

ATTACHMENTS

ORDINARY COUNCIL AGENDA

27 NOVEMBER 2018

Attachment No. 1:

Ordinary Council Minutes of 23 October 2018

Attachment No. 2:

Special Council Minutes of 20 November 2018

Attachment No. 3:

Proposed Town of Bassendean Dogs Local Law

Attachment No. 4:

Lot 761 (No. 39) Broadway, Bassendean

2015 application documentation comprising:

- (a) Agenda item 10.2 from April 2015 OCM;
- (b) Attachments to Agenda item 10.2 from April 2015 OCM; and
- (c) Extract from Minutes of April 2015 OCM.

2018 application documentation comprising:

- (a) Application drawings revision number 14 dated 6 September 2018.

Attachment No. 5:

- Concept plan for Lots 4 and 5 Morley Drive East – prepared by Taylor Robinson Chaney Broderick.
- Report explaining the redevelopment concept plan for Lots 4 and 5 Morley Drive East prepared by Elton Consulting.
- Suggested modifications to the concept plan for Lots 4 and 5 Morley Drive East.
- Renders prepared by the architect.

Attachment No. 6:

Policy 6.19 - Presentation to Staff

Attachment No. 7:

Draft Old Perth Road Vibrancy Framework

Attachment No. 8:

Town of Bassendean Access and Inclusion Plan 2018 – 2022

Attachment No. 9:

- Draft Terms of Reference Access and Inclusion Working Group.
- Draft Terms of Reference Suicide Prevention Working Group.

Attachment No. 10:

- Draft Arts and Cultural Plan 2019-2023
- Revised Community Consultation and Communication Plan

Attachment No. 11:

Postal Election Timetable

Attachment No. 12:

Western Australian Auditor General's Report "Local Government Procurement"

Attachment No. 13:

Minutes of the Bassendean Local Emergency Management Committee meeting held 7 November 2018.

Attachment No. 14:

- Minutes of the Audit & Governance Committee held on 7 November 2018.
- 2017/18 Audited Annual Financial Statements

Attachment No. 15:

Minutes of the River Parks Committee of 13 November 2018

Attachment No. 16:

List of Accounts

Attachment No. 17:

Financial Statements – September/October 2018

Confidential Reports and Attachments

ATTACHMENT NO. 1

**TOWN OF BASSENDEAN
MINUTES
ORDINARY COUNCIL
23 OCTOBER 2018**

TABLE OF CONTENTS

		Page No.
1.0	Declaration of Opening/Announcement of Visitors	1
2.0	Public Question Time and Address by Members of the Public	1
3.0	Attendances, Apologies and Applications for Leave of Absence	5
4.0	Deputations	5
5.0	Confirmation of Minutes	6
6.0	Announcements by the Presiding Person Without Discussion	6
7.0	Petitions	7
8.0	Declarations of Interest	7
9.0	Business Deferred from Previous Meeting	7
10.0	Reports	7
10.1	Adoption of Recommendations En Bloc	7
10.2	Request for Approval - Public Advertising of Residential Density Scenarios and associated preliminary Key Design Principles, and associated Communications Plan	8
10.3	Adoption of Town of Bassendean Bee Keeping Local Law 2018	10
10.4	Local Laws Review 2018	10
10.5	RFT 083 2018-19 Provision of Graffiti Removal Services, Line Marking Services & High Pressure Cleaning Services within the Town of Bassendean	11
10.6	RFQ 369W 2017-18 Provision of High-Speed Connectivity for the Town of Bassendean	12
10.7	Review of Delegations to the Chief Executive Officer & Other Officers	12
10.8	Review of Donations Policy	28

10.9	Quarterly Report for Period Ended 30 September 2018	28
10.10	Sustainability Committee Meeting held on 3 October 2018	28
10.11	Design Bassendean Advisory Group Meeting held on 8 October 2018	30
10.12	People Services Committee 9 October 2018	31
10.13	Determinations Made by the Principal Building Surveyor	32
10.14	Determinations Made by Development Services	32
10.15	Accounts for Payment – September 2018	33
10.16	Financial Statements – August 2018	33
10.17	Use of the Common Seal	34
10.18	Calendar for November 2018	34
10.19	Implementation of Council Resolutions	34
11.0	Motions of Which Previous Notice has Been Given	35
11.1	Cr Gangell: Installation of Below Ground Bollards	35
11.2	Cr Gangell: Installation of Festoon Lighting	35
11.3	Cr Gangell: Street Art and Furniture	35
11.4	Cr McLennan: Old Perth Road Street Trees	35
11.5	Cr McLennan: Community Street Art Competition	36
11.6	Cr Hamilton: Gift Vouchers	36
11.7	Cr Wilson: Three Bin Waste System	37
12.0	Announcements of Notices of Motion for the Next Meeting	37
13.0	Confidential Business	37
14.0	Closure	38

TOWN OF BASSENDEAN

MINUTES

ORDINARY COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON TUESDAY 23 OCTOBER 2018 AT 7.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

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

The Mayor presented Michael Huynh with a Junior Sports Achievement Award for representing Western Australia in the U13's soccer tournament.

2.0 PUBLIC QUESTION TIME & ADDRESS BY MEMBERS OF THE PUBLIC

2.1 Public Question Time

Mr Peter Pearson, 14 River Street, Bassendean

In relation to Item 10.2, will Council extend the time allowed for public consultation so that residents may be properly informed before they are asked for feedback and will Council provide significantly more detail or background information to expand on the associated key design principles that is available in the attachments?

The Mayor advised that it is her intention to move a deferral motion on that item to allow for further consideration of the matter at a Councillors' workshop.

Mr Paul Bridges, 150 West Road, Bassendean

In relation to Item 11.4, given Council's target of 70% shade cover for road reserves, have contractors been informed that the lollipop pruning of trees and pruning to the road edge is not desirable.

The Director Operational Services advised that the contractor is required to prune to the road edge, however, if the tree canopy is higher than the vehicles it can be left to grow over the road.

Mr David White, 49 Seventh Avenue, Bassendean

How much has been spent on weed control at Success Hill Reserve in the 2017/2018 financial year?

The Mayor advised that as Town staff did not have the information on hand, the question would be taken on notice.

How effective has this been in controlling the weeds and improving the general condition of the bushland?

The Director Operational Services advised that there have been trials undertaken. There has been an increase in weeds close to the road area and there has been an improvement closer to the riverside.

The Mayor requested that further information be provided to Mr White.

Mr Justin Hughes & Mr David Beecham, Eastern Regional RSL

The land next to the RSL at Lot 41, 179 Guildford Road was leased by the RSL at a peppercorn rental. Was the RSL notified that the lease was due to expire? We have been informed that a vote was taken by the Council and the land is now listed as public open space.

The Director Community Development advised that no vote has been taken by Council. Should Council wish to continue the lease, the Town would negotiate with the lessee.

The Manager Development Services advised that the land was zoned as housing and is now zoned as parks and recreation as part of an amendment to the Town Planning Scheme.

Can the RSL and Council re-enter into a peppercorn lease for that land?

The Director Community Development advised that any negotiations would be made with RSL WA as it is the owners of the land.

The Director Operational Services commented that the Town has written to RSL WA and received a response from them.

The Mayor suggested that Officers may wish to meet with RSL members outside of the Council meeting to discuss this matter further.

Mr Bruce Keay, 11 Earlsferry Court, Bassendean

In reference to the winding up of Town Planning Scheme 4A, no action was taken last quarter. What is planned to be done this quarter?

The Manager Development Services advised that there is the possibility of some land acquisition in association with a footpath being constructed in Hatton Court.

The Mayor commented that Council has not allocated funds to purchase the properties required to wind up Town Planning Scheme 4A.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

As part of the three bin system, has Council considered supplying residents with compost bins?

The Mayor responded that this idea was considered at the Sustainability Committee meeting and a recommendation was made to allocate funding to subsidise worm farms, compost bins, bokashi etc.

COUNCIL RESOLUTION – ITEM 2.1

OCM – 1/10/18 MOVED Cr Wilson, Seconded Cr Hamilton, that Council extends public question time.
CARRIED UNANIMOUSLY 7/0

Mr Moss Johnson, 6 Barton Parade, Bassendean

In reference to the development of the Men's Shed has Council considered the drainage design as a living stream and limited removal of trees?

The Mayor responded that it is a challenging situation with a long history. The Men's Shed members have been looking for a location for their permanent home for over 10 years. A suitable site at May Holman Reserve has been found and staff have sought quotes for the construction of a pre-fabricated steel shed (as in the past other construction methods have proved to be prohibitively expensive). However, a steel shed on this site will require fill and the removal of trees. The men are keen to get construction happening as soon as possible and the Town is trying to reach the best possible outcome taking the time pressures into account.

Mrs Val Dwyer, 31 Naunton Crescent, Eden Hill

What consideration is Council giving to the proposal of reducing Walter Road down to a single lane; the planting of trees down the centre of Lord Street; access to Success Hill; and congestion at Railway Parade? Also one of the traffic lights is lying in the garden at the end of Walter Road.

The Mayor commented that the Town has recently been involved in an integrated transport study. Some of the recommendations referred to are recommendations that have come from the consultant. The access to Success Hill and Railway Parade are also being considered as part of that study. The study will be brought to Council late November/early December.

Mr Don Yates, 10 Thompson Road, Bassendean

When assets are improved, does the Town ensure compliance with Australian Standards and third party insurance?

The Director Operational Services responded that yes we do.

Do you know who owns the Lord Street bridge?

The Director Operational Services responded and advised that the Town had entered into Rail Interface Agreement with the State Government Department of Transport.

After the 24 October 2018 Ordinary Council meeting, the Director Operational Services reviewed the 2014 Rail Interface Agreement and can advise the agreement is between the Public Transport Authority, Main Roads Western Australian and the Town of Bassendean. In relation to the Lord Street bridge, Main Roads Western Australia is responsible for undertaking structural maintenance of the bridge and the Town of Bassendean owns the road bridge asset and is responsible for maintaining (resealing, sweeping etc) the road surface.

2.2 Address by Members of the Public

It should be noted that public statements are not recorded in the minutes.

3.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

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

Officers

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

Public

Approximately 16 members of the public were in attendance.

Press

Nil

Apologies

Mr Michael Costarella, Director Corporate Services

4.0 DEPUTATIONS

Mr Don Yates addressed Council regarding Items 5.1, 10.2 and 10.5.

5.0 CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting held on 25 September 2018

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 5.1(a)

OCM – 2/10/18 MOVED Cr Mykytiuk, Seconded Cr Brown, that the minutes of the Ordinary Council Meeting held on 25 September 2018, be received.

CARRIED UNANIMOUSLY 7/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 5.1(b)

OCM – 3/10/18 MOVED Cr Wilson, Seconded Cr Mykytiuk, that the minutes of the Ordinary Council Meeting held on 25 September 2018, be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

5.2 Special Council Meeting held on 16 October 2018

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 5.2(a)

OCM – 4/10/18 MOVED Cr Mykytiuk, Seconded Cr Quinton, that the minutes of the Special Council Meeting held on 16 October 2018, be received.

CARRIED UNANIMOUSLY 7/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 5.2(b)

OCM – 5/10/18 MOVED Cr Brown, Seconded Cr McLennan, that the minutes of the Special Council Meeting held on 16 October 2018, be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

6.0 ANNOUNCEMENT BY THE PRESIDING PERSON WITHOUT DISCUSSION

The Town has been awarded the winner of the 2018 Organisational Achievement Award for the Youth Services RYDE programme.

The Town has signed the Refugee Welcome Zone declaration and in doing so, has recommitted to being a refugee welcome zone.

The Town has been selected to partner with Boomerang Alliance to make the transition from banning single use plastic.

7.0 **PETITIONS**

Nil

8.0 **DECLARATIONS OF INTEREST**

Cr Mykytiuk declared an Impartiality Interest for Item 10.12.

9.0 **BUSINESS DEFERRED FROM PREVIOUS MEETING**

Nil

10.0 **REPORTS**

10.1 **Adoption of Recommendations En Bloc**

It was agreed that items 10.4, 10.15, 10.18 & 10.19 be removed from the en-bloc table and considered separately.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.1**

OCM – 6/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda of 23 October 2018:

Item	Report
10.9	Quarterly Report for Period Ended 30 September 2018
10.10	Sustainability Committee Meeting held on 3 October 2018
10.11	Design Bassendean Advisory Group Meeting held on 8 October 2018
10.13	Determinations Made by the Principal Building Surveyor
10.14	Determinations Made by Development Services
10.16	Financial Statements – August 2018
10.17	Use of the Common Seal

CARRIED UNANIMOUSLY 7/0

Council was then requested to consider the balance of the Officer recommendations independently.

Item	Report
10.2	Request for Approval - Public Advertising of Residential Density Scenarios and associated preliminary Key Design Principles, and associated Communications Plan
10.3	Adoption of Town of Bassendean Bee Keeping Local Law 2018
10.4	Local Laws Review 2018
10.5	RFT 083 2018-19 Provision of Graffiti Removal Services, Line Marking Services & High Pressure Cleaning Services within the Town of Bassendean
10.6	RFQ 369W 2017-18 Provision of High-Speed Connectivity for the Town of Bassendean
10.7	Review of Delegations to the Chief Executive Officer & Other Officers
10.8	Review of Donations Policy
10.12	People Services Committee 9 October 2018
10.15	Accounts for Payment – September 2018
10.18	Calendar for November 2018
10.19	Implementation of Council Resolutions
11.1	Cr Gangell: Installation of Below Ground Bollards
11.2	Cr Gangell: Installation of Festoon Lighting
11.3	Cr Gangell: Street Art and Furniture
11.4	Cr McLennan: Old Perth Road Street Trees
11.5	Cr McLennan: Community Street Art Competition
11.6	Cr Hamilton: Gift Vouchers
11.7	Cr Wilson: Three Bin Waste System

10.2 Request for Approval - Public Advertising of Residential Density Scenarios and associated preliminary Key Design Principles, and associated Communications Plan (Ref: LUAP/BASSEDEAN/LPS 2017-2030) – by Anthony Dowling, Director Strategic Planning)

Cr Gangell left the Chamber at 7.52pm and returned at 7.54pm.

APPLICATION

Council was requested to:

1. Consent to publically advertising and consulting with the Bassendean community, key stakeholders and landowners on two residential density scenarios developed for increasing residential density within the Town, and associated preliminary key design principles; and
2. Endorse as a guide an associated communications plan to communicate to and seek feedback from the Bassendean community, key stakeholders, and landowners on those scenarios.

OFFICER RECOMMENDATION — ITEM 10.2

That Council:

1. Authorises for public advertisement, consultation and feedback the following maps and associated summary sheets:
 - (i) Proposed Residential Density Changes—Scenario 1 Map (as per Attachment 1B to the Officer Report)
 - (ii) Proposed Height Limits Map—Scenario 1 (as per Attachment 1C to the Officer Report)
 - (iii) Proposed Residential Density Changes—Scenario 2 Map (as per Attachment 1E to the Officer Report)
 - (iv) Proposed Height Limits Map—Scenario 2 (as per Attachment 1F to the Officer Report)
2. Authorises for public advertisement, community consultation and feedback the associated preliminary key design principles provided at Attachment 1H to the Officer's Report;
3. Allows a minimum 6 week period for public advertising, consultation and receipt of submissions on the aforementioned maps listed in Point 1 above and the associated preliminary key design principles, commencing on or about Saturday 3 November 2018 and concluding at 4.00pm on Monday, 17 December 2018;
4. Authorises the Chief Executive Officer to grant an extension of time of up to 21 December 2018 for the lodgement of a submission on the two residential density scenarios and associated preliminary key design principles upon any reasonable request being received in writing by the Town prior to the 14 December 2018;
5. Notes and accepts that the preliminary key design principles remain a 'work-in-progress' and allows further modifications or amendments to be made to them, subject to consultation with and the general concordance of the members of the Design Bassendean Advisory Group, prior to them being publically advertised; and

6. Endorses the associated Residential Density Scenarios Communications Plan provided at Attachment 11 to the Officer's Report for the purposes of consulting the Bassendean community, key stakeholders and landowners on the two scenarios and associated preliminary key design principles.

COUNCIL RESOLUTION – ITEM 10.2

- OCM – 7/10/18** MOVED Cr McLennan, Seconded Cr Wilson, that this Item be deferred subject to a Councillors' workshop.
CARRIED UNANIMOUSLY 7/0

10.3 **Adoption of Town of Bassendean Bee Keeping Local Law 2018 (Ref: LAWE/LOCLWS/2 - Brian Reed, Manager Development Services)**

APPLICATION

The purpose of this report was for Council to finalise the Town of Bassendean Bee Keeping Local Law 2018.

Cr Hamilton left the Chamber at 7.56pm.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION — ITEM 10.3

- OCM – 8/10/18** MOVED Cr Brown, Seconded Cr Mykytiuk, that Council makes the Town of Bassendean Bee Keeping Local Law 2018 as attached to the Ordinary Council Meeting Agenda of 23 October 2018.
CARRIED BY AN ABSOLUTE MAJORITY 6/0

Cr Hamilton returned to the Chamber at 7.57pm.

10.4 **Local Laws Review 2018 (Ref: LAWE/LOCLWS/2 – Sharna Merritt, Senior Ranger)**

APPLICATION

The purpose of this report was for Council to consider the preparation of new Parking and Dogs Local Laws.

Section 3.12 (2) of the Act requires the person presiding at the Council meeting to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.

OFFICER RECOMMENDATION – ITEM 10.4

That Council commences the advertising and consultation processes outlined in clauses (3) and (3a) of section 3.12 of the Local Government Act 1995 for the proposed Parking Local Law and Dogs Local Law.

COUNCIL RESOLUTION – ITEM 10.4(a)

- OCM – 9/10/18** MOVED Cr Gangell, Seconded Cr Hamilton, that Council commences the advertising and consultation processes outlined in clauses (3) and (3a) of section 3.12 of the Local Government Act 1995 for the proposed Parking Local Law.
CARRIED UNANIMOUSLY 7/0

COUNCIL RESOLUTION – ITEM 10.4(b)

- OCM – 10/10/18** MOVED Cr Mykytiuk, Seconded Cr Quinton, that the Dogs Local Law be deferred pending a review of the *Dog Act 1976*.
CARRIED UNANIMOUSLY 7/0

10.5 **RFT 083 2018-19 Provision of Graffiti Removal Services, Line Marking Services & High Pressure Cleaning Services within the Town of Bassendean (Ref: COUP/TENDNG/76 - - Jeremy Walker, A/Manager Asset Services)**

APPLICATION

The purpose of this report was to appoint a successful contractor from those tender offers received for RFT 083 2018-19 Provision of Graffiti Removal Services, Line Marking Services & High Pressure Cleaning Services within the Town of Bassendean.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.5

- OCM – 11/10/18** MOVED Cr Brown, Seconded Cr Quinton, that Council appoints Kleenit Pty Ltd to undertake the work as required in RFT 083 2018-19 Provision of Graffiti Removal Services, Line Marking Services & High Pressure Cleaning Services within the Town of Bassendean, in accordance with their offer and the specification and terms and conditions for works for a period of three (3) years commencing, 1 December 2018.
CARRIED BY AN ABSOLUTE MAJORITY 7/0

10.6 RFQ 369W 2017-18 Provision of High-Speed Connectivity for the Town of Bassendean (Ref: INFT/TENDNG/5) – Peter Barker, Information Technology Coordinator

APPLICATION

The purpose of this report was to appoint a successful contractor from those offers received for RFQ 369W 2017-18 Provision of High-Speed Connectivity for the Town of Bassendean.

OFFICER RECOMMENDATION – ITEM 10.6

That:

1. Council accepts and appoints TPG Telecom's Option 1 to undertake the work as required in RFQ 369W 2017-18 Provision of High-Speed Connectivity for the Town of Bassendean in accordance with its offer and the specification and terms and conditions;
2. The 2018/19 Budget be amended for \$50,000 to be transferred from Account AE1801 to Operating Account 401359; and
3. The expenditure be authorised in accordance with section 6.8 of the Local Government Act 1995.

This item was withdrawn.

10.7 Review of Delegations to the Chief Executive Officer & Other Officers (Ref: GOVN/CCLMEET/6 – Sue Perkins, Executive Assistant)

APPLICATION

The purpose of this report was for Council to review the delegations made to the Chief Executive Officer, and to other officers, under the Local Government Act 1995 and other Acts.

It is a statutory requirement that the exercise of powers and discharge of duties delegated by the Council be reviewed annually.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.7**

OCM – 12/10/18 MOVED Cr Brown, Seconded Cr Gangell, that having reviewed the delegations currently in place:

1. That Council delegates to the Chief Executive Officer:

No	Title	Legislative Power	Delegation
ADMINISTRATION			
1.1	Inconsistency with Street Amenity	Local Gov Act 1995, s5.42	The authority to issue notices under Section 3.25 of the Local Government Act 1995 when a property is deemed to be inconsistent with the amenity of the street in accordance with Schedule 3.1, Division 1 of the Act. <i>(Note: This delegation relates to a range of requirements, including containing run-off on private property, house numbering, unsightly appearance of land and storage of disused materials, etc.)</i>
1.2	Failure to comply with a notice	Local Gov Act 1995, s5.42	The authority to exercise the additional powers contained within Section 3.26 of the Local Government Act 1995 when notice is given, where the person to whom the notice is given under Section 3.25, as contained in delegation 1.1, fails to comply.
1.3	Permission to Extend Leased Buildings	Local Gov Act 1995, s5.42	The authority to extend leased buildings in the following circumstances: <ol style="list-style-type: none"> 1. The works comply with the Local Planning Scheme and development approval; 2. The works do not involve any expenditure to Council unless that expenditure is budgeted; and 3. The value of the asset will not be diminished as a result of the works. <p>Unless otherwise provided for in the lease, the terms shall be increased to take account of the extension.</p>
1.4	Granting of Liquor Licences for Special Occasions and for liquor licence applications generally.	Liquor Licensing Act 1988	The authority to deal with applications from clubs seeking approval for liquor licences for special occasions on Council owned or vested land. The authority to deal with applications for section 39 certificates (certificate of local health authority) and section 40 certificates (certificate of local planning authority).

1.5	Reimbursement of Travel Expenses	Local Gov Act 1995 & Local Government Administration Regulations (32)	The authority to approve reimbursements of travel expenses in accordance with Section 5.98(2)(b) and (3) of the Local Government Act 1995 and Regulation 32 of the Local Government Administration Regulations.
1.6	Approval of future requests for donations from the WA Special Children's Christmas Party Appeal	Local Gov Act 1995, s5.42	The authority to approve future requests for donations from the WA Special Children's Christmas Party Appeal in liaison with the Mayor.
1.7	Circuses without Exotic Animals	Local Gov Act 1995, s5.42	The authority to approve the hire of a reserve or facility within the Town for the purpose of conducting a circus without exotic animals.
1.8	Unauthorised Signs located within street thoroughfares	Local Gov Act 1995, s5.42	The authority to take legal action to enforce infringement notices issued where proprietors fail to adhere to the Town's instructions to remove unauthorised advertising signs located within thoroughfares, including the impounding of such signs and/or serving of infringement notices where required.
1.9	Donations – Financial Assistance	Local Gov Act 1995, s5.42	The authority to assess and approve donations in accordance with Policy 6.13 – Donations & Financial Assistance – and to refuse applications for donations and financial assistance where they do not meet the requirements set down in this policy.
'ONE-OFF' DELEGATIONS			
2.1	Occupation of Land – State Emergency Service	Local Gov Act 1995, s5.42	The authority to enter into an agreement with the Bassendean State Emergency Service to allow the organisation to occupy portion of the land at Reserve 26417 Scaddan Street.
2.2	Extension of Contract Old Perth Road Markets Management Agreement	Local Gov Act 1995, s5.42	The authority to award future options extending the Rotary Club of Swan Valley's contract to facilitate the ground operations of the Old Perth Road Markets.
2.3	Lease Agreement – Bassendean Men's Shed Association (Inc)	Local Gov Act 1995, s5.42	The CEO was delegated the authority to: 1. Execute the Lease Agreement; and 2. Negotiate lease option renewals in line with the covenants in the Lease.
2.4	Extension of Contract Supply Cart & Install Asphalt – Minor & Major Works	Local Gov Act 1995, s5.42	The CEO was delegated the authority to exercise the option under contract RFT CO 041 2015-16, Supply, Cart & Install Asphalt, Minor & Major Works, to negotiate for a one year extension of the contract beyond the nominal expiry date of 28 February 2019.
2.5	Extension of Contract Provision of Plumbing & Gas Services	Local Gov Act 1995, s5.42	The CEO was delegated the authority to exercise the option under Contract RFT CO 046 2015-16, Provision of Plumbing and Gas Services, to negotiate for a one year extension of the contract beyond the nominal expiry date of 10 June 2019.

2.6	Extension of Contract Provision of Turf Maintenance at Bassendean Oval Ashfield Reserve & Jubilee Reserve	Local Gov Act 1995, s5.42	The CEO was delegated the authority to exercise the option under Contract RFT CO 043 2015-16, Provision of Turf Maintenance at Bassendean Oval, Ashfield Reserve and Jubilee Reserve, to negotiate for a one year extension of the contract beyond the nominal expiry date of 30 June 2019.
2.7	Recycling & Waste Services	Local Gov Act 1995, s5.42	The CEO was delegated the authority to exercise the option under the contract with Suez Recycling & Recovery Pty Ltd to negotiate an extension of 5 years of the contract beyond the nominal expiry date of 30 June 2022.
2.8	Request for Continuation of Current Access Arrangements – Maidos Street Laneway, Ashfield	Local Gov Act 1995, s5.42	The CEO was authorised to duly sign and execute any necessary alterations/amendments to the Deed of Easement and any associated documents required to continue to honour and/or effect the current access arrangements for the Maidos Street Laneway, Ashfield.

