

TOWN OF BASSENDEAN

NOTICE OF MEETING OF THE TOWN ASSETS COMMITTEE

Dear Committee Member

The meeting of the Town Assets Committee of the Town of Bassendean will be held in the Council Chamber, 48 Old Perth Road, Bassendean, on Wednesday 8 May 2019, commencing at 9:30am.

Ms Peta Mabbs
CHIEF EXECUTIVE OFFICER

3 May 2019

A G E N D A

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

Acknowledgement of Traditional Owners

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

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

3.0 DEPUTATIONS

Mr Brad Bowden from Bowden Tree will be in attendance to discuss the Tree Planting Program.

4.0 CONFIRMATION OF MINUTES

4.1 Town Assets Committee Meeting held on 6 February 2019

OFFICER RECOMMENDATION – ITEM 4.1

That the minutes of the Town Assets Committee meeting held 6 February 2019, be confirmed as a true record.

5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

6.0 DECLARATIONS OF INTEREST

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

8.0 REPORTS

8.1 Tree Planting Program

APPLICATION

The purpose of this report is to consider the Arboricultural Assessment from Bowden Tree Consultancy, which provides the recommended tree species for the 2019 street tree planting program.

ATTACHMENTS

Attachment No. 1

- Arborist Request for Quotation – Contract Brief
- Bowden Tree Consultancy – Arboricultural Assessment – 2019 Street Tree Selection.

BACKGROUND

In February 2019, the Town Assets Committee considered a report on the Urban Forest Strategy and the 2019 Tree Planting Program. Council considered the Committee's recommendation and resolved (OCM-21/02/19) the following (in part):

- “4. Revokes OCM 1-3/12/09, where necessary to revoke the entirety of the Street Tree Master Plan;*
- 5. Requests an Arborist be engaged to procure the best stock available to meet the requirements of OCM 15/06/18 within the budget available for the 2019 winter planting season;*
- 6. Requests a community engagement programme be developed to identify residents who want trees planted on their verge in Ashfield, the west half of Eden Hill and areas not compromised by power lines;*
- 7. Requests any surplus trees be planted in identified suitable locations and in parks in Ashfield and Eden Hill where the power is underground;*
- 8. Continues to develop a long term tree planting programme for 2020 and beyond.”*

In accordance with the Council resolution, the following has occurred:

- The Street Tree Master Plan has been removed from the Town’s webpage and is no longer being used;
- Quotes were invited and a suitably qualified and experienced consulting Arborist has been appointed; and
- Quotes were invited and a suitably qualified and experienced community engagement consultant has been appointed.

COMMUNICATION & ENGAGEMENT

On 29 April 2019, Bowden Tree Consultancy provided to the Town the arboricultural assessment undertaken for the 2019 Street Tree Planting Season (see attached).

In the evening of 29 April 2019, CGM Communications conducted stakeholder interviews and have advised that it will provide questions for a Community Survey to be uploaded to the “Your Say Bassendean” website.

The objective of the CGM communication plan is to assist the Town with changing community attitudes towards trees in the public and private realm to build a strong desire for street trees to be nurtured and planted on verges; and for trees growing on private property to be retained and protected.

A Councillors' concept workshop has been scheduled for the 14 May 2019 and CGM Communications will present the survey findings and obtain feedback.

STRATEGIC IMPLICATIONS

Community Strategic Plan - Strategic Priority 3: Built Environment:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
3.3 Enhance the Town's appearance	3.3.1 Improve amenity and the public realm	Community / Stakeholder Satisfaction Survey (heritage, amenity and appearance)
	3.3.2 Strengthen and promote Bassendean's unique character and heritage	
	3.3.3 Implement design policies and provisions of buildings and places	

COMMENT

Council's (OCM – 15/06/18) resolved in part the following:

