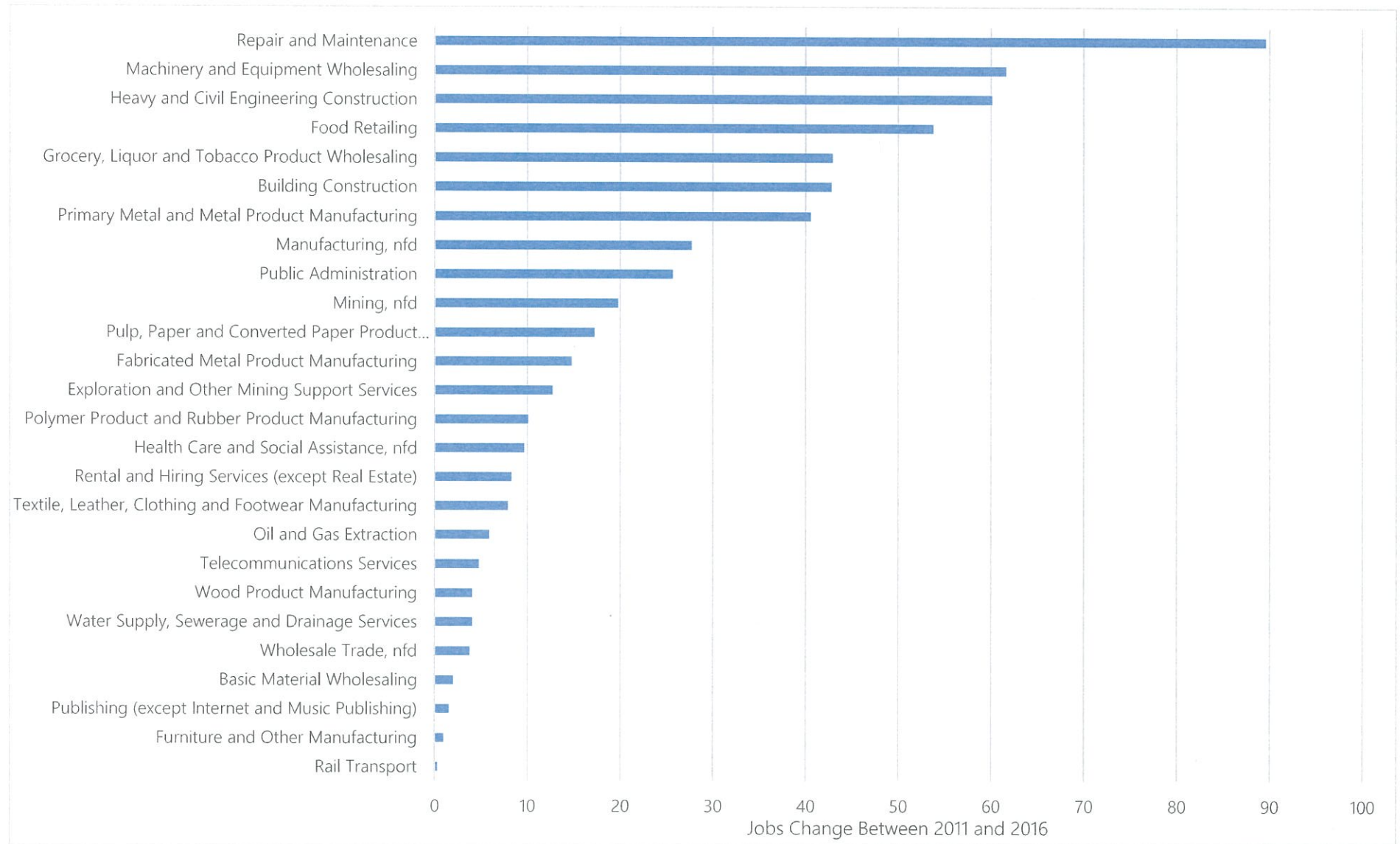
- **National growth effect** – amount of growth in an industry that could be attributed to an overall growth in the national economy;
- **Industry mix effect** - the amount of growth or decline in an industry that could be attributed to the performance of the specific industry at the national level;
- **Regional competitive effect** – the amount of growth or decline in a specific industry that could be attributed to a local advantage or disadvantage. This component provides the most interesting insight, as it quantifies the level of advantage or disadvantage an industry has in the local area;

A key insight that can be gleaned from shift-share analysis is identification of the industries experiencing a positive regional competitive effect in low and high-growth industries. Strong performance in low-growth industries suggests that the local economy may have an advantage that helps enterprises compete, even in sectors that may not be growing within the greater economy (Figure 31).

The three industries with highest regional competitive effect in industries that outperformed in low growth industries relative to Western Australia were:

- Repair and Maintenance (+89 jobs between 2011-16)
- Machinery and Equipment Wholesaling (+62 jobs between 2011-16)
- Heavy Civil Engineering Construction (+60 jobs between 2011-16)

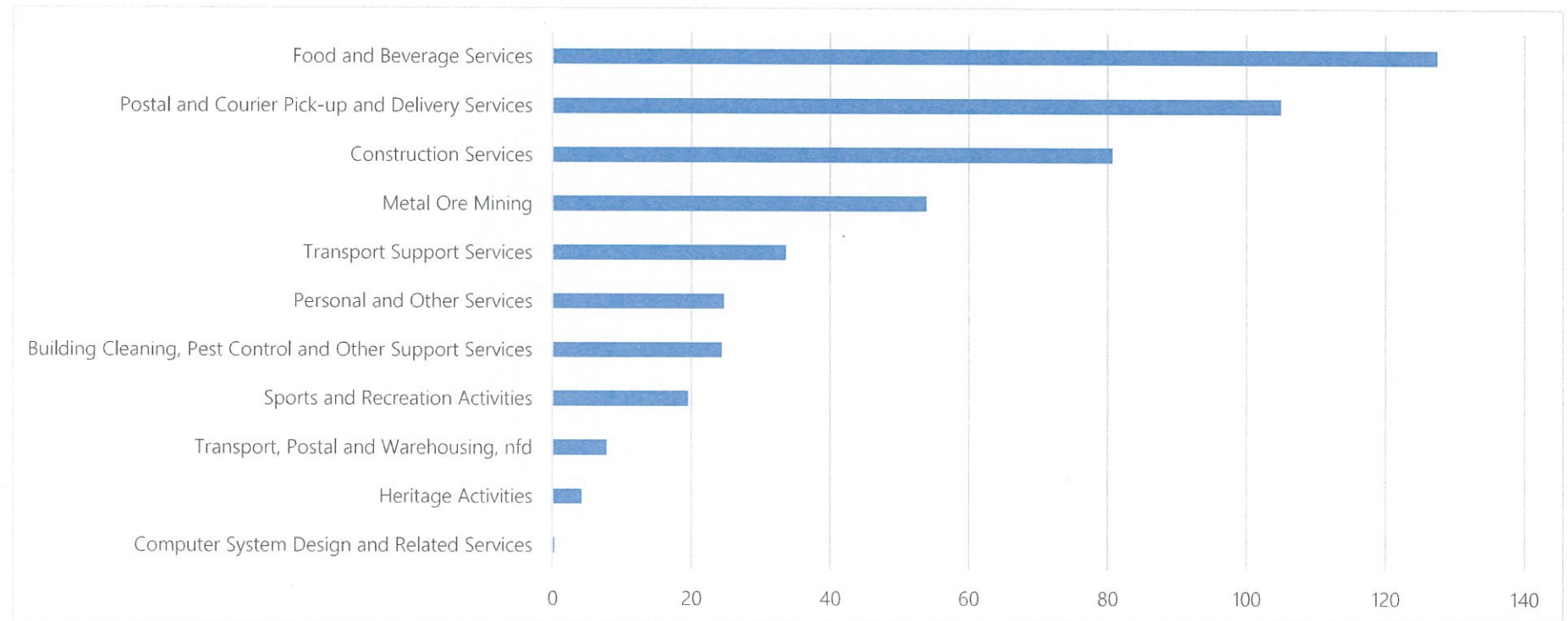
Figure 31- Regional Competitive Effect- Bassendean Industries that Outperformed in Low Growth Industries



Source: Census 2011, 2016. FAR Lane 2018

Identification of industries that perform strongly in growing markets provides an insight into sectors that have the potential to support future economic growth within an economy. These industries are generally considered high-priority, with decision-makers ensuring that they do not experience capacity constraints that may adversely impact upon future growth (Figure 32).

