

ATTACHMENTS

BRIEFINGS SESSION AGENDA

19 MARCH 2019

Attachment No. 1

- Extract from Council Resolution dated 28 July 2015
- Map of Tonkin Park Industrial Estate
- Copy of LPP6

Attachment No. 2

- Current Version of LPP2 – Energy Efficient Design; and
- Extract of LPP2 (Part 6.0 – Assessment Procedure) showing provisions as currently existing and as proposed.

Attachment No. 3

- A) Extract from section 3.3 of State Planning Policy 7.3 Residential Design Codes Vol 2 – Apartments
- B) Local Planning Policy (LPP) 13 – Trees on Development Sites
- C) Extract from Local Planning Scheme (LPS) 10 – Clause 4.7.7 Tree Preservation
- D) City of Bayswater Local Planning Policy – Trees on Private Property and Street Verges
- E) City of Bayswater Amendment 78 to Town Planning Scheme (LPS) 24 – Trees on Private Property and Street Verges

Attachment No. 4

- CSRFF Small Grants Application Form
- CSRFF Grant Submission Supporting Information
- Cost Contribution Spreadsheet

Confidential Report and Two Confidential Attachments

ATTACHMENT NO. 1

3. The property owner be instructed to remove the fencing which is in conflict with the specifications contained within the Town's Local Planning Policy No. 6 – Industrial Zones Development Design Guidelines within 28 days from the date of Council's determination; and
4. The Manager Development Services be authorised to undertake appropriate prosecution action with respect to this matter, including engaging the Town's solicitors, if required.

However, the motion lapsed for want of a Secunder.

Cr Pule moved his foreshadowed motion.

COUNCIL RESOLUTION – ITEM 10.3(b)

OCM – 8/07/15 MOVED Cr Pule, Seconded Cr Carter, that Council grants retrospective approval for a front fence at Lot 830 (No. 11) Purser Loop, Bassendean; subject to the beautification of the verge to the satisfaction of the Town.

CARRIED 4/2

*Crs Pule, Carter, Gangell and Brinkworth voted for the motion.
Crs Bridges and Lewis voted against the motion.*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.3(c)

OCM – 9/07/15 MOVED Cr Pule, Seconded Cr Carter, that:

1. In relation to the non-compliance with conditions of approval for the development at Lots 834 and 835 (Nos. 27 – 31) Purser Loop, Bassendean:
 - (a) The owner be advised of Council's consideration of this matter and be instructed to bring the site into compliance with conditions of approval contained within DA 2014-074 within 28 days;

- (b) In the event that the property owner does not address required remedial actions to the Town's satisfaction, the Town's solicitors be engaged to commence appropriate prosecution action;
2. In relation to the unauthorised fence at Lot 837 (No. 76) May Holman Drive, Bassendean, and the further unauthorised fence at Lot 836 (No. 80) May Holman Drive, Bassendean, formalised enforcement action be held in abeyance pending the results of further investigations into fencing within the Tonkin Park Industrial Estate; and
3. An audit of fencing to industrial properties within the Tonkin Park Industrial Estate be undertaken by the Town and the results of that audit be reported to Council for further consideration, along with an associated report detailing recommended modifications (if any) to fencing provisions contained within the Town's Local Planning Policy No. 6 – Industrial Zones Development Design Guidelines.

CARRIED UNANIMOUSLY 6/0

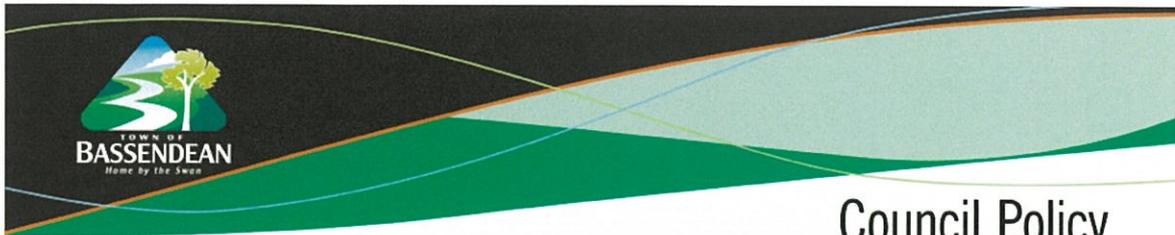
10.4 Draft Perth and Peel @3.5 Million (Ref: GOVR/LREGLIA/3 - Brian Reed, Manager Development Services)

APPLICATION

The Western Australian Planning Commission (WAPC) has released strategic documents/plans for Perth and Peel entitled 'Perth and Peel @3.5 million – what will Perth and Peel look like in 2050 for public comment, with submissions required by 31 July 2015.

Cr Bridges requested that the bullet points be changed to letters a) to f) and added an additional point g) to read:

"Inform the West Australian Planning Commission (WAPC) of the six bushland reserves and their areas that are vested in the Town of Bassendean, to be included as greenways."



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 6 - INDUSTRIAL ZONES DEVELOPMENT DESIGN GUIDELINES

OBJECTIVE

To ensure a high standard of industrial development, in terms of appearance, landscaping, provision of parking and access.

APPLICATION

This policy applies to all the land zoned 'Light Industrial' and 'General Industrial' under Local Planning Scheme No. 10.

POLICY

All development within the 'Light Industrial' and 'General Industrial' zones shall comply with the following requirements:

Building Setbacks

The minimum setback requirements for all buildings within these zones shall be in accordance with those prescribed as follows:

Front	13-00m
Rear	Nil
Side	4.50m one side
Secondary Street	6.00m

Plot Ratio Limit and Definition

The maximum plot ratio for a site is 0.75.

Plot ratio is defined as the ratio of the gross total of the areas of all the floor to the land within the site boundaries. In calculating the gross total of the areas of all floors the areas shall be measured over any walls provided that lift shafts, stairs, toilets and amenities, external wall thicknesses, plant rooms and the gross floor area of any floor space used for the parking of wheeled vehicles, including access to and from that space within the building, shall not be included.

Site Cover

The maximum site coverage permitted to any development excluding loading bay awnings is 50%.

Vehicle parking

Car parking spaces shall be provided, constructed and maintained in accordance with the provisions of Part 5 of the Scheme, Local Planning Policy No. 8 (Parking Specifications) and the approved plan relating thereto.

Landscaping

All development within these zones shall be landscaped in accordance with the following requirements

- a) the minimum width of front boundary landscaping shall be 2 metres, except in the case of a corner lot, in which case the minimum shall be 1.0 metres on the secondary street as nominated by Council;
- b) the minimum width of side boundary landscaping (excluding side street boundaries) shall be 1 metre, to be provided from the front boundary to the setback line;
- c) landscaping is to be provided in accordance with Councils landscaping policy as amended from time to time, and shall be maintained by the owner of the lot thereafter.
- d) Shade trees in car parking areas shall be provided at a ratio of 1 per six car parking bays recommended in the Councils' landscaping policy.

Security Fencing

Where a security fence is proposed on a street lot boundary, it shall be of an open style either mesh fencing or palisade style fencing and setback 2-metres behind the street alignment.

Solid screen fences on industrial sites are only acceptable where located at or behind the 13-metre building line to the front setback area. In the case of corner lots solid screen fencing must be setback 6-metres from the secondary street.

Service Access

Provision shall be made for service access in the following manner:

- a) a paved accessway shall be provided for vehicles from the street to the rear of and to any other part of the building where provision is made in the external walls of the building for the entry of or the loading or unloading of vehicles;

- b) the access way shall be so constructed that all vehicles using it can enter from and return to a street in forward gear without reversing any part of the vehicle onto a street; and
- c) except as hereinafter mentioned, the access way shall not be less than 4.5 metres in width, unless the size of the lot makes the provision of such an access way impracticable or unreasonable the Council may permit an access way of a narrower width but in no case less than 3.0 metres in width.
- d) the provision of on-site delivery manoeuvring areas where large single axle commercial vehicles can enter and leave the site in forward gear. The manoeuvring area shall be exclusive of car parking bays and the interior of the building.

Storage and Refuse areas

The Council may require the provision of one or more areas for the storage of refuse in a development. This area shall be:

- a) screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height; and
- b) accessible to service vehicles.

Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Council.

Building Materials

The facades of all buildings facing public streets shall be constructed of brick, glass, stone, masonry or concrete in respect of the ground floor level. The second floor level, or its equivalent, may be constructed of other material in accordance with the Building Code of Australia.

The use of zincalume sheeting for construction of Industrial buildings is prohibited, unless such buildings or parts of buildings are not visible from any public street, or Council approval is granted to vary this requirement.

Floor Area

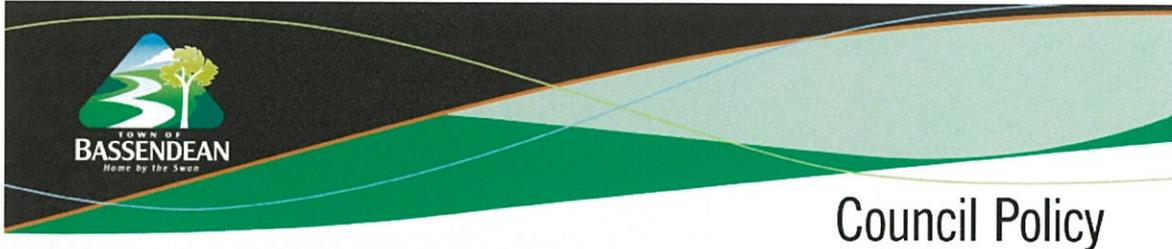
A factory or factory unit shall have a floor area of not less than 100m² and each the length and width shall not be less than 6 metres clear between the internal wall surfaces.

Factory Units

Multiple factory units on one lot shall not be permitted unless the following requirements are complied with:

- a) each factory unit shall have a visually screened service yard of not less than 16m² with a minimum depth of 2m adjoining and having connecting access to each unit; and
- b) the internal partition walls between factory units shall be constructed of brick, stone or concrete or other material approved by Council.

ATTACHMENT NO. 2



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 2 - ENERGY EFFICIENT DESIGN

1.0 OPERATION OF THIS PLANNING POLICY

- (a) This planning policy has been prepared in accordance with Part 2 of the Town Planning Amendment Regulations 1999.
- (b) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provision of the policy and the objectives which the policy is designed to achieve before making its determination.
- (c) If a provision in this policy is inconsistent with the:
 - (i) Building Code of Australia, then the higher provision shall prevail.
 - (ii) Residential Design Codes this Policy shall prevail in respect of Development at the higher density.
- (d) This policy applies only to split density coded land as designated on the gazetted Scheme map.
- (e) This policy may also be used by landowners wishing to construct energy efficient dwellings.

2.0 PURPOSE OF THIS POLICY

The purpose of this policy is to:

1. Clearly outline the criteria Council regards as having energy efficient benefits in the design of residential dwellings.
2. To provide a basis to encourage those building Residential Dwellings in Bassendean to design energy efficient building(s).
3. State the design standards Council will have regard to when considering higher densities on land zoned with split density code under its Town Planning Scheme.

3.0 APPLICATION OF THE POLICY

This policy shall be applicable where to all land where split density codes prevail and the application for the highest density code is being considered by Council.

4.0 BACKGROUND

4.1 Energy Efficient Design Principals

There are several advantages to living in an energy efficient home – saving money on energy costs being the most obvious. Other benefits include reducing the impact on the environment through the decreased use of fossil fuels, the increased comfort of effective natural lighting and ventilation and the improved resale value of dwellings due to lower power bills they create.

The principal means to ensure energy efficiency is to design dwellings to suit the local climate. By taking advantage of free natural warmth from the winter sun and cooling from breezes, it will reduce the costly use of fossil fuel energy for heating and cooling. Careful building design can easily achieve internal temperatures 5°C warmer in winter and 10°C degrees cooler in summer than in typical, poorly designed homes in the southwest.

Any style of home can be designed for energy efficiency, to ensure savings on future energy costs, and to assist the environment. The main features of energy efficient housing relate to:

- Building orientation
- Internal room layout
- Window placement, sizing and shading
- Use of insulation
- Ventilation
- Draught proofing
- Use of heat absorbing building materials
- Landscaping
- Use of energy efficient appliances.

Most features such as improved layout, appropriate window placement and sensible garden design, will make little difference to initial building cost. Although insulating a house will add initially to construction costs, the savings in energy and carbon emissions will make for a positive return over the life of the building. It would be false economy to do otherwise.

4.2 Project Homes –vs- Individual Designs

While it is easier to incorporate energy efficiency features if dwellings are designed specifically to a particular lot of land, Council recognises that this could significantly add to the cost of construction. However, in some cases this is unavoidable and economic cost does not justify a relaxation of this policy where higher density codes are being sought by applicants.

Nevertheless there are excellent opportunities to meet basic energy efficient principals even with a stand project house. There are many standard house designs available which would allow good energy efficiency, provided they are built facing the right direction. A minor modifications such as moving or reducing the size of windows or relocating the carport, along with good insulation, may be all that's needed to reduce unnecessary and expensive energy use and act to noticeably create increased internal comfort levels.

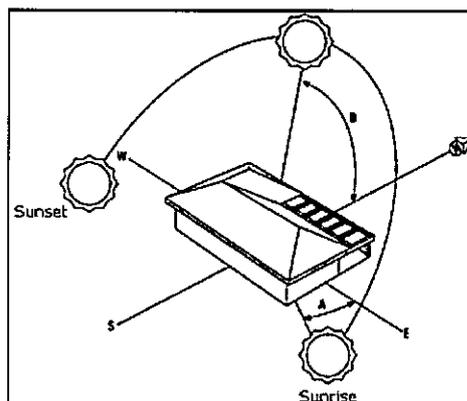
5.0 POLICY PROVISIONS

5.1 Orientation

One of the major principles of energy efficient building design is to allow the sun's heat into a building in winter while excluding it during the long hot days of summer. This can be achieved because the angle of the sun changes from season to season.

In summer the sun rises earlier, south of due east and climbs high in the sky before setting south of due west. Major summer heat gain occurs through the roof and through the east and west windows and walls of the home. In winter the sun rises later, north of due east and stays low in the northern sky before setting north of due west. North facing windows and walls receive maximum winter sun and warmth.