- a) *A goal of 70% tree canopy on Town Road Reserves with significant form and scale to provide shade canopy over a large proportion of the road;*
- b) *Priority being placed on new plantings in those areas of the Town where the power lines have already been put underground, with the non-power line side of the streets in other areas of the Town being the second priority;*
- c) *Maintaining the uniformity of existing established avenues;*
- d) *Opening up the diversity of tree species that may be planted on other streets that are not already established Avenues;*
- e) *Developing biodiversity corridors with food and habitat for bird life;*
- f) *Finalising a street tree species list that:*
 - *at maturity grow high enough to provide significant form and scale to provide shade and canopy over a large portion of the road;*
 - *minimises impact on utility services;*
 - *are drought tolerant;*
 - *that have a strong performance record in similar areas;*
 - *are tolerant in paved areas where necessary;*
 - *are resistant to pests and diseases;*

- *are long-lived;*
- *have manageable limb shear risk;*
- *meet the soil conditions of the site; and*
- *are suited for planting on median islands and roundabouts.*

Bowden Tree Consultancy arboricultural assessment has been provided to the Town for the 2019 Street Tree Planting Season. The attached report provides an review of the existing street tree audit data (2006) for the suburbs of Ashfield and Eden Hill in the Town of Bassendean.

The report in brief states the following:

The review identified a number of large and medium-sized trees that have been successful throughout Ashfield and Eden Hill, and as such selection of these species should be undertaken to complement existing plantings where a dominant tree species exists. Several large and medium-sized trees that occur in either low numbers in both suburbs at present and which have been successful throughout other locations in Perth have been identified, subsequently resulting in a list of 22 tree species. Each species was then scored against the desired attributes.

Matching a tree to the site i.e. 'right tree right place' should be the foremost concern when selecting tree species. For this reason, the species have been grouped as suitable for large road reserves/ verges, whilst medium-sized trees will be more suited to smaller verges and/ or where powerlines exist (and managed with ongoing pruning to maintain clearance). Additionally, consideration must be given to tree species diversity to guard against plant specific pest and disease. Of the 10 tree species that scored highest, seven were from the Myrtaceae family of plants; therefore consideration should be given to using a broader range of species from the list and provide species recommendations for the 2019 Street Tree Planting Season.

OFFICER RECOMMENDATION – ITEM 8.1

That:

1. The Arboricultural Assessment on the 2019 Street Tree Selection Report by Bowden Tree Consultancy, be received;
2. Bowden Tree Consultancy be requested to investigate and provide a report to Officers on the available number of trees that can be purchased from nurseries, for the 2019 winter planting season, in accordance with Australian Standard –AS2303;2015; and
3. It be noted that the number of trees that can be planted during the winter planting season will depend on the availability of trees in stock from nurseries which are currently available that will match the Arboricultural Assessment – 2019 Street Tree Selection.

Voting requirement: Simple majority

8.2 Street Lighting Audit – Within 200m Radius of Success Hill Train Station (Ref: Phillip Adams – Acting Manager Asst Services)

APPLICATION

The purpose of this report is to inform the Asset Management Committee that Western Power is now able to provide light-emitting Diode (LED) street lights that will allow the Town of Bassendean to upgrade lighting within a 200m radius of Success Hill Train Station.

ATTACHMENTS

Attachment No. 2:

- Road Lighting Audit Report
- Lighting Design Drawings
- Thompson Road Quotes from Western Power
- Nurstead Avenue Quote from Western Power

BACKGROUND

In February 2018, Council resolved the following:

“OCM – 6/02/18 - MOVED Cr Quinton, Seconded Cr McLennan/Cr Wilson, that Council:

1. *Revokes Council Resolution OCM-24/11/16 which reads:*

“That the Town of Bassendean allocates funds in the budget review to upgrade the footpath lighting within a 200 metre radius of Success Hill Railway Station to the minimum Main Roads WA Lighting Design Guidelines of no less than 5 lux and that this be in warm white light, not interfere with the structural integrity of the significant Morton Bay fig tree in Thompson Rd and include pedestrian lighting through Kelly Park”;