Figure 32- Regional Competitive Effect- Bassendean Industries that Outperformed in High Growth Industries



Source: ABS Census 2011, 2016. FAR Lane 2018

The three industries with highest regional competitive effect in industries that outperformed in high growth industries relative to Western Australia were:

- Food and Beverage Service (+127 Jobs)
- Postal and Courier Pick-up and Delivery Services (+104 Jobs)
- Construction Services (+80 Jobs)

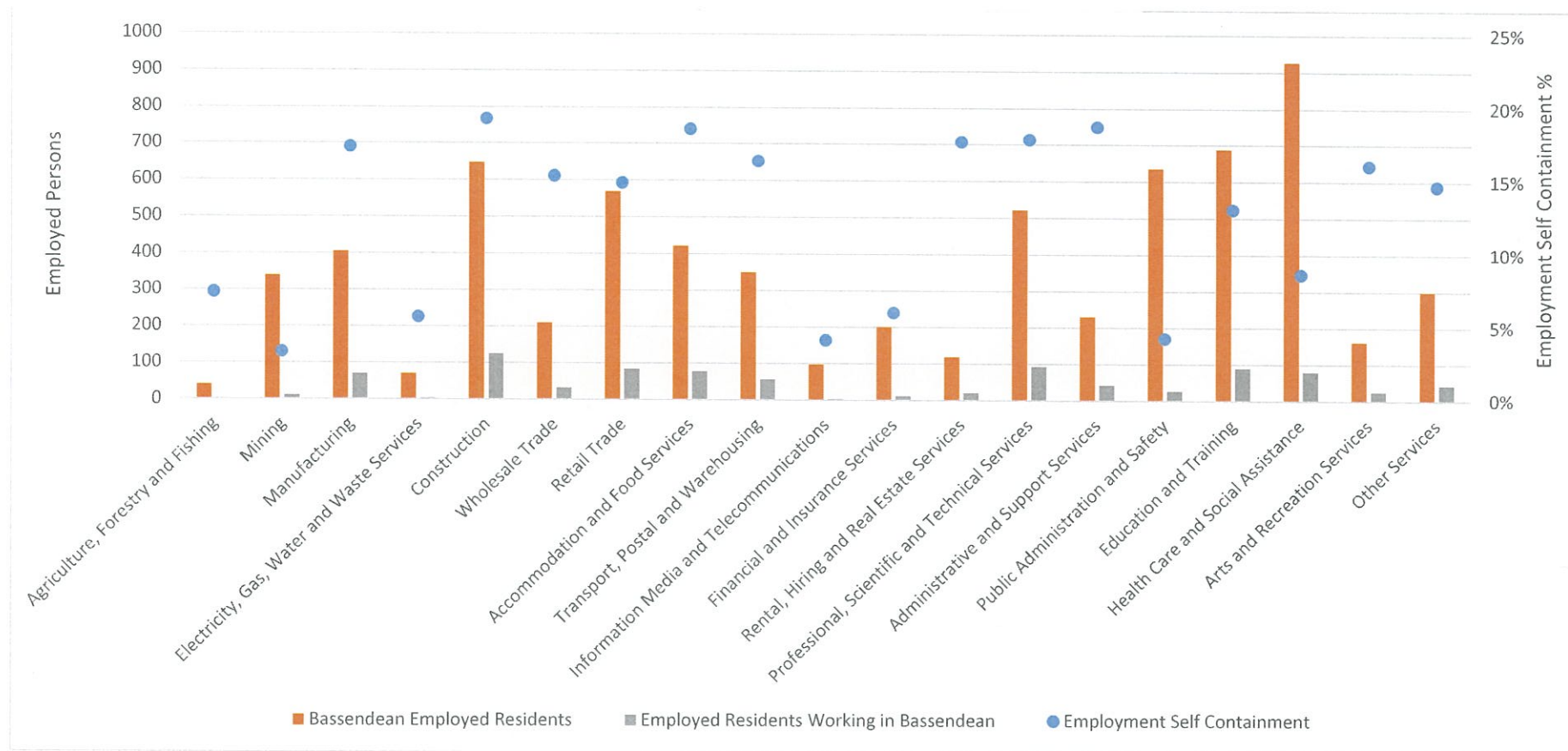
3.10 EMPLOYMENT SELF CONTAINMENT

Employment self-containment for the purposes of this profile represents the proportion of Town of Bassendean residents who are employed within the boundaries of the Town of Bassendean. This metric can be useful in providing insights as to the attractiveness of the local economy as a place of work for local residents, as well as a measure of the sustainability of the urban system (as economies with a stronger relationship between place of work and residence are likely less exposed to externalities associated with commuter infrastructure).

Approximately 13% of employed persons living in the Town of Bassendean also work in the Town of Bassendean. These workers predominately work in industries including construction, administrative and support services, and accommodation & support services.

Bassendean's relatively low self-containment is not surprising given the size and residential nature of the LGA, its significant passenger rail infrastructure, and its proximity to major employment nodes including the Perth CBD, Perth Airport, Midland Strategic Metropolitan Centre and a variety of major industrial centres. Figure 33 illustrates the industry distribution of employed residents:

Figure 33 - Bassendean Employment Self Containment by Industry



Source: Census 2016, FAR lane 2018

4 KEY GROWTH SECTORS

The Profile scope of works required consideration of key growth sectors identified by the Town of Bassendean in addition to observation of more general economic trends. The data for these sectors were examined in far greater detail, with profiling to 4-digit ANZSIC level (ABS Census 2011 and 2016)