The Sun's Movement during summer (Dec)



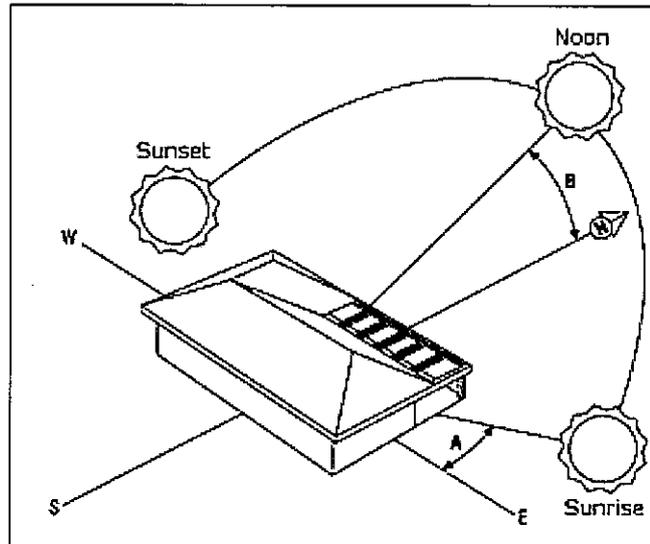
Legend:

Horizontal Rise

Noon Altitude (B)

	/Set Angle (A)	
Perth	28.5° south	80.7°

The Sun's Movement during winter (Jun)

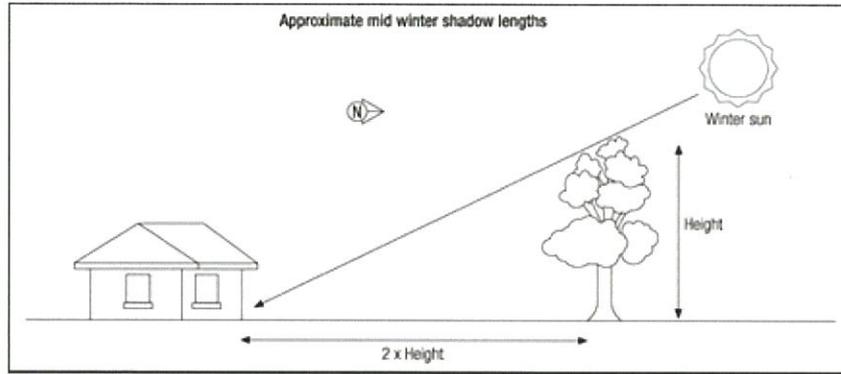


Legend:

	Horizontal Rise/ Set Angle (A)	Noon Altitude (B)
Perth	27.8° south	34.2°

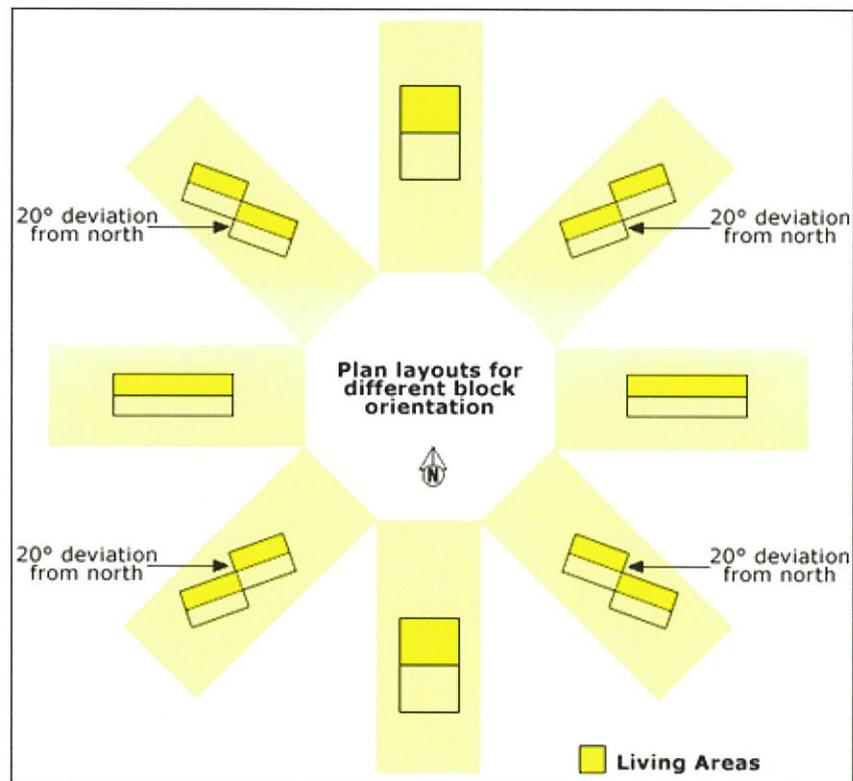
For residential development, it is recommended that land which permits the living areas of the dwelling to face north, be free of obstructions such as buildings or evergreen trees on this side of the home. Orientation is the key factor in achieving energy efficient design. While items such as pergolas, shutters and insulation can often be retro-fitted at a relatively low cost, the orientation of a building is often set in 'concrete' and if poorly orientated it is virtually impossible to correct.

Objects cast a shadow southwards approximately twice their height in mid-winter, and it is therefore essential that sufficient allowance is made between tall objects and the north side of a dwelling to ensure that winter solar access is maintained.



The ideal lot layout is one with the rear courtyard/garden facing north.

However, there are a number of ways of varying the design of a house and its interior layout to optimise solar orientation.



To achieve the design goal of optimal energy efficiency, an effective rule of thumb for a house in the southwest is to have north and south facing walls 1.5 to 2.0 times the length of east and west facing walls. This allows reasonable access to the winter sun from the north of the home, while reducing the exposure of walls and windows to early morning and late afternoon sun on the east and west sides of the home.

True north is the ideal orientation for windows. However, if the eaves are designed correctly, windows oriented between approximately 20° east or west of north still allow good solar penetration in winter while excluding most of the direct summer sun.

5.2 Internal Room Layout

Indoor living and entertaining areas should be oriented on the north side of the home where possible, with other rooms to the south. This will create warm and bright living areas in winter since north facing windows and walls receive maximum winter sun. The south side of a house receives a small amount of direct sun in summer, and therefore by locating bedrooms to the south, will be more comfortable for sleeping in summer.

Rooms should be grouped with similar uses together to create zones and doors be used to separate these zones. This type of design is more energy efficient than open plan living because you can close off rooms which are cooled or heated from those that are not.

It is recommended that the kitchen, laundry and bathrooms be grouped together in order to minimise the need for long hot water pipes. This will reduce the amount of heat lost from the pipes.

5.3 Windows and Shading

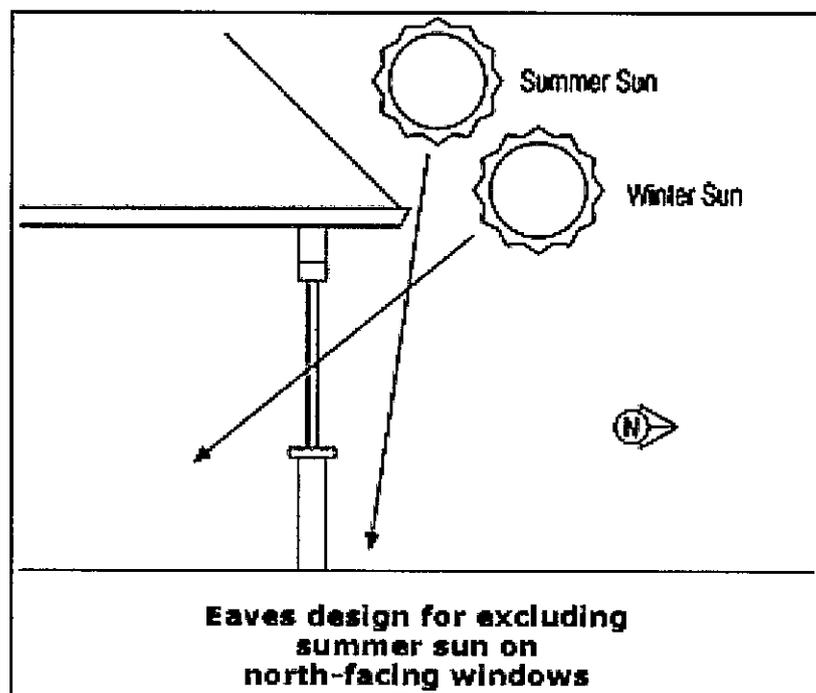
Appropriate window placement, sizing and shading are key elements to energy efficient design. Windows can act as solar collectors trapping heat from the sun, which is useful in winter but not in summer. They ventilate during summer, funnelling cool late afternoon and night time breezes to remove heat accumulated during the day and are an important source of light.

A balance needs to be struck between controlling the sun's access and allowing adequate cross ventilation from breezes, as well as allowing natural light to enter.

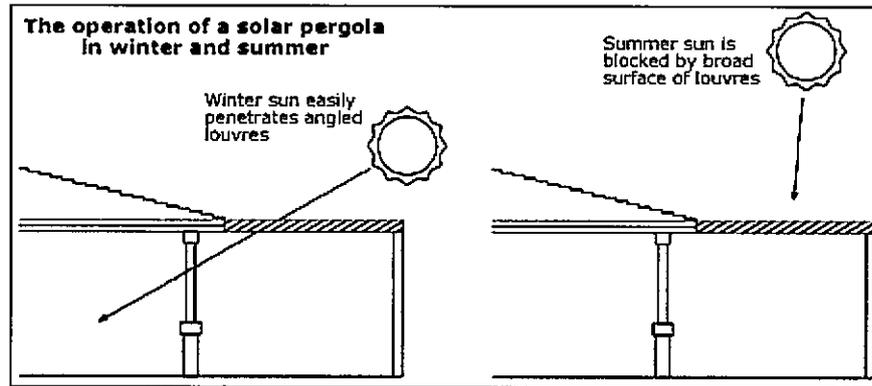
5.4 North Facing Windows

It is recommended that around a third to a half of the north face of the dwelling be glass, as it is very effective at trapping winter warmth and can be easily shaded from summer sun with correctly designed eaves.

To calculate the overhang needed, multiply the distance from the eaves-line down to the bottom of the window by 0.7. This will ensure the glass is adequately shaded from September until March. For cooler regions, multiplying by 0.4 will provide suitable shade from October until February.



Deciduous trees and shrubs or creepers growing on an open pergola on the north face of a home can also provide window shading in summer, while allowing the sun through to warm your home once they've lost their leaves in winter. Alternatively, a solar pergola is designed to achieve the same result.



It is important that shading devices, whether in the form of eaves, pergolas or appropriate landscaping, do not block the sun's access to the interior of your home during winter.

5.5 East and West Facing Windows

East and west facing windows can provide unwanted solar heat gain during the summer months and therefore, if excessive, can contribute significantly to an inefficient house design.

To minimise heat gain during the summer months, a house should be designed with the majority of rooms facing either east or west being non habitable i.e. either laundries or garages etc and that the areas of windows are kept to the absolute minimum.

External shading devices provide some protection from the summer sun, with complete protection achieved only with full vertical screening, such as outside blinds or shutters. This is due to the fact that the angle of sun will be close to horizontal early in the morning (east) and in the late afternoon (west), and only vertical screening can block the sun at these angles. Deciduous trees or vines growing on a trellis can also provide shading during summer.

5.6 South Facing Windows

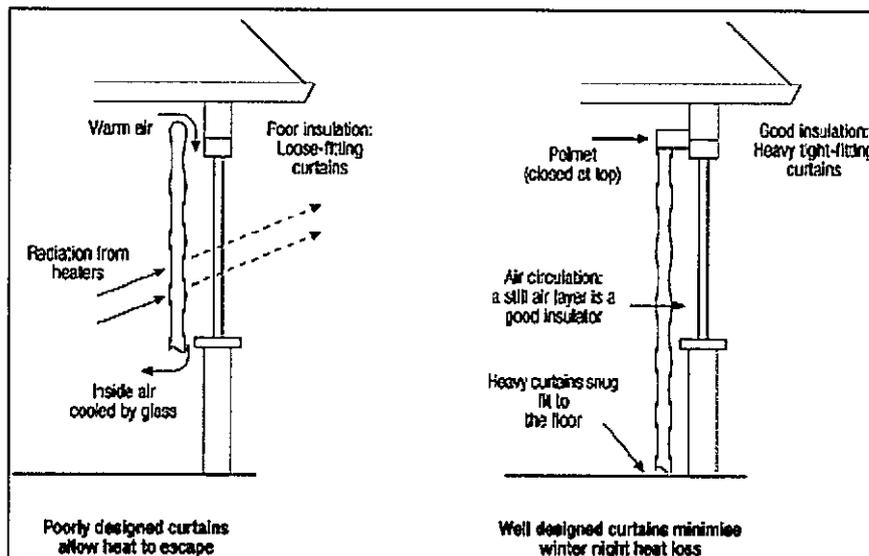
South facing windows receive no direct sun in winter but will receive a few hours of morning and afternoon sun in summer months. For this reason, they lose heat in winter and gain some undesirable heat in summer. South facing windows should be large enough to allow good ventilation and light to enter the home without losing too much heat in winter.

Vertical elements such as external screening or landscaping in conjunction with internal blinds will be most effective at shading south facing windows, since the majority of this sun is at low angle. Basic 'eaves overhang' in combination with internal window treatments will also assist solar control to south facing windows. In mid summer the sun can fall on an unshaded southern façade for approximately 4 hours in the morning and 4 hours again in the afternoon. For the more northerly latitudes (eg Geraldton) provision of shading to south facing windows is even more important. This is because at this latitude there can be an additional 45 minutes of mid summer sun falling on the south face of a building, morning and afternoon.

5.7 Internal Window Treatments

While external window treatments are the best way to reduce summer heat gain, internal window treatments are most important for reducing winter heat loss. A window can lose heat five to ten times faster than an equivalent area of wall. This heat loss can be minimised by keeping warm air inside the room away from cold windows.

Closed curtains can be effective insulators and should be made from a heavy fabric with insulating backing for maximum effectiveness. They need to be long enough to reach the floor and should include a closed pelmet. The pelmet is an integral part of the curtain as it reduces air circulation and consequent heat loss through the window glass during winter and heat leakage into the home during summer when the curtains are drawn.



5.8 Skylights

Skylights can reduce your daytime lighting needs. However, a typical Perth home consumes approximately six times as much energy for heating and cooling than for lighting, and heat can be lost from your home through skylights on winter nights and gained during hot days. To reduce this problem, position your skylight so it is shaded in summer or consider buying one with special glazing that minimises heat transfer and can be closed at night. Non-vented ducted skylights lose less heat in winter, as the air trapped in the duct acts as a thermal buffer.

5.9 Tinted Glass and Reflective Films

Tinted glass and reflective films absorb and reflect heat, keeping your home cooler. However, be aware that using them reduces the amount of light and heat entering rooms in winter as well as in summer. During summer the glass itself becomes hot as it absorbs energy, which will cause some heat to be radiated into the room. These products may be useful where large areas of east and west glazing are unavoidable due to design reasons. However, tints and films will generally not reduce heat gain as much as external shading.

5.10 Double glazing

Two panes of glass separated by at least 10 mm can reduce winter heat loss but is generally only cost effective in situations with high heating requirements. Double glazing can also reduce conductive summer heat gain. However, when exposed to sun double glazed windows will still allow significant heat transfer, which means that full shading is still required.

5.11 Other window products

Windows are also available with other features, such as special coatings on the glass, which can offer improvements in thermal performance.

Insulation acts as a barrier to heat flow. It can make your home more comfortable by reducing the amount of warmth escaping in winter and reducing the amount of heat entering in summer. By insulating you can significantly reduce your heating and cooling bills and help to reduce greenhouse gas emissions.

In an uninsulated house most heat is lost or gained through the ceiling and roof – this is the most important part of the home to insulate. Insulating external walls can bring further benefits. Sealing air gaps will also help.

Opening and closing windows and window coverings at appropriate times to control air flows and heat transfer will also increase your comfort levels. This is particularly important in summer to prevent your house overheating. If you allow too much direct summer sun into your home through windows then insulation may act to keep the home warmer for a longer period of time.

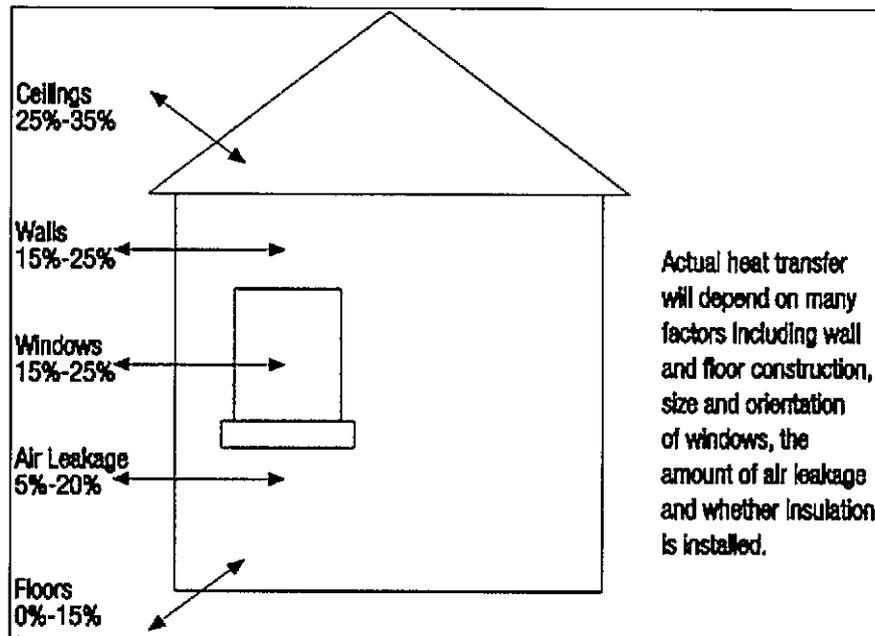
5.12 Insulation Works

The two main types of insulation are bulk insulation and reflective insulation.