2.9	Extension for the term of use of the Bassendean Seniors' & Community Centre Kitchen for the Community Kitchen Pilot Program	Local Gov Act 1995, s5.42	<p>The CEO was authorised to enter into an agreement with Michael Grau for the non-exclusive use of the facility until 30 June 2019, subject to the following conditions:</p> <ul style="list-style-type: none"> a. Requests the Applicant to indemnify Council from any liability and provide a copy of their current insurance certificate of currency; b. Grants permission for the Applicant to use their own equipment on the premises subject to being certified by a qualified electrician and that the Applicant be instructed to comply with the requirements of the Occupation Health and Safety Act; c. The facility be made available to Mr Grau for one day per week, with additional days being made available with the approval of the CEO; d. Requests the applicant to work with Officers of the Town to deliver an activity and/or service at no cost for the benefit of the community in return for using the premises at no charge; e. Requests the Applicant to provide an evaluation report to Officers in the first instance by 1 March 2019; and f. Provide no less than 4 weeks notice in writing to the applicant should Council choose to discontinue the trial prior to 30 June 2019. The user/s of the community kitchen will be required to remove and make good any alterations that the user has made to the premises during the agreement period.
-----	---	---------------------------	--

CORPORATE SERVICES			
3.1	The Power to Make Payments	Local Gov Act 1995, s5.42	The power to make payment from the Municipal Fund, the Trust Fund, the Reserve Fund and any other fund which the Council may operate from time-to-time.
3.2	Special Arrangements for Financial Hardship	Local Gov Act 1995, s5.42, s6.49	The power to enter into special arrangements for the payment of rates and services charges with ratepayers who demonstrate cases of financial hardship.
3.3	Approval of Credit Cards	Local Gov Act 1995, s5.42	The authority to approve the issue of Council credit cards.
3.4	Contracts and Tenders Approval	Local Gov Act 1995, s5.42	The authority to enter into contracts for the supply of goods, services and programs identified within the approved budget up to the value of \$150,000, exclusive of GST, and for the inviting of tenders for the supply of contracts over the value of \$150,000 without further reference to Council, unless expressly identified and itemised by resolution of the Council.
3.5	Disposal of Property Listed in the Annual Budget	Local Gov Act 1995 s5.42	The authority to dispose of local government property listed in the Annual Budget to a value not exceeding \$100,000.
3.6	Local Government Master Lending Agreement	Local Gov Act 1995, s5.42	The authority to sign schedule documents under the Local Government Master Lending Agreement, and to give instructions thereunder on behalf of the Town of Bassendean.
3.7	Investment of Surplus Funds	Local Gov Act 1995, s5.42	The authority to invest surplus funds in accordance with Council's Investment Policy.
PLANNING SERVICES			
4.1	Advice to the Western Australian Planning Commission	Planning & Development Act 2005 & Local Planning Scheme No 10	The authority to give advice to the Western Australian Planning Commission on applications to amalgamate and subdivide land under s142 of the Planning & Development Act 2005, provided the advice is consistent with the requirements of Local Planning Scheme No. 10, subject to all applications for subdivision or amalgamation being presented to the Development Control Unit.

<p>4.2</p>	<p>Delegation of Powers under Local Planning Scheme No 10</p>	<p>Planning and Development (Local Planning Schemes) Regulations 2015</p>	<p>1. The power to determine applications under Clause 68.(2) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, with the exception of the following classes of development:</p> <ul style="list-style-type: none"> a) Where, in the opinion of the Chief Executive Officer, the proposal involves a major commercial or residential development, which in the opinion of the delegate is likely to have a significant effect on the Town or on local amenity; b) Where, in the opinion of the Chief Executive Officer, the proposal represents a significant departure from the Local Planning Scheme, the R-Codes or Local Planning Policies and nevertheless, the Chief Executive Officer, if he was to decide the matter, would grant approval; c) Where, in the opinion of the Chief Executive Officer, the proposal involves the modification of Restrictive Covenants where there are valid objections on planning grounds; and d) The proposal has been subjected to neighbour or community consultation and has attracted objections which, in the opinion of the Chief Executive Officer, should not be resolved by Officers. <p>2 The authority to prepare responses to the State Administrative Tribunal for applications for review lodged against Council's decisions and notices, and decisions issued under delegated authority, and responses be circulated to Councillors for information.</p> <p>The CEO has on-delegated these powers to the Town Planner (Manager Development Services), pursuant to Clause 83 of the Planning and Development (Local Planning Schemes) Regulations 2015 subject to all applications for development approval being presented to the Development Control Unit in order to provide professional advice and information to the Town Planner (Manager Development Services) under clause 68.(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.</p>
------------	---	---	--

4.3	Power to make comment on Department of Housing & Works' Planning Proposals	Clause 68(2) of the Planning & Development (Local Planning Schemes) Regulations 2015	The power to make comments to the Department of Housing & Works on public housing proposals, subject to Council being advised of such applications upon lodgement.
4.4	Dealing with requests from owners of land to pay in lieu of setting aside land for open space onsite (Cash-in-lieu payments)	Planning & Development Act 2005, s153	The authority to deal with requests from landowners to pay in lieu of setting aside land for open space under section 153 of the Planning and Development Act 2005, provided that: It would be inappropriate, in his opinion for the open space to be provided on site; The request is not made in an area to be considered deficient in open space; The owner pays to the Town of Bassendean the value of providing the open space onsite; and All money received is to be paid into a separate cash-in-lieu fund and to be reported to Council through the quarterly report.
4.5	Strata Titles	Strata Titles Act 1985	The authority to endorse 'Built Strata' Form 24 and Form 26 documentation in accordance with the Strata Titles Act 1985.
BUILDING SERVICES			
5.1	Strata Titles	Building Act 2011	The authority to endorse Occupancy Permits-Strata and Building Approval Certificates-Strata in accordance with the Building Act 2011.
5.8	Appoint authorised persons for the purposes of the Building Act 2011	Building Act 2011, s96	The authority to designate authorised persons in accordance with Section 96 of the Building Act 2011.
5.9	Issue Building Orders in relation to building work, demolition work and/or an existing building or structure	Building Act 2011, s110	The authority to issue Building Orders in accordance with Section 110 of the Building Act 2011.
5.10	Withdraw Building Orders in relation to building work, demolition work and/or an existing building or structure	Building Act 2011, s117	The authority to revoke Building Orders in accordance with Section 117 of the Building Act 2011.
5.11	Prosecution for Offences committed under the Building Act 2011	Building Act 2011, s133(1)	The authority to commence prosecution for offences committed under the Building Act 2011.
HEALTH SERVICES			
6.1	Functions under the Health (Miscellaneous Provisions) Act 1911 (As amended)	Health (Miscellaneous Provisions) Act 1911 (As amended)	Delegates to the Chief Executive Officer, the Senior Environmental Health Officer and the Environmental Health Officer, or the persons acting in those positions, as its deputies, for the purposes of discharging its functions under the Health (Miscellaneous Provisions) Act 1911 (As amended).

6.2	Authorised Officers under the Food Act 2008	Food Act 2008, Division 3, s122	<p>That pursuant to the provisions of Section 122 of Division 3 of the Food Act 2008, Council:</p> <ol style="list-style-type: none"> 1. Appoints the Senior Environmental Health Officer and the Environmental Health Officer employed with the Town as 'Authorised Officers' for the purposes of the Food Act 2008 under provisions of Sections 38 and 122(1)(b); 2. Appoints the Town's food safety risk assessment contractor as an 'Authorised Officer' under provisions of Section 122(1)(a) of the Food Act 2008, subject to the limitation that such officer cannot undertake any enforcement activity under the Food Act 2008.; 3. Designates the Town's 'Authorised Officers' to be 'designated officers' for the purposes of issuing 'infringement notices' under provisions of Section 126(2) and (3) of the Food Act 2008; 4. Delegates the authority to the Senior Environmental Health Officer and the Environmental Health Officer, Authorised Officers, to issue 'prohibition notices' and instigate prosecutions under the Food Act 2008; 5. Designates the Chief Executive Officer responsible for authorised officers, to be a 'designated officer' to extend and revoke 'infringement notices' under provisions of Section 126(6) and (7) of the Food Act 2008; and 6. Designates the Chief Executive Officer as the 'designated officer' to receive payment from 'infringement notices' under provisions of Section 126(3) and (13).
6.3	Authorised Officers under section 11 of the Caravan Parks and Camping Grounds Regulations 1997	Local Gov Act 1995, s5.42	Delegates to the Chief Executive Officer the power to issue a written approval for a person(s) to camp on land for a period of longer than 3 nights but less than 3 months in any period of 12 months.
6.4	Public Health Act 2016	Public Health Act 2016	Delegates to the Chief Executive Officer the authority to designate authorised officers under Section 21(1)(b)(i) of the Public Health Act 2016.
RANGER SERVICES			
7.1	Powers Under the Dog Act 1976, Dog Regulations 2013 & the Dogs' Local Law	Dog Act 1976 Dog Regulations 2013	The authority to exercise any of the powers of the Council or discharge any of its duties under the Dog Act 1976, Dog Regulations 2013, and the Dogs' Local Law.

7.2	Applications to keep more than two dogs on a property	Dog Act 1976	The authority to approve or refuse applications to keep more than two dogs on a property in accordance with Section 26(3) of the Dog Act 1976.
7.3	Powers Under the Cat Act 2011	Cat Act 2011 Cat Regulations 2012 & Cat (Uniform Local Provisions) Regulations 2013	The authority to exercise any of the powers of the Council or discharge any of its duties under the Cat Act 2011, Cat Regulations 2012, and the Cat (Uniform Local Provisions) Regulations 2013
7.4	Powers Under the Graffiti Vandalism Act 2016	Graffiti Vandalism Act 2016	The authority to exercise any of the powers of the Council or discharge any of its duties under the Graffiti Vandalism Act 2016
7.5	Powers Under the Bush Fires Act 1954	Bush Fires Act 1954 s38A	The authority to appoint a Chief Bush Fire Control Officer, Deputy and other Fire Control Officers under s38A of the Bush Fires Act 1954.
LOCAL LAWS			
8.1	Powers under the Local Laws	Local Gov Act 1995, s5.42	<p>The authority to exercise any of the powers of the Council or discharge any of its duties in connection with the following local laws made under the Local Government Act 1995, the Health Act 1911 (As amended) the Dog Act 1976 and the Cat Act 2011:</p> <p>Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2010; Bee Keeping Local Law 2001; Dogs Local Law 2001; Fencing Local Law 2013; Health Local Law 2001; Parking and Parking Facilities Local Law 2010; Property Local Law 2001; and Responsible Cat Ownership Local Law 2005.</p> <p>The CEO has on-delegated the authority to exercise any of the powers of the Council or discharge any of its duties in connection with the above local laws made under the Local Government Act 1995, the Health Act 1911 (As amended), the Dog Act 1976 and the Cat Act 2011 to certain officers.</p>
MAYORAL DELEGATIONS			
13.1	Speaking on Behalf of the Council	Local Gov Act 1995, s5.41(f)	The authority to speak on and represent the views of the Council of the Town of Bassendean to the media and other third parties when the Mayor is not available.

2. That Council delegates to the Mayor and Chief Executive Officer:

No	Title	Legislative Power	Delegation
1.10	Use of the Common Seal	Local Gov Act 1995, s5.42	The responsibility of affixing the Common Seal to documents requiring signing and sealing, and reports the exercise of that delegation to the next available Ordinary Meeting of the Council.

3. That Council delegates to the Principal Building Surveyor:

No	Title	Legislative Power	Delegation
5.1	Strata Titles	Building Act 2011	The authority to endorse Occupancy Permits-Strata and Building Approval Certificates-Strata in accordance with the Building Act 2011.
5.2	Compliance of Privately Owned Swimming Pools	Building Act 2011 & Division 2 of the Building Regulations 2012	The authority to administer the provisions of Division 2 of the Building Regulations 2012 with respect to the compliance of privately owned swimming pools.
5.3	Approve or Refuse Building Permits	Building Act 2011, s20	The authority to approve or refuse applications for Building Permits in accordance with Section 20 of the Building Act 2011.
5.4	Approve or Refuse Demolition Permits	Building Act 2011, s21	The authority to approve or refuse applications for Demolition Permits in accordance with Section 21 of the Building Act 2011.
5.5	Refuse Building or Demolition Permits where there appears to be an error in the documents or information provided in the applications	Building Act 2011, s22	The authority to refuse applications for Building Permits or Demolition Permits in accordance with Section 22 of the Building Act 2011.
5.6	Approve, modify or refuse Occupancy Permits or Building Approval Certificates	Building Act 2011, s58	The authority to approve, modify or refuse Occupancy Permits or Building Approval Certificates in accordance with Section 58 of the Building Act 2011.
5.7	Approve or refuse an application to extend the validity of an occupancy permit or building approval certificate	Building Act 2011, s65	The authority to approve or refuse an application to extend the validity of an occupancy permit or building approval certificate in accordance with Section 65 of the Building Act 2011.
5.9	Issue Building Orders in relation to building work, demolition work and/or an existing building or structure	Building Act 2011, s110	The authority to issue Building Orders in accordance with Section 110 of the Building Act 2011.
5.10	Withdraw Building Orders in relation to building work, demolition work and/or an existing building or structure	Building Act 2011, s117	The authority to revoke Building Orders in accordance with Section 117 of the Building Act 2011.

4. That, pursuant to the provisions of Section 26 of the Health Act 1911 (as amended), Council:

No	Title	Legislative Power	Delegation
6.1	Functions under the Health (Miscellaneous Provisions) Act 1911 (As amended)	Health(Miscellaneous Provisions) Act 1911 (As amended)	Delegates to the Chief Executive Officer, Senior Environmental Health Officer and the Environmental Health Officer, or the persons acting in those positions, as its deputies, for the purposes of discharging its functions under the Health (Miscellaneous Provisions) Act 1911 (as amended).

5. That, pursuant to the provisions of Section 122 of Division 3 of the Food Act 2008, Council:

No	Title	Legislative Power	Delegation
6.2	Authorised Officers under the Food Act 2008	Food Act 2008, Division 3, Section 122	<ol style="list-style-type: none"> 1. Appoints the Senior Environmental Health Officer and the Environmental Health Officer employed with the Town as 'Authorised Officers' for the purposes of the Food Act 2008 under provisions of Sections 38 and 122(1)(b); 2. Appoints the Town's food safety risk assessment contractor as an 'Authorised Officer' under provisions of Section 122(1)(a) of the Food Act 2008. 3. Designates the Town's 'Authorised Officers' to be 'designated officers' for the purposes of issuing 'infringement notices' under provisions of Section 126(2) and (3) of the Food Act 2008; 4. Delegates the authority to the Senior Environmental Health Officer and the Environmental Health Officer, as Authorised Officers, to issue 'prohibition notices' and instigate prosecutions under the Food Act 2008; 5. Designates the Chief Executive Officer responsible for authorised officers, to be a 'designated officer' to extend and revoke 'infringement notices' under provisions of Section 126(6) and (7) of the Food Act 2008; and 6. Designates the Chief Executive Officer as the 'designated officer' to receive payment from 'infringement notices' under provisions of Section 126(3) and (13).

6. That Council notes the following exercises of delegated authority:

10.1 Application to Keep a Third Dog at 18 Freeland Way, Bassendean

The Chief Executive Officer exercised his delegated authority on 13 November 2017 when he approved an application to keep three dogs at 18 Freeland Way, Bassendean, in accordance with Section 26(3) of the *Dog Act 1976*.

10.2 Approval to keep three cats at 122B Whitfield Street,
Bassendean

The Chief Executive Officer exercised his delegated authority on 22 January 2018 when he approved an application to keep three cats at 122B Whitfield Street, Bassendean, in accordance with the Cat Act 2011 or the Town of Bassendean Responsible Cat Ownership Amendment Local Law 2006.

10.3 Application to Keep a Third Dog at 14 Jubilee Avenue,
Bassendean

The Chief Executive Officer exercised his delegated authority on 23 January 2018 when he approved an application to keep three dogs at 14 Jubilee Avenue, Bassendean, subject to the dogs remaining registered at all times and do not contravene the *Dog Act 1976* or the *Town of Bassendean Dogs Local Law 2001*.

10.4 Improvement Notice – Red Rooster

The SEHO exercised her delegated authority given under Delegation Number 6.2 - Authorised Officers Under the Food Act 2008 on 24 January 2018 when an Improvement Notice was issued on the proprietors of Red Rooster (Food Premises) situated at Bassendean Shopping Village. The Improvement Notice requires cleaning items to be completed by 31 January 2018.

10.5 Improvement Notice – Zushi Zone

The SEHO exercised her delegated authority given under Delegation Number 6.2 - Authorised Officers Under the Food Act 2008 on 24 January 2018 when an Improvement Notice was issued on the proprietors of Zushi Zone (Food Premises) situated at Bassendean Shopping Village. The Improvement Notice requires payment of the outstanding food business annual fee by 31 January 2018.

10.6 Improvement Notice – Bassendean Fresh

The SEHO exercised her delegated authority given under Delegation Number 6.2 - Authorised Officers Under the Food Act 2008 on 24 January 2018 when an Improvement Notice was issued on the proprietors of Bassendean Fresh (Food Premises) situated at Bassendean Shopping Village. The Improvement Notice requires action to be taken to eradicate pests and further, to maintain fixtures in working order, namely hot water supply to all sinks by 25 January 2018.

10.7 Infringement Notice 24012018 – Bassendean Fresh

The SEHO exercised her delegated authority given under Delegation Number 6.2 - Authorised Officers under the Food Act 2008 when on 24 January 2018 an infringement notice was served against the proprietor of Bassendean Fresh, situated at Bassendean Shopping Village, 2 West Road, Bassendean. An infringement notice of \$250 was served for breach of Section 22 of the Food Act 2008: A person must comply with any requirement imposed on the person by a provision of the Food Standards Code in relation to the conduct of a food business or to food intended for sale or food for sale.

10.8 Infringement Notice 24012018 – Bassendean Mini Mart

The SEHO exercised her delegated authority given under Delegation Number 6.2 - Authorised Officers under the Food Act 2008 when on 2 October 2017 an infringement notice was served against the proprietor of Bassendean Mini Mart, situated at 47-71 Old Perth Road, Bassendean. An infringement notice of \$250 was served for breach of Section 22 of the Food Act 2008:

1. A person must comply with any requirement imposed on the person by a provision of the Food Standards Code in relation to the conduct of a food business or to food intended for sale or food for sale.

Contravention of Standard 1.2.5 Clause 3 of the Food Standards Code in that food was displayed for sale past its used-by-date.

10.9 Approval to keep more than two cats at 6 Perway Lane, Bassendean

The Chief Executive Officer exercised his delegated authority on 1 February 2018 when he approved an application to keep more than two cats at 6 Perway Lane, Bassendean, in accordance with the Cat Act 2011 and the Town of Bassendean Responsible Cat Ownership Amendment Local Law 2006.

10.10 Improvement Notice – Pizza Hut

The Senior Environmental Health Officer exercised her delegated authority given under Delegation Number 6.2, Authorised Officers Under the Food Act 2008, on 13 March 2018 when an Improvement Notice was issued on the proprietors of Pizza Hut (Food Premises) situated at the Bassendean Village Shopping Centre. The Improvement Notice requires cleaning items to be completed by 20 March 2018.

10.11 Extension of Contract – Provision of Cleaning Services for Council Facilities

The Chief Executive Officer exercised his delegated authority on 8 May 2018 when he signed an Application for Extension to Contract form to extend contract RFT CO 039 2015-16 from 2 May 2018 to 1 May 2019.

10.12 Perth Special Children's Christmas Party

The Chief Executive Officer exercised his delegated authority on 4 May 2018 when he approved a payment of \$500 for advertising sponsorship for the Perth Special Children's Christmas Party.

10.13 Approval to keep more than two cats at 4a Elsfield Way, Bassendean

The Chief Executive Officer exercised his delegated authority on 1 May 2018 when he approved an application to keep four cats at 4a Elsfield Way, Bassendean, in accordance with the *Cat Act 2011*, all associated regulations, and the *Town of Bassendean Responsible Cat Ownership Amendment Local Law 2006*.

10.14 Provision of Tree Maintenance for the Town of Bassendean

The Chief Executive Officer exercised his delegated authority on 29 May 2018 when he exercised his delegated authority under delegation number 2.9 (2.76) to extend contract RFT CO 038 2015-16 for one year to 30 June 2019.

10.15 Infringement Notice – Zushi Zone, Bassendean Shopping Village, West Road, Bassendean

The SEHO exercised her delegated authority, given under Delegation Number 6.2, Authorised Officers under the Food Act 2008, on 31 July 2018 when an infringement notice (No 31072018) was served against the proprietors of the Zushi Zone, situated at Bassendean Shopping Village. An infringement notice with a penalty of \$250 was served for breach of Section 22 of the Food Act 2008: A person must comply with any requirement imposed on the person by a provision of the Food Standards Code in relation to the conduct of a food business or to food intended for sale or food for sale.

10.16 Improvement Notice – Bassendean Fresh, Bassendean Shopping Village, West Road, Bassendean

The SEHO exercised her delegated authority, given under Delegation Number 6.2, Authorised Officers Under the Food Act 2008, on 17 July 2018 when an Improvement Notice was issued on the proprietors of Bassendean Fresh (Food Business) situated at the Bassendean Shopping Village. The Improvement Notice required the proprietor to:

1. maintain the premises in a clean and sanitary condition;
2. maintain premises, fixtures and fittings in working order;
3. provide soap and disposable hand towels to sink; and
4. clearly label all products with Country of Origin.

10.17 Improvement Notice – Zushi Zone, Bassendean Shopping Village, West Road, Bassendean

The SEHO exercised her delegated authority, given under Delegation Number 6.2, Authorised Officers Under the Food Act 2008, on 17 July 2018 when an Improvement Notice was issued on the proprietors of Zushi Zone (Food Business) situated at the Bassendean Shopping Village. The Improvement Notice required the proprietor to maintain the premises in a clean and sanitary condition.

7. That Council notes that the following delegations are no longer required:

No	Title	Delegation No	Delegation
11.95	Extension of Contract – Provision of Cleaning Services for Council Facilities	2.6	This delegation is no longer required as the CEO exercised his delegated authority on 8 May 2018 when he signed an Application for Extension to Contract form to extend contract RFT CO 039 2015-16 from 2 May 2018 to 1 May 2019.
11.96	Extension of Contract – Provision of Tree Maintenance for the Town of Bassendean	2.9	The CEO was delegated the authority to exercise the option under Contract RFT CO 038 2015-16, Provision of Tree Maintenance for the Town of Bassendean, to negotiate for a one year extension of the contract beyond the nominal expiry date of 30 June 2018, subject to the practice of "lolly-popping" street trees under power lines ceasing.
11.97	Contract Agreement – Little Italy Street Festival 2017 (2018)	2.11	This delegation is no longer required as the Street Festival was held in 2018.
11.98	Extension of Licence Agreement Swan Districts Football Club Inc	2.12	This delegation is no longer required as the Lease Agreement was signed and seal in October 2018.
11.99	Eastern Metropolitan Regional Council – Resource Recovery Facility	2.13	This delegation is no longer required as it has been fully implemented.
11.100	Lease of Seniors' & Community Centre, 50 Old Perth Road, Bassendean	2.15	This delegation is no longer required as it has been replaced by OCM-17/07/18.
11.101	Unauthorised parking of a commercial vehicle at Lot 106; 10 Culworth Road, Bassendean	2.3	This delegation is no longer required as the commercial vehicle is no longer parked at the property.

8. That Council notes that the Local Studies Collection Management Committee delegation is no longer required as the Committee has been disbanded and
9. That Council removes Item 2.3 – Lease Agreement, Bassendean Men's Shed Association (Inc) from the Delegation Register, as Council is reconsidering this matter.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

10.8 Review of Donations Policy (Ref: GOVR/POLCY/1 - Graeme Haggart, Director Community Development)

APPLICATION

Council was requested to adopt the revised Donations Policy, renamed Donations, Sponsorship and Grants Policy.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.8

OCM – 13/10/18 MOVED Cr Gangell, Seconded Cr Quinton, that Council adopts the revised Policy 6.11 - Donations, Sponsorships and Grants.
CARRIED BY AN ABSOLUTE MAJORITY 7/0

10.9 Quarterly Report for Period Ended 30 September 2018 (Ref: FINM/AUD/1 – Bob Jarvis, Chief Executive Officer)

APPLICATION

The purpose of this report was for Council to receive the Quarterly Report for the period ended 30 September 2018.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.9

OCM – 14/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council receives the Quarterly Report for the quarter ended 30 September 2018.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/10/18 7/0

10.10 Sustainability Committee Meeting held on 3 October 2018 (Ref: GOVN/CCLMEET/33 – Simon Stewert-Dawkins, Director Operational Services)

APPLICATION

The purpose of this report was for Council to receive the report on a meeting of the Sustainability Committee held on 2 October 2018, and adopt the following recommendations from the Committee:

- SC – 1/10/18 Recycling & Waste Management Planning report
- SC – 2/10/18 Town's electric car charging station
- SC – 3/10/18 Sustainable House Day on 16 September 2018

- SC – 4/10/18 Subsidy to residents and community grant funding
- SC – 5/10/18 Climate Clever Schools program
- SC – 6/10/18 Promote to residents the “Switch Your Thinking” program for discounted solar photovoltaic (PV) systems.
- SC – 7/10/18 Climathon Event 26 -27 October 2018

COUNCIL RESOLUTION/OFFICER/ COMMITTEE
RECOMMENDATION – ITEM 10.10

OCM – 15/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council:

1. Receives the Bassendean Waste Management Planning report from the Waste & Recycling Workshop held in 7 July 2018; and notes that the Bassendean Waste Management Planning report will be used to inform the development of a future Town of Bassendean Waste Management Strategy;
2. Receives the letter from Hawaiian advising the Town that it will not be installing an electric car charging station at this time;
3. Receives the update on the suitable location for the Town's electric car charging station to be installed in the James St carpark opposite BIC Reserve;
4. Receives the update on the Sustainable House Day community workshop held on Sunday 16 September 2018 and requests staff book a suitable community hall for the 2019 Sustainable House Day;
5. Receives the information provided on Community Grant options provided from other Local Government Authorities;
6. Allocates \$5,000 from the current 2018/2019 Budget to provide a subsidy to residents for either composting, Bokashi or worm farm subject to attendance at a Town of Bassendean workshop and being a resident of the Town;
7. Allocates \$5,000 from the current 2018/2019 Budget to provide community grant funding to Town of Bassendean residents, which requires the Sustainability Committee to:
 - i. prepare a draft application form and grant funding selection criteria for Council consideration that will demonstrate the applicants ability to deliver the intended outcome including evidence of financial management and demonstrate capabilities; and

- ii. Assess the Community grant applications received against the approved selection criteria and to make recommendation to Council as to how the grant funding shall be distributed or expended;
8. Receives the update on the Climate Clever Schools program with an information session booked for 3:30pm on 12 November 2018 and notes that the "Switch Your Thinking" subsidy will be made available to the schools;
9. Receives the feedback from the Eastern Metropolitan Regional Council regarding the Bulk Buying Solar Scheme;
10. Promotes to residents in the Town, the "Switch Your Thinking" program for discounted solar photovoltaic (PV) systems;
11. Notes that the Climathon event will occur at the Bassendean Seniors & Community Centre from 12:15pm, Friday 26 October until 12:15pm, Saturday 27 October 2018;
12. Receives the draft Climathon Challenge template prepared by Curtin University Sustainability Policy Institute (CUSP) and provide comments to Town of Bassendean Officers to enable feedback to be provided to CUSP before the Climathon event; and
13. Requests staff book a suitable community hall for the 2019 Climathon event.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-5/10/18 7/0

10.11 Design Bassendean Advisory Group Meeting held on 8 October 2018 (Ref: GOVN/CCL/MEET/36 – Anthony Dowling, Director Strategic Planning)

APPLICATION

Council was requested to receive the report on the meeting of the Design Bassendean Advisory Group held on 8 October 2018.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.11

OCM – 16/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council receives the report on the third meeting of the Design Bassendean Advisory Group held on 8 October 2018.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-5/10/18 7/0

10.12 People Services Committee 9 October 2018 (Ref: GOVN/CCLMEET/36 – Graeme Haggart, Director Community Development)

APPLICATION

The purpose of this report was for Council to receive the report on a meeting of the People Services Committee held on Tuesday 9 October 2018, and to adopt the following recommendations from the Committee:

- PSC – 1/10/18 Suicide Prevention Working Group.
- PSC – 2/10/18 Local Studies Working Group
- PSC – 3/10/18 Community Event Sponsorship
- PSC – 6/10/18 Policy on Transgender and Gender Diverse Individuals

Cr McLennan moved the officer recommendation with minor amendments as shown in bold.