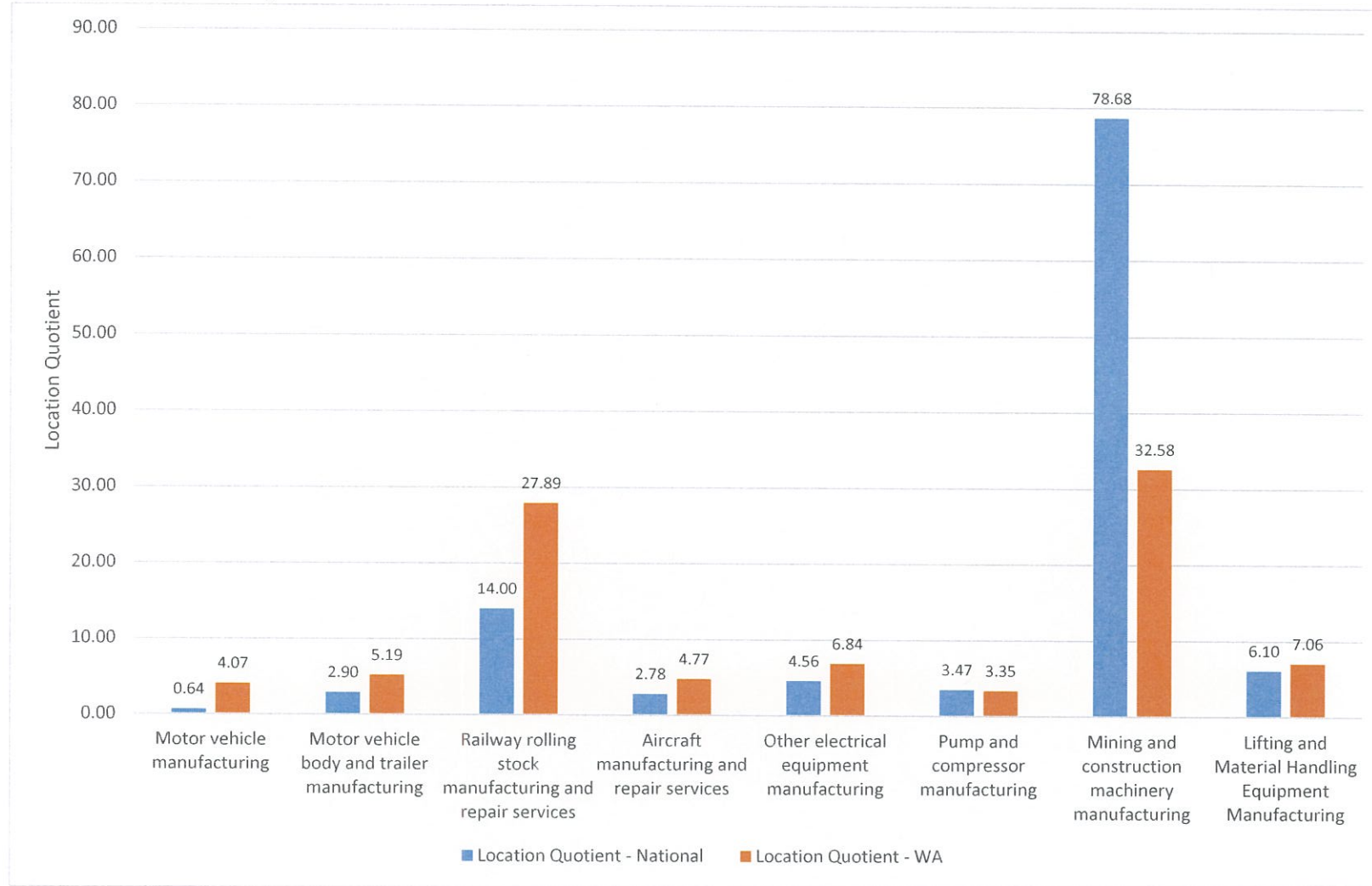
4.1 ADVANCED MANUFACTURING

Analysis of the Advanced Manufacturing growth sector included any manufacturing process that takes advantage of high-technology or knowledge-intensive inputs as an integral part of its manufacturing process. As such, industries including; chemical and medicinal manufacturing, vehicle and transport manufacturing, professional and scientific equipment manufacturing, computer and electronic manufacturing and specialised machinery and equipment manufacturing were examined.

Advanced manufacturing employs 346 people in Bassendean, 250 of these within mining and construction machinery manufacturing. Shift-share analysis suggests, industries including human pharmaceutical and medicinal product manufacturing, motor vehicle manufacturing, and motor vehicle body and trailer manufacturing are outperforming in a low growth industry. Of the sectors considered, no sectors were shown to be outperforming in a high growing industry.

Employment location quotient analysis suggests that Bassendean has a degree of specialization on both a national and state level, particularly in mining and construction machinery manufacturing and railway rolling stock manufacturing and repair services (Figure 34).

Figure 34. Town of Bassendean Location Quotients of Advanced Manufacturing Industries



Source: Census 2016, FAR Lane 2018

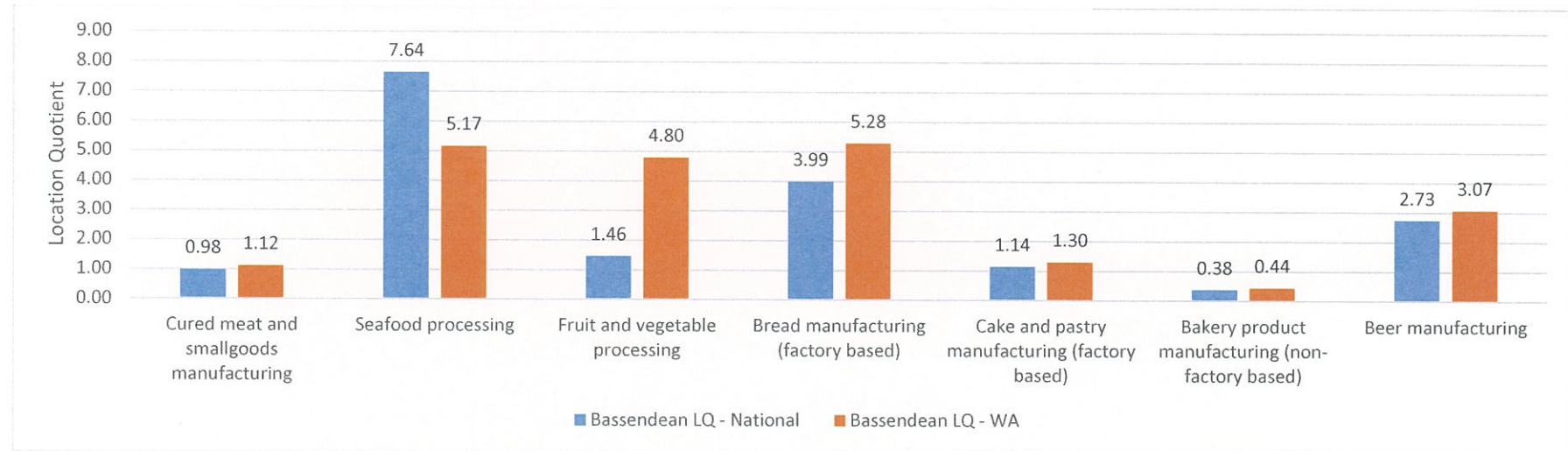
Between 2011 and 2016, advanced manufacturing employment has halved from 721 to 346. This is to be expected to a certain extent as advanced manufacturing in Australia dropped by 29% between 2011 and 2016, however Bassendean's total advanced manufacturing employment fell by an additional 23%.

4.2 FOOD AND AGRIBUSINESS

Analysis of the food and agribusiness growth sector included consideration of food-related production, food processing and the major inputs into these sectors, but not the wholesale or retail sale of these goods.

In 2016 there were 88 food and agribusiness jobs in Bassendean, 56 of which were employed in bread manufacturing. This sector therefore is relatively small in size and reliant on a relatively limited number of business operations. Bread manufacturing, along with fruit and vegetable processing and seafood processing, were the only sectors in this industry that grew between 2011 and 2016 (Figure 35).