Bulk insulation works by trapping small cells or layers of air within the insulating material. Many pockets of still air are very effective at retarding heat transfer.

Reflective insulation works by reflecting significant proportions of light and heat. Some reflective foils can be used both as a vapour barrier and to reduce heat transfer.

Typical Areas of Heat Transfer



5.13 Construction Materials

Building materials make a significant difference to the performance and comfort of dwellings. Dense materials such as brick, stone, concrete and rammed earth heat up and cool down slowly – they have what is called a high ‘thermal mass’. Lightweight materials such as weatherboard and fibre cement allow the home to heat up and cool down quickly. These materials have a low thermal mass.

Thermal mass is simply the ability of a material to store heat. A 200 square metre home in the south west with good solar access to the north needs about 20 cubic metres of concrete and 20 to 30 cubic metres of internal brick or equivalent depending on your location (30 cubic metres for Perth) to adequately store winter daytime warmth and gradually release it at night.

Thermal mass is most beneficial in homes which have good solar access to north facing windows. If solar access is limited, large amounts of thermal mass can increase a dwellings heating requirements during winter.

During summer, thermal mass will act to keep your home cooler during the day, provided the dwelling is ventilated overnight. The aim is to allow the night air to cool down the mass inside your home, resulting in more comfortable conditions the next day.

5.14 Masonry Walls

Double brick walls heat up slowly and stay warm for long periods. This is an advantage during short periods of hot weather, but can make your home uncomfortable over extended hot spells. Insulating double brick walls will add to initial costs, but will help to prevent heat transfer to the interior of the home during summer and help to retain heat during winter.

Brick veneer walls consist of a single external layer of brickwork, with a lined stud frame inside. These walls have less thermal mass than double brick walls and therefore respond more quickly to temperature changes. Homes with brick veneer walls are better at cooling down during extended periods of hot weather – making conditions more comfortable at night during summer. Brick veneer walls are also easier to insulate.

Reverse brick veneer walls have the brickwork inside and lightweight frame and cladding outside. This has the advantage of providing the thermal mass on the inside of your home which will retain any heating used in winter. Conversely the external lightweight cladding (weatherboards etc) will not absorb and store summer heat in the same way as masonry wall are know to do.

With both double brick and brick veneer walls (or any type of wall for that matter), it is important to ventilate your home in summer once the temperature outside becomes cooler than the temperature inside. This will help cool your home down and make conditions more comfortable. Retained night time coolness achieved through ventilation can also keep your home cooler during the day.

5.15 Lightweight Walls

Weatherboard, fibre cement and other lightweight walls get hot quickly in the sun, but also cool down quickly once shaded and after sunset. During winter, they lose heat far more quickly than brick walls. The thermal performance of lightweight walls will improve significantly with insulation, which is cheaper and easier to install at the building stage.

5.16 Floors

Concrete floors store heat from the sun shining through northern windows in winter and return some of that heat during the evening. Laying dark tiles where the low angle winter sun hits the floor will maximise the absorption of heat to be re-radiated. It is important that this thermal mass is not exposed to direct solar energy during summer, as this can lead to uncomfortably warm internal conditions.

Timber floors do not have the high thermal mass of concrete floors. This means that a home with a timber floor will lose far more heat than one with a concrete floor. For homes on stumps which are open at the sides, it is recommended that insulation be installed to the underside of all exposed floorboards. Another solution is to fully enclose the area between the ground and the floor with a solid material like brick, but this will not be as effective as using insulation. An enclosed space under the floor will also require some permanent ventilation to control subfloor dampness.

5.17 Colour of External Building Materials

As a general rule, light colours tend to reflect the sun's heat while darker colours absorb it. You can take advantage of this fact when selecting the colour of your roof and wall materials. In summer, lighter coloured materials will help to keep your home cooler by reflecting heat from the sun. However if your home is properly insulated, which is a much more effective method of controlling heat transfer, the effect of external building colour on your comfort will be greatly reduced.

5.18 Ventilation

Doors and windows should be positioned to achieve cross ventilation in summer. A larger opening on the leeward side of the home will maximise the airflow through rooms. If this has been allowed for in the design of your home, doors and windows opened late on a summer's day will make use of cooling late afternoon and night time breezes to rid your home of heat accumulated during the day.

5.19 Draught Proofing

Air leaks and draughts can add significantly to your heating and cooling bills by allowing cold air into your home during winter and warm air during summer. You can prevent these unwanted leaks by installing draught excluders on the bottom edge of doors and sealing strips around doors and windows.

These are easy to fit and can be purchased from your local hardware store. When draught proofing you should also check for spaces between walls and skirtings and block off any unused fireplaces. Note that homes with heaters that burn a fuel inside are required by law to have fixed ventilation for safety reasons. (NB this is for information only and is generally a requirement under the Building Code of Australia)

5.20 Landscaping Design and Planting Selection

Gardens can provide significant climate modification effects, and have the ability to further enhance or detract from the other factors influencing energy efficient design mentioned above.

For example, deciduous trees or vines which provide shade in summer but allow the winter sun to shine through. When their leaves have dropped they provide an effective and simple option.

Deciduous creepers can keep west facing walls cool on hot summer afternoons. Shrubs or trees to the south can be placed to direct south-westerly sea breezes into and through your home.

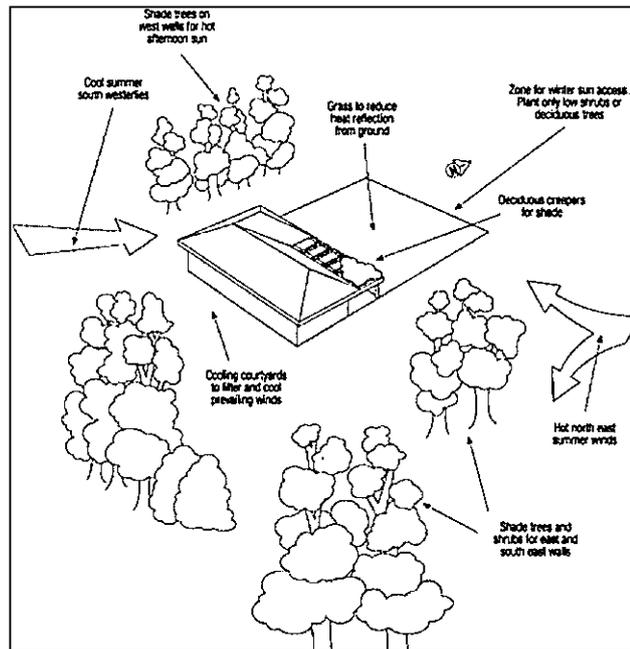
Plantings to the west and north-west can shield houses from winter storms, but close plantings may lead to damage in certain circumstances.

Unshaded paving to the north, east and west of your home should be avoided as it can cause heat to be reflected into windows during summer. Lawns and other ground covers will help reduce this problem.

South facing courtyards with moist cool ferneries will also assist summer cooling.

Overall plant selection should adhere to water wise gardening principals to minimise water usage

The diagram below indicates wind patterns for the Perth region. You should investigate the 'wind regime' particular to your location, to make the most of desirable cooling summer breezes, or to reduce the impact of hot summer or gusty winter winds.



6.0 Assessment Procedure

Under its current Town Planning Scheme, Council is able to permit higher density developments in the Split Density Coded residential areas where it can be demonstrated that the design of the residential dwelling is energy efficient.

To ascertain the energy efficiency of the dwelling, Council has assigned a relative value to each of the design criteria listed in the body of this policy.

In order to qualify for the higher density code a score of 70 out of a possible 100 efficiency points is required to establish an acceptable degree of intrinsic energy efficient housing design.

In grouped or multiple dwelling developments each individual unit must achieve the minimum score in order to be eligible. There is considered to be sufficient scope within the points allocation for a number of design solutions.

Council will only support the subdivision of a site where such a density increase has been granted following the completion of the houses/units in accordance with this policy.

The following are the assigned values given to each design element of energy efficiency:

ENERGY EFFICIENT DESIGN POLICY CREDIT POINTS CHECKLIST

DEVELOPMENT
ADDRESS

	Design Element	Credit Pts Available	Credit Pts Claimed	Comments
1.	Orientation (longest axis east west)	10		
2.	North facing courtyard, and main living areas with windows occupying a min 50% of the north facing wall	25		
3.	Windows to bedrooms minimised in area and south facing One bedroom window is permitted to face north	15		
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms	20		
5.	60% of all habitable rooms shall be cross ventilated.	10		
6.	The provision of either a solar pergola or solar hot water heating system ;	10		
7.	Landscaping design and plant selection to provide shading to courtyard areas in summer only and demonstrate compliance with low water use gardening principals.	10		
	TOTAL	100		Require min 70 out of 100 to qualify for higher density code

Additional Provisions – Amended 28 June 2011

In submitting an application, the developer is to submit a letter indicating the features provided and the number of credit points and demonstrate how the credit points may be achieved.

Where a proposal that relies on this Policy for the higher density on land with split coding retained dwellings are to be modified to meet the points required by this Policy.

Where an existing residence either does not comply or cannot be made to comply with the points required by this Policy, the Council shall not grant planning consent.

Policy extract as existing:

6.0 Assessment Procedure

Under its current Town Planning Scheme, Council is able to permit higher density developments in the Split Density Coded residential areas where it can be demonstrated that the design of the residential dwelling is energy efficient.

To ascertain the energy efficiency of the dwelling, Council has assigned a relative value to each of the design criteria listed in the body of this policy.

In order to qualify for the higher density code a score of 70 out of a possible 100 efficiency points is required to establish an acceptable degree of intrinsic energy efficient housing design.

In grouped or multiple dwelling developments each individual unit must achieve the minimum score in order to be eligible. There is considered to be sufficient scope within the points allocation for a number of design solutions.

Council will only support the subdivision of a site where such a density increase has been granted following the completion of the houses/units in accordance with this policy.

The following are the assigned values given to each design element of energy efficiency:

ENERGY EFFICIENT DESIGN POLICY CREDIT POINTS CHECKLIST

DEVELOPMENT
ADDRESS

	Design Element	Credit Pts Available	Credit Pts Claimed	Comments
1.	Orientation (longest axis east west)	10		
2.	North facing courtyard, and main living areas with windows occupying a min 50% of the north facing wall	25		

3.	Windows to bedrooms minimised in area and south facing One bedroom window is permitted to face north	15		
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms	20		
5.	60% of all habitable rooms shall be cross ventilated.	10		
6.	The provision of either a solar pergola or solar hot water heating system ;	10		
7.	Landscaping design and plant selection to provide shading to courtyard areas in summer only and demonstrate compliance with low water use gardening principals.	10		
	TOTAL	100		Require min 70 out of 100 to qualify for higher density code

Additional Provisions – Amended 28 June 2011

In submitting an application, the developer is to submit a letter indicating the features provided and the number of credit points and demonstrate how the credit points may be achieved.

Where a proposal that relies on this Policy for the higher density on land with split coding retained dwellings are to be modified to meet the points required by this Policy.

Where an existing residence either does not comply or cannot be made to comply with the points required by this Policy, the Council shall not grant planning consent.

Policy extract as revised:

6.0 Assessment Procedure

Under Local Planning Scheme No. 10, the Town is able to permit higher density development in the Split Density Coded residential areas where it can be demonstrated that the design of the dwellings meets specified energy efficiency requirements.

An applicant has **two (2)** options with respect to satisfactorily addressing this matter as identified below:

Option 1

To ascertain the energy efficiency of the dwelling, Council has assigned a relative value to each of the design criteria listed in the body of this policy.

In order to qualify for the higher density code a score of 70 out of a possible 100 efficiency points is required to establish an acceptable degree of intrinsic energy efficient housing design.

In grouped or multiple dwelling developments each individual dwelling must achieve the minimum score in order to be eligible. There is considered to be sufficient scope within the points allocation for a number of design solutions.

The following are the assigned values given to each design element of energy efficiency:

ENERGY EFFICIENT DESIGN POLICY CREDIT POINTS CHECKLIST

PROPOSED DEVELOPMENT:

ADDRESS:

	Design Element	Credit Pts Available	Credit Pts Claimed	Comments
1.	Orientation - longest axis east west.	10		
Explanatory Notes: Orientation of dwelling excluding garage and any associated storage area.				
2.	North facing courtyard (or balcony for upper floor apartments), and main living areas.	25		

	(12.5 points) Windows to living areas occupying a min 50% of the north facing wall. (12.5 points)			
<p>Explanatory Notes: A roof overhang is to be provided beyond the main living area windows which is of a sufficient depth to provide shading to these openings during summer but which does not project to an extent so as to unreasonably block direct solar access during the winter months (e.g. for full height sliding doors, solid roofing is not to extend more than 2.4m beyond the sliding doors).</p>				
3.	Windows to bedrooms minimised in area and south facing. One bedroom window is permitted to face north.	15		
<p>Explanatory Notes: The available points are apportioned between the number of bedrooms that are contained within each respective dwelling. For example, a 3 bedroom dwelling which incorporates two bedrooms each with south facing windows (minimised in area) and a third bedroom with a window facing east or west would achieve a score of 10 points.</p>				
4.	Eastern and western walls are either blank or only have openings to non-habitable utility rooms.	10 (east) 10 (west)		
<p>Explanatory Notes: The Town acknowledges that windows may need to be located on eastern or western facing walls for the purpose of cross ventilation. Where a secondary window to a habitable room is located on an eastern or western wall and is kept beneath 1 square metre in area, points will not be deducted for such windows.</p> <p>Where the only window to a habitable room is located on an eastern or western facing wall, 5 points will be deducted for each opening, irrespective of size.</p> <p>Where a patio or verandah roof projects a minimum of 3m beyond an east or west facing opening to a habitable room, points will not be deducted in relation to that opening.</p>				

5.	60% of all habitable rooms shall be cross ventilated through the provision of windows on walls that have opposing orientations. (i.e. a bedroom with a south facing window and a secondary window of under 1 square metre on a western or eastern facing wall)	10		
<p>Explanatory Notes: Part credit points are not allocated for this criterion.</p> <p>An open plan living / dining / kitchen area is treated as one room.</p>				
6.	The provision of either a solar pergola or solar hot water heating system or photovoltaic solar panel system.	15		
<p>Explanatory Notes: Where a solar pergola is to be provided, it is to be positioned to the northern side of the main windows of the main living area of the dwelling and the louvres are to be fixed and positioned at 34 degrees to north.</p>				
7.	Landscaping design and plant selection to demonstrate compliance with low water use gardening principals.	5		
<p>Explanatory Notes: A landscape plan is to be prepared by a relevant industry professional and is to be submitted in conjunction with the application for development approval.</p>				
	TOTAL	100		Require min 70 out of 100 to qualify for higher density code

The applicant is to submit a letter explaining the features provided and the number of credit points claimed.

Any dwellings which are proposed to be retained as a part of any development proposal are to be modified to meet the points required by this Policy.

Where an existing residence either does not comply or cannot be made to comply with the points required by this Policy, the Town shall not grant development approval.