COUNCIL RESOLUTION/ COMMITTEE/ OFFICER
RECOMMENDATION – ITEM 10.12

OCM – 17/10/18 MOVED Cr McLennan, Seconded Cr Wilson, that Council

1. Establishes a Suicide Prevention Working Group that reports to the People Services Committee;
2. Appoints Ms Jennie Carter as the People Services Committee Community Member to the Local Studies Collection Working Group;
3. Appoints Cr **Hamilton** to the Local Studies Collection Working Group;
4. Approves a sponsorship of **\$1,000** to Eden Hill Community Action Network (Inc) and that a sponsorship agreement be finalised between the Town and Eden Hill Community Action Network (Inc);

5. Makes the release of the funds conditional on the Eden Hill Community Action Network (Inc) first providing an insurance certificate of currency;
6. Approves a sponsorship of \$767 to Anzac Terrace Primary School P&C Association and that a sponsorship agreement be finalised between the Town and Anzac Terrace Primary School P&C Association;
7. Refers the Sustainable Living Markets application for Community Event Sponsorship to the next meeting of the Sustainability Committee **or Council, whichever is more appropriate**, and supports officers of the Town working with the applicant to improve the application in the lead up to the meeting;
8. Proceeds to investigate, develop and implement policy that clearly outlines the rights afforded to transgender and gender diverse individuals; and
9. Receives the report of the meeting of the People Services Committee held on Tuesday 9 October 2018.

CARRIED UNANIMOUSLY 7/0

**10.13 Determinations Made by the Principal Building Surveyor
Ref: LUAP/PROCED/1 – Kallan Short, Principal Building Surveyor)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.13

OCM – 18/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council notes the decisions made under delegated authority by the Principal Building Surveyor.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-5/10/18 7/0

10.14 Determinations Made by Development Services (Ref: LUAP/PROCED/1 – Brian Reed, Manager Development Services)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 10.14

OCM – 19/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council notes the decisions made under delegated authority by the Manager Development Services.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –
OCM-5/10/18 7/0

10.15 Accounts for Payment – September 2018 (Ref: FINM/CREDTS/4)

APPLICATION

The purpose of this report was for Council to receive the Accounts for Payment in accordance with Regulation 13 (3) of the Local Government (Financial Management) Regulations 1996.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.15

OCM – 20/10/18 MOVED Cr Brown, Seconded Cr Gangell, that in accordance with Regulation 13(3) Local Government (Financial Management Regulations 1996) the List of Accounts for September 2018 as attached to the Agenda of the Ordinary Council meeting of the 23 October 2018, be received.

CARRIED UNANIMOUSLY 7/0

10.16 Financial Statements – August 2018 (Ref: FINM/AUD/1 – Megan Shirt, Relief Finance Officer)

APPLICATION

The Local Government Financial Management Regulations, Clause 34(1) requires that a monthly financial report be presented to Council. A Local Government is to prepare each month a statement of financial activity that clearly shows a comparison of the budget estimates with the actual revenue and expenditure figures for the year to date.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.16

OCM – 21/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that the Financial Reports for the period ended 30 August 2018 be received.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/10/18 7/0

10.17 Use of the Common Seal (Ref: INFM/INTPROP/1 – Sue Perkins, Executive Assistant)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.17

OCM – 22/10/18 MOVED Cr Quinton, Seconded Cr Hamilton, that Council notes the affixing of the Common Seal to the document listed in the Ordinary Council Meeting Agenda of 23 October 2018.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/10/18 7/0

10.18 Calendar for November 2018 (Ref: Sue Perkins, Executive Assistant)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.18

OCM – 23/10/18 MOVED Cr McLennan, Seconded Cr Quinton, that the Calendar for November 2018 be adopted, **with the following amendment:**

Thu 29 Nov, 6.00pm WALGA East Metropolitan Zone Meeting – EMRC (Crs **Brown**, Gangell & Quinton)

CARRIED UNANIMOUSLY 7/0

10.19 Implementation of Council Resolutions (Ref: GOVN/CCLMEET/1 – Sue Perkins, Executive Assistant)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.19

OCM – 24/10/18 MOVED Cr Gangell, Seconded Cr Quinton, that the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 23 October 2018 be deleted from the Implementation of Council Resolutions list, **excluding item ROC 18/62198.**

CARRIED UNANIMOUSLY 7/0

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Cr Gangell: Installation of Below Ground Bollards

COUNCIL RESOLUTION – ITEM 11.1

OCM – 25/10/18 MOVED Cr Gangell, Seconded Cr Wilson, that Council receives a report on the cost of installing below ground bollards on intersections on Old Perth Road from Guildford Road to James Street.

CARRIED UNANIMOUSLY 7/0

11.2 Cr Gangell: Installation of Festoon Lighting

COUNCIL RESOLUTION – ITEM 11.2

OCM – 26/10/18 MOVED Cr Gangell, Seconded Cr Wilson, that Council receives a report on the cost of installing festoon lighting within the grassed area out the front of the Council Chambers.

CARRIED UNANIMOUSLY 7/0

11.3 Cr Gangell: Street Art and Furniture

COUNCIL RESOLUTION – ITEM 11.3

OCM – 27/10/18 MOVED Cr Gangell, Seconded Cr Hamilton, that the Town seeks quotations from suitably qualified organisations/**businesses that are located within the Town** for the commissioning of street art and furniture to be installed around the Town Centre and Council receives a report back with costings for consideration in future budgets.

CARRIED UNANIMOUSLY 7/0

11.4 Cr McLennan: Old Perth Road Street Trees

COUNCIL RESOLUTION – ITEM 11.4

OCM – 28/10/18 MOVED Cr McLennan, Seconded Cr Mykytiuk, that Council recognises that the existing Old Perth Road street trees are not providing significant shading or amenity to the Town's main street and therefore requests staff:

1. Audit the street trees planted along Old Perth Road to identify opportunities for increasing canopy through either
 - a) additional plantings with broad canopy trees;
 - b) transplanting/replacement of existing smaller and/or narrow tree species with broad canopy trees;

2. Explore other possibilities for further greening of Old Perth Road with additional plantings (eg. pots, planter boxes, wall gardens, **trellis** etc); and
3. Report back to Council by January 2019 the results of the audit and the options identified for increasing tree canopy & greening along the main street.

CARRIED UNANIMOUSLY 7/0

11.5 Cr McLennan: Community Street Art Competition

COUNCIL RESOLUTION – ITEM 11.5

OCM – 29/10/18 MOVED Cr McLennan, Seconded Cr Mykytiuk, that Council requests that the Town's event staff explore the possibility of a community street art competition and report back to Council regarding the feasibility and logistics of such an event.

CARRIED UNANIMOUSLY 7/0

11.6 Cr Hamilton: Gift Vouchers

COUNCIL RESOLUTION – ITEM 11.6

OCM – 29/10/18 MOVED Cr Hamilton, Seconded Cr Brown that **Council requests staff report back at the November Ordinary Council Meeting:**

1. A process where Gift Vouchers authorised for distribution to Town of Bassendean employees and other nominated recipients supports local businesses;
2. A gift voucher system created by the Town be equitable providing scope for voucher recipients to choose from a selection of different types of independent local businesses trading within the Town of Bassendean district;
3. A simple Gift Voucher Scheme assisted by the "Draft template for voucher" contained in the attachment to the agenda;
4. Staff, as a matter of urgency, liaise with the Mayor regarding implementation of a trial involving approximately 20 to 30 local small businesses willing to honour gift vouchers provided to nominated Town of Bassendean Employees at the annual staff Christmas Party in late December 2018; and

5. **The CEO reports on alternatives to acknowledge the service of Town staff to our community.**

CARRIED UNANIMOUSLY 7/0

11.7 **Cr Wilson: Three Bin Waste System**

Cr Wilson withdrew this motion.

12.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

12.1 **Cr Gangell: Branding – Bassendean Village**

That Council receives a report on branding the Bassendean town centre along Old Perth Road as Bassendean Village.

12.2 **Cr Gangell: Signage – Signage: Bassendean Village**

That Council receives a report on providing signage that attracts people to the proposed Bassendean Village Precinct highlighting the businesses, activities, places of historic interest and community facilities available within the Bassendean town centre along prominent roads specifically Guildford Road.

12.3 **Cr Gangell: Visioning Project – Old Perth Road**

That Council receives a report on conducting a visioning project for Old Perth Road and the town centre.

12.4 **Cr Gangell: People’s Choice Business Award**

That Council receives a report on conducting a Town of Bassendean People’s Choice Business Awards 2019.

12.5 **Cr Gangell: Kenny Street Parking Bays**

That Council receives a report in relation to car parking bays being clearly delineated on Kenny Street with the parking bays being marked out with paint.

13.0 CONFIDENTIAL BUSINESS

Nil

14.0 **CLOSURE**

The next Briefing Session will be held on Tuesday 20 November 2018 commencing at 7.00pm.

The next Ordinary Council Meeting will be held on Tuesday 27 November 2018 commencing at 7.00pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 9.18pm.

ATTACHMENT NO. 2

TOWN OF BASSENDEAN

MINUTES

SPECIAL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON TUESDAY 20 NOVEMBER 2018 AT 6.00PM

1.0 **DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

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

2.0 **PUBLIC QUESTION TIME AND ADDRESS BY MEMBERS OF THE PUBLIC**

Nil

3.0 **ATTENDANCES, APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE**

Present

Councillors

Cr Bob Brown, Presiding Member
Cr Kathryn Hamilton
Cr Melissa Mykytiuk
Cr Sarah Quinton
Cr Jai Wilson

Officers

Ms Peta Mabbs, Chief Executive Officer
Mr Mike Costarella, Director Corporate Services
Mr Graeme Haggart, Director Community Development
Mr Simon Stewert-Dawkins, Director Operational Services
Mr Brian Reed, Manager Development Services
Mr Christian Buttle, Senior Planning Officer

Mrs Amy Holmes, Minute Secretary

Public

Nil

Press

Nil

Apologies

Cr Renee McLennan, Mayor – Leave of Absence
Cr John Gangell

4.0 **REPORTS**

- 4.1 **Addendum Report for Joint Metro Central Development Assessment Panel Application – Form 1 – Development Assessment Panel Application for Convenience Store Providing for the Sale of Fuel and Convenience Goods (Vibe) – Lot 75 (No. 72) Walter Road East (cnr Marion Street), Eden Hill. Owner: K. & W. Sales & Distribution Pty Ltd. Applicant: Planning Solutions (Ref: DABC/BDVAPPS/2018 – 093 – Christian Buttle, Senior Planning Officer)**

APPLICATION

At its Ordinary Council meeting held in May 2011, Council resolved to require that all Joint Development Assessment Panel (JDAP) applications be the subject of a report to Council in order that Council can make an alternative recommendation to the Metropolitan Central JDAP, should it see fit.

OFFICER RECOMMENDATION – ITEM 4.1

That Council endorses the Senior Planning Officer's Form 1 – Responsible Authority Addendum Report for the Application for a Convenience Store Providing for the Sale of Fuel and Convenience Goods (Vibe) at Lot 75 (No. 72) Walter Road East, Eden Hill.

Cr Quinton moved the officer recommendation with a minor amendment as shown in bold.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 4.1**

SCM – 1/11/18 MOVED Cr Quinton, Seconded Cr Hamilton, **that Council recommends refusal based on the 16 reasons as outlined in the Senior Planning Officer’s Form 1 – Responsible Authority Addendum Report for the Application for a Convenience Store Providing for the Sale of Fuel and Convenience Goods (Vibe) at Lot 75 (No. 72) Walter Road East, Eden Hill.**
CARRIED UNANIMOUSLY 5/0

**Form 1 – Responsible Authority Addendum Report
(Regulation 12)**

Property Location:	Lot 75 (No. 72) Walter Road East (cnr Marion Street), Eden Hill
Development Description:	Convenience Store Providing for the Sale of Fuel and Convenience Goods (Vibe)
DAP Name:	Metro Central JDAP
Applicant:	Planning Solutions
Owner:	K. & W. Sales & Distribution
Value of Development:	\$2 million
LG Reference:	2018-088
Responsible Authority:	Town of Bassendean
Authorising Officer:	Christian Buttle – Senior Planning Officer
DAP File No:	DAP/18/01473
Report Due Date:	19 November 2018
Application Received Date:	3 August 2018
Application Process Days:	108 days
Attachment(s):	<ol style="list-style-type: none"> 1. Report Titled “Proposed Perth Petrol Station - Air Quality Assessment” - prepared by ERM dated 26 October 2018; 2. Report Titled “Lot 75 (72) Walter Road East, Eden Hill (DAP/18/04173) Proposed Convenience Store – Air

	<p><i>Quality Advice for Town of Bassendean</i>” prepared by Air Quality Services Branch of the Department of Water and Environmental Regulation dated 19 November 2018;</p> <ol style="list-style-type: none">3. Report Titled “<i>ERM Air Quality Assessment – Peer Review</i>” prepared by Talis Consultants dated November 2018;4. Transcore Response Letter to original RAR Engineering related recommended reasons for refusal dated 25 October 2018; and5. Planning Solutions Presentation Summary dated 26 October 2018.
--	--

OFFICER RECOMMENDATION

That the Metro Central JDAP resolves to:

1. **Refuse** DAP Application reference DAP/18/01473 and accompanying plans:
 - Dwg A01 Sheet 1 (Site Plan) Rev C dated 28.06.18;
 - Dwg A02 Sheet 1 (Building Plans) Rev C dated 28.06.18;
 - Dwg A02 Sheet 2 (Building Plans) Rev C dated 28.06.18;
 - Dwg A02 Sheet 3 (Building Plans) Rev C dated 28.06.18;
 - Dwg A03 Sheet 1 (Petrol Canopy Plans) Rev C dated 28.06.18;
 - Dwg A03 Sheet 2 (Petrol Canopy Plans) Rev C dated 28.06.18;
 - Dwg A01 Sheet 2 (Site Plan – Landscaping) Rev C dated 28.06.18;

In accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of the Town of Bassendean Local Planning Scheme No. 10, for the following reasons:

Reasons:

1. The proposed development does not satisfy Clause 67(r) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the proposed development constitutes a possible risk to human health or safety as it directly adjoins/is adjacent to ‘sensitive’ land uses (residential dwellings and school oval).

Separation distances specified for development of this kind within Guidance Statement No. 3 of the Environmental Protection Authority (Separation Distances between Industrial and Sensitive Land Uses 2005) have not been provided, and the applicant has not produced a satisfactory site specific scientific study which demonstrates that the lesser separation distance that has been proposed should be approved.

2. The proposed development does not satisfy Clause 67(n) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the proposed development has not demonstrated how potential adverse noise impacts associated with the proposed development will be satisfactorily ameliorated.
3. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development does not cater for the Articulated vehicle (AV) design specified in Section 2 of Australian Standard AS 2890.2 – Off-street commercial vehicle facilities for the delivery of fuel to the site, and the applicant has not satisfactorily demonstrated how an alternative design standard should be approved.
4. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development does not cater for the Heavy rigid vehicle (HRV) design specified in Section 2 of Australian Standard AS 2890.2 – Off-street commercial vehicle facilities for waste disposal and other delivery vehicles.
5. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as service vehicles (fuel tankers) are unable to remain lane correct within public streets when approaching the development site.
6. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the ability for vehicles to traverse the site in opposing directions is unsafe in use.
7. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the car parking bays immediately forward of the proposed convenience store are non-compliant with the 2.6m minimum specified within Australian Standard AS 2890.1 – Off-street car parking, for the kind of development that has been proposed.

8. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the width of bowser bays for pumps 2-6 is non-compliant with the 2.9m minimum (comprising 2.6m minimum plus 300mm clearance) specified within Australian Standard AS 2890.1 - Off-street car parking, for the kind of development that has been proposed.
9. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the width of the service bay / loading bay associated with the proposed convenience store is non-compliant with the 3.5m minimum specified within Australian Standard AS 2890.2 - Off-street commercial vehicle facilities, for the kind of development that has been proposed.
10. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the clearance height beneath the proposed petrol canopy is less than the 4.5m minimum specified by AS 2890.2 - Off-street commercial vehicle facilities.
11. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the 5.5m separation distance between the corner truncation reserved under the Metropolitan Region Scheme and the crossover on the Marion Street frontage of the development site is less than the 6m minimum specified by both the Town of Bassendean Specification for the Construction of Crossovers and Australian Standard AS 2890.1 – Off-street car parking.
12. The proposed development does not satisfy Clause 67(s) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the design of the proposed crossovers for the development does not demonstrate compliance with the Town of Bassendean's Specifications for the Construction of Crossovers.
13. The proposed development does not satisfy Clause 67(p) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the width of landscaping along the Walter Road East frontage of the development is less than that specified by the Town of Bassendean Local Planning Policy No. 7 – Local Shopping Design Guidelines.

14. The proposed development does not satisfy Clause 67(m) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the proposed building setbacks to the Walter Road East frontage of the development site are considered to be unacceptable, having regard to the provisions of the Town of Bassendean Local Planning Policy No. 7 – Local Shopping Design Guidelines and the unsatisfactory urban design outcome that results from the blank building façade facing this street.
15. The proposed development does not satisfy Clause 67(m) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the application does not demonstrate how roof mounted external fixtures (such as air-conditioning and refrigeration plant) and other similar infrastructure such as vent pipes will be suitably screened from view of the street.
16. The proposed development does not satisfy Clause 67(u) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the application has not demonstrated how satisfactory waste management arrangements will be incorporated into the proposed development.

5.0 CLOSURE

There being no further business, the Presiding Member declared the meeting closed, the time being 6.15pm.

ATTACHMENT NO. 3

DOG ACT 1976

TOWN OF BASSENDEAN

DOGS LOCAL LAW 2018

TABLE OF CONTENTS

	Page No.
PART 1 - PRELIMINARY	3
1.1 CITATION	3
1.2 REPEAL	3
1.3 DEFINITIONS	3
PART 2 - KEEPING OF DOGS	4
2.1 DOGS TO BE CONFINED	4
2.2 LIMITATION ON THE NUMBER OF DOGS	4
2.3 OFFENCE TO EXCRETE	4
PART 3 - ENFORCEMENT	5
3.1 INTERPRETATION	5
3.2 OFFENCES AND GENERAL PENALTY	5
3.3 MODIFIED PENALTIES	5
3.4 ISSUE OF INFRINGEMENT NOTICE	5
3.5 FAILURE TO PAY MODIFIED PENALTY	6
3.6 PAYMENT OF MODIFIED PENALTY	6
3.7 WITHDRAWAL OF INFRINGEMENT NOTICE	6
SCHEDULE 1	7
OFFENCES IN RESPECT OF WHICH MODIFIED PENALTY APPLIES	7

DOG ACT 1976

Town of Bassendean

DOGS LOCAL LAW

Under the powers conferred by the *Dog Act 1976* and under all other powers enabling it, the Council of the Town of Bassendean resolved on XXX to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the Town of Bassendean Dogs Local Law 2018.

1.2 Repeal

The Town of Bassendean Dogs Local Law published in the Government Gazette on 16 August 2001 and as amended on 3 October 2006 is repealed.

1.3 Definitions

(1) In this local law, unless the context otherwise requires:

'Act' means the *Dog Act 1976*;

'Authorised person' means a person appointed by the local government to perform all or any of the functions conferred on an authorised person under this local law;

'CEO' means the Chief Executive Officer of the local government;

'District' means the Local government of the Town of Bassendean;

'Local Government' means the Town of Bassendean;

'Regulations' means the Dog Regulations 2013; and

'Thoroughfare' has the meaning given to it in section 1.4 of the *Local Government Act 1995*.

(2) A term that is used in this local law and is not defined in subclause (1) has the same meaning that is given to it in the Act or, if not defined in the Act, the same meaning given to it in the *Local Government Act 1995*.

1.4 Application

This local law applies throughout the district.

PART 2 - KEEPING OF DOGS

2.1 Dogs to be confined

- (1) An occupier of premises on which a dog is kept must -
 - (a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;
 - (b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;
 - (c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;
 - (d) maintain the fence and all gates and doors in the fence in good order and condition; and
 - (e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.
- (2) An occupier who fails to comply with sub clause (1) commits an offence.
- (3) Notwithstanding subclause (1) and (2), the confinement of dangerous dogs is dealt with in the Act and the Regulations.

2.2 Limitation on the number of dogs

- (1) This clause does not apply to premises which have been granted an exemption under section 26 (3) of the Act.
- (2) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26 (4) of the Act, 2 dogs over the age of 3 months and the young of those dogs under that age.

2.3 Offence to excrete

- (1) A dog must not excrete on:
 - (a) any thoroughfare or other public place; or
 - (b) any land which is not a public place without the consent of the occupier.
- (2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.
- (3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

PART 3 - ENFORCEMENT

3.1 Interpretation

In this Part:

'Infringement Notice' means the notice referred to in clause 3.3; and

'Notice of Withdrawal' means the notice referred to in clause 3.7(1).

3.2 Offences and general penalty

- (1) A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) A person who commits an offence under this local law is liable, on conviction, to a penalty not less than \$500 and not exceeding \$5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

3.3 Modified penalties

- (1) The offences contained in Schedule 1 are offences in relation to which a modified penalty may be imposed.
- (2) The amount appearing in the third column of Schedule 1 directly opposite an offence is the modified penalty payable in respect of that offence.

3.4 Issue of infringement notice

- (1) Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, the authorised person may serve on the alleged offender a notice in the form of Form 8 of Schedule 1 of the Regulations, informing

the alleged offender that, if he or she does not wish to be prosecuted in court for the offence, he or she can may pay to the local government within the time specified in the notice, the amount prescribed as the modified penalty.

- (2) An infringement notice may be served on an alleged offender personally, or by leaving it at or posting it to her or his address as ascertained from the alleged offender, at the time of or immediately following the occurrence giving rise to the allegation of the offence, or as recorded by the local government under the Act.

3.5 Failure to pay modified penalty

Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

3.6 Payment of modified penalty

An alleged offender on whom an infringement notice has been served may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the allegation, and then –

- (a) the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment; or
- (b) The local government, or an authorised person acting on behalf of the local government, may withdraw the infringement notice under clause 3.7 and refund the amount so paid.

3.7 Withdrawal of infringement notice

- (1) An infringement notice may, whether or not the modified penalty has been paid, be withdrawn by the local government, or an authorised person acting on behalf of the local government, by the sending of a notice in the form of Form 9 in Schedule 1 of the Regulations to the alleged offender at the address specified in the notice or his or her last known place of residence or business and in that event, any amount received by way of modified penalty must be refunded and any acknowledgement of the receipt of that amount must for the purposes of any proceedings in respect of the alleged offence be regarded as not having been issued.
- (2) A person appointed under section 29(1) of the Act to exercise the powers of an authorised person to serve infringement notices under clause 3.4 (1) is not eligible to be appointed under that section to exercise the powers of an authorised person to withdraw infringement notices under clause 3.7(1).

Schedule 1
(clause 3.3)

OFFENCES IN RESPECT OF WHICH MODIFIED PENALTY APPLIES

Offence	Nature of Offence	Modified penalty \$	
2.1	Failing to provide means for effectively confining a dog	200	
2.3	Dog excreting in prohibited place	100	

ATTACHMENT NO. 4

10.2 Proposed Eight (8) Multiple Dwellings on Lot 761; No. 39 Broadway, Bassendean, Owner: Praetorium Pty Ltd, Applicant: Tim Lewis-Jones (Ref: DA 2014-215 Stephanie Radosevich, Planning Officer)

APPLICATION

The application seeks Council's approval for eight (8) multiple dwellings which includes variations to the 'Deemed-to-comply' provisions of the Residential Design Codes of Western Australia (R-Codes) relating to boundary walls and two-way vehicular access.

The aspects of the development, which do not meet the Deemed-to-comply provisions of the R-Codes, require assessment and determination against the 'Design Principles'.

ATTACHMENTS

Attachment No. 4: Plans of the proposed development; Applicant's justification letter; and Plan indicating vehicular manoeuvring.

BACKGROUND

An application for approval to build eight (8) multiple dwellings on the subject lot was submitted on 31 October 2014. Neighbour consultation was undertaken as the initial proposal comprised variations to the Deemed-to-comply provisions of the R-Codes, with respect to lot boundary setbacks, visual privacy and wall height of outbuildings; whereby four (4) letters of objection were submitted to the Town in relation the proposed multiple dwellings.

The site is zoned Residential with a split density code of R20/R40, with a site area of 1,064 square metres. The proposal relates to a two-storey development which comprises eight (8) two bedroom apartments.

STRATEGIC IMPLICATIONS

Built Environment

Objective:

- Ensure Town provides choice in housing types.

Strategies:

- Plan for the highest densities to be centred on railway stations, the Town Centre, and major transport routes.

- Strive to ensure that higher density housing will have excellent design to ensure that development is people-friendly and attractive.
- Strive to ensure that new housing, and in particular higher density housing, has high environmental standards.
- Plan for the availability of a broad range of housing types and affordability.

Objective:

- Foster enhanced public space and street appearance.

Strategies:

- Plan for improved streetscapes which include better footpaths, street furniture and inviting verges with well-developed and maintained street trees.
- Encourage the retention of trees on development site

COMMENT

The application has been assessed against the provisions of the Local Planning Scheme No. 10, the Residential Design Codes (State Planning Policy 3.1) and relevant Local Planning Policies, including the Town's Energy Efficient Design Policy, Water Sensitive Design Policy and Percent for Art Policy.

ASSESSMENT

Land use

Multiple Dwellings are a permitted use in the residential zone under the Local Planning Scheme No. 10.

Housing Density

By virtue of Clauses 5.3.1.1 and 5.3.1.2 of the Local Planning Scheme No. 10, the site is to be considered as if the density code is R20, unless Council determines that it is appropriate to develop the site at the higher code of R40.

In order to develop the site at the higher code of R40, Council must be satisfied that the development complies with the following criteria:

- a) In the opinion of Council the lot has a road frontage sufficient to allow at least two homes and a shared access way, where required to service development to the rear;
- b) There is due regard for relevant Local Planning Policies;
- c) Identified heritage objectives are not compromised;

- d) The proposal demonstrates elements of water sensitive urban design; and
- e) The existing streetscape is being preserved.