Figure 35- Food and Agribusiness Employment Location Quotient



Source: Census 2011,2016. FAR Lane 2018

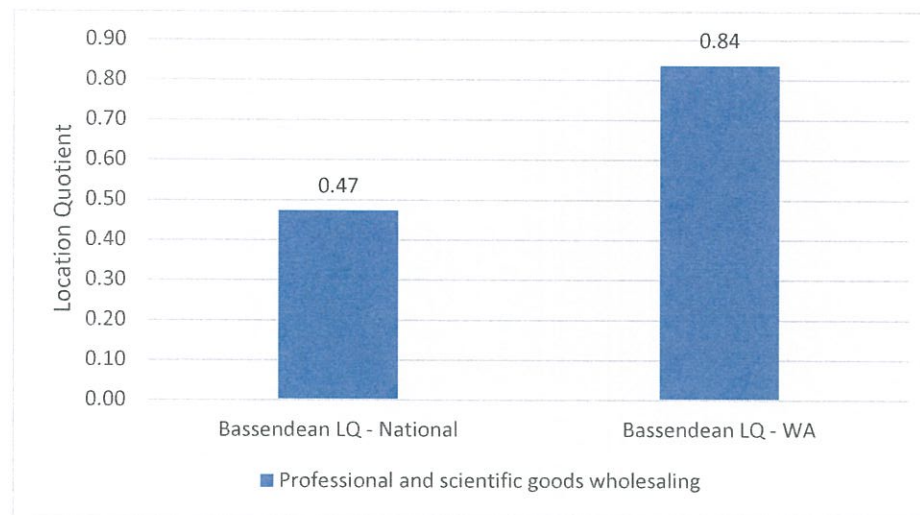
Within Bassendean, all food and agribusiness jobs were manufacturing based, with no primary production occurring within the LGA.

4.3 MEDICAL TECHNOLOGIES AND PHARMACEUTICALS

Analysis of the medical technologies and pharmaceuticals growth sector included consideration of activities including the research and development, production and wholesale of medical technologies, devices and pharmaceutical goods, and related services.

Between 2011 and 2016, medical technologies and pharmaceuticals employment declined from 16 jobs to 3 (a drop of 82%, whilst Australia wide, it fell by 12%), all of which were in professional and scientific goods wholesaling. Location quotient analysis suggests Bassendean has a weakness in the medical technologies and pharmaceuticals industry, or that there is a potential opportunity for growth in this sector from a relatively low base.

Figure 36- Medical Technologies and Pharmaceuticals Location Quotient



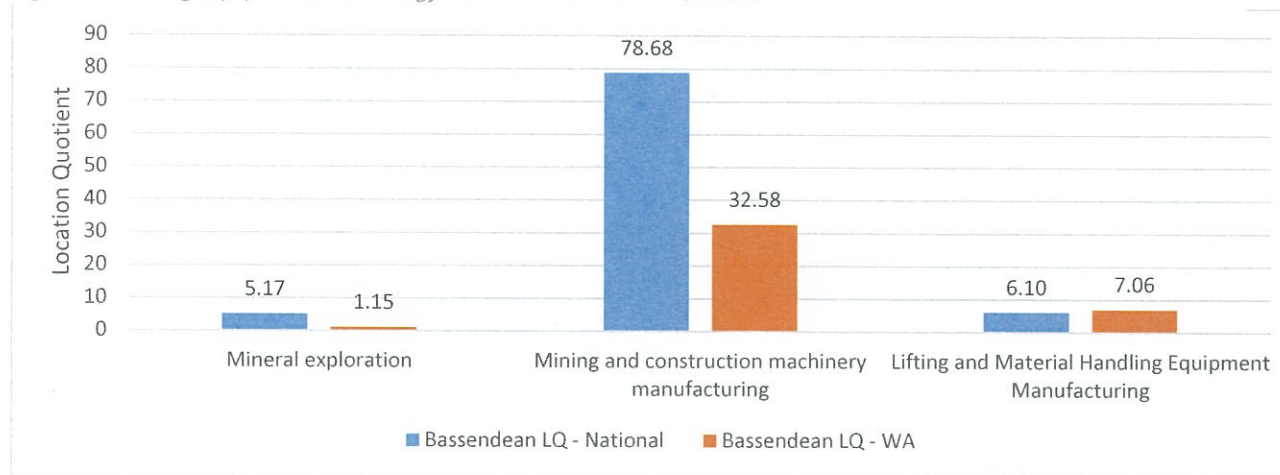
Source: Census 2016, FAR Lane 2018

4.4 MINING EQUIPMENT, TECHNOLOGY SERVICES

Mining equipment, technology and services businesses are those that provide specialised support and solutions to the mining and minerals processing industry. In 2016 the Town of Bassendean contained 283 jobs, down from 455 in 2011. 88% (250) of the jobs in this sector are in mining construction machinery manufacturing.

Location quotient suggests a high degree of specialization and economic strength in mining exploration, mining construction machinery manufacturing, and lifting and material handling equipment manufacturing (Figure 37).

Figure 37- Mining Equipment, Technology and Services Location Quotient



Source: Census 2011, 2016. FAR lane 2018

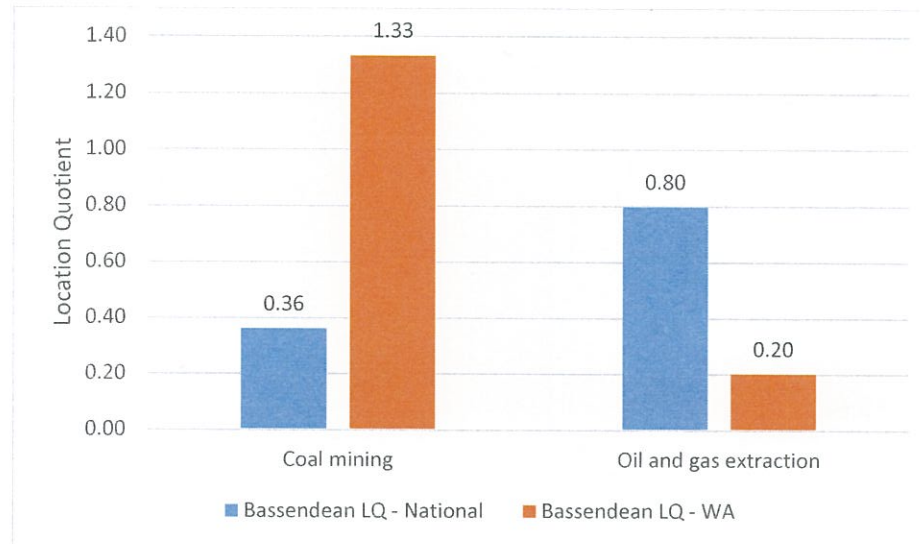
Decline in this industry is on par with national trends, with a fall of 38%, compared to a 48% fall Australia-wide. This reflects a broader slowdown in the resources sector, as well as a shift from construction to operations of mine sites in Western Australia.

4.5 OIL, GAS AND ENERGY RESOURCES

The oil, gas and energy resources growth sector is comprised of products and services used in the exploration, extraction, processing, storage, and export of energy resources such as coal, oil and gas. The majority of firms are involved in exploration and/or extraction activities.

In 2016 this sector employed 19 workers, three times as many in 2011. Of these, 10 were in coal mining working as fabrication engineering trades workers. Location quotient analysis suggests no degree of specialisation or economic strength in coal mining or oil and gas extraction, with a workforce consisting of managerial, professional and fabrication-based jobs.

Figure 38- Oil, Gas and Energy Resources Employment Location Quotient



Source: Census 2011, 2016. FAR lane 2018

5 COMMERCIAL FLOORSPACE DEMAND ANALYSIS

5.1 APPROACH

Demand for goods and services across the Town of Bassendean was modelled over a 13-year period (2018-2031). The modelling took into account population growth across a broad catchment areas that encompassed parts of the Central, North East and South East sub-regions.