Option 2

As an alternative to achieving the 70 point score from the matrix identified in Option 1, the following requirements shall be met:

- (a) Each dwelling which is a part of the application for development approval (irrespective of whether the dwelling is a single house / grouped dwelling multiple dwelling / apartment) shall demonstrate a Nationwide House Energy Rating Scheme (NatHERS) star rating (or other comparable star rating measurement tool which is accredited by the National Construction Code / Building Codes of Australia) which is one star in excess of the current energy efficiency requirement of the Building Codes of Australia that are specified for a class 1A building; (e.g. if NatHERS is used as the assessment tool as at March 2019 any proposed dwelling would need to achieve a 7 star rating); and
- (b) The NatHERS (or other accredited equivalent) star rating for the dwelling shall be certified by a NatHERS (or other accredited equivalent) energy assessor using the NatHERS (or other accredited equivalent) software and shall be provided at the development application stage; and
- (c) Each dwelling shall be provided with a minimum 1.5kw photovoltaic solar panel system; and
- (d) Each dwelling shall be provided with a minimum 3000L capacity rainwater tank that is plumbed to either a toilet or laundry within the dwelling; or alternatively an approved grey-water reuse system that collects grey water from the laundry and bathrooms and re-directs it for garden irrigation / ground water recharge.

ATTACHMENT NO. 3

Tree canopy and deep soil areas

► Intent

Trees and gardens make a significant contribution to the ecology, character and **amenity** of neighbourhoods. They provide habitat for fauna, shade, **stormwater** management and micro-climate benefits, as well as improve **apartment** outlook and privacy.

The removal of trees from private land is contributing to a significant loss of urban tree canopy, which can take decades to replace. The planning of a **development** should make all reasonable efforts to retain appropriate existing trees within the **site** and have no significant detrimental impact on trees on land adjoining the property.

The provision of **deep soil areas** to support and sustain the development of tree canopy can also make a major contribution to the retention of existing trees. A deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate **rainwater**. Site planning should seek to co-locate deep soil areas with existing trees on and adjacent to the site, and in locations best suited to the development of a viable tree canopy and **landscaping**.

Achieving the requirement for deep soil areas may not be possible in some locations that have limited or no space for deep soil due to constraints such as the requirement for **basement** parking or in highly urbanised areas. These developments should locate landscaping on the structure wherever it provides the most benefit, such as on **podiums** or roof **terraces**, the greening of a lobby or softening car parking areas. Landscaping on structures should be of sufficient size and species selection to ensure that plants can thrive without causing damage to the **building**.

Related Elements

- 3.4 Communal open space
- 4.12 Landscape design
- 4.16 Water management and conservation



Photo 3.3a This large tree has been retained and the surrounding deep soil areas are being used for landscaping.

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives:

- O 3.3.1** Site planning maximises retention of existing healthy and appropriate trees and protects the viability of **adjoining trees**.
- O 3.3.2** Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.
- O 3.3.3** Development includes **deep soil areas**, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²	10% OR 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m ²		2 medium trees OR 1 large tree and small trees to suit area
>1,000m ²		1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area
¹ Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes		

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

ACCEPTABLE OUTCOMES

Acceptable Outcomes are likely to assist in satisfying the objectives but are not a comprehensive 'deemed-to-comply' list. In order to achieve the Element Objectives, proposals may require additional and/or alternative design solutions in response to the site conditions, streetscape and design approach.

- A 3.3.1** Retention of existing trees on the **site** that meet the following criteria:
 - healthy specimens with ongoing viability **AND**
 - species is not included on a State or local area weed register **AND**
 - height of at least 4m **AND/OR**
 - trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
 - average canopy diameter of at least 4m.
- A 3.3.2** The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.
- A 3.3.3** The **development** is sited and planned to have no detrimental impacts on, and to minimise canopy loss of **adjoining trees**.
- A 3.3.4** **Deep soil areas** are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or **adjoining trees**, or alternatively provided in a location that is conducive to tree growth and suitable for **communal open space**.
- A 3.3.5** **Landscaping** includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.
- A 3.3.6** The extent of **permeable paving** or decking within a **deep soil area** does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.
- A 3.3.7** Where the required **deep soil areas** cannot be provided due to **site** restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

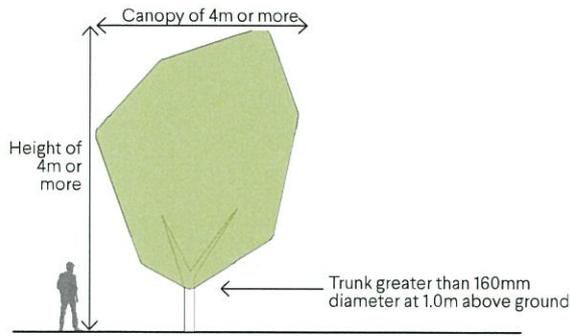


Figure 3.3a Size criteria used to identify existing trees for retention (refer A3.3.1 for full criteria).

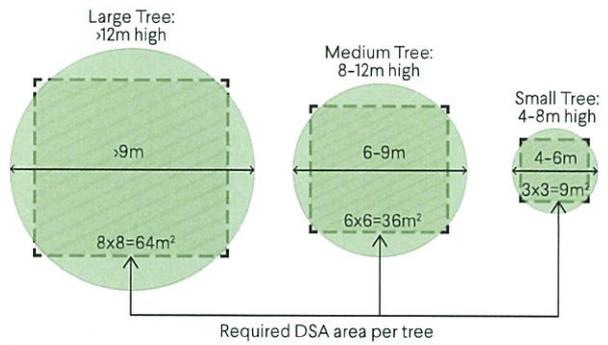


Figure 3.3b Tree size definitions when mature for deep soil areas.

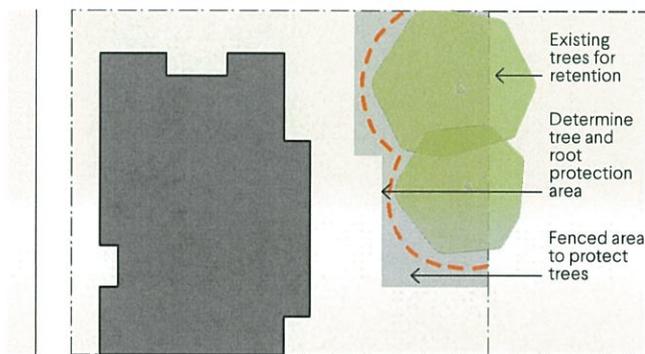


Figure 3.3c Tree and root protection areas should be identified and maintained throughout construction period.

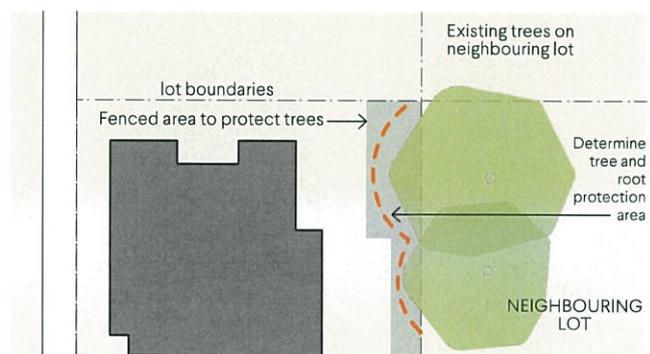


Figure 3.3d Trees on neighbouring lots and their root systems may also require protection during construction period.

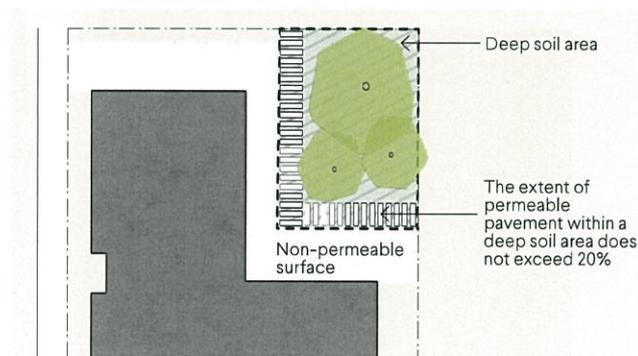


Figure 3.3e Deep soil area and permeable paving (refer A3.3.6).

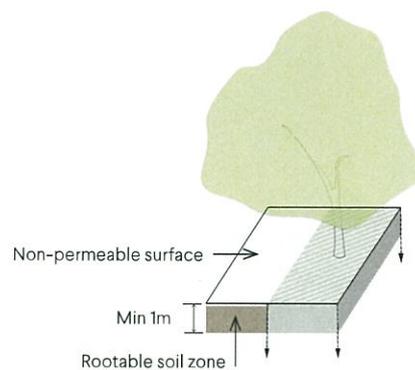
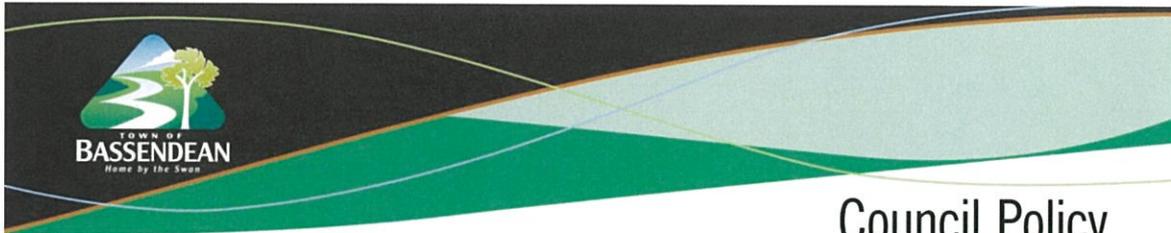


Figure 3.3f Rootable soil zone.

DESIGN GUIDANCE

Potential alternative solutions to satisfy the Element Objectives will be considered on a performance basis.

- DG 3.3.1** Existing and adjacent trees should be assessed during the **site** analysis phase for possible retention. Design testing should seek to retain trees and provide protection for adjacent trees. Where existing trees within the site or adjacent to the site boundary are identified for retention (or on site relocation), arboricultural advice should be obtained on the design of **deep soil areas** and management requirements to preserve the trees during and after construction.
- DG 3.3.2** The location of **deep soil areas** should be determined early in the design process and arboricultural advice obtained to ensure the deep soil areas can sustain trees. Where trees are being retained, the deep soil area should be co-located with the existing trees and be of sufficient dimensions to protect and sustain healthy root systems and provide stability for mature specimens. Where new trees are proposed, the deep soil area should be sited to maximise their contribution to local **amenity**, such as providing shade, contributing to the tree canopy, the quality of the **streetscape** and improving the outlook of residents.
- DG 3.3.3** Whole of **lot** design solutions to maximise tree canopy and the effectiveness of **deep soil areas** may include:
- **basement** and sub-basement car park design being consolidated beneath **building** footprints
 - use of increased front, side or rear **setbacks**
 - providing adequate clearance around trees to ensure long term health based on expert advice
 - the engineering of additional **rootable soil space** beneath proposed hardstand areas to increase the area available for root development and tree stability
 - co-location with other deep soil areas on neighbouring **sites** to create larger contiguous areas of deep soil (especially in rear setback areas)
 - selecting plant species that suit the available space and micro-climate of the deep soil area, including consideration that the size, shape and attributes of trees at maturity suit the location.
- DG 3.3.4** Where the required **deep soil areas** cannot be achieved, consider the following options for planting on structures:
- **green walls**, living walls and vertical gardens that enable **landscaping** of highly constrained spaces, supported by expert advice with respect to technical and maintenance considerations
 - wall design that incorporates planting including trellis structures
 - **green roofs**, particularly where roofs are visible from the **public domain** or other parts of the **development**
 - large scale planter boxes suited to small or medium trees.
- DG 3.3.5** Planting on structures will require expert technical advice for design and specification of the planting elements and systems. Planter requirements will need to be determined early in the design process to ensure they are of sufficient size to sustain plants and the **building** structure is reinforced to account for additional saturated soil weight.
- DG 3.3.6** Design should account for irrigation and for drainage pathways to reduce staining and ongoing maintenance of the planting infrastructure and the **building** fabric.
- DG 3.3.7** If extensive planting on structure is proposed, such as **green walls** or roofs, consider the use of an alternative water source, such as **rainwater** or recycled **greywater**.



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO. 13 – TREES ON DEVELOPMENT SITES

Background

Trees provide environmental, health and amenity benefits in relation to solar screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Local Planning Scheme No. 10 (LPS10) promotes urban infill which contributes to the Town's sustainability commitment. However, while the Town of Bassendean is presently characterised by mature trees, an inevitable consequence of urban infill development is that only a very limited number of trees can be retained on development sites. While sharing the community concern about the loss of trees as a result of development, the Town takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy.

1.1 Citation

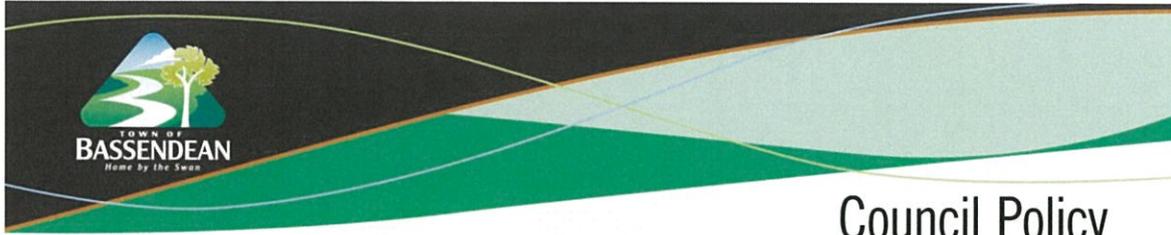
This Policy is adopted by the Town of Bassendean as a Planning Policy pursuant to Section 2.4 of Local Planning Scheme No .10.

1.2 Purpose

The purpose of this policy is to State Council's position on the retention of trees on development sites.

1.3 Application of this Policy

This policy applies to all applications that require planning consent under the Local Planning Scheme.



1.4 Relationship to the Local Planning Scheme No 10, the Residential Design Codes of Western Australia and other Council policies

This policy compliments the Local Planning Scheme No 10, the Residential Design Codes of Western Australia. This policy should be read in connection with Council's Street Tree Removal and Replacement Policy and Amenity Tree Evaluation Policy which controls trees within the verge area adjoining development sites.

Under the Local Planning Scheme No. 10, each application for planning approval is to be accompanied by:

1. The existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures **and vegetation proposed to be removed**; and
2. The nature and extent of any open space and landscaping proposed for the site.

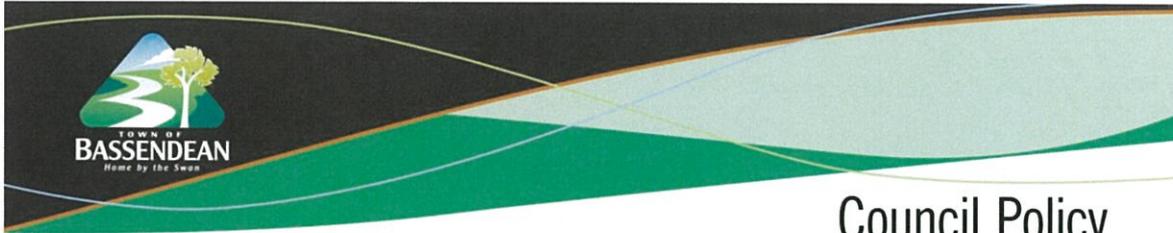
Under the Residential Design Codes each application for planning approval is required to be accompanied by an existing site analysis plan showing:

1. The position, type and size of any tree exceeding 3.0m in height; and
2. The street verge, including footpaths, **street trees**, crossovers, power poles and any service such as telephone, gas, water and sewerage in the verge.