The proposal is considered to comply with points a) to d). With regards to point e), the existing streetscape is characterised by single storey dwellings which have been developed to in accordance with the R20 density code. These dwellings are provided with generous setbacks and complemented by significant landscaping and associated areas of open space.

The proposed development proposes more intense development; however the building setbacks compliment those of other dwellings within the street, with comparable areas of landscaping and associated areas of open space.

In light of the above, development is able to be assessed against the higher density code of R40. It is noted that the development potential for multiple dwellings at an R40 density code is controlled by plot ratio rather than a site area per dwelling requirement as applies for the development of grouped dwellings and single houses.

Compliance with the Residential Design Codes.

The proposal complies with the Deemed-to-comply requirements of the Residential Design Codes, with the following exceptions:

Boundary Walls

The proposal comprises three (3) boundary walls to the eastern boundary; whereas the Deemed-to-comply provisions do not provide for boundary walls for multiple dwellings developed in areas coded R40.

The eastern boundary walls comprise six (6) stores (to units 1, 2, 5, 6, 7 and 8) with a total length of 17.01 metres, with an average height of 2.3 metres and a maximum height of 2.4 metres.

In terms of the proposed boundary walls, buildings are required to be setback from boundaries or adjacent buildings so as to:

- ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;
- moderate the visual impact of building bulk on a neighbouring property;

- ensure access to daylight and direct sun for adjoining properties; and
- assist with the protection of privacy between adjoining properties.

The proposed eastern boundary walls are considered to meet the Design Principles in this instance as the boundary wall has a similar impact to a standard 1.8 metre high boundary fence on top of 0.5 metres of fill, which is considered acceptable under the Deemed-to-comply provisions of the R-Codes.

Further to this, a Single House developed in accordance with the R20 density code, could build a boundary wall with a length of 15.6 metres with a maximum height of 3.5 metres and an average height of 3 metres. As the proposed boundary wall is in keeping with what could be approved for a Single House, it is considered to be in keeping with the Design Principles in this instance.

In light of the above, the boundary wall is not considered to have any adverse building bulk impacts on the adjoining western property.

It is noted that the proposal is compliant with the Deemed-to-comply provisions of Clause 6.4.1 'Visual Privacy' C1.1 and Clause 6.4.2 'Solar Access for Adjoining Sites' C2.1. In light of this, the proposed boundary walls are not considered to have any undue impact on overlooking or overshadowing in accordance with the Deemed-to-comply provisions of the R-Codes.

Vehicular Access

The proposal does not comprise two-way access for the full length of the vehicle access way. The Deemed-to-comply provisions provide for driveways to be designed for two way access to allow for vehicles to enter the street in forward gear.

In terms of the proposed driveway, vehicular access is to be provided so as to minimise the number of crossovers, to be safe in use and not detract from the streetscape.

As the proposal comprises one crossover to the site, it aids in minimising the number of crossovers. Further to this, as the driveway is located to avoid the street trees, it does not detract from the existing streetscape.

With regards to the driveway being safe in use, the proposed driveway width accommodates one-way access along unit 1 and stores 3 and 4. As the crossover and driveway along the visitor's bays provides for two-way access, this provides a spot for vehicles to wait as a vehicle exits the resident's spaces. The development also incorporates a viewing mirror to the rear of the driveway, which assists with residents leaving the site to be provided with a line-of-sight down the driveway.

The plan indicating vehicular manoeuvring demonstrates that there is a minor obstruction due to the location of store 3, in the instance two vehicles were to pass at the rear. To provide for a second holding bay, allowing two vehicles to pass at the rear, it is recommended that store 3 be relocated.

In light of the above, the proposed driveway is considered to be safe in use.

Local Planning Policy No 15 Percent for Art Policy

If the proposal is approved, it is subject to compliance with the Town's Percent for Art Policy. All development proposals for multiple dwellings, mixed use, commercial, civic, institutional, educational projects or public works with a value greater than \$1,000,000 shall be regarded as eligible proposals under this policy.

Neighbour Consultation

Neighbour consultation was undertaken with the adjoining property owners. Four (4) objections have been received in relation to the proposal; whereby the following comments were made:

1. All aspects should be met with 'no' variations being granted under discretionary power rules.
2. All set backs should be adhered to and shall comply to all minimum standards with no exceptions for variation to be made. It seems to me that Unit 7 with another 600 mm set back on the west wall would make the rooms far too small.
3. On rubbish collection days you will have up to 16 bins lined out on the verge; there is insufficient space for that amount of bins given the width of the verge and the trees marked on the landscaping drawing that will obstruct the bins.

4. The application only allows for 1 tenant parking each unit and up to 2 visitors parking for each unit in the entire development. This is nowhere near sufficient as the average household has at least 2 vehicles in itself. There should be a minimum of 4 visitors parking for this development size, or ideally 2 parking bays per unit tenant and visitor.
5. The development would lead to too great an amount of overlooking and loss of privacy from outdoor areas and east facing rooms.
6. The proposal would lead to an unacceptable loss of natural light.
7. The proximity of the balconies to the neighbours will result in noise issues for the neighbours.
8. Concerns there will be extra noise during the day and night from the tenants and their visitors.
9. Heavy machinery noise during the construction phase early morning and possibly at night and over the weekends.
10. Possible vandalising and theft of materials during construction.
11. Dust and rubbish being blown around during construction, any contingency plan in place for the rubbish removal.
12. This development has absolutely no trend and comparison with any other residence on the whole stretch of Broadway.
13. This multiple two storey 'Subiaco' style apartment design will be the first of its kind on the street and is not welcome in regards to the traditional heritage style single storey residences that are existing on the street. This development would ruin Broadway's majestic thoroughfare feeling it has always had as a Bassendean icon.
14. This style of high density, small dwelling is out of place in this part of Bassendean. It is a rather jarring change to the mostly single storey, heritage style (or interpretation) family friendly dwelling that is prevalent throughout our area.

15. Given the proximity of other single dwelling blocks of a similar size on our neighbouring borders, any successful high density development close by would increase the likelihood of a similar one next door, creating further issues and potentially affecting the value of our property.
16. Concerns of the devaluation of the surrounding properties and when surrounding properties were purchased, this sort of zoning was not in effect, purchased on the basis of privacy and no existing two storey neighbour residences.
17. Concerns that there will be damage to the existing fence during the construction process.

The following comments are provided in response to the concerns that have been raised by the adjoining property owners:

1. This is not a valid planning objection.

The R-Codes have been design to provide a clear choice for applicants to select a Design Principle approach for assessment, a Deemed-to-comply provision approach, or a combination of the two.

In a Design Principle assessment the onus is on the applicant to demonstrate that the proposal complies with the Design Principles.

Given the Deemed-to-comply provisions illustrate only one way of satisfactorily meeting the corresponding Design Principles, the use of the Deemed-to-comply provisions as a yardstick or evaluation standard during a Design Principle assessment is generally not appropriate.

2. Amended plans have been provided demonstrating that the proposed setbacks comply with the Deemed-to-comply provisions of Clause 6.1.4 'Lot Boundary Setbacks' C4.1 of the R-Codes and the proposed boundary walls comply with the Design Principles of Clause 6.1.4 'Lot Boundary Setbacks' P4.1 of the R-Codes.
3. It is a condition of approval that a Waste Management Plan is submitted for the Town's approval, which includes the number of general rubbish and recycling bins to be provided for the development and details of where the bins would be located when waiting collection.

4. Car parking is provided in accordance with Deemed-to-comply provisions of Clause 6.3.3 'Parking' C3.1 of the R-Codes. It is noted that Clause 2.5.4 states:

"The decision-maker shall not refuse to grant approval to an application where the application satisfies the deemed-to-comply provisions of the R-Codes and the relevant provisions of the scheme and any relevant local planning policy."

In light of the above, additional car parking cannot be required to be provided in addition to the Deemed-to-comply provisions of the R-Codes.

5. Amended plans have been received which demonstrate that the proposal complies with the Deemed-to-comply provisions of Clause 6.4.1 'Visual Privacy' C1.1 of the R-Codes, with windows being setback in accordance with the cone-of-vision setback requirements or screening provided up to 1.6 metres above the finished floor level. In light of this, the proposed development is not considered to have any undue impact on privacy in accordance with the Deemed-to-comply provisions of the R-Codes.
6. The extent of overshadowing of the adjoining southern property complies with the Deemed-to-comply provisions of Clause 6.4.2 'Solar Access for Adjoining Sites' C2.1 of the R-Codes. Clause 6.4.2 C2.1 provides for a maximum of 25 per cent (265.75 square metres) of the adjoining site area being overshadowed; whereby the proposal casts a shadow of 7.26 per cent (77.15 square metres) over the adjoining southern property. In light of this, the proposed development is not considered to have any undue impact on overshadowing in accordance with the Deemed-to-comply provisions of the R-Codes.
- 7-9. Noise associated with the proposed development is not considered to have any undue impact on the surrounding properties. It is noted that noise is covered under the *Environmental Protection (Noise) Regulations 1997*, whereby it outlines acceptable levels of noise.
10. This is not a valid planning objection.
11. It is a condition of approval that the applicant submits a construction management plan to the satisfaction of the Manager Development Services. The construction management plan is to address issues including dust control, and provide contact details of a person to deal with complaints.

12-17. These are not valid planning objections.

STATUTORY REQUIREMENTS

The application is subject to the provisions of the Town's adopted Local Planning Scheme No. 10 and the Residential Design Codes of Western Australia.

Clause 10.2 of LPS 10 identifies matters that are to be considered by the Local Government when dealing with an application for planning approval including:

- “(b) the requirements of orderly and proper planning including any relevant proposed new Local Planning Scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;*
- (c) any approved statement of planning policy of the Commission;*
- (e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;*
- (f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;*
- (i) the compatibility of a use or development with its setting;*
- (n) the preservation of the amenity of the locality;*
- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (y) any relevant submissions received on the application;*
- (z) the comments or submissions received from any authority consulted under clause 10.1.1; and*
- (za) any other planning consideration the local government considers relevant.”*

In the event that Council was to refuse the application or was to grant approval subject to conditions, and the applicant was aggrieved by those conditions, they would be entitled to a right of review under Part 14 of the Planning and Development Act 2005.

FINANCIAL CONSIDERATIONS

Nil.

Conclusion

The proposed development is seen to satisfactorily address the Design Principles specified within the R-Codes, for each of the areas where the building has not been designed to meet the relevant Deemed-to-comply provisions, for the reasons that have been discussed within the body of the report.

On this basis, it is recommended that Council grants approval for the proposed development in accordance with the recommendation presented below.

OFFICER RECOMMENDATION – ITEM 10.2

That Council grants planning approval for the proposed eight (8) multiple dwellings at Lot 761 (No. 39) Broadway, Bassendean, subject to the following conditions:

1. Amended plans are to be submitted prior to or in conjunction with the Building Permit demonstrating that store 3 is relocated, to provide for two vehicles to pass at the rear of the access way;
2. A detailed landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which addresses the following:
 - (a) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
 - (b) Low water use;
 - (c) Landscaping of the verge area adjacent to the development site, including the provision of substantial street trees in accordance with the Town's adopted Street Tree Master Plan; and
 - (d) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;

3. Pedestrian paths to be constructed which provide wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas;
4. Provision of lighting to pathways and car parking areas;
5. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter;
6. The street trees which sit within the verge and are not affected by the proposed development shall be protected by barricades during construction in accordance with the Town's Policy relating to street tree protection;
7. Separate approval being obtained from the Town's Asset Services for the proposed crossover on the Broadway frontage of the development site and this crossover being constructed in accordance with that approval;
8. The sealing and kerbing of all car parking areas and access ways to the Town's specifications;
9. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction;
10. Visitor parking spaces being clearly marked for "Visitors Only" and used as such;
11. A minimum of three (3) and one (1) bicycle bays shall be provided for the residents and visitors respectively. The bicycle parking spaces shall be located in the area identified on the approved drawings and shall be constructed in accordance with the provisions of AS 2890.3 (as amended);
12. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy;
13. The applicant shall submit a certified Stormwater Management Plan that will address issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration, prior to the submission of a Building Permit.

In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for a modification to the planning approval will be required;

14. Prior to the issue of a building permit a development bond for the sum of \$4,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways and fencing;
15. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit;
16. The street number being prominently displayed at the front of the development;
17. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required 1.8 metre height shall be measured above the higher ground level;
18. A separate application and approval being obtained for any proposed fencing within the street setback area;
19. The provision of letterboxes and bin storage in materials to complement the development to the satisfaction of the Town;
20. External clothes drying facilities shall be screened from view of the street or any other public place at all times. No drying of clothes from upper floor balconies (units 3 & 4) or ground floor outdoor living areas (units 1 & 2) is permitted;
21. Air-conditioning units and external fittings shall be incorporated into the building or screened from view. Details of the treatment of such external fittings to the building being submitted prior to the issue of a building permit to the satisfaction of the Manager Development Services;

22. The applicant submitting to the satisfaction of the Manager Development Services a construction management plan that addresses issues of dust and noise control, hours of work, and provides contact details of a person to deal with complaints;
23. A Waste Management Plan (WMP) is to be submitted for the Towns approval prior to or in conjunction with the application for a Building Permit. The WMP shall address matters including, but not necessarily limited to, the following:
 - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on site separation of materials for recycling and the expectations of owners and/or tenants;
 - (b) Site Plan showing the location and size of the on-site rubbish disposal area, including the number of general rubbish and recycling bins to be provided for the development, including sharing arrangements where the number of bins is less than the number of dwellings;
 - (c) An estimation of the volume of waste to be generated by the proposed development and the capacity of this volume of waste to be accommodated by on site bin storage capacity;
 - (d) Details of intended method of collection (private contractor or Council contractor);
 - (e) Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage;
 - (f) Details of where the bins would be located when waiting collection;
 - (g) Details of advice to be provided to owners and occupiers regarding the WMP; and
 - (h) Details of how the WMP will continue to be applied in perpetuity across the life of the development, including the WMP being incorporated into the strata by-laws for the proposed development;
24. The bin storage area is:
 - (a) To be provided with a self closing gate;
 - (b) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and

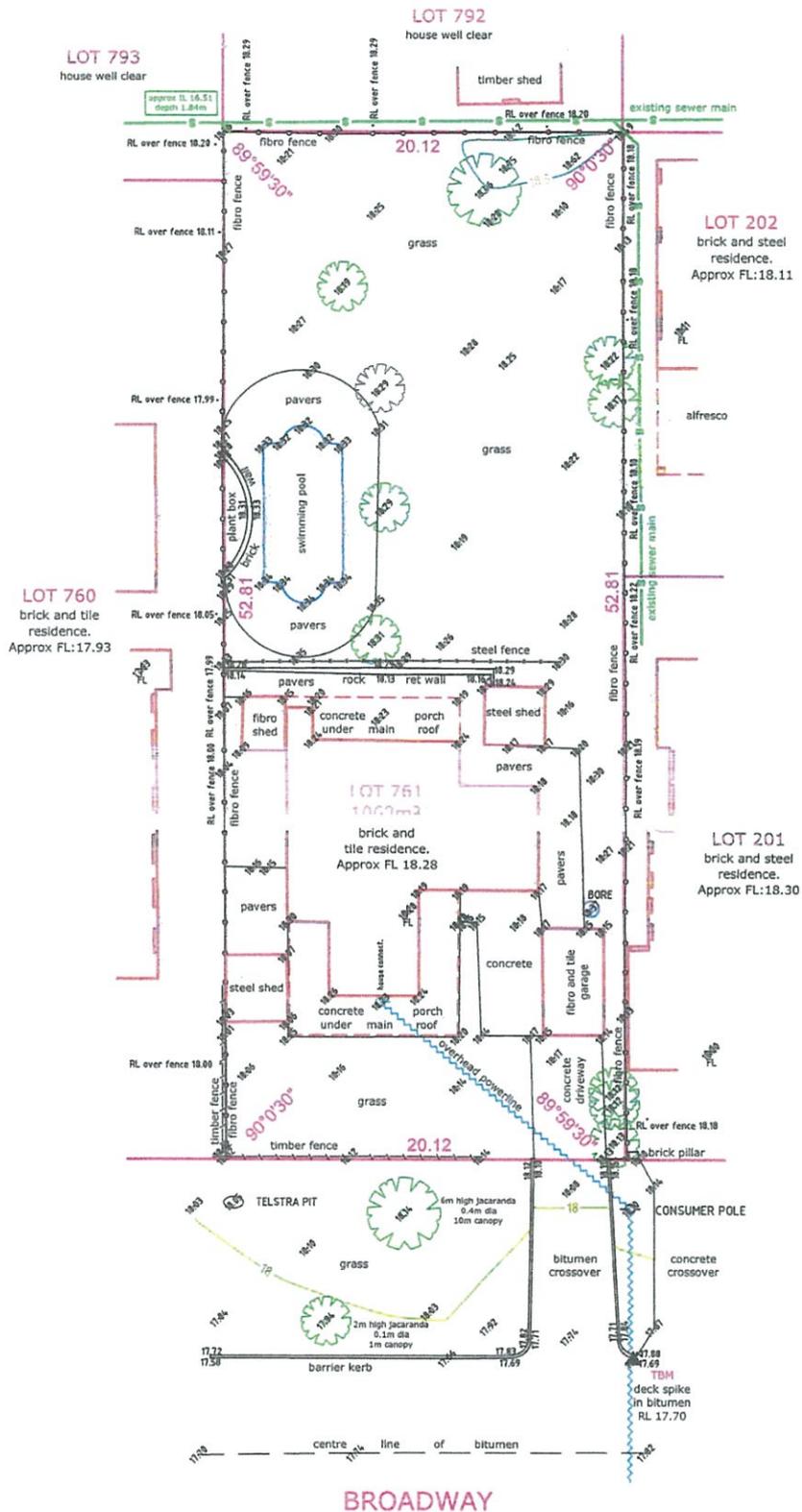
- (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning;
- 25. The proposed boundary walls shall be finished to the satisfaction of the Town;
- 26. All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot;
- 27. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period; and
- 28. The issue of a building permit prior to the commencement of any on-site works.

ADVICE NOTE:

In relation to Condition 15, the owner/applicant is to liaise with the Town's Cultural Development Officer early in the process if it is intended that the public art is to be provided on-site.

Voting Requirement: Simple majority

NOTE: No title viewed by The Land Division. A check certificate of title for easements and encumbrances is highly recommended as should they exist, they may affect design.



TOWN OF BASSENDEAN
02 NOV 2014
RECEIVED



	Overhead Powerline
	Sewer Main
	Bore
	Power Pole
	Telstra Pit
	Dead Tree
	Tree

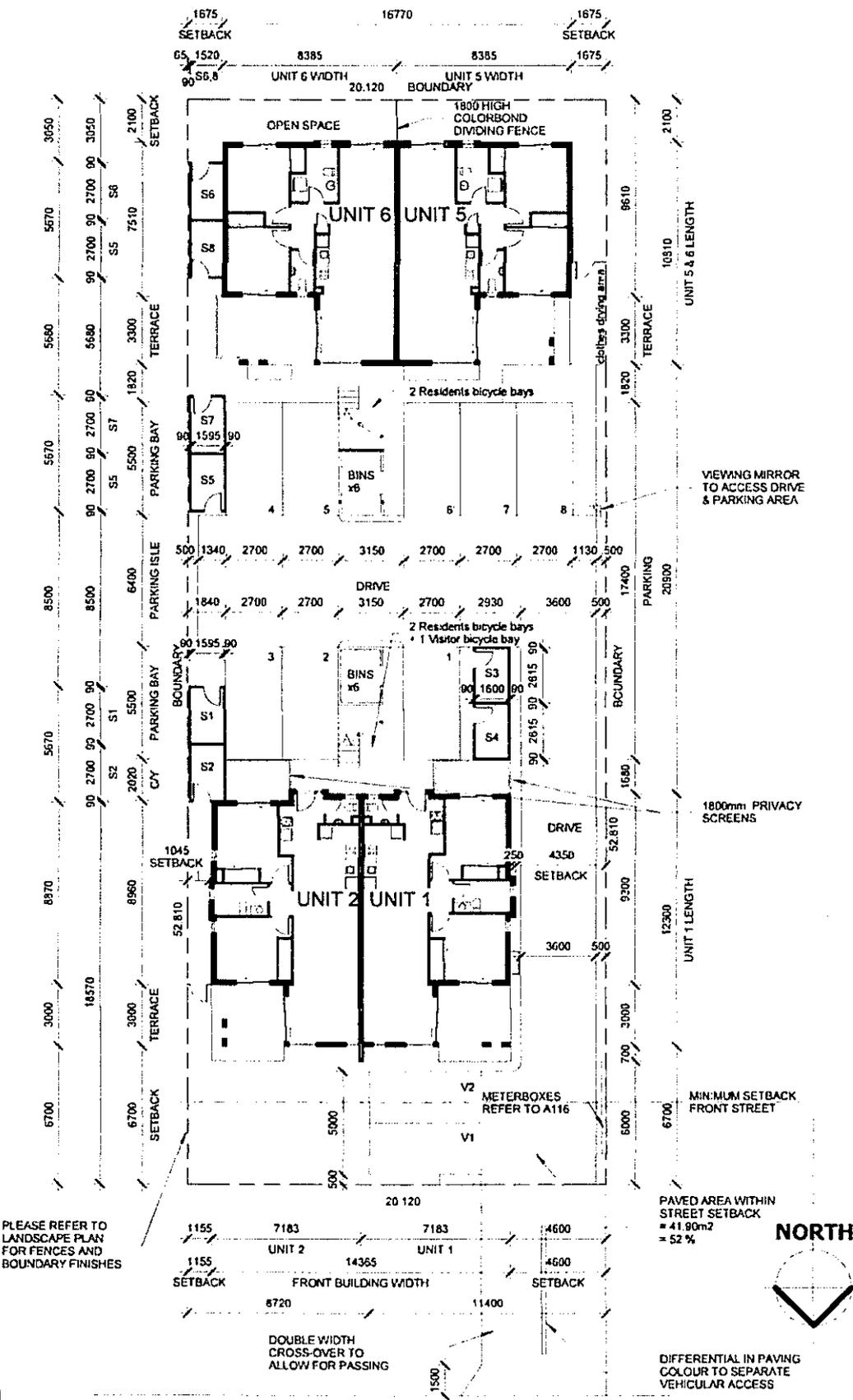
TBM deck spike in bitumen equals RL 17.70 AHD
Based on sewer manhole L3265 RL 17.98 AHD (Water Corp e-plan)
Contractor to check datum before adopting levels

Date: 18 June 2014 Scale 1:250@A3
Client: Colclough
Position and depth of services to be confirmed on site by contractor.
Note: Features are related to fence-lines only. No connection made to boundaries.
REPEG RECOMMENDED

**FEATURE AND CONTOUR SURVEY
OF LOT 761 ON PLAN 3262
39 Broadway, Bassendean
C/T Vol: 2122 Fol: 960
our ref. 4320-14**

Feature Survey by
LAND DIVISION
PO Box 2444,
Malaga, WA 6090
Tel 089 209 3232
Fax 089 249 2551

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE.
2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE.
4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT DIAL BEFORE YOU DIG TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS.
7) CONSULT TLD ON ANY ANOMOLY BEFORE DESIGN AND CONSTRUCTION.