The following data sources were used to inform the commercial floorspace demand analysis:

- WA Tomorrow Band C – estimates of natural population growth across Western Australia
- WA Land Use Employment Survey by Planning Land Use Codes (PLUC)
- ABS Household Expenditure Survey 2015-16
- ABS Household Income and Wealth – Equivalised Disposable Household Income Quintiles

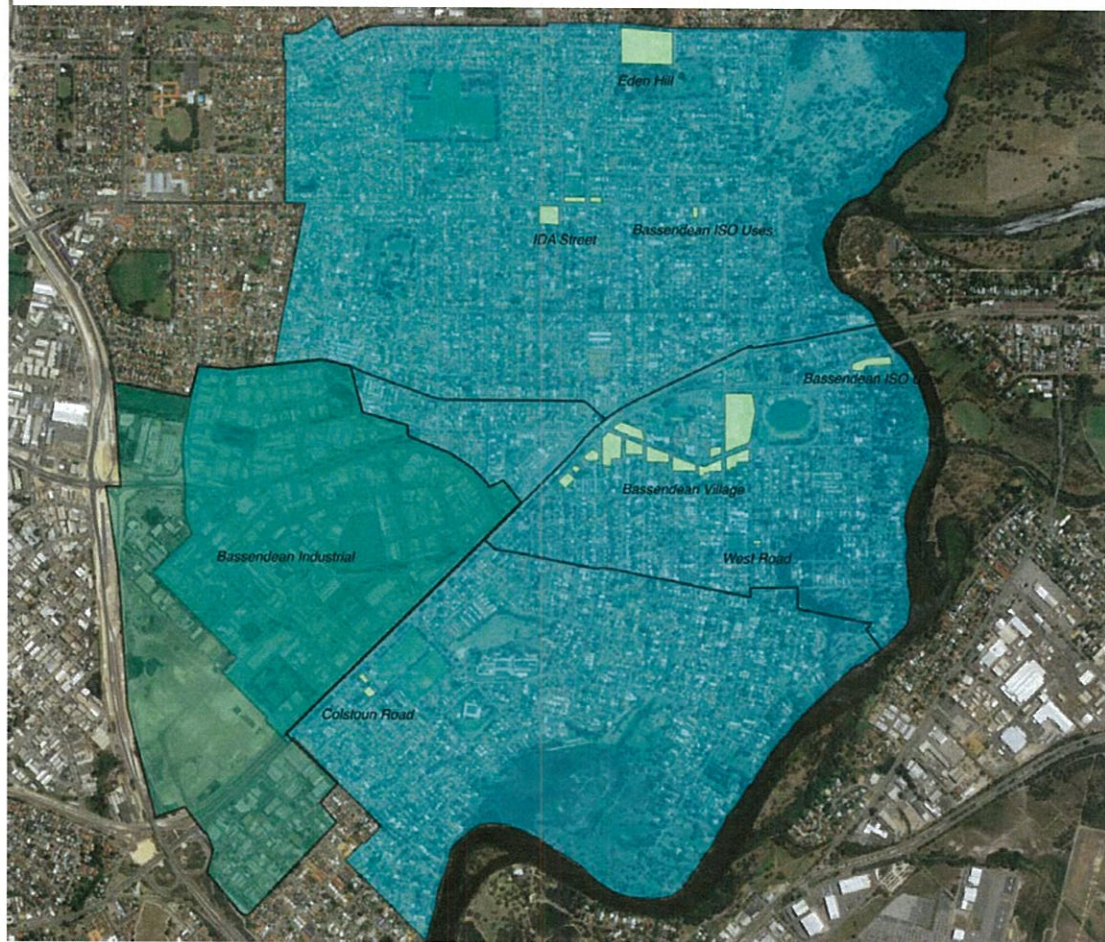
Figure 39- Bassendean Commercial Centres Floorspace m2 (NLA) (2015)

Commercial Centres		Shop/Retail NLA
Complex Number	Complex Name	SHP
350	BASSEDEAN TOWN CENTRE	11,915
351	EDEN HILL	160
352	IDA STREET	1,522
354	WEST ROAD	75
355	COLSTOUN ROAD	725
356	BASSEDEAN ISO USES	65
	Grand Total	14,462

Source: Department of Planning Land Use Employment Survey 2015

Town of Bassendean commercial centres referenced in this analysis are summarised in Figure 39, with locations outlined in Figure 40.

Figure 40- Map of Bassendean Commercial Centres



Source: Department of Planning Land Use Employment Survey 2015

Modelling included surrounding commercial centres with more the 5,000m² of NLA floorspace A summary of existing floorspace supply is outlined in Figure 41 with locations described in Figure 42.

Figure 41- Floorspace Demand Model Commercial Centres Floorspace m2 (NLA)

Centre	Floorspace m2	Centre	Floorspace m2
BASSEDEAN ISO USES	65	KALAMUNDA CENTRE	14,994
BASSEDEAN VILLAGE	11,915	KINGFISHER AVENUE	5,722
BEECHBORO VILLAGE	4,964	MAIN STREET	6,666
BELMONT T.C.	43,148	MAYLANDS	11,811
BENARA RD MORLEY	5,511	MIDLAND CENTRE	83,354
COLSTOUN ROAD	725	MIRRABOOKA SQUARE	41,657
DIANELLA PLAZA	14,101	MORLEY CITY CENTRAL	530
DOG SWAMP	10,124	MORLEY-GALLERIA	98,659
EDEN HILL	160	MT LAWLEY	12,014
ELLENBROOK CENTRE	28,501	NORANDA SQUARE	11,026
FORRESTFIELD FORUM	12,956	NORTHLANDS	10,847
GEH EAST	8,572	SALISBURY STREET	1,270
GT EASTERN HWY	1,350	STIRLING CENTRAL	13,165
GUILDFORD STH	5,874	SUBIACO	42,177
IDA STREET	1,522	WEST ROAD	75
INGLEWOOD	8,130		

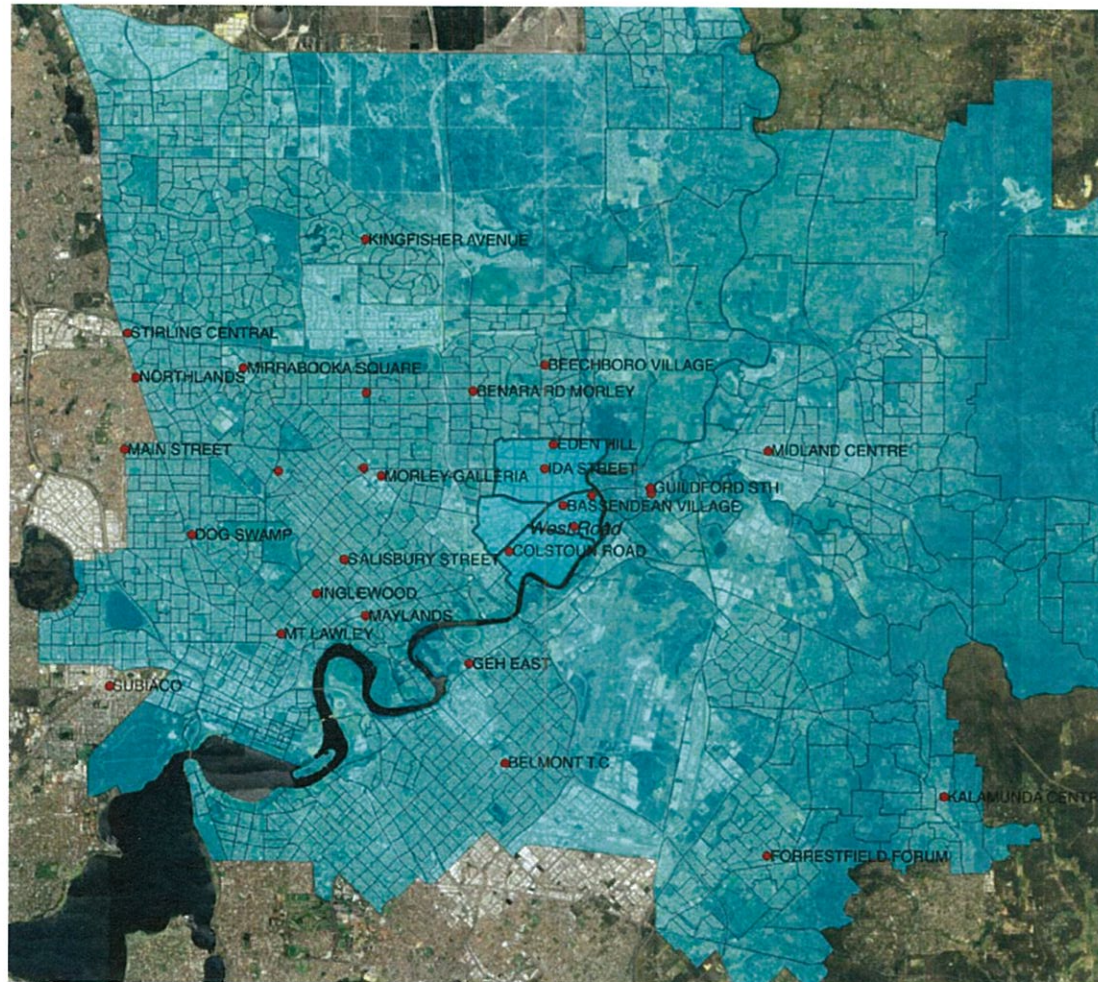
Source: Department of Planning Land Use Employment Survey 2015