Note: Any development that proposes the removal of a street tree requires the planning approval of the Town of Bassendean.

1.5 Additional requirements for Grouped and Multiple Dwelling Developments

The Residential Design Codes require the retention of existing trees which are greater than 3,0m in height in areas of open space associated with the development.



Where it is not possible to retain existing trees, due to the size of the trees, or their invasive nature and the development cannot be designed to retain those trees, Council will require the planting of suitable replacement advance specimen trees.

1.6 Tree Retention and Planting.

Care should be taken with tree retention and planting to ensure that the existing trees, or new trees when reaching maturity will not affect building structures, driveways and infrastructure. As a general principle buildings should not be placed within the drip zone of the tree.

1.7 Variation to Local Planning Scheme and Residential Design Codes Standards

Council will actively consider varying Scheme and Residential Design Code standards to assist with the retention of significant trees, providing the variation will not adversely affect the amenity of adjoining properties or streetscape character.

1.8 Tree Preservation Orders

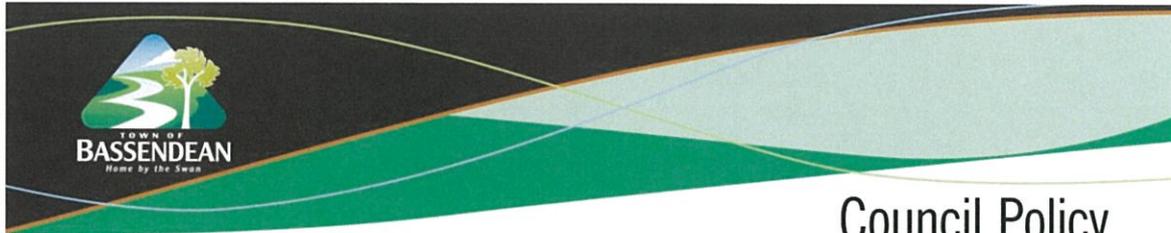
The Local Planning Scheme No. 10 gives Council the power to make tree preservation orders, having regard to a tree's aesthetic quality, historical association, rarity or other characteristics, which in the opinion of the local government, makes the tree worthy of preservation.

Any land owner or developer who allows a tree, the subject of a tree preservation order, to be cut or removed without the local government's consent, commits an offence under the Scheme and is liable for prosecution.

The Scheme also gives the power for Council to make a tree preservation order where there is a risk of imminent damage to a tree requiring an order to be made or amended as a matter of urgency, without consultation with the owner in advance.

1.9 Environmental Protection Act 1986

Under the Environmental Protection Act 1986, which is administered by the Department of the Environment, a permit may be required to remove



native vegetation or a person wishing to remove a tree must qualify to clear under an exemption.

An exemption is a kind of clearing activity that does not require a permit. These exemptions are often referred to as the Schedule 6 exemptions and a set of regulations known as the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. Some of the exemptions are listed below:

Clearing under the Planning and Development Act 2005

This exemption allows clearing in accordance with a subdivision approved by the responsible authority under the *Planning and Development Act 2005*.

This includes clearing native vegetation for the purposes of:

- constructing roads to provide access to or within the subdivision;
- providing water services to the satisfaction of the Water Corporation;
- filling or draining the land in accordance with the specifications of the approval; and
- clearing within any building envelope described in the approved plan or diagram.

Most subdivision approvals do not explicitly authorise the clearing of native vegetation other than for the purposes outlined above.

Environmentally Sensitive areas

The exemptions to obtain a permit do not apply if the site is within a gazetted environmentally sensitive area or is within a buffer zone of a conservation category wetland.

4.7.6 Bicycle Facilities

The local government may require the provision of facilities that provide for and encourage cycling as part of any private development. Such facilities shall provide for storage and parking of bicycles and change rooms/showers for cyclists.

4.7.7 Tree Preservation

4.7.7.1 Interpretation

In this section, unless the context otherwise requires:

- (i) "cut" includes prune, lop, damage, injure or interfere with; and
- (ii) "tree" includes a group of trees or other vegetation.

4.7.7.2 Tree Preservation Order

- (i) The local government may order the preservation and maintenance of a tree, having regard to a tree's:
 - i. aesthetic quality;
 - ii. historical association;
 - iii. rarity; or
 - iv. other characteristics, which in the opinion of the local government, makes the tree worthy of preservation.
- (ii) The local government may, from time-to-time, amend or repeal an order made under sub-clause 1.

4.7.7.3 Notice of a Tree Preservation Order

- (i) Subject to sub-clause 4.7.7.2 above, where the local government proposes to order, or to amend or repeal an order, that a tree is to be preserved, the local government is to:
 - i. give notice of the proposed order, or the proposed amendment or repeal of the order, to the owner and occupier of the land on which the tree is located; and
 - ii. invite the owner and occupier of that land to make written submissions to the local government about the proposed order, or the proposed amendment or repeal of the order, within 14 days or such further period as the local government may determine.
- (ii) Where, in the opinion of the local government, there is a risk of imminent damage to a tree requiring an order to be made or amended as a matter of urgency, it may make or amend the order without notice to the owner or occupier of the land on which the tree is located.

- (iii) Where the local government makes or amends an order under sub-clause 4.7.7.2 of this sub-clause, the local government, as soon as practicable, is to:
 - i. give notice of the order or amended order to the owner and occupier of the land on which the tree is located; and
 - ii. invite the owner and occupier to make written submissions to the local government about whether the order or amended order should be retained, amended or repealed.

4.7.7.4 Destruction, etc, of Trees

Except with the prior written consent of the local government, given under Sub-clause 4.7.7.5 below, a person shall not:

- (i) cut, remove or otherwise destroy; or
- (ii) cause or permit to be cut, removed or otherwise destroyed a tree which is the subject of an order, or an amended order, or where the owner has been given notice of a proposed order, under this section.

4.7.7.5 Local Government's Consent

- (i) An application for the local government's consent for the purposes of sub-clause 4.7.4 above, is:
 - i. to be in writing;
 - ii. to be signed by the owner or occupier of the land upon which the tree is situated;
 - iii. where the local government considers it necessary and so requires, be accompanied by a report of a tree surgeon or expert holding qualifications or having experience acceptable to the local government as to the condition of the tree; and
 - iv. to specify the work proposed to be done to the tree.
- (ii) The local government may refuse to consider an application which does not comply with sub-clause 1 above.
- (iii) In respect of an application under sub-clause 1, the local government, subject to sub-clause 4, may refuse to grant or may grant, with or without any conditions it considers to be appropriate, its consent.
- (iv) The local government is not to grant its consent to work which, if carried out, might result in the destruction of or permanent harm to, a tree which is the subject of an order, or amended order, under this Section unless:
 - i. the local government certifies in writing that the tree is dangerous;
 - ii. it is necessary to remove the tree for the purpose of constructing or erecting a building, structure, fence or access way in respect of which Planning Consent or a

building licence has been issued by the local government;
or

- iii. the local government or a public authority considers that it is necessary to cut, remove or destroy the tree to provide a public utility or service.
- (v) A consent given by the local government under this Section is:
 - i. to be in writing;
 - ii. to specify the tree to which the consent relates;
 - iii. to specify the work authorised by the consent; and
 - iv. to specify the conditions, if any, to which the consent is subject.

4.7.7.6 Registry of Tree Preservation Orders

- (i) The local government is to record, in a Registry of Tree Preservation Orders, a list of the trees subject to orders under this Section.
- (ii) A copy of the Registry is to be:
 - i. kept at the offices of the local government; and
 - ii. made available for public inspection during the office hours.

4.7.8 Restricted Premises

4.7.8.1 In considering an application to establish Restricted Premises on land in a Commercial or Town Centre Zone, the local government shall have regard to the following matters:

- (i) The proximity of the site to schools, or other similar uses which may not be consistent with the proposed use;
- (ii) The other types of retail use already in operation in the locality, particularly those which attract children or family groups; and
- (iii) The need to avoid a concentration of restricted premises in a particular area.

4.7.9 Floodlighting

No person shall erect, install or maintain any floodlighting, spotlight or other forms of lighting for any purpose, unless the emission of light from such devices is oriented or controlled so as not to interfere with the amenity of any adjacent residential zone nor cause traffic hazard in the nearby street system.

4.7.10 Development on Land Subject to Dampness

Where, in the opinion of the local government, the dampness of the site on which a building is proposed to be constructed so warrants, the local government may require that one or all of the following measures shall be carried out:

- a) the subsoil shall be effectively drained;
- b) the surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building; and
- c) the surface of the ground beneath the building shall be covered with an approved damp-resisting material.

Trees on Private Land and Street Verges

Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	-
Affected Business Unit/s	-



PURPOSE:

To outline the requirements for providing, maintaining and protecting trees on private land and the street verge during the development of land or residential subdivision in the City of Bayswater.

OBJECTIVES

To:

1. Assist with achieving the City of Bayswater's objective to increase tree canopy coverage to 20% by the year 2025 by increasing tree canopy coverage on private and public land.
2. Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to wildlife habitats, biodiversity and ecological corridors.
3. Assist with community comfort through shade and the reduction of glare, provide neighbourhood amenity, character and sense of place, and provide visual screening and privacy.
4. Provide a diverse range of tree sizes and species to enhance visual interest and to assist with providing a more resilient urban forest.
5. Prevent tree diseases and excessive shade through the adequate separation of trees, facilitate diversity in the age, size and species of trees throughout the City of Bayswater, and to encourage the retention of 'trees worthy of retention' and the planting of 'large trees'.

INTRODUCTION

The City of Bayswater's Urban Forestry Strategy indicates that canopy tree coverage is approximately 13.2%. The City has made an aspirational commitment to increase canopy coverage to 20% by the year 2025 in order to increase the level of benefits derived from having trees within the urban environment.

A significant proportion of trees in the urban area are being lost due to infill development, which if no intervention is undertaken will have significant impacts on the community and urban areas.

POLICY STATEMENT:

Definitions

Tree growth zone - An exclusion zone around a tree, which assists in the protection, growth and ongoing health of a tree.

At and below ground level, the tree growth zone is to comprise soil and other water permeable materials that aid in the health and growth of the tree.

A trafficable water permeable surface can encroach within the tree growth zone of new trees; provided that suitable provision is made to prevent ground compaction and tree root damage. If trafficable water permeable surfaces are proposed within the tree growth zone a report by a 'suitably qualified landscape architect' or suitably qualified currently practising arborist, at the expense of the applicant, is required detailing requirements to ensure tree roots will not be compacted or damaged.

Tree worthy of retention - Existing trees on private property that:

- (a) are considered by the City of Bayswater to be healthy specimens with ongoing viability; and
- (b) are considered by the City of Bayswater to be species that are not included on an applicable weed register or are an unsuitable tree species; and
- (c) are at least 3m in height; and/or
- (d) have a trunk with a diameter of at least 100mm at 1m from the ground; and/or
- (e) have two or more trunks and the aggregate of their individual diameter at 1m above ground is at least 200mm; and/or
- (f) have a canopy with a diameter of at least 3m.

The City of Bayswater may require an arborist report to be prepared by a suitably qualified currently practising arborist, at the expense of the applicant, to verify if a tree is considered worthy of retention.

Standard tree - A species of tree that has the potential to grow to at least 4m in height and has a minimum size of at least 35 litres when planted.

Large tree - A species of tree that has the potential to grow to at least 12m in height and has a minimum size of at least 35 litres when planted.

Hard surface - Any surface that does not readily allow for drainage and the penetration and attaching of anchoring tree roots.

Suitably qualified landscape architect - A landscape architect currently registered with the Australian Institute of Landscape Architects or a similar association.

Scope

1. The requirements for trees on private property in this policy apply to all development where the approximate cost of the proposed development is:
 - (a) \$100,000 or more for residential developments; and
 - (b) \$200,000 or more for non-residential and mixed use developments, excluding those involving only a change of use or internal works.
2. The requirements for trees on street verges in this policy apply to all developments and subdivisions, including those involving only a change of use.
3. In relation to all residential subdivisions, the requirements for trees on private property in this policy apply where additional lots are proposed and an existing dwelling is proposed to be retained.

Requirements for Trees on Private Property

1. 'Standard trees' are to be provided at a rate of one tree for every 350m² of site area (rounded to the nearest whole number). At least one 'standard tree' is to be provided on each site.

2. The total number of trees required in Clause 1 may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site, or 'large tree' that is provided. Where a 'tree worthy of retention' is proposed to be retained or relocated on the site and it is a 'large tree', the total number of trees required in Clause 1 may be reduced by two.
3. A 'tree growth zone' is required around the entire base of all new trees or existing trees that are to be retained on the site, measured at:
 - (a) a minimum radius of 2m for a 'standard tree'; and
 - (b) a minimum radius of 3.5m for a 'large tree'.
4. No structure is to encroach within the 'tree growth zone', above or below ground level. The 'tree growth zone' is to be contained completely on the site, except for 'trees worthy of retention'.
5. If the 'tree growth zone' is situated on top of a 'hard surface', a report by a suitably qualified currently practicing consulting arborist is required, at the expense of the applicant, confirming that the design of the 'tree growth zone' is appropriate to allow the tree to grow to maturity, to the satisfaction of the City of Bayswater.
6. The trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.
7. The trunks of all trees are to be located outside of any required minimum outdoor living area dimensions required in the Residential Design Codes, except for the trunks of 'trees worthy of retention' when they are retained.
8. In relation to open air car parking areas in non-residential developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays. The number of trees required in Clause 1 can be used to provide the shade trees.
9. A 'tree worthy of retention' may only be relocated elsewhere on the site or on the adjacent street verge, where a report by a suitably qualified currently practicing consulting arborist is provided detailing the new location of the tree and how the tree will be kept in good health prior to, during and after the relocation, to the satisfaction of the City of Bayswater.

Requirements for Trees on Street Verges

1. Trees on the street verge are to be retained, unless in the opinion of the City of Bayswater:
 - (a) The tree is dead;
 - (b) Where an unacceptable level of risk exists within the tree's structure and remedial techniques cannot rectify;
 - (c) The tree is suffering from a disease where remedial techniques will not prevent further spread of the disease, and the removal will be of benefit to other trees around it;
 - (d) The tree is causing significant damage to infrastructure and suitable documented evidence is provided by a suitably qualified currently practicing arborist, at the expense of the applicant; and/or
 - (e) To facilitate the placement of a permanent vehicle access crossing as a last resort, where there is no other viable option.
2. If no street trees exist or a street tree is required to be removed with regard to Clause 1, at least one new 'standard tree' is to be provided, by the land owner or developer, on the



verge adjacent to the site, where space is available, to the satisfaction of the City of Bayswater.

3. In addition to Clause 2, the City of Bayswater may require additional trees to be provided, where space is available, to the satisfaction of the City of Bayswater.
4. A minimum 2m setback is to be provided from the edge of any street tree trunk, and any crossover/driveway and the trunks of all proposed new trees are to be adequately separated from the trunks of other trees, to the satisfaction of the City of Bayswater.

Alternative Design Solution

1. An alternative design solution that varies any of the requirements contained in this policy will only be considered in exceptional circumstances where the alternative is consistent with the objectives of the policy and is justified in a report prepared by a 'suitably qualified landscape architect', to the satisfaction of the City of Bayswater.

Tree Maintenance and Replacement

1. All new trees on the site and on the street verge are to be planted and watered for the first two summers by the land owner or developer, to the satisfaction of the City of Bayswater.
2. All retained and new trees on the site and on the street verge are to be adequately maintained and kept in good health. In the event that a tree is in poor health and needs to be removed, it is to be replaced with an adequate replacement tree by the owner or developer, to the satisfaction of the City of Bayswater.