2. *Notes the consulting engineer's street/road lighting report and the preliminary information received from Western Power in regards to the proposed new light-emitting diode (LED) replacement program;*
3. *Waits until Western Power completes its proposed new light-emitting diode (LED) replacement program expected in July 2018 and presents its findings to the Town Assets committee for further investigation; and*
4. *Requests officers obtain a quote from Western Power for the installation of an additional street light pole on Thompson Road in accordance with the consultant's report.”*

The alternative resolution was supported as Main Roads WA advised that it does not have a lighting guideline, and based on advice received from staff at the Briefings Session, a 5 lux light would be too bright for that type of street.

COMMUNICATION & ENGAGEMENT

The upgrade will result in a significant improvement to lighting levels in the streets which may affect some residents due to light spill into residential properties and homes.

Considering the potential impact of the proposed street lighting upgrade, it is recommended engaging with residents on affected streets to inform them of the purpose and benefits of the lighting upgrades.

STRATEGIC IMPLICATIONS

Community Strategic Plan - Strategic Priority 3: Built Environment:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
3.2 Enhance connectivity between places and people	3.2.1 Connect the Town through a safe and inviting walking and cycling network.	Community / Stakeholder Satisfaction Survey (roads, footpaths and cycle paths)
	3.2.2 Advocate for improved and innovative transport access and solutions.	Community/ Stakeholder Satisfaction Survey (access to public transport both access to Town and within.)
	3.2.3 Enhance the livability of local neighborhoods.	
	3.2.4 Enhance road safety through design	

COMMENT

In January 2018, Sage Consulting Engineers prepared the Road Lighting Audit Report (see attached). On page 6 of the report, it recommends that the street lighting be upgraded to meet AS/NZS 1158.3.3 “*Lighting for roads and public spaces – Part 3.1: Pedestrian are (Category P) Lighting – Performance and design requirements*” Category P3 based on the following criteria:

- Street Type - Local
- Activity - Medium
- Risk of Crime - Low to Medium
- Need to Enhance Prestige – Medium

On page 7 of the Road Lighting Audit report, it indicates that Seventh Ave, between Success Road and Railway Parade, currently complies with AS/NZS 1158.3.3 Category P3. Seventh Avenue can be used as a comparison for the expected light levels, after the upgrade of lighting on the surrounding streets.

It important to note that the existing lights on Seventh Avenue are mercury vapor, which have been in for some time, and the proposed lighting upgrades will utilise the Western Power light-emitting diode (LED) lights, which produce a whiter light than the mercury vapor equivalent lights.

Clear mercury lamps produce white light with a bluish-green tint due to the mercury's combination of spectral lines, whereas the LED produces a very sharp white semi-conductor light source.

The difference in light may result in a perception from residents that the lighting level is too bright when transitioning from a darker area to a P3 compliant area.

The P3 compliant design assumes a 70% efficiency to account for degradation of the light and fitting over the first few years of the life of lights that results in a brighter light after the initial installation. In some locations, where there previously has not been a street light or there is low-level lighting, adjacent residents may be impacted by the change in light level. The impact on adjacent housing is site specific, depending on the setback of houses, location of windows, trees and other local influences.

At the time the Road Lighting Audit report was prepared, Western Power had a limited selection of LED lights. Since then, Western Power has increased its range and can now supply the required LED lights to meet the Town's objective of improving street lighting to meet AS/NZS 1158.3.3 Category P3 around the train station.

In December 2018, Sage Consulting Engineers was engaged to undertake detailed design of the lighting requirements to meet AS/NZS 1158.3.3 Category P3 with the use of Western Power approved and supplied LED lights.

The brief for design was to replace existing mercury vapor and compact fluorescence lights to LED and install additional LED lights where required, to meet the AS/NZS 1158.3.3 Category P3. Lights were to be installed on existing poles where appropriate and the installation of additional poles were only considered where requirements of AS/NZS 1158.3.3 Category P3 could not be met on existing poles.