Analysis was undertaken utilising a gravity model that distributed potential demand for shop retail uses based upon a customer's proximity to a retail offer, and the scale of each offer. This is an industry standard technique that allows decision-makers to understand the potential floorspace that could be expected to be commercially activated if a particular activity centre and/or operator was to attract its share of expenditure. It should be noted that in reality, a range of other factors will impact upon the scale and competitiveness of retail offer including:

- Convenience of access
- Brand offer and differentiation
- Urban amenity
- Land-use planning constraints

These factors may mean that some centres can commercially support larger floorspace scale than anticipate, whilst others may struggle to achieve anticipated scale. Gravity modelling undertaken assumed that a commercially viable centre would turnover an average of \$7,500/m2 net lettable area.

Figure 42- Commercial Floorspace Demand Model Area



Source: Department of Planning Land Use Employment Survey 2015

5.2 COMMERCIAL FLOORSPACE PROJECTIONS

Figure 43 illustrates the projected floorspace that could support a diverse range commercially viable offering based upon the approach and assumptions outlined in Section 5.1.

Figure 43- Bassendean Projected Floorspace Demanded

	m ² of Commercial Floorspace Demanded			
Complex Name	2018	2021	2026	2031
BASSENDEAN TOWN CENTRE	13,641	14,433	16,126	18,116
EDEN HILL	262	286	323	366
IDA STREET	2,425	2,593	2,881	3,218
WEST ROAD	85	88	99	111
COLSTOUN ROAD	1,228	1,308	1,450	1,617
BASSENDEAN ISO USES	71	74	83	94

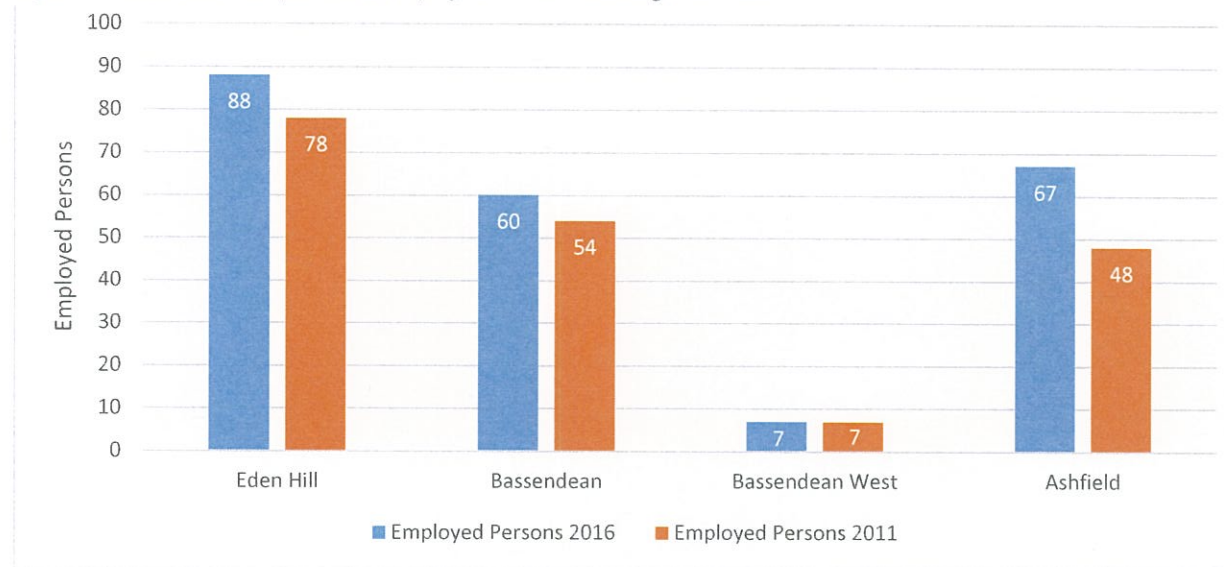
Source: FAR lane 2018

These findings reflect a moderate level of growth anticipated in Bassendean to 2031. The Bassendean Town Centre in particular is projected to grow by 32%, or an approximate 4,500sqm of net lettable area. This equates to an additional full-range supermarket with equivalent new specialty stores.

6 LIVE-WORK AND MICROBUSINESS TRENDS

Analysis of home-based employment within the Town of Bassendean indicates that there were 222 employed persons working from home in 2016. This makes up for almost 4% of persons working within the Town of Bassendean. Since 2011, the number of people that reported as working from home has increased 19% from 187 to 222. Approximately 40% of those that work from home in Bassendean are based in Eden Hill (Figure 44).