Information to be Submitted with a Development and Subdivision Applications

Plans for all development and subdivision applications that are subject to this policy are to indicate:

1. The location and species of all trees proposed to be retained that are 'trees worthy of retention' on the site and all existing trees within the street verge that may be impacted by the proposed development or subdivision;
2. The location of all proposed new trees on the site and on the street verge;
3. The location of all proposed 'tree growth zones'; and
4. Additional elevations may be required, to the satisfaction of the City of Bayswater, indicating the potential size and canopy spread of all retained or proposed trees on the site and on the street verge at maturity in relation to any existing or proposed structures or any retained or proposed trees.

RELATED LEGISLATION:

Policy is adopted under the City of Bayswater's town planning schemes, in accordance with Schedule 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

RELATED DOCUMENTATION:

Nil

Relevant Delegations	
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Risk Evaluation		
Council Adoption	Date	
Reviewed / Modified	Date	
Reviewed / Modified	Date	
Reviewed / Modified	Date	

DRAFT



**CITY OF BAYSWATER DISTRICT PLANNING SCHEME NO.24
AMENDMENT NO. 78**

1. Including the following new Clause 8.3.9:

"8.3.9 Trees on Private Land and Street Verges

8.3.9.1 Scope

(a) The provisions in clauses 8.3.9.2, 8.3.9.3 and 8.3.9.4 apply to all developments.

(b) Notwithstanding sub-clause (a), clauses 8.3.9.2, 8.3.9.3 and 8.3.9.4 do not apply to development on land subject of assessment under State Planning Policy 7.3 - Residential Design Codes Volume 2 Apartments.

8.3.9.2 Trees on Private Property

(a) A minimum of one 'standard tree' is to be provided per site for every 350m² of site area (rounded to the nearest whole number). At least one 'standard tree' is to be provided on each site.

(b) The total number of trees required in (a) may be reduced by one, for each 'tree worthy of retention' that is retained or relocated elsewhere on the site or 'large tree' that is provided. Where a 'tree worthy of retention' is retained or relocated elsewhere on the site and it is a 'large tree', the total number of trees required in (a) may be reduced by two.

(c) In relation to open air car parking areas in non-residential developments, 'standard trees' that provide shade cover are to be provided at a minimum rate of 1 tree per 4 bays'.

8.3.9.3 Alternative Design Solution

An alternative design solution that varies any of the requirements contained in Clause 8.3.9.2 will only be considered in exceptional circumstances and where the alternative is consistent with the objectives of City of Bayswater policy and is satisfactorily justified in a report prepared by a landscape architect, arborist or equivalent.

8.3.9.4 Replacement of Street Verge Tree

Where development necessitates the removal of an existing street tree or street trees, Council may impose a condition of development approval requiring one new standard tree to be provided for each existing street tree removed, adjacent to the site, by the landowner/developer, where space is available.

ATTACHMENT NO. 4



Office Use Only
TRIM: _____
Grant No: _____
Project Coordinator: _____

CSRFF Small Grants Application Form

For projects up to \$200,000 to be acquitted by 15 June 2020

You MUST discuss your project with an officer from your nearest Department of Local Government, Sport and Cultural Industries office before completing and submitting your application. Failure to do so will render your project ineligible.		
All applications MUST be submitted to your local government. Contact your local government to determine the cut-off date for the submission of applications.		
DLGSC Contact: Salvatore Siciliano	Date: 26 / 02 / 2019	Office:

Applicant's Details:

Organisation Name:	Bassendean Bowling Club Inc.				
Postal Address:	PO Box 444				
Suburb:	BASSENDEAN	State:	WA	Postcode:	6934
Street Address:	10 Whitfield Street				
Suburb:	BASSENDEAN	State:	WA	Postcode:	6054

Preferred Contact Person:

All application correspondence will be directed to this person

Name:	Linton Pike	Title:	Dr <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/>
Position Held:	President		
Business Phone:	0403 191 924	Facsimile:	N/A
Mobile Phone:	0403 191 924	Email:	lpike@estill.com.au

Organisation Business Details:

Does your organisation have an ABN?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ABN: 68 894 854 566
Is your organisation registered for GST?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	* Note, in order to be eligible for funding you must attach a copy of the Incorporation Certificate. LGA's exempt
Is your organisation not-for-profit?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Is your organisation incorporated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Incorporation #: A0380019L *
Bank details:	Bank: ANZ	BSB: 016255 A/c: 108386232

Local Government Authority Details:

LGA:	Town of Bassendean		
Contact:	Tim Dayman	Title:	Dr <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/>
Position Held:	Recreation Development Officer		
Business Phone:	08 9377 8061	Facsimile:	
Mobile Phone:	0488 902 804	Email:	tdayman@bassendean.wa.gov.au

PROJECT DETAILS

Project Title (brief and specific): Lawn Bowls Green Infrastructure Upgrade	
Project Description: To improve the greens lighting for community. Corporate, pennant and social bowls; To improve player safety and comfort with new shade shelters.	
How did you establish a need for your project? Based on a greens inspection from governing body that requires shade shelter for play and the deteriorating state of current cloth.	
What alternatives were considered and why were they rejected (e.g cost, suitability, feasibility)? Patch job has been the current situation however this is increasingly become inadequate. A full replacement is the only viable solution.	
Have the full lifecycle costs of the project been considered and can you afford the ongoing costs of managing, maintaining and replacing the facility? Will a specific asset replacement fund be created? Once structure replaced the lifespan of the product is extremely good. Maintenance costs will be covered. An asset replacement fund is already in existence and will be increased as a result	
Project location:	10 Whitfield Street, Bassendean WA 6054
Land ownership:	Who owns the land on which your facility will be located? Crown land Lease Expiry (if applicable):
Planning approvals	Not required If no, provide the date it will be applied for:
Where applicable, has planning permission been granted? (LGA)	Yes <input type="checkbox"/> No <input type="checkbox"/> / /
Aboriginal Heritage Act?	Yes <input type="checkbox"/> No <input type="checkbox"/> / /
Department of Biodiversity, Conservation and Attractions? (Environmental, Swan River)	Yes <input type="checkbox"/> No <input type="checkbox"/> / /
Native Vegetation Clearing Permit?	Yes <input type="checkbox"/> No <input type="checkbox"/> / /
Please list any other approvals that are required?	Yes <input type="checkbox"/> No <input type="checkbox"/> / /
How will your project increase physical activity? Through more night time bowls events; through greater participation with safer facilities	
Do you share your facility with other groups? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If so, who: Ambassador Darts Club; School Canteen; 4WD Club; Stamp Club; Corvettes of WA Car Club.	

List the main sport and recreation activities (maximum of 3) which will benefit from your proposal. Please indicate the approximate % usage of the facility (or part of the facility relating to this proposal).

Sport/community organisation	% use of the facility	Hours per week
Pennant Lawn Bowls	65	20
Club Championship Bowls	10	2
Social / Corporate Bowls	25	6

Activity/sport membership numbers over the past three years relevant to your project. For example, if a bowls project, golf members not relevant; social membership numbers not applicable.

Note: if membership is not applicable, i.e. recreation facility or aquatic centre, enter the number of users of the facility.

2016/17	100	2017/18	109	2018/19	119
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Our whole
Community wins

State Sporting Associations are involved in the assessment of applications and may be able to provide valuable information when planning your project, particularly in relation to technical design issues. They should be consulted as part of the application process. A complete list of State Sporting Associations and their contact details are available on the department's website: <http://www.dsr.wa.gov.au/contact-us/find-a-sport-or-recreation-association>

What is the name of the State Sporting Association for your activity/sport?	
Bowls WA	
Have you discussed your project with your State Sporting Association? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Contact Name: Ken Pride	Date of contact: 12 / 07 / 2017

PROJECT DELIVERY

Please indicate key milestones of your project. The key milestones need to be realistic and demonstrate that the project can be delivered in the timeframe.

Task	Date
Attainment of Council approvals	LGA advised was NOT required
Preparation of tender/quotes for the major works contract	Done
Issuing of tender for major works	N/A
Signing of major works contract	N/A
Site works commence	
Construction of project starts	As only minor works we anticipate 12 weeks from delivery to completion
Project 50% complete	
Project Completed	Within 3 months of successful grant application
Project hand over and acquittal	

Are there any operational constraints that would impact on the construction phase of your project? (such as your sporting season, major annual event or inclement weather) – provide details. Projects that are delayed due to undeclared known constraints are not eligible for a deferral.
NO

GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

PRIVACY STATEMENT AND STATEMENT OF DISCLOSURE

The Organisation acknowledges and agrees that this Application and information regarding it is subject to the *Freedom of Information Act 1992* and that the Grantor may publicly disclose information in relation to this Application, including its terms and the details of the Organisation.

Any information provided by you to DLGSC can be accessed by you during standard office hours and updated by writing to DLGSC or calling (08) 9492 9700. All information provided on this form and gathered throughout the assessment process will be stored on a database that will only be accessed by authorised departmental personnel and is subject to privacy restrictions.

DLGSC may wish to provide certain information to the media for promotional purposes. The information will only include the applicant's club name, sport, location, grant purpose and grant amount.

APPLICANT'S CERTIFICATION

I certify that the information supplied is to the best of my knowledge, true and correct.

Name: Linton Pike

Position Held: President

Signature: 

Date: 26 / 02 / 2019

Our whole
Community wins

LODGEMENT OF YOUR APPLICATION

- Applications including all attachments are to be received electronically and officially submitted to csrff@dlqsc.wa.gov.au by the cut off date. A hard copy can also be provided and should be clipped at the top left-hand corner, please do not bind.
- It is recommended that you **retain your completed application form**, including attachments for your own records and future audit purposes.
- All **attachments** and supporting documentation (see next section) should be **clearly named and identified** and submitted with the application form.
- **Applications must be submitted to your Local Government Authority** by the Local Government's advertised cut-off date to ensure inclusion at the relevant Council Meeting.

The following documentation must be included with your application. Applicants may wish to supply additional RELEVANT information.

Grants up to \$66,666:

<input checked="" type="checkbox"/>	Application form.
<input checked="" type="checkbox"/>	Incorporation Certificate.
<input type="checkbox"/>	Two written quotes.
<input checked="" type="checkbox"/>	If your project involves the upgrade of an existing facility, include photograph/s of this facility.
<input type="checkbox"/>	Locality map, site map and building plans (in relevant constructions projects), including where the proposed facility is located in relation to other sport and recreation infrastructure.
<input type="checkbox"/>	Income and expenditure statements for the current and next financial years. (LGAs exempted).
<input type="checkbox"/>	Written confirmation of financial commitments from other sources including copies of council minutes . (If a club is contributing financially then evidence of their cash at hand must be provided).
<input type="checkbox"/>	For resurfacing projects, a written guarantee from the supplier of the product that clearly identifies the product's life expectancy.
<input type="checkbox"/>	Itemised project cost for components and identified on the relevant quote for each (including cost escalation).
<input type="checkbox"/>	For floodlighting projects, a lighting plan must be supplied showing lux, configuration and sufficient power supply

Your application will be considered not eligible if:

- You have not discussed your project with the Department of Local Government, Sport and Cultural Industries and your State Sporting Association.
- You do not meet the eligibility criteria for the grant category to which you are applying.
- You have not included with your application all the relevant required supporting documentation. **There is no onus on Department staff to pursue missing documentation.**
- Applicants/projects that have received a CSRFF grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed or have not completed a previous project in accordance with the conditions of the grant provided. An assessment will be made in November and if no physical progress has occurred, new applications may not be recommended.
- It is not on the correct application form.
- The project for which application is made is specifically excluded from receiving CSRFF support.

DEVELOPMENT BONUS APPLICANTS ONLY

If you applied for a CSRFF grant for more than one third of the cost of the project, please provide evidence of meeting at least one of the following criteria.

You MUST contact your local DLGSC office to determine eligibility before applying.

Geographical location	<input type="checkbox"/> Regional/remote location <input type="checkbox"/> Growth local government	
Co-location	<input type="checkbox"/> New <input type="checkbox"/> Existing	
Sustainability initiative	<input type="checkbox"/> Water saving <input type="checkbox"/> Energy reduction <input type="checkbox"/> Other	
Increased participation	<input checked="" type="checkbox"/> New participants <input checked="" type="checkbox"/> Existing participants -- higher level <input type="checkbox"/> Special interest <input type="checkbox"/> Other	

PROJECT BUDGET

ESTIMATED EXPENDITURE

Please itemise the components of your project in the table below, indicating their cost and which quote or part of quote was used to estimate this. Quantity Surveyor costs will be accepted however the responsibility lies with the applicant to ensure the validity of the information. A contingency allowance is considered an acceptable component. *PLEASE ITEMISE BY COMPONENT (e.g. changerooms, storage, kitchen) rather than materials (electrician, plumber, finishing's).*

ESTIMATED EXPENDITURE			
<i>ie Electrical Works</i>	<i>25,000</i>	<i>27,500</i>	<i>B & S Electrical</i>
Install new shade cloth to 3 greens and surrounds	41,890	46,079	Shadex Industries Qld Pty Ltd Quotation 7.17 IG
Install LED lighting upgrade using existing towers	29,600	32,560	Lightsense Australia Pty Ltd
Green apron refurbishment + \$500 rubber install	5,314	5,845	Evergreen – Quote dated 16-06-17
Donated materials (Please provide cost breakdown)			
Volunteer labour (Please provide cost breakdown)	3,250		
Sub Total	80,054	84,484	
Cost escalation			<i>Please explain amount used</i>
a) Total project expenditure			

- At least **two written quotes** are required for each component.
- If your project is a floodlighting installation or upgrades, please ensure that the power supply is sufficient and no upgrade will be required. If upgrade is required and not budgeted for, the grant will immediately be withdrawn. A **lighting plan** must be supplied showing lux and configuration.
- Projects that do not meet **Australian Standards** are ineligible for funding.

PROJECT FUNDING

Local government	25,601		LGA cash and in-kind		
Applicant cash	17,126		Organisation's cash		
Volunteer labour	11,725		Cannot exceed applicant cash and LGA contribution – max \$50,000		
Donated materials			Cannot exceed applicant cash and LGA contribution		
Other State Government funding					
Federal Government funding					
Other funding – to be listed			Loans, sponsorship etc		
CSRFF request (No Development Bonus)	25,601		up to 1/3 project cost	N	
or CSRFF request (Development Bonus)			Up to ½ project cost	N	
b) Total project funding			This should equal project expenditure as listed on the previous page		
Additional funds if required sourced from club reserves					

GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please attach copies of council minutes relevant to the project approval.

Name of Local Government Authority:
Name of Applicant:

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

Project justification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

Priority ranking of no of applications received	of applications received
Is this project consistent with the	<input type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- | | | |
|---|--|--------------------------|
| A | Well planned and needed by municipality | <input type="checkbox"/> |
| B | Well planned and needed by applicant | <input type="checkbox"/> |
| C | Needed by municipality, more planning required | <input type="checkbox"/> |
| D | Needed by applicant, more planning required | <input type="checkbox"/> |
| E | Idea has merit, more planning work needed | <input type="checkbox"/> |
| F | Not recommended | <input type="checkbox"/> |

Please complete the questions attached. This assessment is an important part of the CSRFF process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.

<p>1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?</p>
<p>2. A) <i>If a community group application:</i> Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?</p> <p>B) <i>If a council application:</i> Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?</p>
<p>3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.</p>

Signed **Position** **Date**

Applications for CSRFF funding must be submitted to your Department of Local Government, Sport and Cultural Industries office by **4pm on 29 March 2019**. Late applications cannot be accepted in any circumstances.