The Town received the final designs from Sage Consulting in early February 2019 (see attachment).

The designs were submitted to Western Power to provide quotes to upgrade existing lights to LED and install new LED lights in early February. All quotes were received from Western Power on 9 April 2019.

The received quotes for each road are tabulated below

Street	Cost \$
Anzac Tce	43,038
Earlsferry Court	25,563
Eighth Ave	17,858
Lamb St	37,316
Nurstead Ave	17,060
Railway Pde	-
River St	13,926
Seventh Ave	20,240
Thompson Rd	23,570
Total	198,571

The 2018/19 Budget has an allocation of \$63,000 for lighting upgrades at the Success Hill Train Station. Of these funds, \$10,840 has been allocated to design works of all streets within 200m of the train station.

Remaining funds for implementation is \$52,160. The allocated budget is not sufficient to upgrade all roads this financial year.

Due to the proposed Principal Shared Path (PSP) along Railway Parade, it is not considered appropriate to upgrade lighting on this section of road. The Department of Transport and Main Roads WA plan to provide lighting over the proposed Railway Pde PSP, and therefore this lighting will most likely reduce the need for additional street lighting in this quiet cul-de-sac.

It is proposed that the 2018/19 funds for the upgrade of street lighting within the 200m of the train station, be allocated to the streets that will provide the most benefit to the public. To identify the roads that will provide the most benefit, the following considerations have been made:

- Connect Success Hill Train Station to amenities such as shops, community hubs, reserves, sporting complexes, and other public facilities that create demand for safe pedestrian access to the train station; and
- Improve lighting in a systematic way.

With the above considerations and limitations of the current budget, it is proposed that the following streets be upgraded this financial year:

- Thompson Road from Guildford Road to the train station - replace the five existing lights with 36W LED lights and the installation of one new pole and 17W LED light under the large tree on the corner of Thompson Rd and Lamb Street;

See attached Western Power quotation for \$23,570 and approved drawing.

- Nurstead Avenue between Thompson Road and Earlsferry Court - replace the four existing lights with 36W LED lights and install 3 new 36W LED lights to existing poles adjacent to properties 2, 6 and 14. Western Power quote is \$17,060 see Attachment 4 for Western Power approved drawing and quote.

The total cost to implement lighting upgrade on Thompson Road and Nurstead Avenue is \$40,630. This is within the budget allocation of \$11,530 to cover mitigating measures that may arise from the lighting upgrades, such as the installation of light shields.

Western Power has indicated that it intends to replace some of the existing poles during the lighting upgrade due to their current condition. The Town is not being charged for pole replacement works.

Lighting upgrades on other streets can be considered by the Town Assets Committee for inclusion in future budgets.

Since receiving the quote from Western Power, Sage Consulting has expressed concerns regarding the glare generated from the specified LED lights, which may adversely impact the local residents. Officers will provide additional information at the Committee meeting.

FINANCIAL CONSIDERATIONS

The 2018/19 Budget has an allocation of \$63,000 and the following expenditure has occurred or is proposed:

- Street Lighting designs completed \$10,840
- Thompson Rd \$23,570
- Nurstead Ave \$17,060

Estimated Total \$51,470 plus and estimated contingency 10% = \$56.617.

The estimated cost to complete this balance of the street lighting within a 200m radius of Success Hill Train Station is \$157,941 and therefore it is recommended that \$160,000 be listed for future budget considerations, noting not all may be required due to lighting to be installed as the PSP at Success Hill.

OFFICER RECOMMENDATION – ITEM 8.2

That Council notes that further engagement with the community will be undertaken to reconsider more appropriate solutions.

Voting requirements: Simple Majority

9.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

11.0 CONFIDENTIAL BUSINESS

12.0 CLOSURE

The next meeting is to be held on Wednesday 10 July 2019, commencing at 10am.