Figure 44- 2011-2016 Comparison of Employed Persons Working from Home

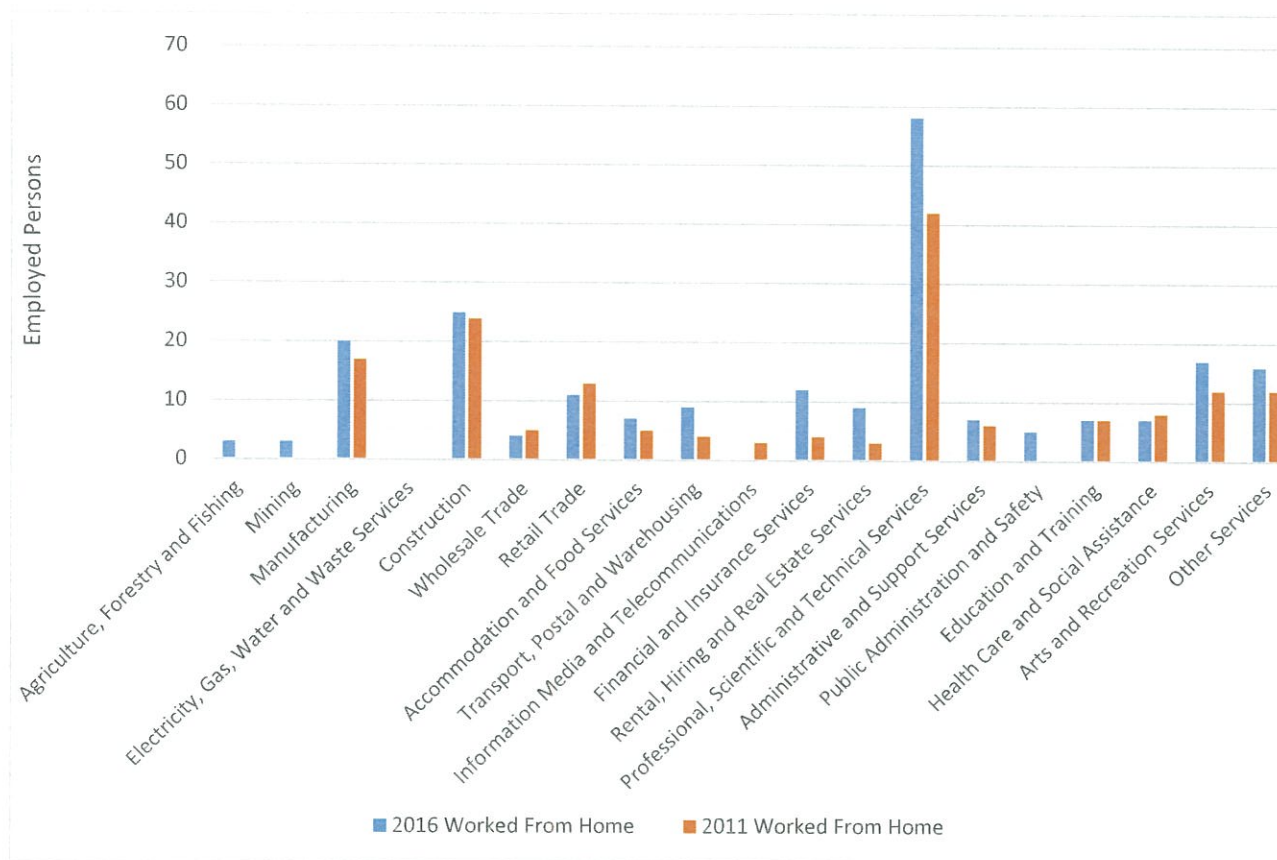


Source: ABS Census 2011, 2016. FAR lane 2018

Between 2011 and 2016, the most significant growth in people working from home was in Ashfield. This is attributed to growth in arts and recreation services activities.

A majority of employed persons who worked from home work in Professional, Scientific and Technical Services, Construction, and Manufacturing (Figure 45).

Figure 45- Persons Who Worked from Home - Industry of Employment



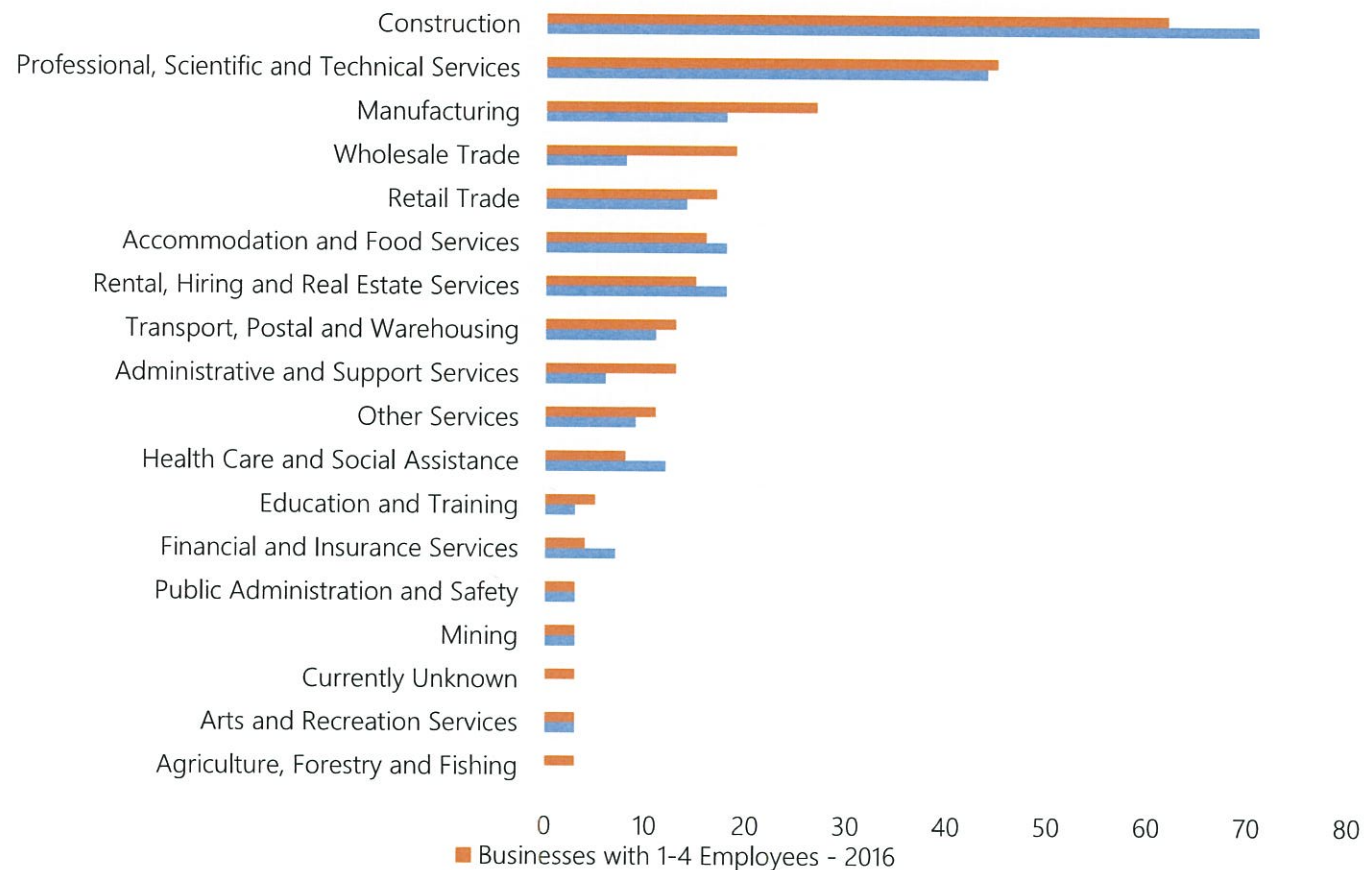
Source: Census 2011, 2016. FAR lane 2018

The growth in people employed in professional, scientific, and technical services is consistent with other markets, with this sector strongly represented in location flexible business models (e.g. consulting). Similarly, the growth in arts and recreation services is likely-due to artists having home studios.

6.1 MICRO BUSINESSES

The number of micro businesses (businesses of between 1 and 4 employees) in Bassendean increased from 248 to 270 (8.9%) between 2011 and 2016. This is 5% higher than EMRC, Greater Perth and WA. As Figure 46 illustrates, wholesale trade, manufacturing, and administrative & support services are the primary contributors to this growth.