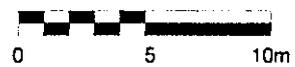
PLEASE REFER TO LANDSCAPE PLAN FOR FENCES AND BOUNDARY FINISHES

PAVED AREA WITHIN STREET SETBACK
= 41.90m²
= 52%

NORTH

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

1 SITE PLAN
1:200



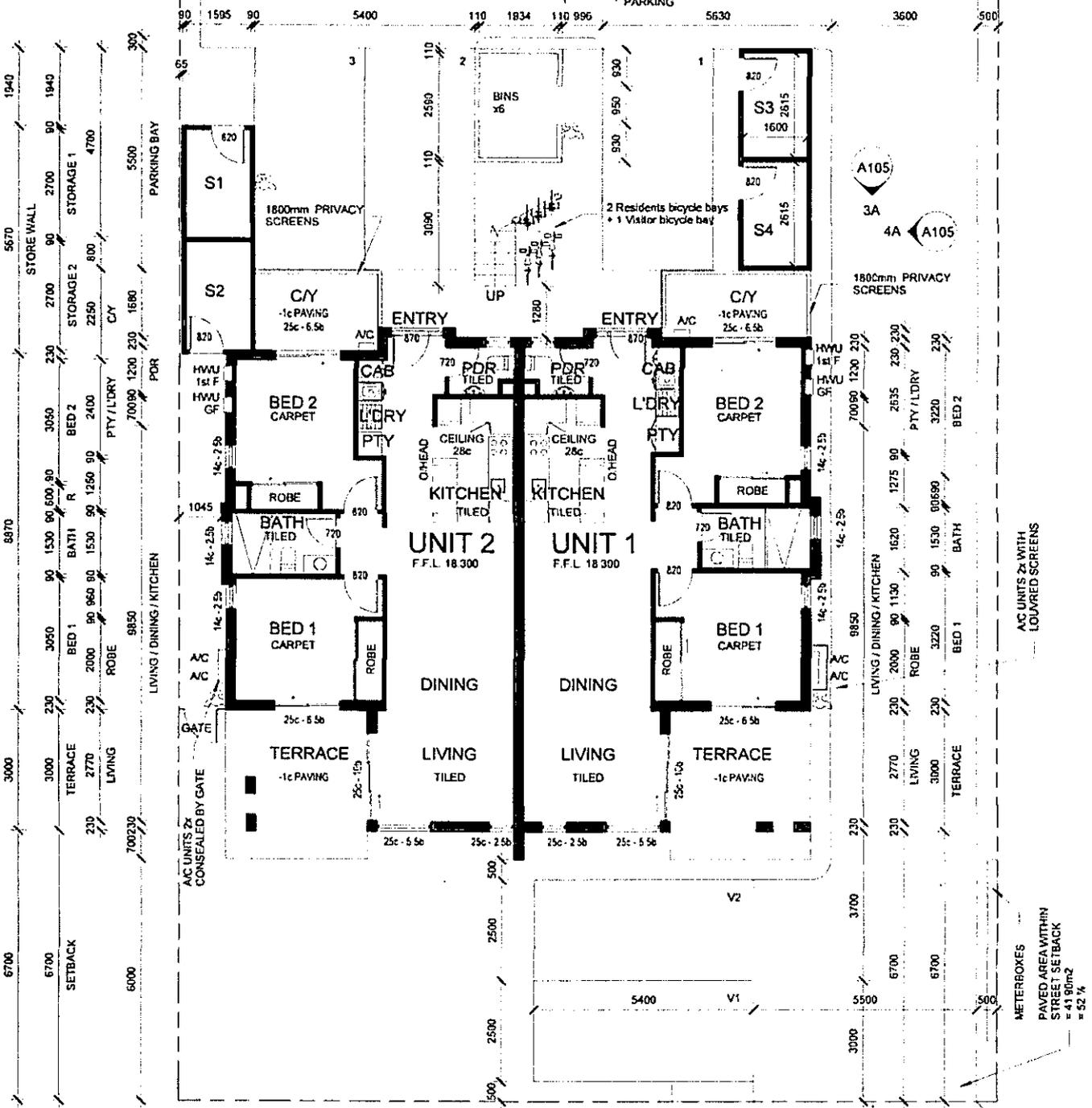
city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph 9371 6310 ph 9473 0013
mobile 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue
1		
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

SITE PLAN	
Project number	39BB
Date	2/04/2015
Drawn by	MC
Checked by	JA, TL
A101	
Scale 1:200	

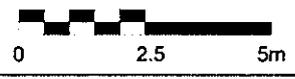
230	2903	90700	1440	90	1610	230	1610	90	1555	5890	2908	230	4600		
		CAB	ENTRY	POWDER	POWDER	ENTRY	CAB								
230	2908	90	1840	90	1910	230	1910	90	1840	90	2908	230	4600		
		L'DRY				L'DRY									
230	2908	90700	1140	2000	230	2000	1140	70090	2908	230	4600				
		BED 2	PTY	KITCHEN	KITCHEN	PTY	BED 2						SETBACK		
1155	230	2035	90	1483	90	3140	230	3140	90	1483	90	1645	90300	730	500
		ROBE		KITCHEN	KITCHEN	ROBE								DRIVEWAY	



1045	250	2558	90	1050	90	3140	230	3140	90	1050	90	2698	250	4350
SETBACK	BATH			KITCHEN		KITCHEN		BATH		SETBACK				
1155	230	2908	70090	3140	230	3140	90700	2908	230	500				500
SETBACK	BED 1	ROBE	DINING	DINING	ROBE	BED 1				DRIVEWAY				
1155	3465	230	3373	230	3373	230	3465	3465	4600	SETBACK				
	TERRACE		LIVING	LIVING	TERRACE									

GROUND FLOOR FRONT UNITS

SCALE 1:100



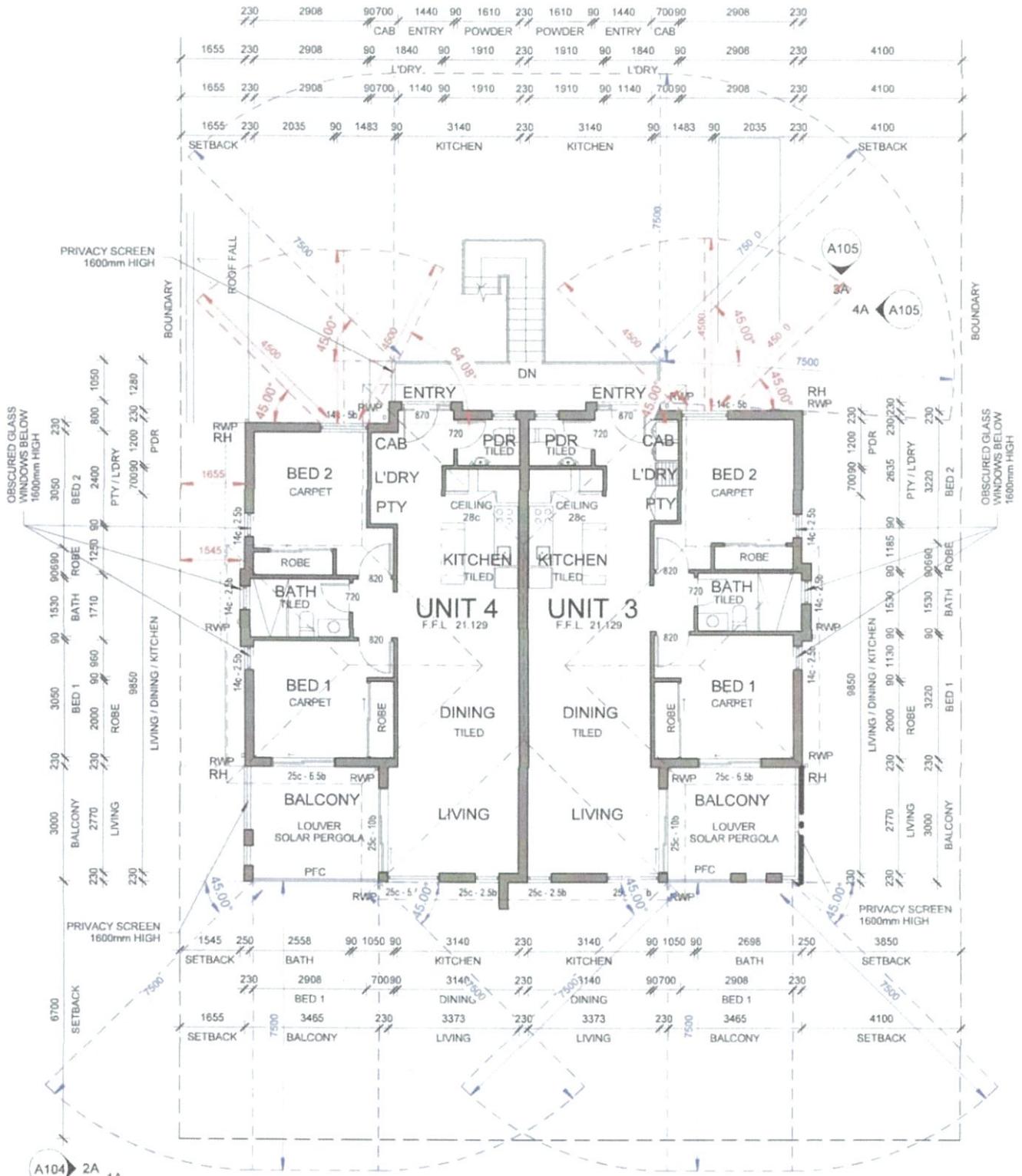
TOWN OF BASSENDEAN
 07 APR 2015
RECEIVED

city residence
 individual design builders & developers
 76a second avenue mt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile. 0417 054 738
 email. cityresidence@ozemail.com.au

CITY RESIDENCE
 39 BROADWAY, BASSENDEAN

rev	date	issue
1	1	1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

GROUND F. FRONT UNITS	
Project number	3988
Date	7/04/2015
Drawn by	MC
Checked by	JA, TL
A102	
Scale 1:100	



1 FIRST FLOOR FRONT UNITS
1:100



TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph 9371 6310 ph 9473 0013
mobile 0417 094 738
email: cityresidence@ozemail.com.au

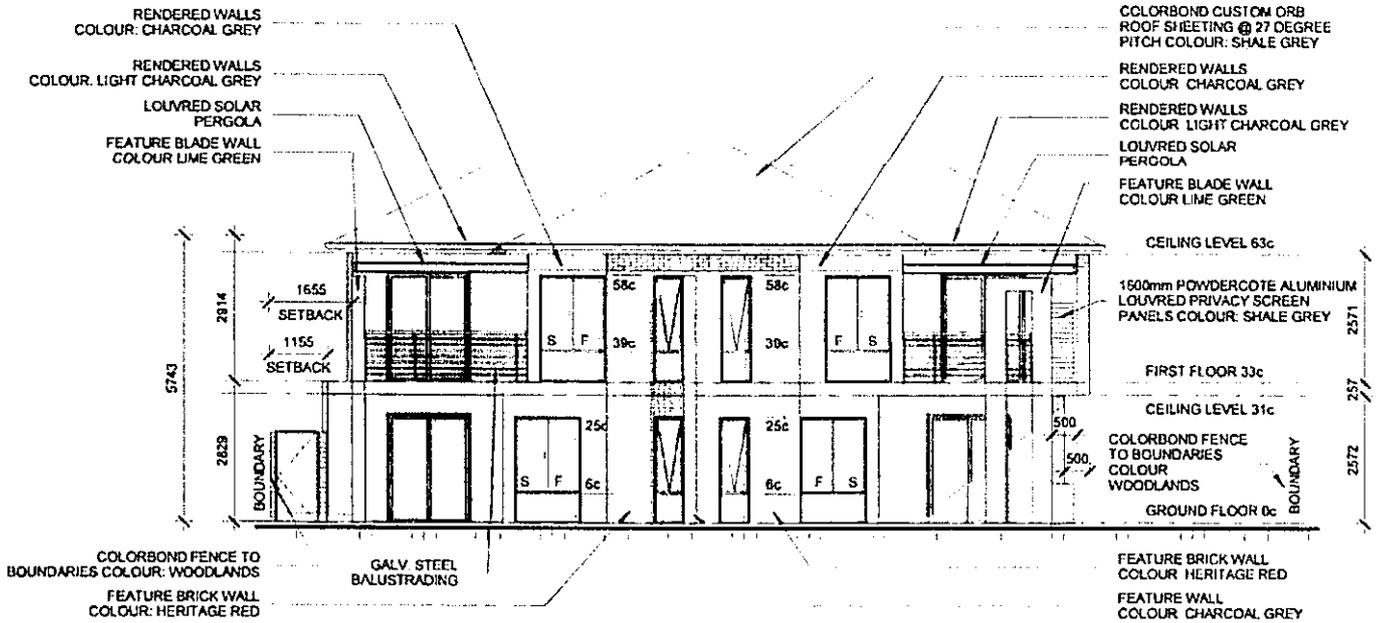
CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue
1	1	1
2	5/6/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

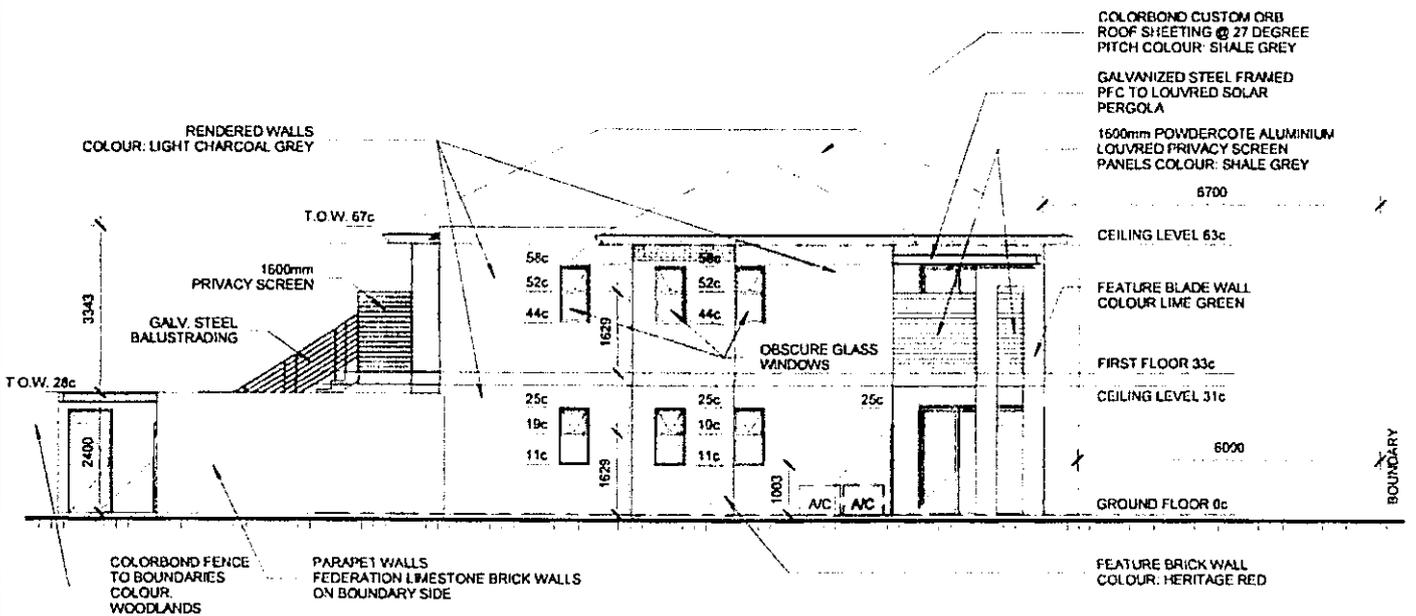
FIRST F. FRONT UNITS	
Project number	39BB
Date	2/04/2015
Drawn by	MC
Checked by	JA, TL

A103

Scale 1 100



1A ELEVATION 1 FRONT UNIT
1:100



ELEVATION 2 FRONT UNIT
1:100



TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

city residence
individual design builders & developers
76a second avenue ml lawley wa 6050
ph: 9371 6310 ph: 9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

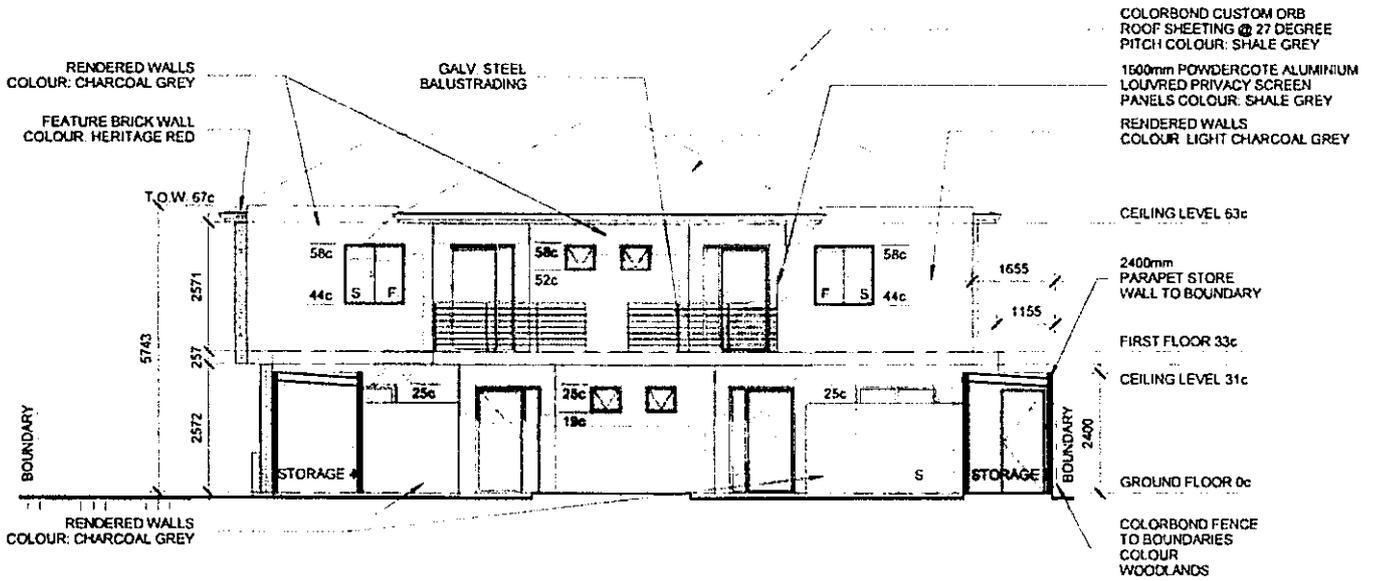
39 BROADWAY, BASSENDEAN

rev	date	issue
1	1	1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

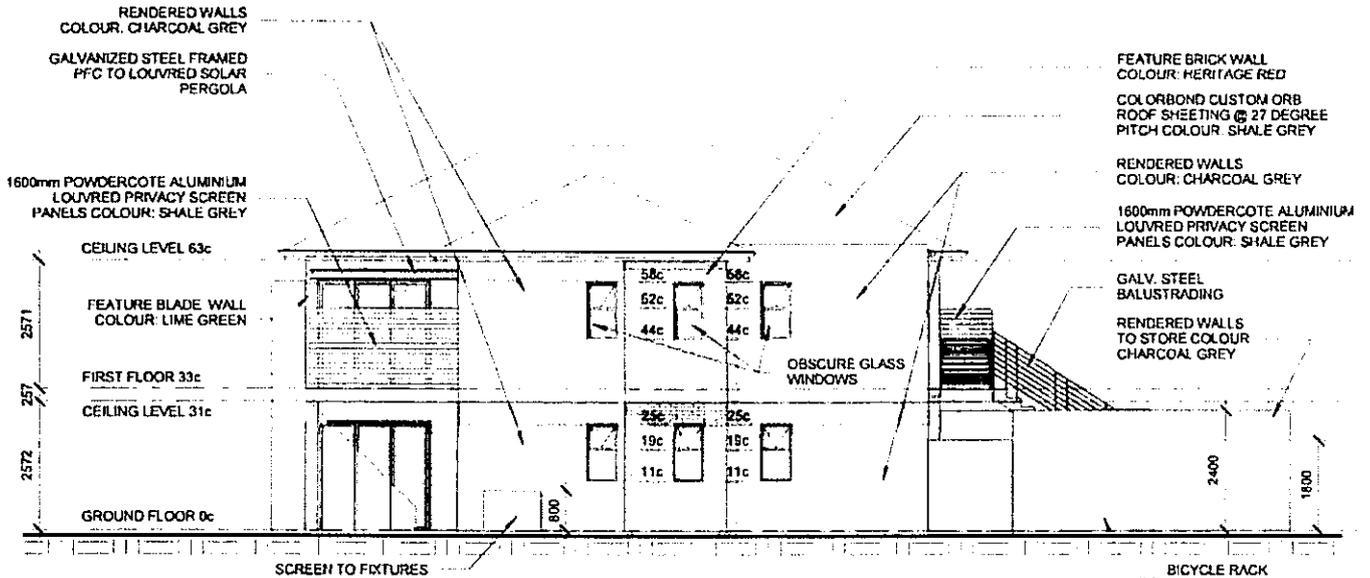
ELEVATION 1 & 2 FRONT UNIT

Project number	398B
Date	2/04/2015
Drawn by	MC
Checked by	JA, TL
Scale	1:100

A104



3A ELEVATION 3 FRONT UNIT
1 : 100



4A ELEVATION 4 FRONT UNIT
1 : 100

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED



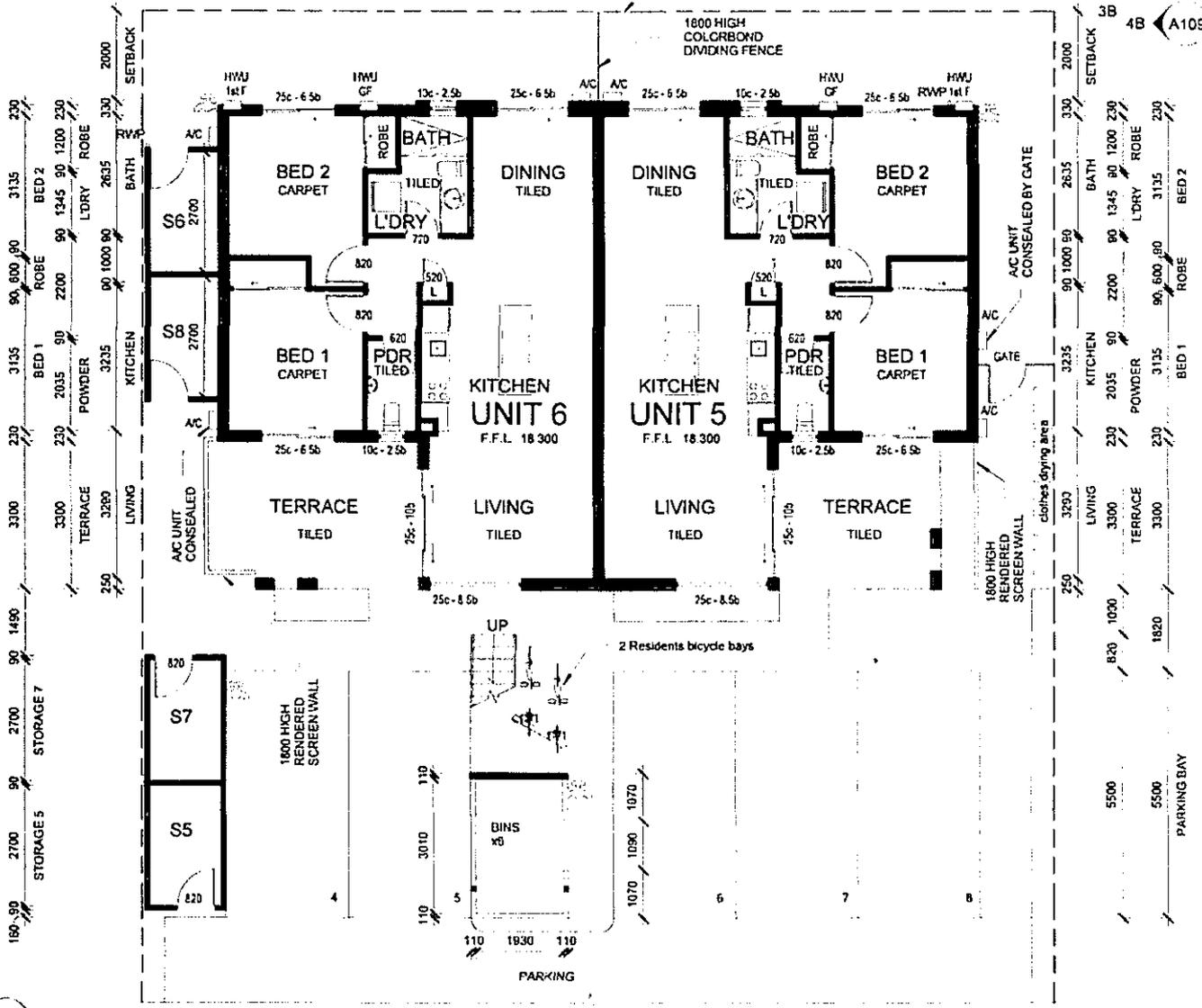
city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph 9371 6310 ph 9473 0013
mobile 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue	ELEVATION 3 & 4 FRONT UNIT	
1			Project number	395B
2	5/01/2015	COMMENTS	Date	2/04/2015
3	7/01/2015	COMMENTS	Drawn by	MC
4	10/02/2015	PLANNING APP	Checked by	JA, TL
5	11/02/2015	PLANNING APP		
6	2/04/2015	PLANNING APP		

A105
Scale 1 : 100

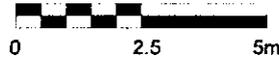
1675	230	2950	90	90	1500	90	2670	230	2670	90	1500	90	90	2950	230	1675
SETBACK		BED 2	650	BATH	DINING	DINING	BATH	650	BED 2	SETBACK						
00	1520	230	2050	90	2240	00	2670	230	2670	00	2240	90	2950	230		
S6	1610	BED 2	L'DRY	DINING	DINING	L'DRY	BED 2									
65	1610	230	1710		6330		230		6330		1710	230	1675			
		ROBE									ROBE					



90	1520	230	2950	90	1100	90645	3165	230	3165	64590	1100	90	2950	230
S8		BED 1											BED 1	
1610	230	2950	90	1100	90	3810	230	3810	90	1100	90	2950	230	
		BED 1	POWDER	KITCHEN				KITCHEN		POWDER	BED 1			
1675		4410	230	3630	230	3630	230	4410	1675					
SETBACK		TERRACE		LIVING		LIVING		TERRACE	SETBACK					

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

1 GROUND FLOOR REAR UNITS
1:100



city residence
individual design builders & developers
76a second avenue mt lawley wa 6060
ph. 9371 6310 ph. 5473 0013
mobile. 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

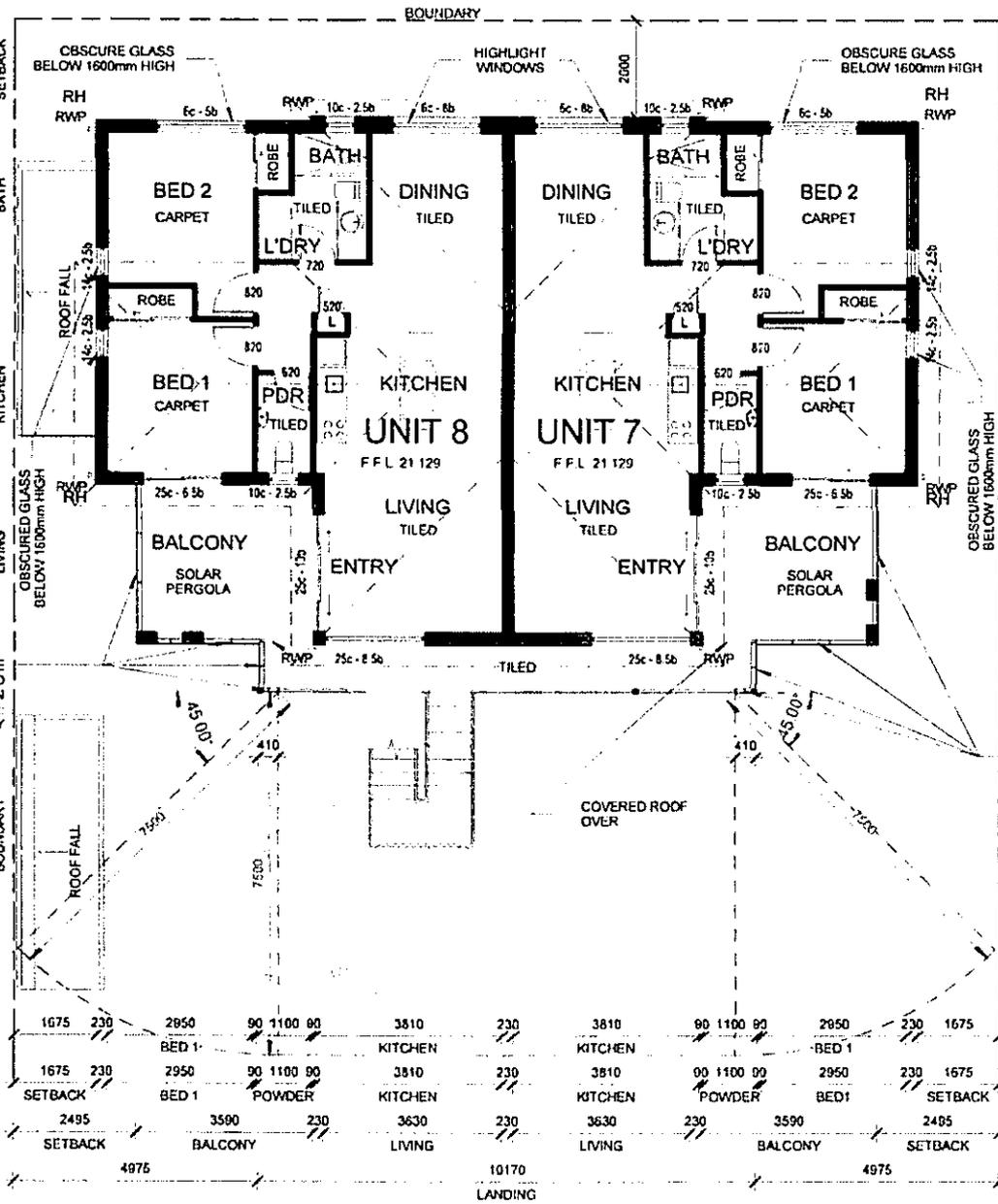
rev	date	issue
1		1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