DLGSC OFFICES

- | | | |
|--|---|---|
| <p>PERTH OFFICE
246 Vincent Street
Leederville WA 6007
GPO Box R1250
Perth WA 6844
Tel: (08) 9492 9700</p> <p>PEEL
Suite 94
16 Dolphin Drive
PO Box 1445
Mandurah WA 6210
Tel: (08) 9550 3100</p> <p>PILBARA
Karratha Leisureplex
Dampier Hwy, Karratha
PO Box 941
Karratha WA 6714
Tel: (08) 9182 2100</p> <p>SOUTH WEST
80A Blair Street
PO Box 2662
Bunbury WA 6230
Tel: (08) 9792 6900</p> | <p>GREAT SOUTHERN
22 Collie Street
Albany WA 6330
Tel: (08) 9892 0100</p> <p>GASCOYNE
15 Stuart Street
PO Box 140
Carnarvon WA 6701
Tel: (08) 9941 0900</p> <p>GOLDFIELDS
Suite 1, 349-353 Hannan Street
PO Box 1036
Kalgoorlie WA 6430
Tel: (08) 9022 5800</p> <p>KIMBERLEY – Broome
Unit 2, 23 Coghlan Street
PO Box 1476
Broome WA 6725
Telephone (08) 9195 5750</p> | <p>WHEATBELT - NORTHAM
298 Fitzgerald Street
PO Box 55
Northam WA 6401
Tel: (08) 9690 2400</p> <p>WHEATBELT – NARROGIN
Narrogin Leisure Centre
50 Clayton Rd
Narrogin WA 6312
Telephone 0429 881 369</p> <p>MID-WEST
Level 1, 268-270
Foreshore Drive
PO Box 135
Geraldton WA 6531
Tel: (08) 9956 2100</p> |
|--|---|---|

**BASSENDEAN BOWLING CLUB
CSRFF GRANT SUBMISSION SUPPORTING INFORMATION**

1. APPLICATION FORM

The Application Form is provided separately.

Other attachments are as follows:

1. Application Form – separate document
2. Incorporation Certificate
3. Written quotes:
 - A and B Green lighting upgrade
 - Shade cloth upgrade
 - Apron renewal
4. Locality Plan and photographs
5. Income and expenditure statements – current including budget for next year
6. Floodlight Lighting Plan is required – showing lux, config and power availability
7. Management Plan
8. Members Fee Schedule

The attachments and information is provided on the following pages.

2. CERTIFICATE OF INCORPORATION



DUPLICATE

WESTERN AUSTRALIA
Associations Incorporation Act 2015
(Section 10)

IARN: A0380019L

Certificate of Incorporation

This is to certify that

THE BASSENDEAN BOWLING CLUB

is an association incorporated under the
Associations Incorporation Act 2015

The date of incorporation is the
thirtieth day of September 1938

A handwritten signature in black ink, appearing to read "David Hillyard".

David Hillyard
Commissioner for Consumer Protection

CERTIFICATE

3. QUOTES

The following quotes are provided:

- A and B Green lighting upgrade
- Shade cloth upgrade
- Apron renewal

Volunteer club labour has been costed at \$25 an hour for unskilled and \$40 for skilled labour including electrician and bricklayer (for removal of existing shade cloth structure and apron strengthening work and installation of rubber underlay to synthetic turf).

3.1 Lighting Upgrades

We offer two fittings for your front greens

Based on the same pole configuration retrofit Metal Halides with New LED fittings as per the attachments.

*The Product Catalogue has the Digitron fitting and specification

*The separate Maxpro is for the Onor product

We recommend the Digitron fitting being a more robust product however is a little more expensive than the Onor which is also a very good quality light

We support both products and offer the same manufacturer's warranty

Subject to your Grant process and approvals The DIGITRON is the better product if affordable

Our prices to supply

Digitron 960Watt \$3,250.00 each Plus Gst

These prices include freight to Perth we will deliver to Bassendean No charge

Whichever product you choose

You also need to add Installation

In this instance

The price to remove the old including integral ballasts, dispose of old, rewire install new fittings aim test and commission at night.

Budget

The LOT \$ \$3,600.00

Plus GST

Note These Lights are only made to order so a deposit is required with your Order followed by full payment once received on site.

Delivery is 6 weeks door to door from date of order

Duncan Macpherson

General Manager

Lighting Sales

Lightsense Australia Pty Ltd

Unit 1A, 197 Canning Highway, South Perth WA 6151

Tel: 1300 944 822 Mob 0419 922 446

duncan@lightsense.com.au | www.lightsense.com.au



13 Export Drive
Molendinar
Queensland 4214



Shadex
INDUSTRIES

QLD PTY LTD
ABN 76 154 485 300 / QBSA 1266770

Phone: (07) 5574 5911
Fax: (07) 5574 5922
Mobile: 0418 383 443

Quotation 7.17 IG Installation

Date: 26/07/17

To: Bassendean Bowling Club Inc
10 Whitfield Rd
Bassendean WA 6054

Attn: Mr Linton Pike

Tel: 0403 191 924

Email: lpike@estill.com.au

Dear Linton,

Further to your email / telephone enquiry, following is the quote as requested:

To Install

5 x 7 rink Shadeaway 2000 Retractable Shade System INGROUND model, 4.6m centres, with all Stainless Steel bolts and other stainless components - also included are Stainless Steel wires.

Labour, Concrete, Airfares, Accommodation & Meals, Hire Car

Subtotal	\$ 7,250.00
GST	\$ 725.00
TOTAL Including GST	\$ 7,975.00

Please confirm your order in writing by either fax or mail using the form below.

Please include your delivery address, contact person and their daytime phone number.

Yours faithfully

Dave Furneaux Dip Bus, A.F.A.I.M.

Manager

DOES YOUR CLUB REQUIRE ALUMINIUM SEATING?

CALL SHADEX FOR THE BEST PRICES ON QUALITY ALLOY SEATING!!

.....
Please complete and return

Quotation Accepted: Date _____

Delivery Address: _____

Contact Name: _____ Daytime Phone No: _____

Signature _____

www.shadex.com.au

Installation cost

3.3 Apron Renewal

Green aprons repairs are required to replace degrading and unsafe existing apron protection treatments. The club has previously funded green apron repairs to all other green aprons. The apron repairs proposed as part of this submission is the final section of apron repair work needed.

Damaged and degraded existing apron protection



Damaged and degraded apron protection at corner tie in with earlier repaired section of apron





Established 1996

www.evergreensyntheticgrass.com.au

Email: evergreenwa@bigpond.com

23 Langar Way, Landsdale 6055 WA PHONE (08) 93032130 FAX (08) 93032129

16/06/17

Bassendean Bowling Club

10 Whitfield Drive, Bassendean WA 6055

We have pleasure in submitting our quotation for the supply and installation of New apron grass.

B Green -Supply and install 19mm Grass 60cm wide -to East and West end

C Green -Supply and install 19mm Grass 60cm wide -to East and West end

Total inc G.S.T \$5,345.00

Yours Faithfully,

Nicola Frazer

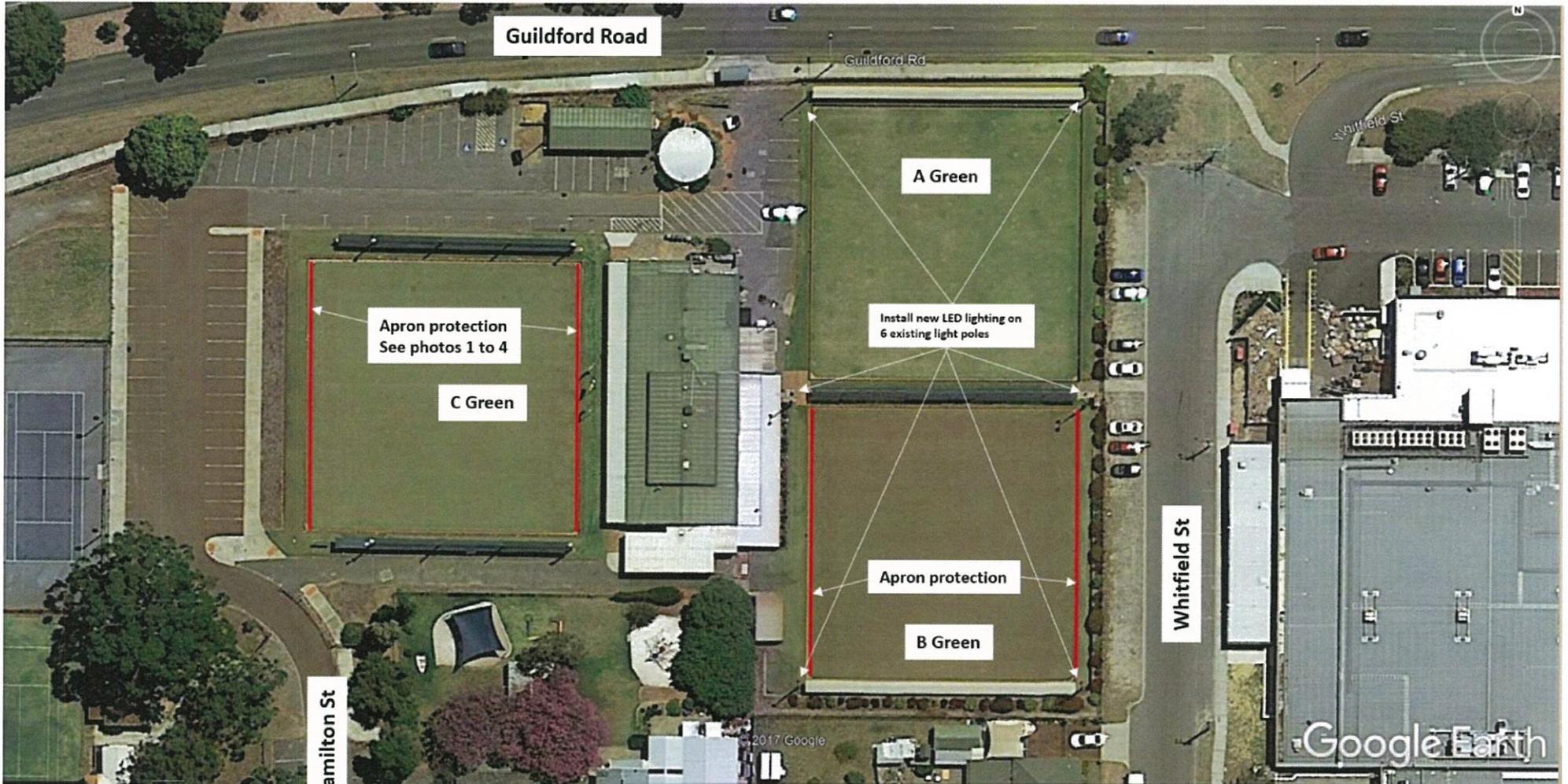
Evergreen Synthetic Grass

A Local company with Local Knowledge

08 93032130

4. WORKS DIAGRAM

The proposed works are shown diagrammatically below:



Photos and brief descriptions are provided on the following pages.

5. INCOME AND EXPENDITURE STATEMENTS

Created: 23/07/2018 9:41 AM

Bassendean Bowling Club Inc

10 Whitfield Street

Bassendean WA 6054

ABN: 66 894 854 566

Profit & Loss [With Last Year]

July 2017 To June 2018

	This Year	% of Sales	Last Year	LY % of Sales
Income				
Bar Sales				
Bulk Beer	\$173,621.32	27.8%	\$165,447.02	27.4%
Soft Drink	\$29,781.78	4.8%	\$27,236.84	4.5%
Fruit Juice	\$0.00	0.0%	\$1,473.56	0.2%
Spirit Bottle	\$68,209.24	10.9%	\$68,228.01	11.3%
Packbeer	\$173,726.26	27.8%	\$177,275.75	29.4%
Wine Bar	\$22,216.60	3.6%	\$27,518.82	4.6%
Tobacco	\$17,498.66	2.8%	\$16,774.45	2.8%
Sundries	\$5,377.65	0.9%	\$4,516.48	0.7%
Bowls Sundries	\$491.78	0.1%	\$0.00	0.0%
Sandwiches	\$1,348.74	0.2%	\$614.12	0.1%
Gas Bottle Swaps	\$318.17	0.1%	\$445.46	0.1%
Total Bar Sales	\$492,590.20	78.8%	\$489,530.51	81.2%
Memberships				
Members Fee	\$9,788.65	1.6%	\$4,774.17	0.8%
Social Member	\$3,004.51	0.5%	\$849.97	0.1%
Green Fees	\$9,038.65	1.4%	\$3,174.18	0.5%
Capitation Fee	\$3,754.53	0.6%	\$1,163.56	0.2%
Lockers	\$159.09	0.0%	\$109.08	0.0%
Total Memberships	\$25,745.43	4.1%	\$10,070.96	1.7%
Fees				
Fees - Carnival	\$7,370.00	1.2%	\$4,308.18	0.7%
Fees - Club Events	\$1,678.64	0.3%	\$100.00	0.0%
Fees - Sat Ladies	\$0.00	0.0%	\$100.91	0.0%
Fees - State & Other	\$234.55	0.0%	\$330.00	0.1%
Country Week	\$0.00	0.0%	\$1,131.81	0.2%
Corporate Bowls	\$6,019.19	1.0%	\$8,994.06	1.5%
Ladies Pennant Fees	\$569.82	0.1%	\$0.00	0.0%
Mens Pennant Fees	\$1,572.01	0.3%	\$3,109.12	0.5%
Friday Night Bowls	\$377.27	0.1%	\$560.59	0.1%
Winter Pairs	\$4,298.19	0.7%	\$1,472.73	0.2%
Total Fees	\$22,119.67	3.5%	\$20,107.40	3.3%
Fundraising				
VLT Machines				
Fundraising - VLT	\$8,739.00	1.4%	\$15,415.00	2.6%
Total VLT Machines	\$8,739.00	1.4%	\$15,415.00	2.6%
Fundraising - Pool Table	\$54.80	0.0%	\$31.60	0.0%
Fundraising - Members Wall	\$272.74	0.0%	\$147.73	0.0%
Fundraising Bingo (Bar)	\$0.00	0.0%	\$2,060.00	0.3%
Fundraising Other	\$0.00	0.0%	\$148.00	0.0%
Cafe	\$0.00	0.0%	\$996.36	0.2%
Club Raffle	\$12,141.92	1.9%	\$10,944.47	1.8%
Xmas Bonanza Raffle	\$0.00	0.0%	\$1,807.10	0.3%
Meat Packs	\$9,454.53	1.5%	\$7,701.19	1.3%
Sponsorship	\$6,818.18	1.1%	\$6,181.83	1.0%
Total Fundraising	\$37,481.17	6.0%	\$45,433.28	7.5%
BBC Sub Committees				
Social Committee	\$240.91	0.0%	\$695.00	0.1%
Ladies Division	\$640.63	0.1%	\$1,192.98	0.2%
Mens Division	\$263.63	0.0%	\$152.54	0.0%

This report includes Year-End Adjustments.