Figure 46- Number of Businesses with 1-4 Employees 2011-2016



Source: ABS Counts of Australian Businesses, including Entries and Exits, Jun 2012 to Jun 2016. FAR Lane 2018

7 FINDINGS AND RECOMMENDATIONS

The Bassendean Economic Profile provides an insight into a range of characteristics and trends that represent Bassendean's historic communities, emerging economy and changing demographics. Whilst care has been taken in preparing the profile to ensure that key insights have been captured in each section, a number of opportunities stand out as being critical in supporting future land use planning and economic development projects. These are described below.

7.1 DRIVING GROWTH IN LIVE-WORK/MICRO BUSINESS ACTIVITY

Growth in this sector will result both from growth in macroeconomic conditions that make such business models desirable (e.g. customer industry growth, ATO tax treatment, and procurement treatment by agencies), as well as capacity to accommodate such activities. Feedback from real estate agents in Section 2.9 suggests that there does not appear to currently be any major barriers reported by the market in realising live-work arrangements if they are desired. It is likely however that there are opportunities to foster growth in this sector through leveraging factors in the control or influence of the Town of Bassendean including:

- Ensuring recognition by Councillors and Town Officers as to home-based business' role as legitimate employment generating activities. This may mean shifting the perception of these businesses from stay-at-home parents having 'hobbies' to professionals running legitimate enterprises. Develop strategies to encourage and support home-based businesses (e.g. developing home-based business service hubs, shared print facilities, mail centres, and meeting spaces);
- A review of the Town of Bassendean's Town Planning Scheme to identify any limitations on size, scale (maximum number of employees), signage, and parking requirements associated with live-work and micro-business activities;
- Active planning of, and investing in, development of Bassendean's passenger rail station precincts to encourage mixed use development and a variety of housing options in close proximity to Stations (many home-base businesses seek locations where there is easy access to their customer base);

- Development of a strong understanding of the underlying drivers for growth in the professional, scientific, and technical services and arts and recreation services sector, and, the growth in home-based business models. Such an understanding may inform future growth strategies such as:
- Development of formal and informal professional support networks;
- Development of shared infrastructure (e.g. galleries that exhibit a range of local artists works);
- Development of a shared brand under which individual enterprises may operate; and
- Encourage interim residential development in areas where long-term aspirations may include conversion to commercial space. This may include in smaller neighbourhood centres and around train station precincts in the short term. In such cases, approvals could be specifically linked to home-based business activities, with the operation of these businesses serving to activate these spaces with activities and behaviours that would be more common in future commercial nodes. Formal and informal co-working spaces and business incubators should also be encouraged, as the desire to work *from* home should also be extended to a simple desire to work *near* home.

7.2 SUPPORTING ADVANCED MANUFACTURING ACTIVITIES

Sections 3.2, 3.3 and 3.8 each discuss aspects of the decline of manufacturing activities within the Town of Bassendean. Whilst trends including gentrification of industrial lands (such as Ashfield), automation and globalization each potentially contributed to this decline, Bassendean activity centres are strongly placed to benefit from the next wave of manufacturing activity. This will be vastly different from the factories of yesteryear, with a focus on local design and adaption informing automated production (through technologies such as 3D printing). Manufacturing activities of the future therefore are potentially much more likely hybrid businesses, incorporating design studios, warehousing and workshops. Such activities require strong linkages to major commercial and industrial supply chains, as well as knowledge workers who are attracted to integrated workplaces with strong connections to surrounding centres and strong public transport linkages....all features of Bassendean centres.

Opportunities to support development of future manufacturing activities within Bassendean employment nodes may include:

- Consideration of potential constraints existing within the TPS and other planning frameworks that may restrict hybrid uses and urban forms (such as parking and land-use ratios);

- Development of initiatives that support creation of an identity for next-generation activities in Bassendean including;
- Encouraging education and workplace skill development programs for local students and workers;
- Development of targeted infrastructure such as co-working spaces/incubators specifically tailored to these industries needs (e.g. solder at Flux <http://solder.fluxperth.com/>); and
- Development of an in-depth understanding of existing and emerging manufacturing supply chains, and the roles that Bassendean may play in these.

7.3 ENCOURAGING POSITIVE AGEING IN PLACE AND RENEWAL OF HOUSING STOCK

Bassendean's demographic profile (discussed in Section 2.2) is representative of many of Perth's middle-ring communities where large lots with ageing housing stock are owned by ageing residents. A desire of these residents to age within their community is well recognised, with solutions required that both support those that wish to age in their own homes, as well as those that wish to downsize to a more manageable and appropriate property. Downsizing has the benefit of both supporting a better standard of living for seniors, as well as allowing for renewal of residential housing stock, potentially with an increase in housing density.

The Town has the potential to support or inhibit such activities through activities including:

- Ensuring that appropriate sites for seniors housing are located within or adjacent to activity centres, with appropriate zoning controls and development incentives used to encourage to timely delivery of infrastructure on these sites;
- Providing incentives for development of universal accessible housing within Bassendean;
- Ensuring that housing for seniors-related developments are able to be developed across a range of price points to ensure that all Bassendean residents have the option to age locally;
- Ensuring accessibility and mobility of seniors to residences and major community nodes through the careful planning and provision of infrastructure including footpaths and seniors parking;
- Acting as a critical link for seniors considering either downsizing or adapting their residences by facilitating access to services related to assessment, home modification, accessing universal housing real estate and management of financial concerns; and

- Considering the role that it plays in providing external care services (such as those funded through HACC initiatives). Currently Australia is undergoing extensive reforms in the Aged Care and Disability sectors. The changes include a move towards consumer choice and consumer directed care within a competitive market place. The Town has an opportunity to develop a compelling value proposition for the facilitation of a broader range of programs that are inclusive and meet the challenges of the changing demographics which spreads across all the cohorts of seniors.

7.4 CONTINUED DEVELOPMENT OF MAJOR TOD NODES

A key strength of Bassendean is the accessibility of economic nodes to passenger rail infrastructure. This is particularly the case with Bassendean and Ashfield, however may also be relevant in the future to Success Hill. Growth of the Bassendean economy will be reliant on continuing to develop each of these nodes to realise their potential as diverse, intense and vibrant transit oriented centres that reflect their historic character and economic roles.

The Bassendean Town Centre is a significant commercial, cultural and recreational centre with a strong Main Street form. It has strong public and private transport linkages, with passenger rail and Guilford Rd both providing significant accessibility and exposure for commercial enterprises (including Bassendean Village). The centre is currently characterised by a population-driven offer of activities, dominated by convenience retail, civic services and hospitality. Potential opportunities for the Town of Bassendean to support future development include:

- Identify opportunities to drive intensification of activity within the walkable catchment around the centre, whilst ensuring that the integrity of heritage assets. In particular, work with State government agency stakeholders to realise development potential in the immediate surrounds of Bassendean Station; and
- Work with small and large commercial operators to ensure accessibility to retail offer from both public and private transport infrastructure.

This should be reviewed regularly to ensure that changes in traffic and pedestrian conditions do not inhibit accessibility.

The Ashfield Station precinct is currently characterised by a strong industrial form on the northern side of the rail, and a suburban form on the southern side. Various State and Local Government Strategies have identified this area as having significant potential to accommodate infill and

mixed-use activities into the future, however realising the potential of the precinct will likely take a significant length of time. Potential opportunities for the Town of Bassendean to support development include activities such as:

- Identify and actively encourage transitional uses that may use industrial spaces for commercial and/or creative purposes. This reflects The Town of Bassendean's emerging role as a centre for creative industries;
- Ensure that the urban form encourages accessibility by enhancing pedestrian/bicycle infrastructure and safety (that are often lacking from an industrial urban form); and
- Facilitating the development of best-in-class live-work residential accommodation through use of development incentives and/or any appropriate Town of Bassendean land assets.