GROUND FLOOR REAR UNITS
Project number 39BB
Date 2/04/2015
Drawn by MC
Checked by JA, TL
Scale 1:100

A106

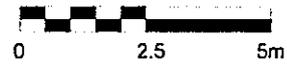
2/04/2015 9:52:59 AM

1675	230	2950	9065090	1500	90	2670	230	2670	90	1500	9065000	2950	230	1675		
		BED 2	ROBE	BATH		DINING		DINING		BATH	ROBE	BED 2				
1675	230	2950	90	2240	90	2670	230	2670	90	2240	90	2950	230	1675		
		BED 2		L'DRY		DINING		DINING		L'DRY		BED 2				
1675	230	1710	90	1150	90	1100	735	3165	230	3165	735	1100	90	1710	230	1675
		SETBACK		ROBE								ROBE		SETBACK		



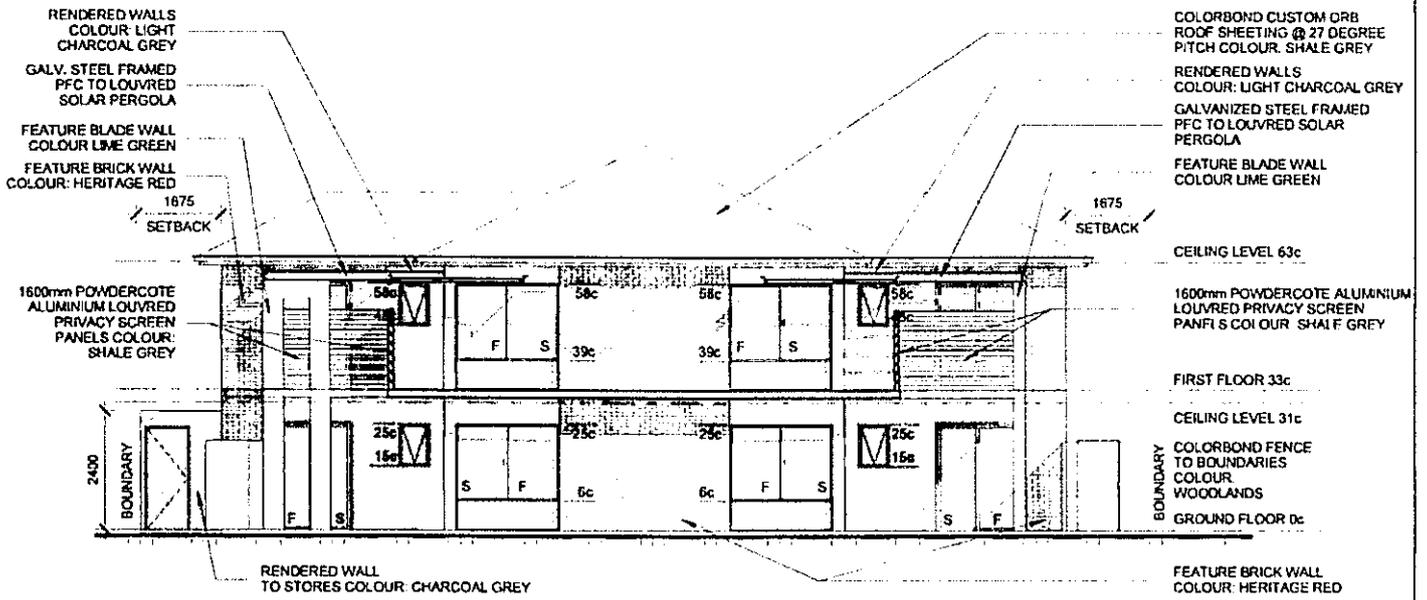
1 FIRST FLOOR REAR UNITS
1:100

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

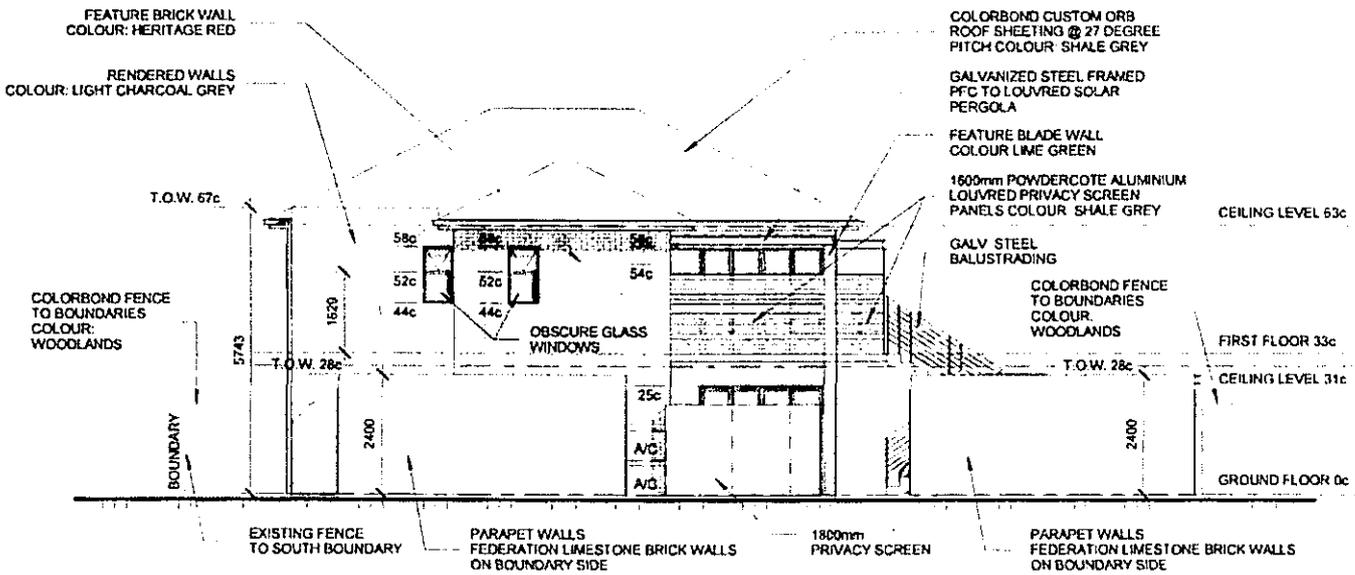


city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile. 0417 094 738
email. cityresidence@ozemail.com.au

CITY RESIDENCE	rev	date	issue	FIRST FLOOR REAR UNITS
	1	1	1	
	2	5/01/2015	COMMENTS	
	3	7/01/2015	COMMENTS	
	4	10/02/2015	PLANNING APP	Project number 398B
	5	11/02/2015	PLANNING APP	Date 2/04/2015
	6	2/04/2015	PLANNING APP	Drawn by MC
39 BROADWAY, BASSENDEAN			Checked by JA, TL	A107
				Scale 1 100

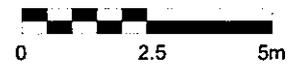


1B ELEVATION 1 REAR UNITS
1 : 100



2B ELEVATION 2 REAR UNIT
1 : 100

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED



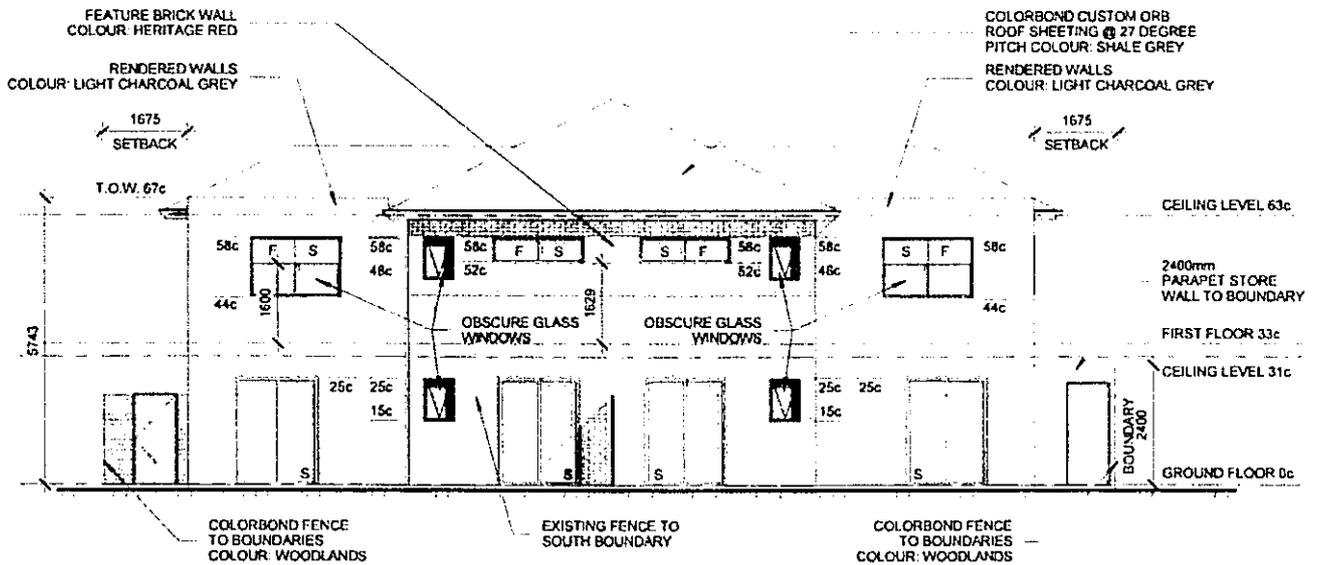
city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile. 0417 094 738
email. cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

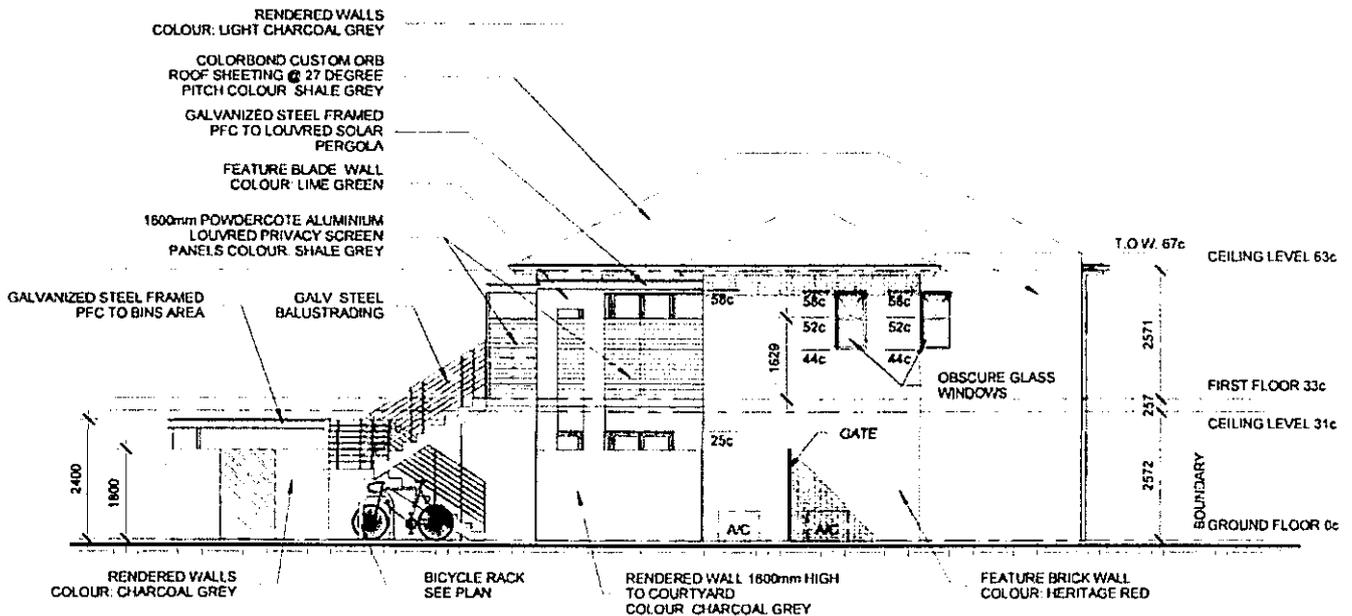
rev	date	issue
1	1	1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

ELEVATION 1 & 2 REAR UNITS	
Project number	398B
Date	2/04/2015
Drawn by	MC
Checked by	JA, TL
A108	
Scale	1 : 100

20/02/2015 9:53:11 AM



3B ELEVATION 3 REAR UNIT
1 : 100



4B ELEVATION 4 REAR UNIT
1 : 100

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED



city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile. 0417 094 738
email. cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue
1	1	1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

ELEVATION 3 & 4 REAR UNITS
Project number 398B
Date 2/04/2015
Drawn by JMC
Checked by JA, TL
Scale 1 : 100

A109



TOWN OF BASSENDEAN
 07 APR 2015
 RECEIVED

1 LANDSCAPING PLAN
 1 : 200



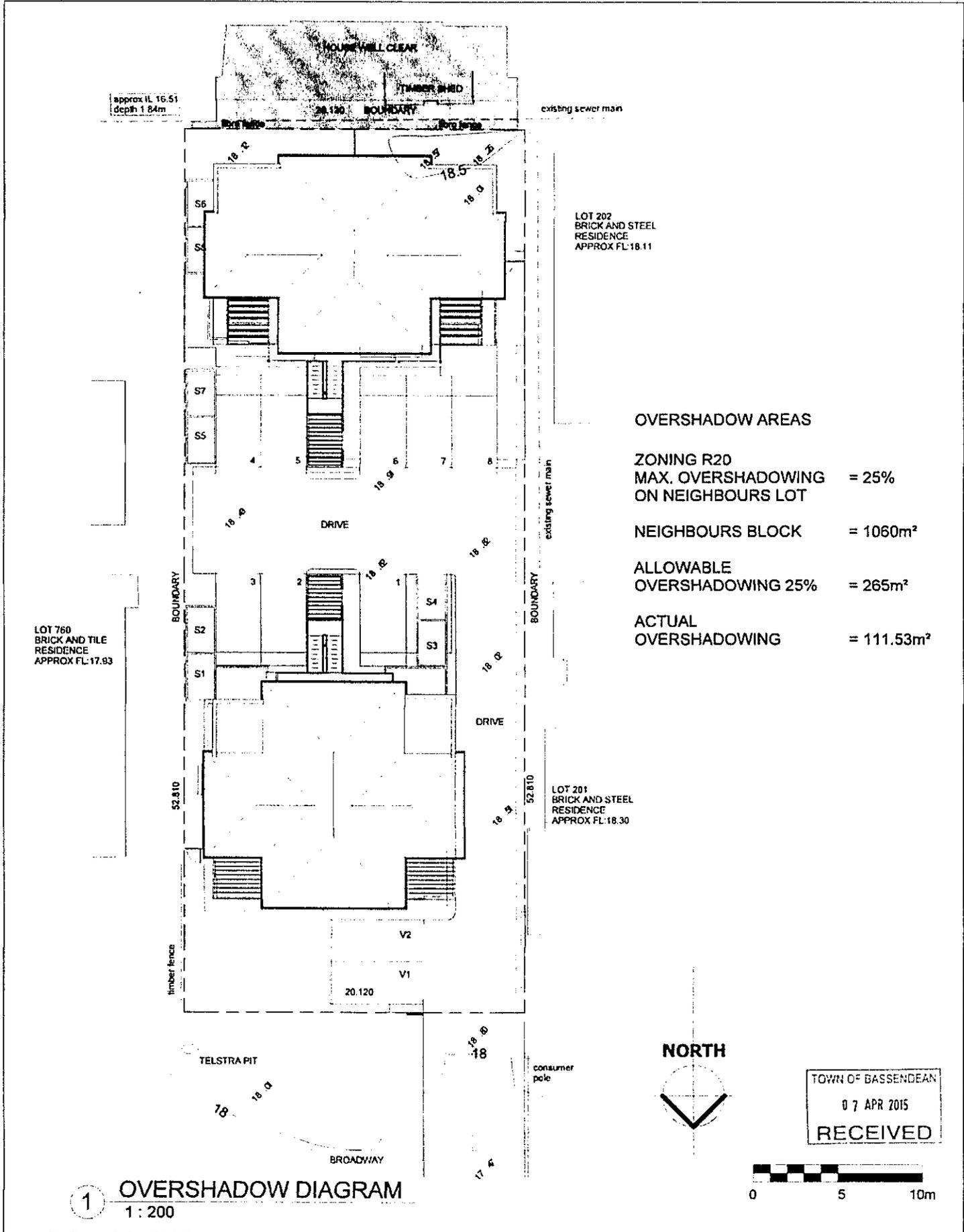
city residence
 individual design builders & developers
 75a second avenue mt lawley wa 6050
 ph 9371 6310 ph 9473 0013
 mobile 0417 094 736
 email: cityresidence@ozemail.com.au

CITY RESIDENCE
 39 BROADWAY, BASSENDEAN

rev	date	issue	LANDSCAPING	
1	1	1		
2	5/01/2015	COMMENTS		
3	7/01/2015	COMMENTS	Project number	39BB
4	10/02/2015	PLANNING APP	Date	2/04/2015
5	11/02/2015	PLANNING APP	Drawn by	MC
6	2/04/2015	PLANNING APP	Checked by	JA, TL

A110

Scale 1 : 200



OVERSHADOW AREAS

ZONING R20
 MAX. OVERSHADOWING ON NEIGHBOURS LOT = 25%

NEIGHBOURS BLOCK = 1060m²

ALLOWABLE OVERSHADOWING 25% = 265m²

ACTUAL OVERSHADOWING = 111.53m²

LOT 760
 BRICK AND TILE
 RESIDENCE
 APPROX FL: 17.93

LOT 202
 BRICK AND STEEL
 RESIDENCE
 APPROX FL: 18.11

LOT 201
 BRICK AND STEEL
 RESIDENCE
 APPROX FL: 18.30

NORTH

TOWN OF BASSENDEAN
 07 APR 2015
 RECEIVED



1 OVERSHADOW DIAGRAM
 1: 200

city residence
 individual design builders & developers
 78a second avenue mt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

CITY RESIDENCE
 39 BROADWAY, BASSENDEAN

rev	date	issue	OVERSHADOW DIAGRAM	
1	1	1	Project number	39BB
2	5/01/2015	COMMENTS	Date	2/04/2015
3	7/01/2015	COMMENTS	Drawn by	MC
4	10/02/2015	PLANNING APP	Checked by	JA, TL
5	11/02/2015	PLANNING APP	Scale	1: 200
6	2/04/2015	PLANNING APP		

2/04/2015 9:53:29 AM



1 PERSPECTIVE FRONT UNITS



2 PERSPECTIVE REAR UNITS

TOWN OF BASSENDEAN
07 APR 2015
RECEIVED

city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph. 9371 6310 ph. 9473 0013
mobile. 0417 094 738
email. cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

rev	date	issue
1	1	1
2	5/01/2015	COMMENTS
3	7/01/2015	COMMENTS
4	10/02/2015	PLANNING APP
5	11/02/2015	PLANNING APP
6	2/04/2015	PLANNING APP

EXTERIOR VIEWS

Project number	398B
Date	2/04/2015
Drawn by	MC
Checked by	TC

A112

Scale



PERSPECTIVE FRONT UNITS

SCALE: 1:1



PERSPECTIVE REAR UNITS

SCALE: 1:1

city residence
 individual design builders & developers
 76a second avenue rmt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

CITY RESIDENCE

TOWN OF BASSENDEAN

07 APR 2015

RECEIVED

39 BROADWAY, BASSENDEAN

EXTERIOR VIEWS

Project number 398B
 Date 11/02/2015
 Drawn by MC
 Checked by TC

A112

Scale 1:1



Document #: IPA-8611315
Date: 07.04.2015
Officer: STEPHANIE RADOSEVICH
File: DABC/BDVAPPS/2014-215

RE: PROPOSED 8 UNIT DEVELOPMENT 39 BROADWAY, BASSENDEAN

REFERENCE: (DA: 2014-215)

Attention: Stephanie Radosevich

CITY RESIDENCE

2/04/2015

RE: Proposed Eight (8) Multiple Dwellings at Lot 761 (No39) Broadway, Bassendean.

DEVELOPMENT APPROVAL APPLICATION. Reference: DA: 2014-215.

Attention:

Stephanie Radosevich
Town Planning Officer

Dear Stephanie,

Please find attached a copy of the 'revised' Drawings and Outline, in reply to your Final comments as per email: 13th March, 2015 and discussions had with Tim Lewis-Jones at The Town of Bassendean, on 31st March, 2015.

We trust that the attached information meets with your approval for the completion of your Report for the Development Approval, so that it can be submitted for the coming Council Meeting on 28th April, 2015.

Thank you once again, for your assistance with this project.

1.0 PRESERVATION OF STREETScape:

- The Building Form, has been 'revised', to incorporate Hip Roofs to the Sides of the Units, in lieu of the Flat Roof section to the Front of the Units.
 - Please refer: Drawings: A103 & A107 (Roof Plan, shown Dotted), A104, A105, A108 & A109 (Elevations).
- As shown in the Perspective Views and the Elevations the Proposed Development has:
 - Incorporated 2 Dwellings to the Street Frontage.
 - Street Set-Back, has been increased to 6.7M, to be more in-keeping with the surrounding Set-Backs.
 - The Facades have been articulated and incorporate Feature Brick Walls with Heritage Red Bricks and Rendered Walls.

2.0 BUILDING HEIGHT:

- The Rear Wall to the Rear Apartments has been 'revised' so that it is no higher than 6M, above the natural ground level.
 - Please refer: Drawing: A109.

3.0 BOUNDARY WALLS:

- The Stores to the Western Boundary have been 'relocated', within the Car Parking Area at the Rear, so that there are only Parapet Walls to the Eastern Boundary.
- The Parapet Walls to the Stores on the Eastern Boundary:
 - Are a maximum in height of 2400mm and due to the orientation do not cause any overshadowing.
 - These have been broken up into 3 lengths of: 5.67M. The combined length of these being: 17.01M, the Length of the Eastern Boundary is: 52.81M, this equates to less than two-thirds the length allowable of: 17.6M, for Parapet Walls on the Boundary.

4.0 DESIGN OF CAR PARKING SPACES:

- Relocation of Car Bay to Visitor's Bay, allows for the relocation of Car Bay 1 and solves manoeuvring issue.
- The Rear Car Parking Isle width has been increased to 6.4m, to allow for better manoeuvring and 'pull-over area' for vehicles near Side Access-Drive.
- The Over-Hanging Landscape strips, as requested have been 'removed'.
- In accordance with clause 6.3.4 'Design of Car Parking Spaces' C4.2 of the R-Codes, the Rear Visitor's Bay has been 'relocated' to the Front.

5.0 VEHICULAR ACCESS:

- As discussed, the Driveway has:
 - Been 'revised' to incorporate a 'pull-over area', to the Cross-Over, with contrasting paving treatment to direct vehicular traffic and 'pull-over area in front of the Visitor's Bays. Also to the Rear of the Drive a 'pull-over area', with the increase of the Car Parking Isle width to 6.4m.
 - Viewing Mirror has been incorporated.
 - Visitor's Bays located to the Front, so access down the Driveway is only for residents.
- As reviewed at the meeting, whilst this is only a one-way access driveway, due to the width of the Site, it allows for 2 Dwellings to be incorporated to the Front Streetscape and the above adjustments it was considered acceptable.

6.0 EXTERNAL FIXTURES:

- The location of the air conditioning units alongside the driveway, have been shown on the attached diagrams and on the Ground Floor Plans and Elevations.
 - These are to be screened with Powdercote Aluminum Louvres.

7.0 WASTE MANAGEMENT:

Waste Management Plan

Introduction

It has been elaborated a waste management plan as per Local Council request to provide information on how to show that the proposed 8 unit development satisfies the minimum provisions to obtain an approval.

The Multiple Dwelling Development Waste Management Plan Guidelines from the Waste Authority has been used as a reference and therefore changes may apply to recent studies or amendments.

The project being developed is located on Broadway, Bassendean and consists of two separate buildings containing a total of 8 units. A single unit is composed by two bedrooms, living room, dining room, kitchen and a terrace or balcony. The projected number of residents will be approximately 3 residents/per unit.

The initial contact with the local authorities was made using the information provided on the official website of Town of Bassendean where they give types and timeframe of waste collection, as well as size of bins.

Waste Generation

Using the figures given on Table 2: Waste generation rates of the guidelines we obtain the next information.

Waste stream	Dwelling size	Waste Generation Rate/Storage requirement
General Waste	2 Bedroom	160L/week
Comingled recycling	2 Bedroom	80L/fortnight
Organic/food waste	2 Bedroom	80L/fortnight

We deduce that the total amount of waste per unit is $160L + 40L + 40L = 240L/\text{week}$

Therefore the minimum storage capacity to serve the complex will be $240L/\text{week} \times 8 \text{ units} = 1920L/\text{week}$ that can be allocated in different containers or receptacles.

This can be either facilitated with 1x 240L General waste bin per unit (8) + shared Recycling bin per 2 units (4) or vice versa.