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Bassendean Bowling Club Inc
 10 Whitfield Street
 Bassendean WA 6054
 ABN: 66 894 854 566

Profit & Loss [With Last Year]
 July 2017 To June 2018

	This Year	% of Sales	Last Year	LY % of Sales
Total BBC Sub Committees	\$1,145.17	0.2%	\$2,040.52	0.3%
Merchandise				
Mens Bowls Shirts	\$7,078.19	1.1%	\$3,442.76	0.6%
Hats	\$211.83	0.0%	\$213.64	0.0%
Merchandise General	\$10.91	0.0%	\$31.82	0.0%
Bowls Pants/Shorts	\$636.37	0.1%	\$0.00	0.0%
Bowls Merchandise	\$87.26	0.0%	\$0.00	0.0%
Jackets	\$218.19	0.0%	\$0.00	0.0%
Total Merchandise	\$8,242.75	1.3%	\$3,688.22	0.6%
Club Income				
Hall Hire	\$4,736.37	0.8%	\$3,625.22	0.6%
Green Hire	\$2,119.62	0.3%	\$640.92	0.1%
Cleaning	\$90.91	0.0%	\$0.00	0.0%
Hire of Sound System	\$0.00	0.0%	\$45.45	0.0%
Function Catering	\$18,879.56	3.0%	\$18,961.63	3.1%
Function Drinks	\$838.72	0.1%	\$0.00	0.0%
Club Functions	\$5,582.78	0.9%	\$4,112.42	0.7%
Tournament Catering	\$1,450.65	0.2%	\$0.00	0.0%
Kitchen Hire	\$2,863.64	0.5%	\$0.00	0.0%
Licence Fees	\$0.00	0.0%	\$90.91	0.0%
Total Club Income	\$36,562.25	5.8%	\$27,476.55	4.6%
Miscellaneous Income				
Donations	\$250.00	0.0%	\$0.00	0.0%
Insurance Claims	\$0.00	0.0%	\$877.09	0.1%
Other Income	\$1,000.00	0.2%	\$3,866.31	0.6%
Total Miscellaneous Income	\$1,250.00	0.2%	\$4,743.40	0.8%
Total Income	\$625,136.64	100.0%	\$603,090.84	100.0%
Cost of Sales				
Bar Purchases				
Bulk Beer	\$69,712.37	11.2%	\$67,874.29	11.3%
Soft Drink	\$12,810.65	2.0%	\$13,406.14	2.2%
Spirits Bottle	\$30,007.39	4.8%	\$28,956.62	4.8%
Pack Beer	\$66,838.94	10.7%	\$65,799.59	10.9%
Wine Bar	\$11,340.21	1.8%	\$12,647.27	2.1%
Tobacco	\$17,736.56	2.8%	\$17,872.74	3.0%
Sundries	\$4,504.58	0.7%	\$3,841.29	0.6%
Sandwiches	\$964.41	0.2%	\$33.23	0.0%
Bar Miscellaneous	\$883.84	0.1%	\$1,726.95	0.3%
Bar Gas	\$1,532.95	0.2%	\$987.61	0.2%
Gas bottles swapped	\$553.64	0.1%	\$272.73	0.0%
Bar Wages	\$112,907.78	18.1%	\$106,752.28	17.7%
Bar Superannuation	\$11,009.79	1.8%	\$10,450.81	1.7%
Bar Float Discrepancies	\$1,941.35	0.3%	-\$1,891.11	(0.3)%
Bar Stock Adjustment	\$989.02	0.2%	-\$2,061.05	(0.3)%
Total Bar Purchases	\$343,733.48	55.0%	\$326,669.39	54.2%
Cost of Greens				
Greens Fertilisers	\$8,039.63	1.3%	\$5,963.00	1.0%
Greens Maintenance	\$4,398.37	0.7%	\$481.22	0.1%
Greens Replacement Tools/Equip	\$0.00	0.0%	\$536.55	0.1%
Greens Wages	\$73,580.00	11.8%	\$74,200.00	12.3%
Total Cost of Greens	\$86,018.00	13.8%	\$81,180.77	13.5%

This report includes Year-End Adjustments.

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Bassendean Bowling Club Inc
 10 Whitfield Street
 Bassendean WA 6054
 ABN: 66 894 854 566

Profit & Loss [With Last Year]
 July 2017 To June 2018

	This Year	% of Sales	Last Year	LY % of Sales
Bowling Costs				
Carnival Prizemoney	\$5,970.00	1.0%	\$0.00	0.0%
Club Events	\$1,670.00	0.3%	\$0.00	0.0%
Corporate Bowls	\$3,635.31	0.6%	\$4,607.09	0.8%
Ladies Pennants	-\$31.82	0.0%	\$41.73	0.0%
Mens Pennant	\$620.00	0.1%	\$604.72	0.1%
Winter Pairs	\$7,312.27	1.2%	\$2,967.08	0.5%
Total Bowling Costs	\$19,175.76	3.1%	\$8,220.62	1.4%
Fundraising				
VLT Machines				
VLT	\$7,286.68	1.2%	\$8,615.22	1.4%
Fundraising Charges	\$1,769.99	0.3%	\$2,503.54	0.4%
Total VLT Machines	\$9,056.67	1.4%	\$11,118.76	1.8%
Pool Table	\$19.65	0.0%	\$0.00	0.0%
Members Wall	\$81.82	0.0%	\$0.00	0.0%
Bingo/Poker	\$0.00	0.0%	\$159.09	0.0%
Raffles Payouts	\$2,658.52	0.4%	\$1,689.99	0.3%
Saturday - Pots	\$0.00	0.0%	\$310.54	0.1%
Meat Pack Raffles	\$3,452.73	0.6%	\$3,902.57	0.6%
Chase The Ace	\$3,150.00	0.5%	\$1,075.00	0.2%
Footy Tipping	\$45.45	0.0%	\$0.00	0.0%
Sponsors General	\$293.18	0.0%	\$0.00	0.0%
Total Fundraising	\$18,758.02	3.0%	\$18,255.95	3.0%
Cost of Merchandise				
Shirts	\$6,728.00	1.1%	\$2,270.00	0.4%
Hats	\$0.00	0.0%	\$1,250.00	0.2%
Merchandise general	\$652.50	0.1%	\$644.00	0.1%
Shorts / Pants	\$3,083.00	0.5%	\$0.00	0.0%
Jackets	\$1,190.00	0.2%	\$1,290.00	0.2%
Womens Pants / Skirts	\$1,332.00	0.2%	\$0.00	0.0%
Total Cost of Merchandise	\$12,985.50	2.1%	\$5,454.00	0.9%
Club Costs				
Function Catering	\$5,455.94	0.9%	\$3,420.24	0.6%
Function Drinks costs	\$333.45	0.1%	\$0.00	0.0%
Club Function Catering	\$3,790.98	0.6%	\$2,360.16	0.4%
Tournament Catering	\$5,357.30	0.9%	\$1,369.98	0.2%
Function Entertainment	\$1,363.63	0.2%	\$0.00	0.0%
Catering Wages	\$3,825.00	0.6%	\$0.00	0.0%
Total Cost of Sales	\$500,797.06	80.1%	\$446,931.11	74.1%
Gross Profit	\$124,339.58	19.9%	\$156,159.73	25.9%
Expenses				
Administration Expenses				
Accounting Fees / Audit Fees	\$10,012.30	1.6%	\$9,567.25	1.6%
Advertising	\$1,300.36	0.2%	\$233.27	0.0%
Bank Charges	\$68.49	0.0%	-\$349.53	(0.1)%
Merchant Fees	\$3,487.17	0.6%	\$2,985.50	0.5%
Catering	\$511.70	0.1%	\$10,350.59	1.7%
Catering Wages	\$0.00	0.0%	\$3,739.80	0.6%
Cleaning Expenses	\$3,345.02	0.5%	\$4,924.03	0.8%

This report includes Year-End Adjustments.

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Bassendean Bowling Club Inc

10 Whitfield Street
Bassendean WA 6054

ABN: 66 894 854 566

Profit & Loss [With Last Year]

July 2017 To June 2018

	This Year	% of Sales	Last Year	LY % of Sales
Gratuity	\$671.52	0.1%	\$200.00	0.0%
Courier/Transport costs	\$55.00	0.0%	\$0.00	0.0%
Computer Expenses	\$1,197.98	0.2%	\$224.55	0.0%
Entertainment	\$494.06	0.1%	\$1,164.13	0.2%
GST Rounding Account	\$262.86	0.0%	-\$2.49	0.0%
Insurance	\$10,500.64	1.7%	\$6,187.41	1.0%
Flowers	\$150.00	0.0%	\$0.00	0.0%
Postage	\$591.84	0.1%	\$501.10	0.1%
Printing & Stationery	\$1,024.92	0.2%	\$2,561.32	0.4%
Subscriptions	\$2,061.20	0.3%	\$1,247.65	0.2%
Sundry Expenses	\$1,115.23	0.2%	\$2,571.69	0.4%
Telephone	-\$23.90	0.0%	\$3,252.76	0.5%
Internet	\$1,057.46	0.2%	\$1,366.35	0.2%
Bowling Costs				
Trophies	\$1,435.46	0.2%	\$1,393.63	0.2%
Total Administration Expenses	\$39,319.31	6.3%	\$52,119.01	8.6%
Bowls WA	\$848.18	0.1%	\$306.36	0.1%
Bowling Equipment	\$617.23	0.1%	\$825.06	0.1%
Prize Money Payouts	\$0.00	0.0%	\$7,378.19	1.2%
Total Bowling Costs	\$1,465.41	0.2%	\$8,509.61	1.4%
Building Costs				
Repairs & Maint - Building	\$4,811.77	0.8%	\$11,597.63	1.9%
Rates & Services	\$601.16	0.1%	\$1,051.78	0.2%
TOB Lease Payments	\$4,269.75	0.7%	\$711.62	0.1%
Pest Control	\$504.54	0.1%	\$0.00	0.0%
Waste Removal	\$2,923.20	0.5%	\$3,684.22	0.6%
Sign Writing	\$150.00	0.0%	\$181.82	0.0%
Assets Less than \$1000	\$1,008.41	0.2%	\$200.00	0.0%
Security	\$1,113.17	0.2%	\$1,082.67	0.2%
Total Building Costs	\$15,382.00	2.5%	\$18,509.74	3.1%
Government Charges				
Permit Fees	\$270.00	0.0%	-\$27.27	0.0%
Licence Fees	\$1,333.30	0.2%	\$1,537.67	0.3%
Total Government Charges	\$1,603.30	0.3%	\$1,510.40	0.3%
Membership Expenses				
Capitation Men	\$5,350.00	0.9%	\$5,144.55	0.9%
Nomination Fee/Bowls	\$0.00	0.0%	\$413.64	0.1%
Utilities				
Water	\$3,687.27	0.6%	\$6,011.44	1.0%
Electricity	\$13,214.84	2.1%	\$13,596.29	2.3%
Gas	\$1,858.21	0.3%	\$817.78	0.1%
Total Utilities	\$18,760.32	3.0%	\$20,425.51	3.4%
Presidents Account	\$0.00	0.0%	\$341.37	0.1%
Total Membership Expenses	\$5,350.00	0.9%	\$5,899.56	1.0%
Employment Expenses				
Wages & Salaries	\$63.84	0.0%	\$19,255.86	3.2%
Workers Compensation	\$1,327.35	0.2%	\$871.74	0.1%
Medical Expenses	\$694.18	0.1%	\$95.00	0.0%
Cleaner Wages	\$10,255.52	1.6%	\$9,948.97	1.6%
Cleaner Superannuation	\$466.48	0.1%	\$2,056.44	0.3%
Training Expenses	\$100.00	0.0%	\$0.00	0.0%

This report includes Year-End Adjustments.

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Bassendean Bowling Club Inc

10 Whitfield Street
Bassendean WA 6054

ABN: 66 894 854 566

Profit & Loss [With Last Year]

July 2017 To June 2018

	This Year	% of Sales	Last Year	LY % of Sales
Management Fees	\$0.00	0.0%	\$3,952.50	0.7%
Total Employment Expenses	\$12,907.37	2.1%	\$36,180.51	6.0%
Prior year corrections	\$0.00	0.0%	\$9,775.39	1.6%
Total Expenses	\$94,787.71	15.2%	\$152,929.73	25.4%
Operating Profit	\$29,551.87	4.7%	\$3,230.00	0.5%
Other Income				
Interest Received	\$1,213.36	0.2%	\$2,794.72	0.5%
Total Other Income	\$1,213.36	0.2%	\$2,794.72	0.5%
Total Other Expenses:	\$0.00	0.0%	\$0.00	0.0%
Net Profit/(Loss)	\$30,765.23	4.9%	\$6,024.72	1.0%

This report includes Year-End Adjustments.

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6. FLOODLIGHT LIGHTING PLAN

7. MANAGEMENT PLAN

8. MEMBERS FEE SCHEDULE

NOTICE TO ALL MEMBERS

New Members joining during the financial year shall pay fees as follows:

Joining after February 1 60% of relative fees

Joining after April 1 Next year's fees

MEMBERSHIP FEES FOR THE FINANCIAL YEAR
2018/2019

MEMBER	CURRENT	EFFECTIVE 1ST JULY 2018
Social	\$20.00	\$40.00
Full Member (Non-Bowler)	\$70.00	\$90.00
Full Bowling Member	\$245.00	\$270.00
Full Bowling Member - Veteran (70 years +)	\$200.00	\$220.00
Full Bowling Member (Life Member)		
Non-Veteran	\$175.00	\$220.00
Veteran	\$130.00	\$150.00
Junior Member (Bowler under the age of 18)	\$100.00	\$190.00
Country Member	\$25.00	\$25.00

Linton Pike

PRESIDENT
BASSENDEAN BOWLING CLUB INC.

Membership Fees 2018/2019

COST CONTRIBUTION (EXCL GST)

This Submission	Description	Cost Excl GST	Cost Incl GST	Bassendeau BC Contribution			ToB	DSR	TOTAL (Excl GST)	Quote From	
				Funds	Labour	Materials					
1	Remove and dispose of five existing green sun shelters	\$3,250	\$3,575		\$3,250		\$0	\$0	\$3,250	Provisional sum provided by installer to remove existing shade cloth structure	
2	Install five new green sun shelters	\$41,890	\$46,079	\$5,988	\$7,975		\$13,963	\$13,963	\$41,890	Shadex - Dave Fumeaux	
3	A and B Green apron refurbishment	\$5,314	\$5,845	\$1,271	\$500		\$1,771	\$1,771	\$5,314	Evergreen apron carpet covering - \$5,345 (supply and install) + \$500 rubber installation	
4	Upgrade existing A and B Green lighting	\$29,600	\$32,560	\$9,867			\$9,867	\$9,867	\$29,600	Lightsense Australia Pty Ltd	
	TOTAL	\$80,054	\$88,059	\$17,126	\$11,725	\$0	\$25,601	\$25,601	\$80,054		
		\$80,054		\$28,851							\$26,684.67
				\$28,851							

CSRFF GRANT FUNDING PREVIOUSLY SOUGHT UNSUCCESSFULLY AND FUNDED BY BASSENDEAN BC

5	Two outdoor water fountains - 1 done	\$4,998	\$5,498	\$1,666			\$1,666	\$1,666	\$4,998	WaterLogic Australia email quote - brochure attached
6	C Green temporary lighting -done	\$6,000	\$6,600						\$0	Provisional sum only
7	CCTV fitout - done	\$6,309	\$6,940						\$0	Protect West

OTHER FUTURE GRANT PRIORITIES

8	New water tank	\$15,000	\$16,500	\$3,000			\$6,000	\$6,000	\$15,000	Waterwell Reticulation verbal quote only
8	Car park resurfacing	\$14,233	\$15,656						\$0	Stirling Paving
9	Air Cond - Bar Area	\$18,290	\$20,119	\$6,097			\$6,097	\$6,097		Free Flow Air Conditioning
10	C Green and car park permanent lighting	\$69,544	\$76,498	\$15,681	\$5,000	\$2,500	\$23,181	\$23,181	\$69,544	Mac's Maintenance
11	Kitchen refurb	\$30,000	\$33,000	\$3,000	\$5,000	\$2,000	\$10,000	\$10,000	\$30,000	Carpenter Cabinets
12	Bar floor covering replacement	\$2,500	\$2,750	\$833			\$833	\$833	\$2,500	Provisional sum only
13	Fridge relining	\$4,800	\$5,280	\$1,600			\$1,600	\$1,600	\$4,800	Provisional sum only
14	LED lighting -partially done	\$6,000	\$6,600							
15	Air Cond - Hall	\$37,400	\$41,140							
16	Toilet refurb - men's	\$25,000	\$27,500							stand alone flushless urinals, retille, paint and tapware fitout
17	Toilet refurb - women's	\$15,000	\$16,500							retille, paint and tapware fitout