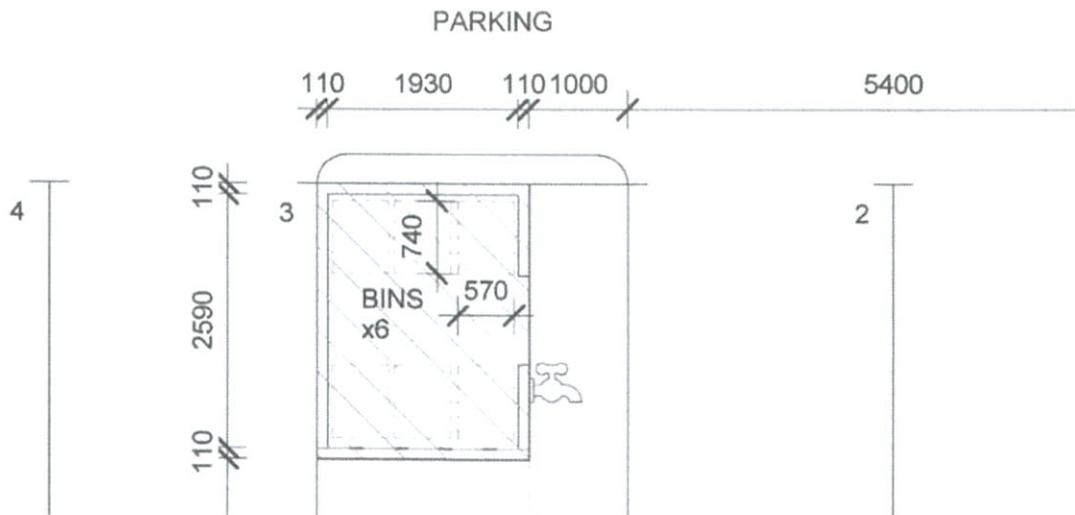
Waste Management System – Outline

Bin Storage Area

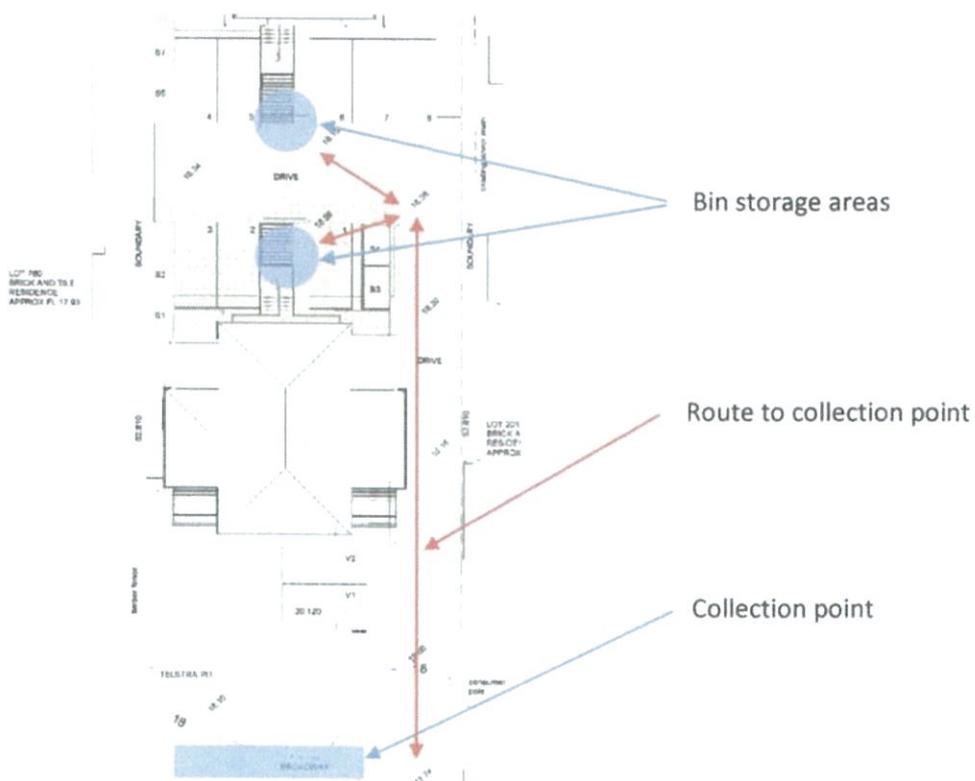
Currently the proposal comprises two main areas designated for the bin storage. They are placed on the ground floor and between both buildings. The area provided is approximately 6m² (2.6m x 1.9m) where up to 6 bins of 240L capacity can be fitted.

The designated area has been selected for its easy access and central location for each and every dwelling, yet they have been covered with a steel framed pergola with a climbing vine to allow for ventilation and to improve the amenity of the complex.

The noise can be minimised by the surrounding elements such as stairs and vegetation, whereas the natural ventilation will decrease any unwanted odour. The areas are easy to maintain and include a tap to provide water for washing and cleaning.

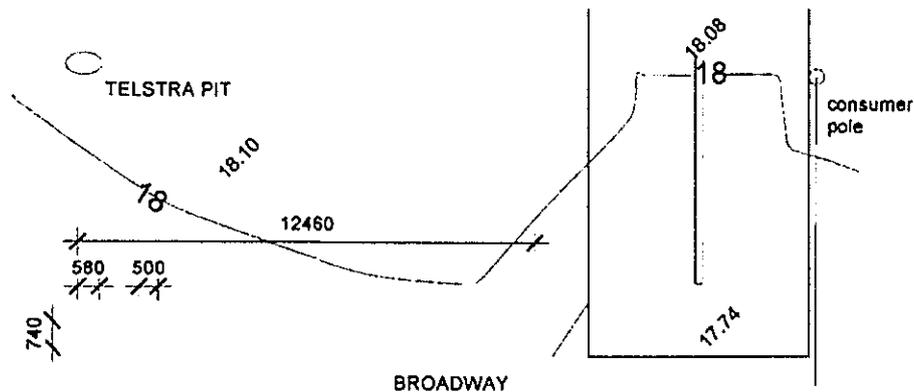


Access



Collection

With the information previously obtained we can arrange different layouts for bins to be collected. It is known that Local Council only collects 240L bins, where general waste is every week and recycling waste every fortnight.



Drawing of verge with 8 (240L) bins lined up to the distance required by regulations.

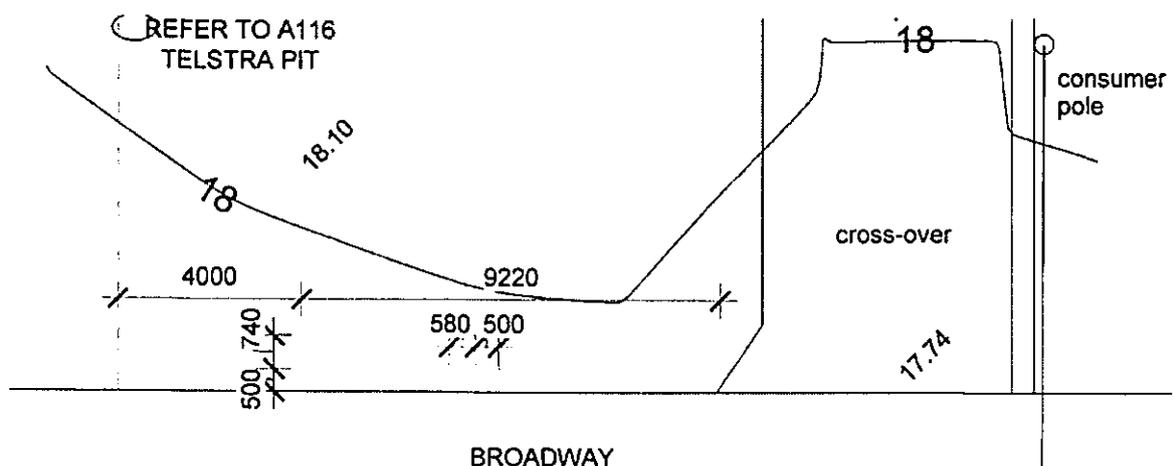
With the same information as above, the better waste practice can work as following (refer to the Better Waste Practice for more information):

For general waste $80\text{L}/\text{week} \times 8 \text{ dwellings} = 640\text{L}/\text{week}$ this means $640\text{L} / 240\text{L bin}$ and we obtain that we require $2.66 \rightarrow 3$ bins with a green lid

For recycling waste $80\text{L}/\text{fortnight} \times 8 \text{ dwellings} = 640/\text{fortnight}$ meaning that $640 / 240\text{L bin}$ we obtain that we require $2.66 \rightarrow 3$ bins with a yellow lid

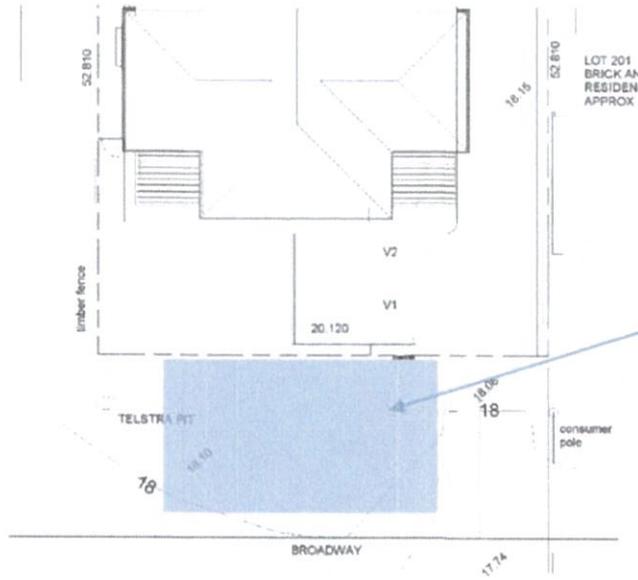
For organic/food waste $80\text{L}/\text{fortnight} \times 8 \text{ dwellings} = 640/\text{fortnight}$ meaning that $640 / 240\text{L bin}$ we obtain that we require $2.66 \rightarrow 3$ bins with a red lid

Therefore a total of 9 bins fortnightly.



Drawing of verge with 9 (240L) bins lined up to the distance required by regulations.

Bulky Waste Management



Area to locate bulky waste, strata manager will be responsible for illegal dumped waste

References

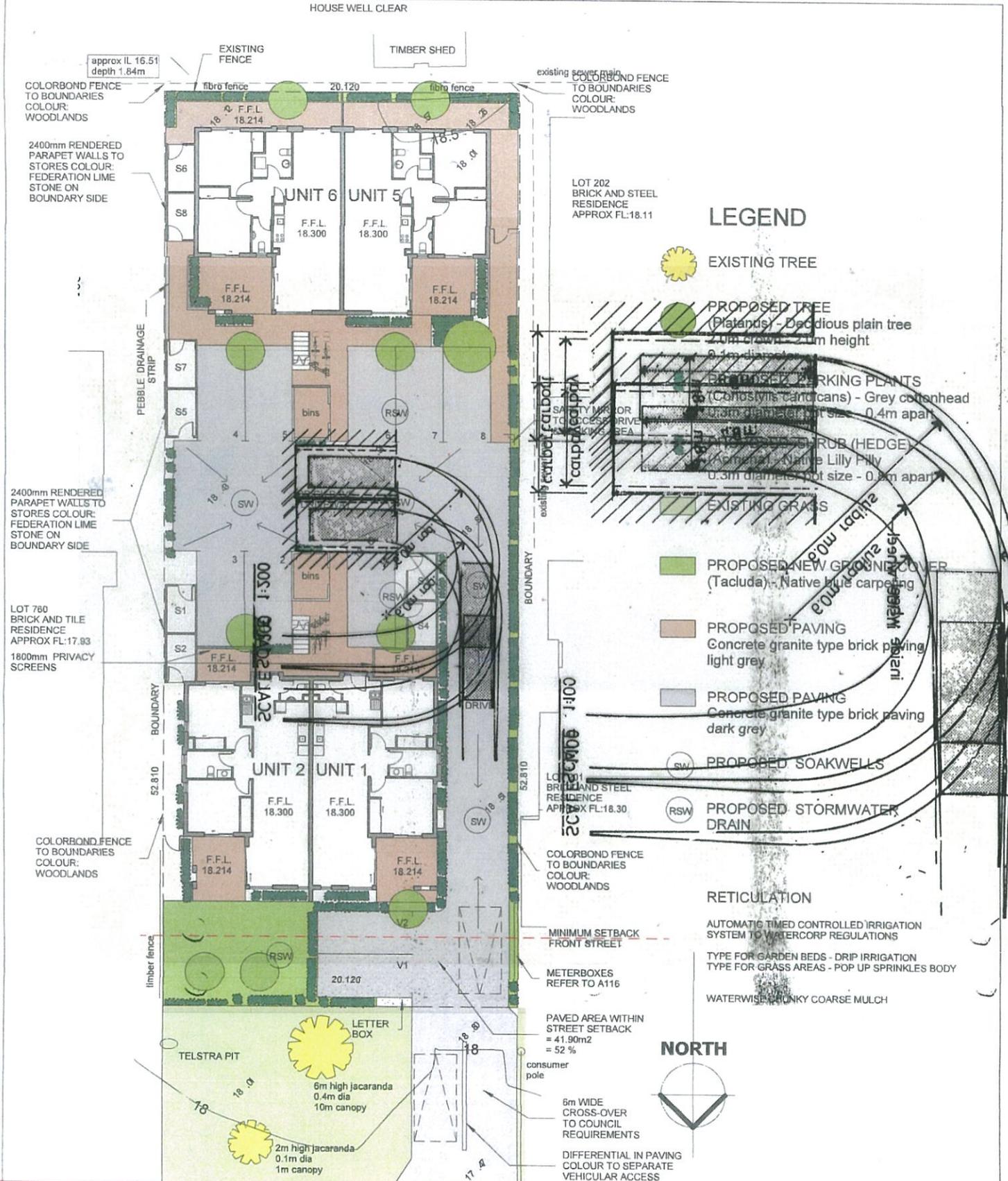
R-Codes State Planning Policy 3.1

www.bassendean.wa.gov.au

www.wasteauthority.wa.gov.au

Multiple Dwelling Development Waste Management Plan Guidelines

HOUSE WELL CLEAR



LEGEND

- EXISTING TREE
- PROPOSED TREE (Platanus) - Deciduous plain tree
2.0m crown x 2.0m height
0.1m diameter
- BRONZE LEAF PLANTING
(Convolvulus cantabrica) - Grey cottonhead
0.3m diameter (pot size - 0.4m apart)
- BRONZE LEAF PLANTING
(Lilium) - Native Lilly Pilly
0.3m diameter (pot size - 0.4m apart)
- EXISTING GRASS
- PROPOSED NEW GROUND COVER
(Tacluda) - Native blue carpeting
- PROPOSED PAVING
Concrete granite type brick paving
light grey
- PROPOSED PAVING
Concrete granite type brick paving
dark grey
- PROPOSED SOAKWELLS
- PROPOSED STORMWATER DRAIN

RETICULATION

- AUTOMATIC TIMED CONTROLLED IRRIGATION SYSTEM TO WATERCORP REGULATIONS
- TYPE FOR GARDEN BEDS - DRIP IRRIGATION
- TYPE FOR GRASS AREAS - POP UP SPRINKLES BODY
- WATERWISE BUNKY COARSE MULCH

NORTH



TOWN OF BASSEDEAN
07 APR 2015
RECEIVED

1 LANDSCAPING PLAN
1 : 200

city residence
individual design builders & developers
75a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

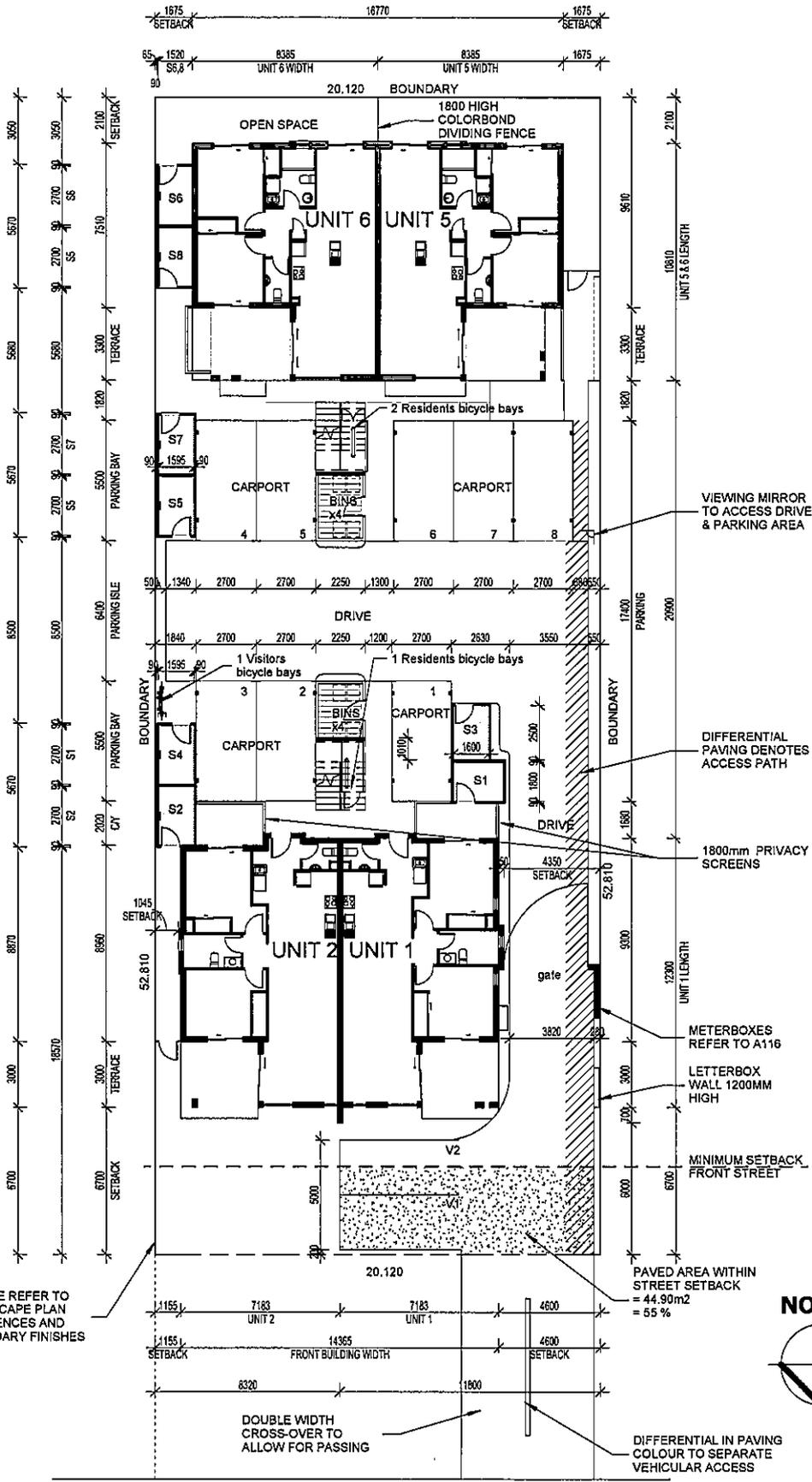
CITY RESIDENCE
39 BROADWAY, BASSEDEAN

rev	date	issue	LANDSCAPING	
1	1	1		
2	5/01/2015	COMMENTS		
3	7/01/2015	COMMENTS	Project number	398B
4	10/02/2015	PLANNING APP	Date	2/04/2015
5	11/02/2015	PLANNING APP	Drawn by	MC
6	2/04/2015	PLANNING APP	Checked by	JA, TL

A110

Scale 1 : 200

2/04/2015 9:53:24 AM



SITE PLAN

SCALE: 1:200



city residence
 individual design builders & developers
 76a second avenue mt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

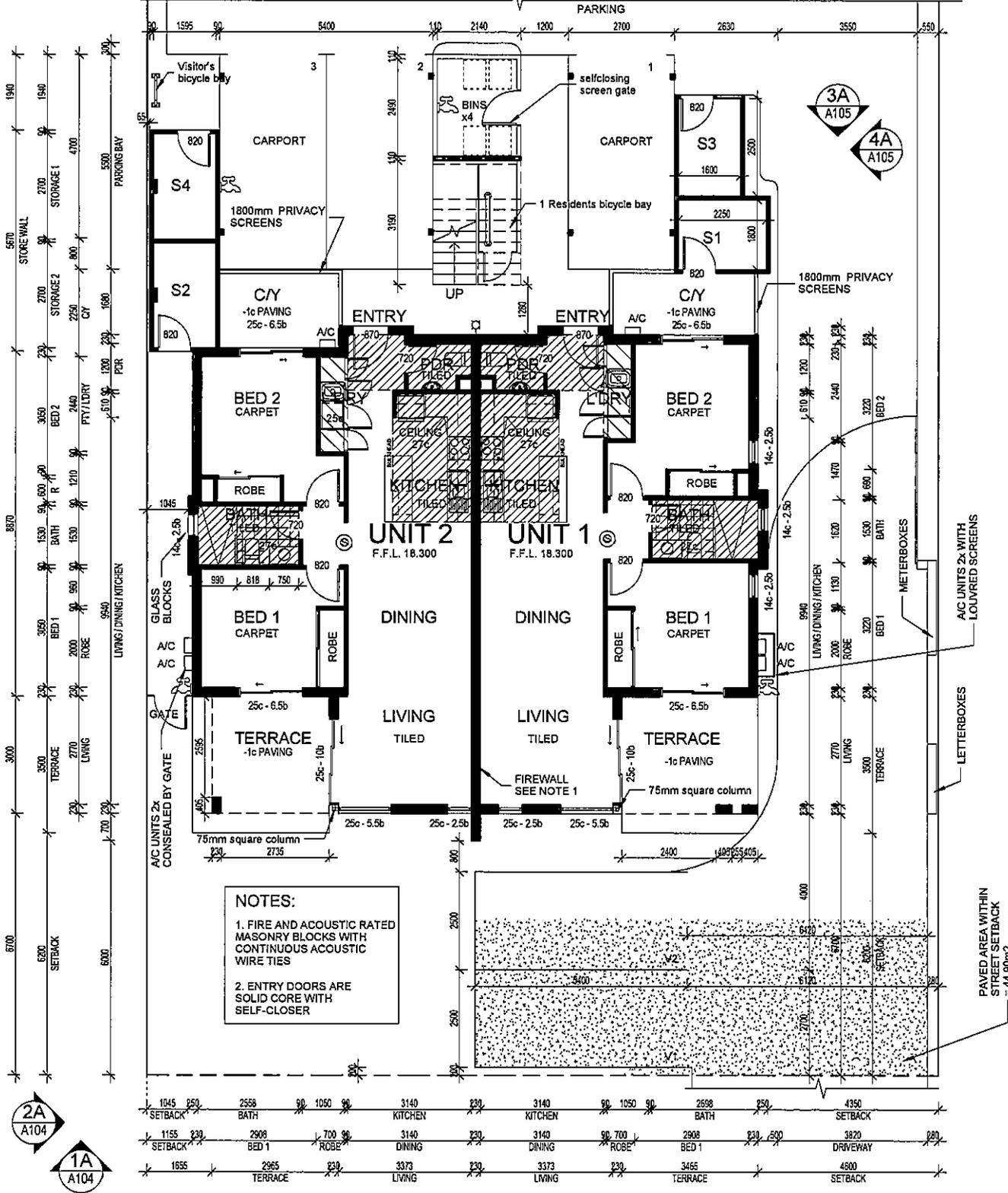
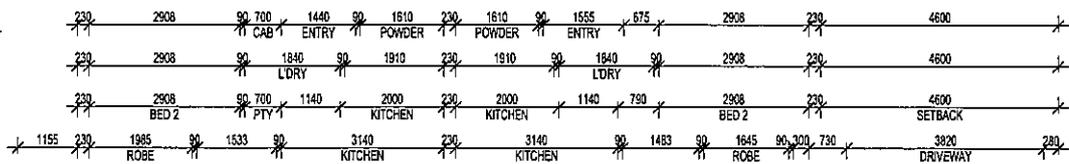
CITY RESIDENCE
 39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

SITE PLAN		
Project number	39BB	A101
Date	6/09/2018	
Drawn by	MC	
Checked by	JA, TL	
Scale	1:200	

LEGEND

-  EMERGENCY LIGHT
-  SMOKE DETECTOR



GROUND FLOOR FRONT UNITS

SCALE: 1:100



city residence
individual design builders & developers

76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

GROUND F. FRONT UNITS

Project number 39BB
Date 6/09/2018
Drawn by MC
Checked by JA, TL

A102

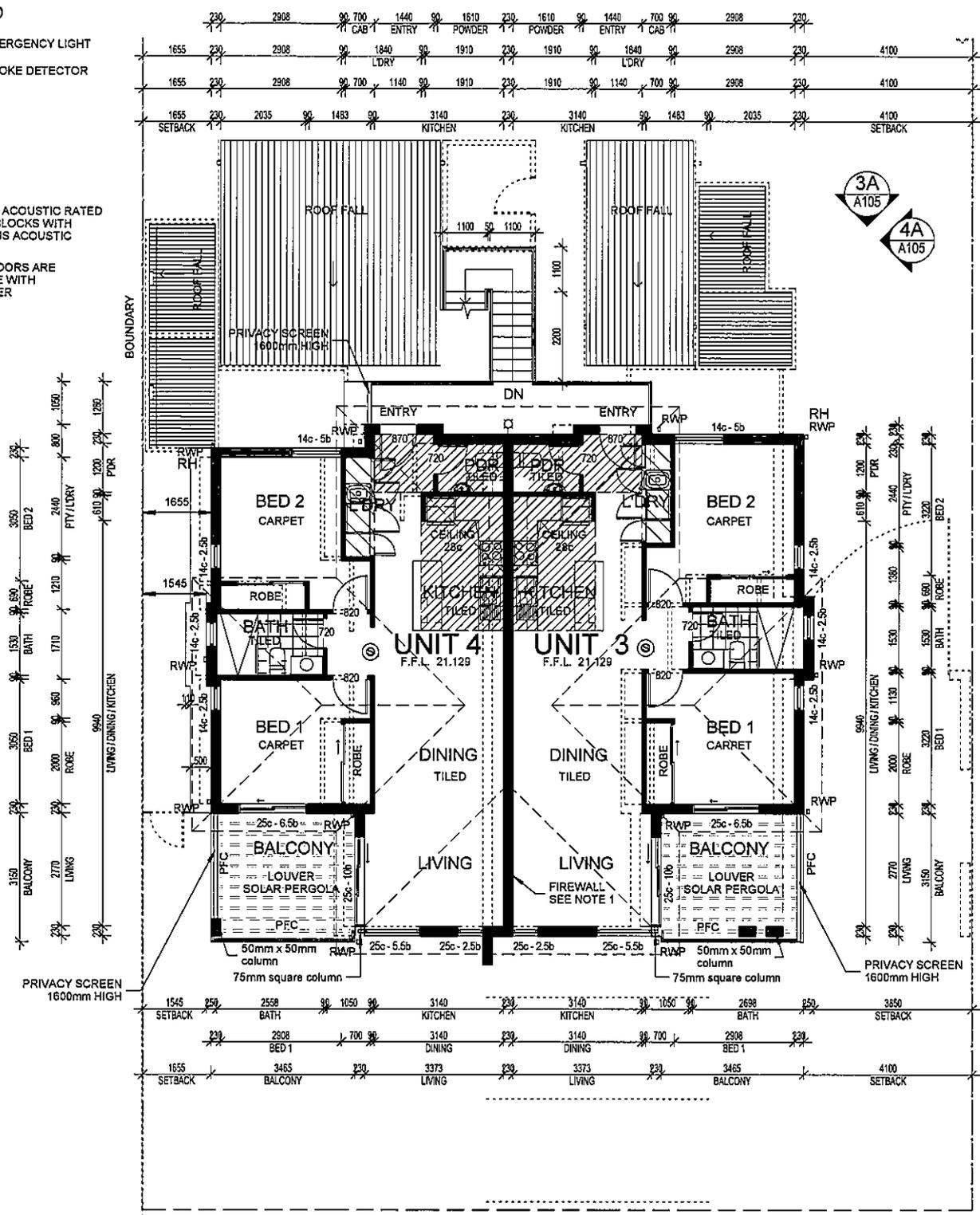
Scale 1:100

LEGEND

- ⊠ EMERGENCY LIGHT
- ⊙ SMOKE DETECTOR

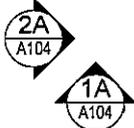
NOTES:

1. FIRE AND ACOUSTIC RATED MASONRY BLOCKS WITH CONTINUOUS ACOUSTIC WIRE TIES
2. ENTRY DOORS ARE SOLID CORE WITH SELF-CLOSER



FIRST FLOOR FRONT UNITS

SCALE: 1:100



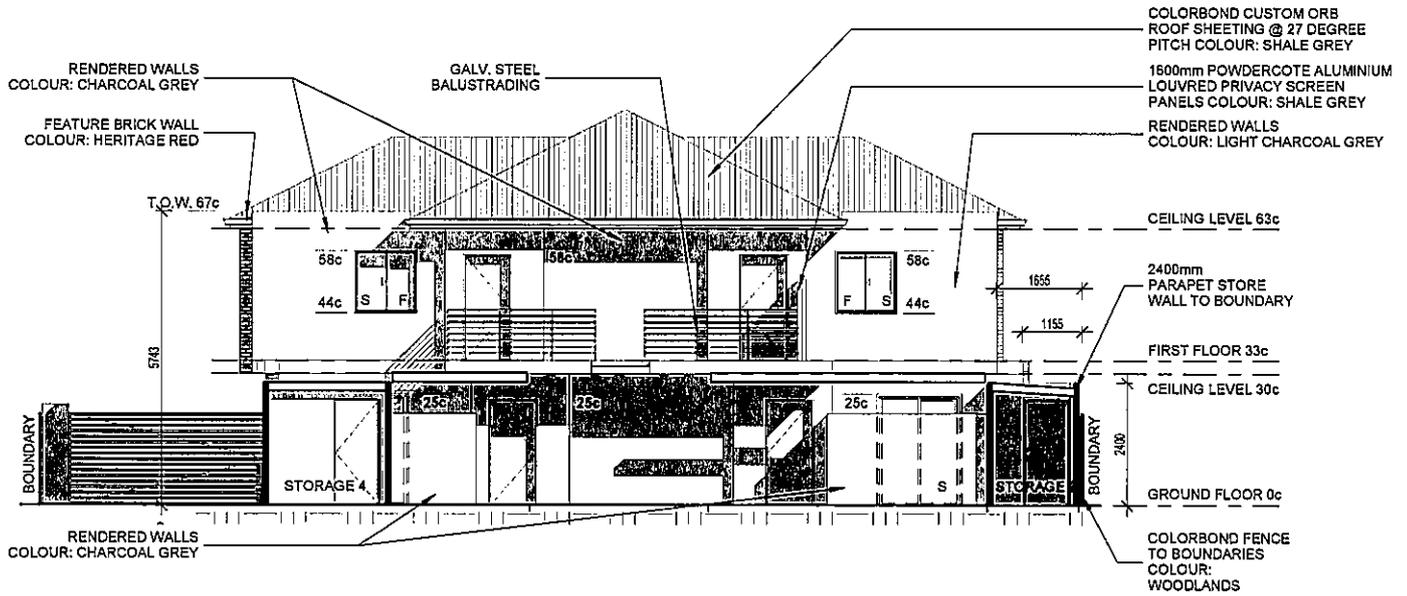
city residence
individual design builders & developers
75a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

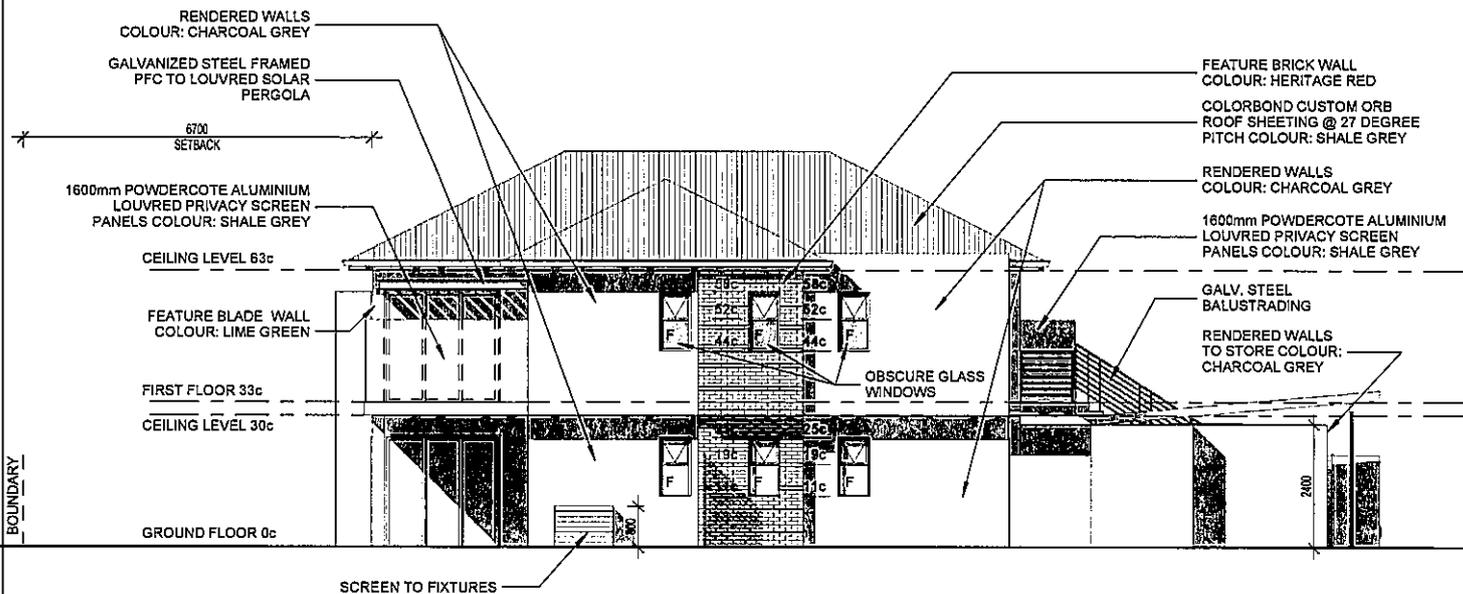
rev	date	issue	FIRST F. FRONT UNITS	
13	1/04/2016	landscaping, windows	Project number	39BB
14	6/09/2018	planning amend	Date	6/09/2018
			Drawn by	MC
			Checked by	JA, TL
			Scale	1:100

A103



ELEVATION 3 FRONT UNIT

SCALE: 1:100



ELEVATION 4 FRONT UNIT

SCALE: 1:100



city residence

individual design builders & developers

76a second avenue mt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

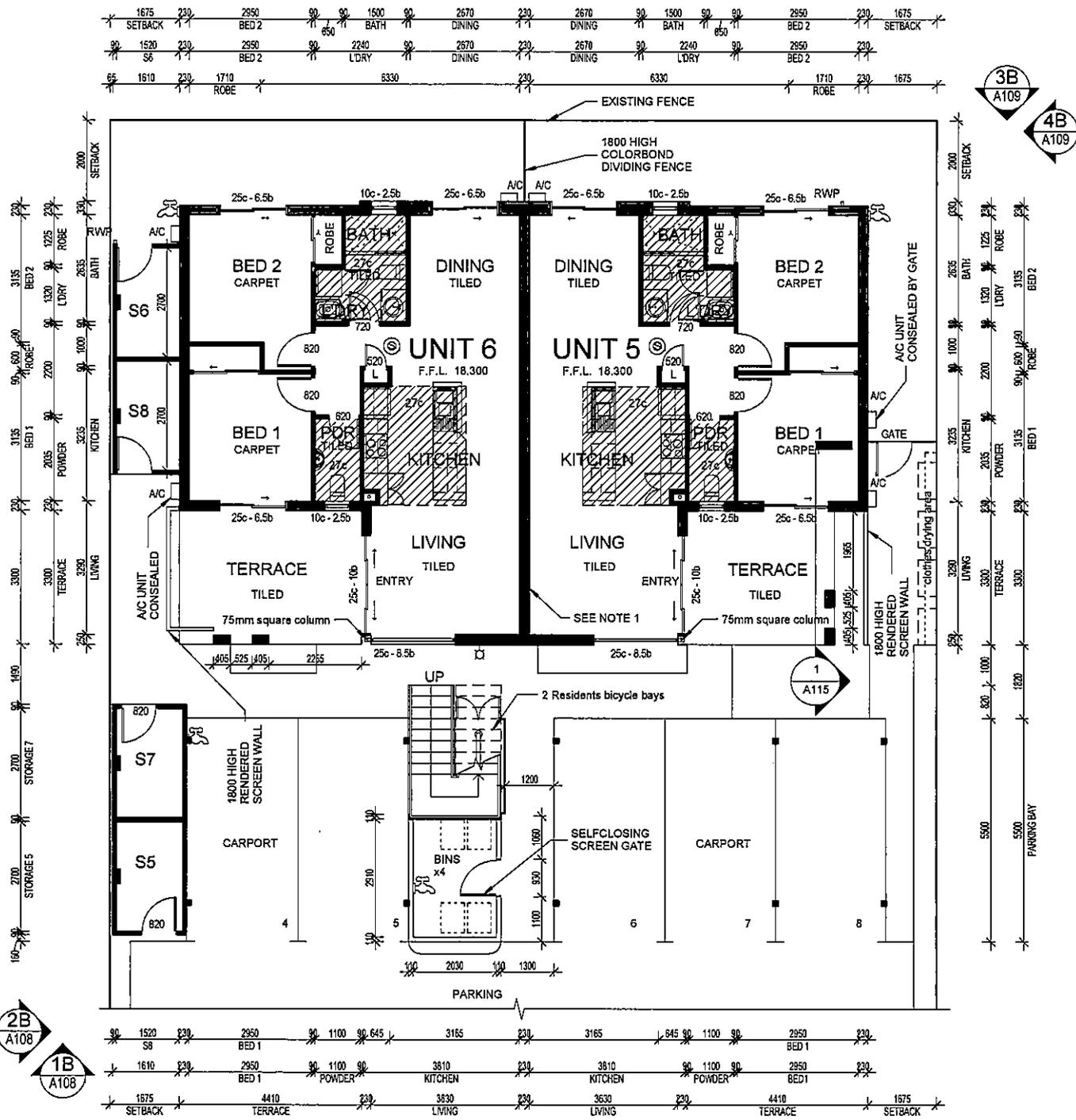
rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

ELEVATION 3 & 4 FRONT UNIT

Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA, TL

A105

Scale 1:100



GROUND FLOOR REAR UNITS

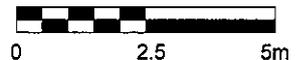
SCALE: 1:100

LEGEND

- ⊕ EMERGENCY LIGHT
- ⊙ SMOKE DETECTOR

NOTES:

1. FIRE AND ACOUSTIC RATED MASONRY BLOCKS WITH CONTINUOUS ACOUSTIC WIRE TIES



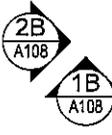
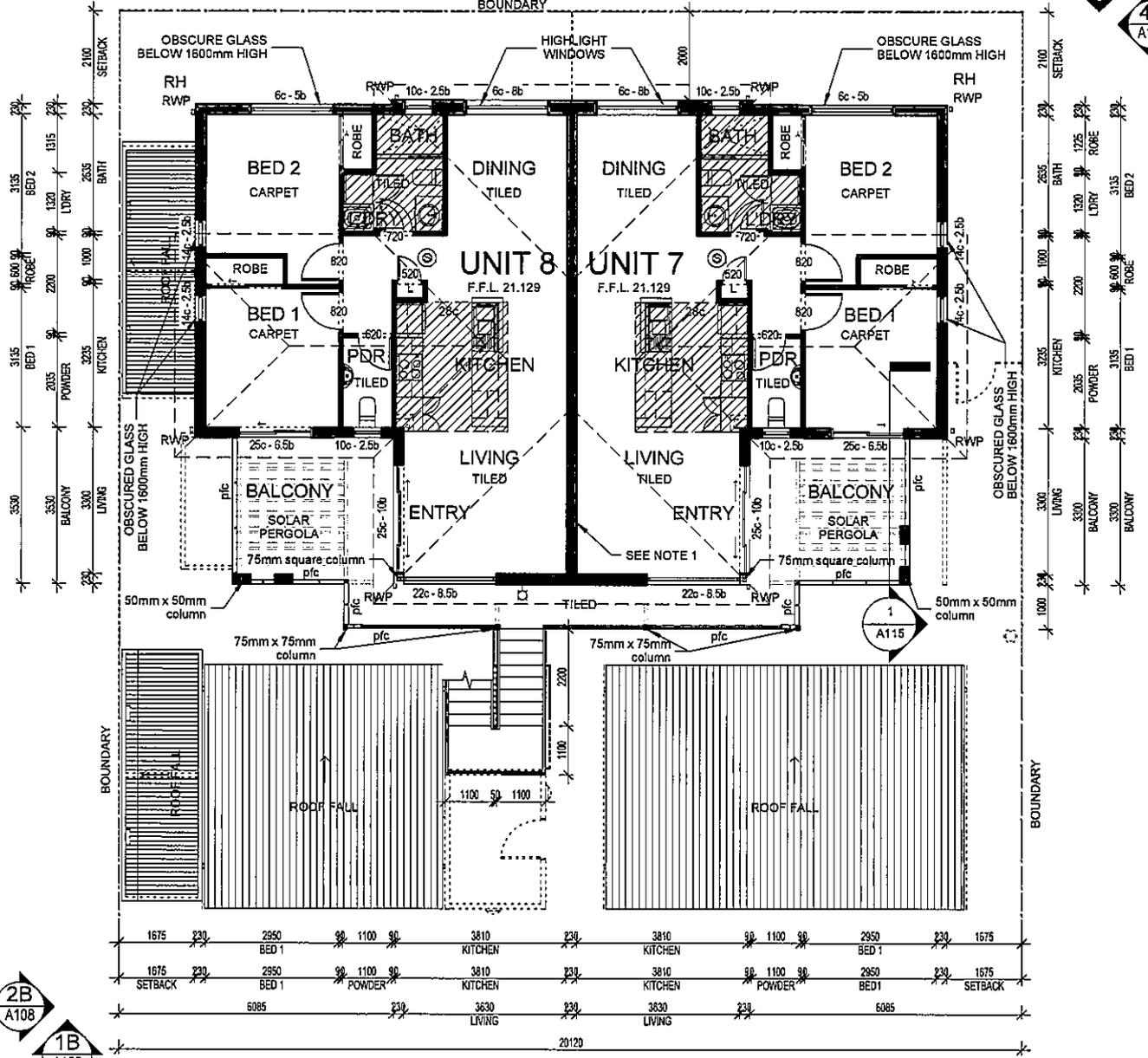
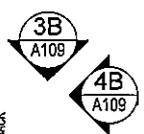
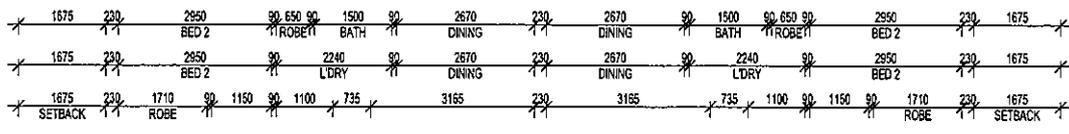
city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

GROUND FLOOR REAR UNITS	
Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA, TL

A106
Scale 1:100



FIRST FLOOR REAR UNITS

SCALE: 1:100

LEGEND

- ⊠ EMERGENCY LIGHT
- ⊙ SMOKE DETECTOR

NOTES:

1. FIRE AND ACOUSTIC RATED MASONRY BLOCKS WITH CONTINUOUS ACOUSTIC WIRE TIES



city residence
individual design builders & developers

76a second avenue milawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

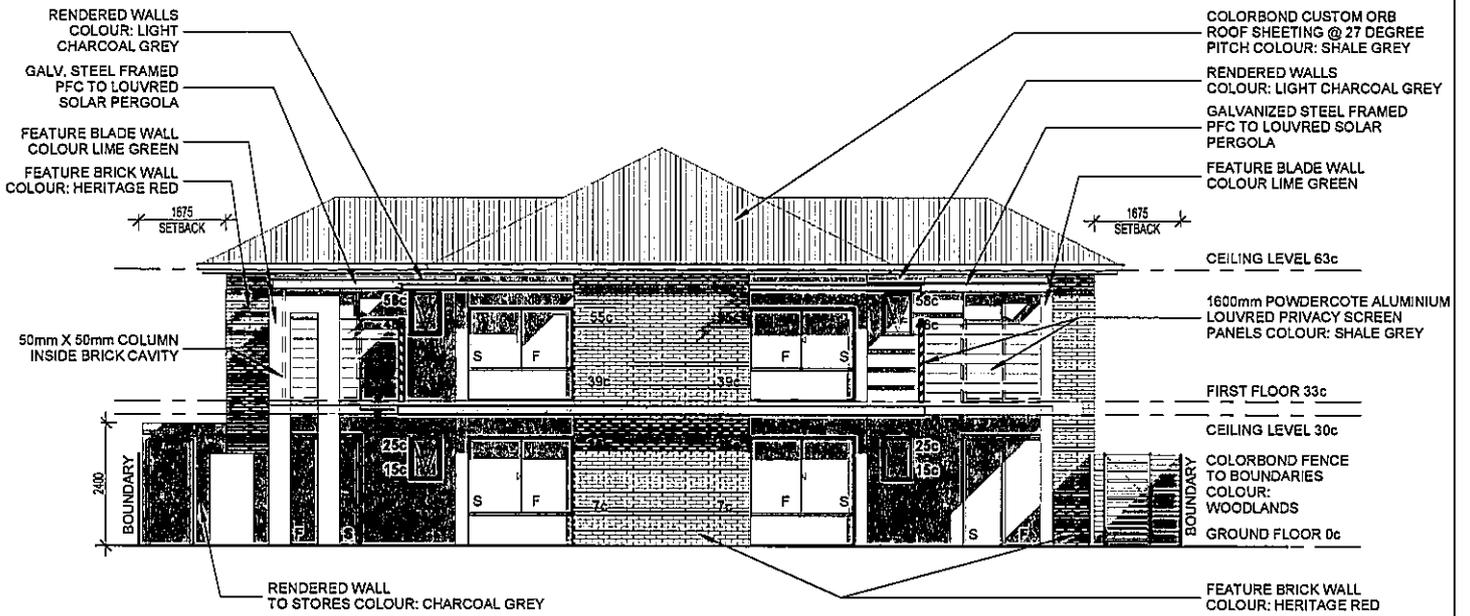
39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

FIRST FLOOR REAR UNITS	
Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA, TL

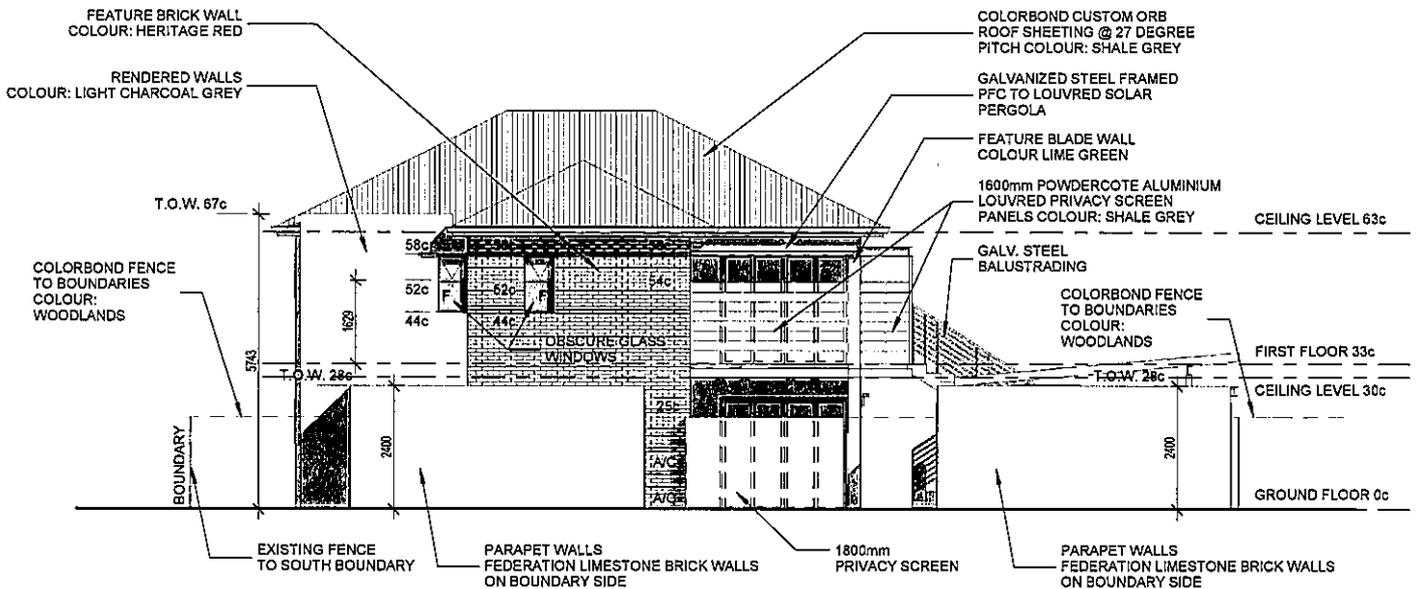
A107

Scale 1:100



ELEVATION 1 REAR UNITS

SCALE: 1:100



ELEVATION 2 REAR UNIT

SCALE: 1:100

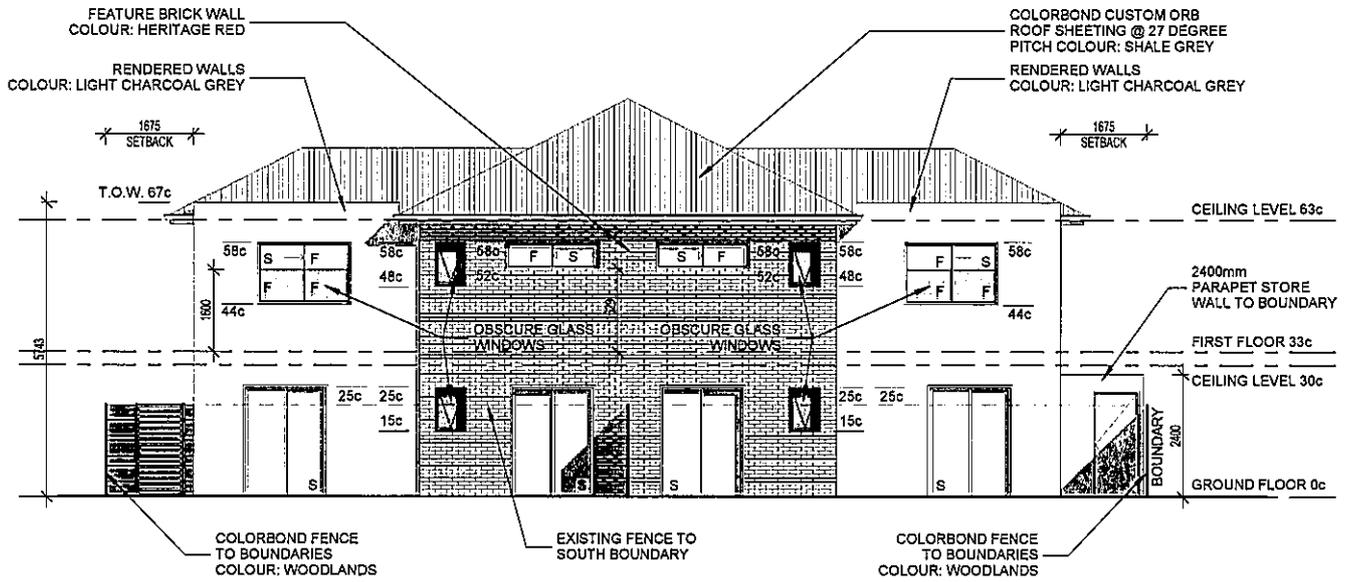


city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

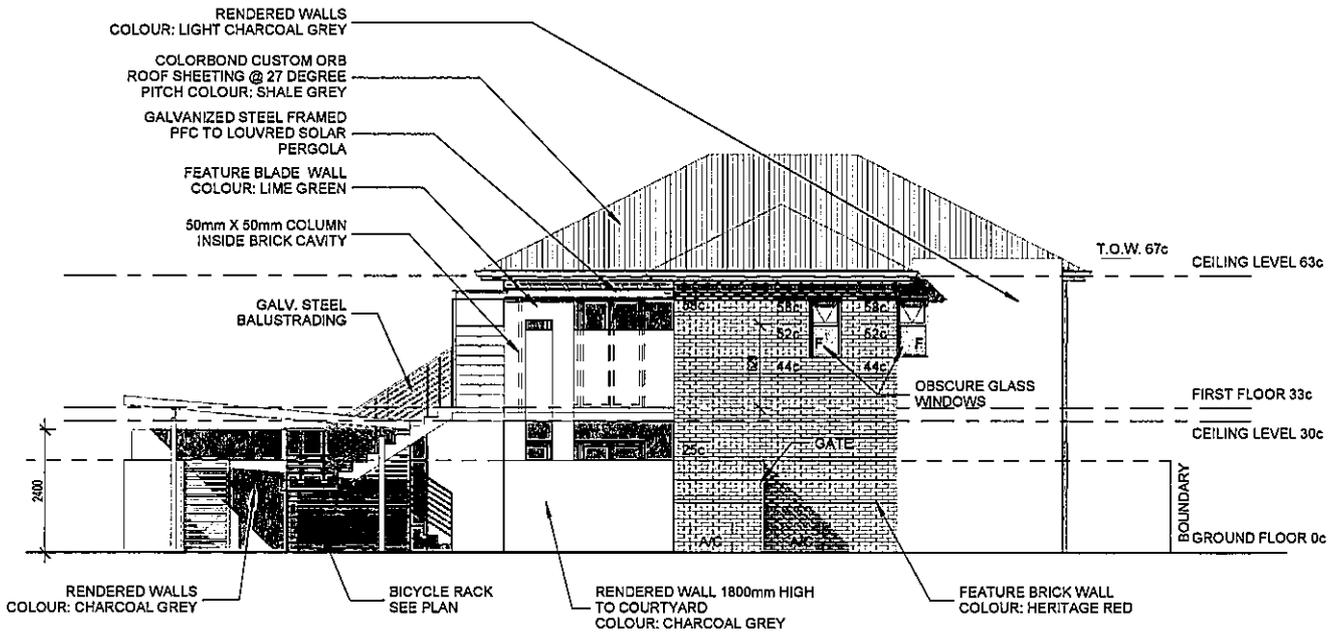
rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

ELEVATION 1 & 2 REAR UNITS			
Project number	39BB	A108	
Date	6/09/2018		
Drawn by	MC		
Checked by	JA, TL		
		Scale	1:100



ELEVATION 3 REAR UNIT

SCALE: 1:100



ELEVATION 4 REAR UNIT

SCALE: 1:100



city residence
individual design builders & developers

76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

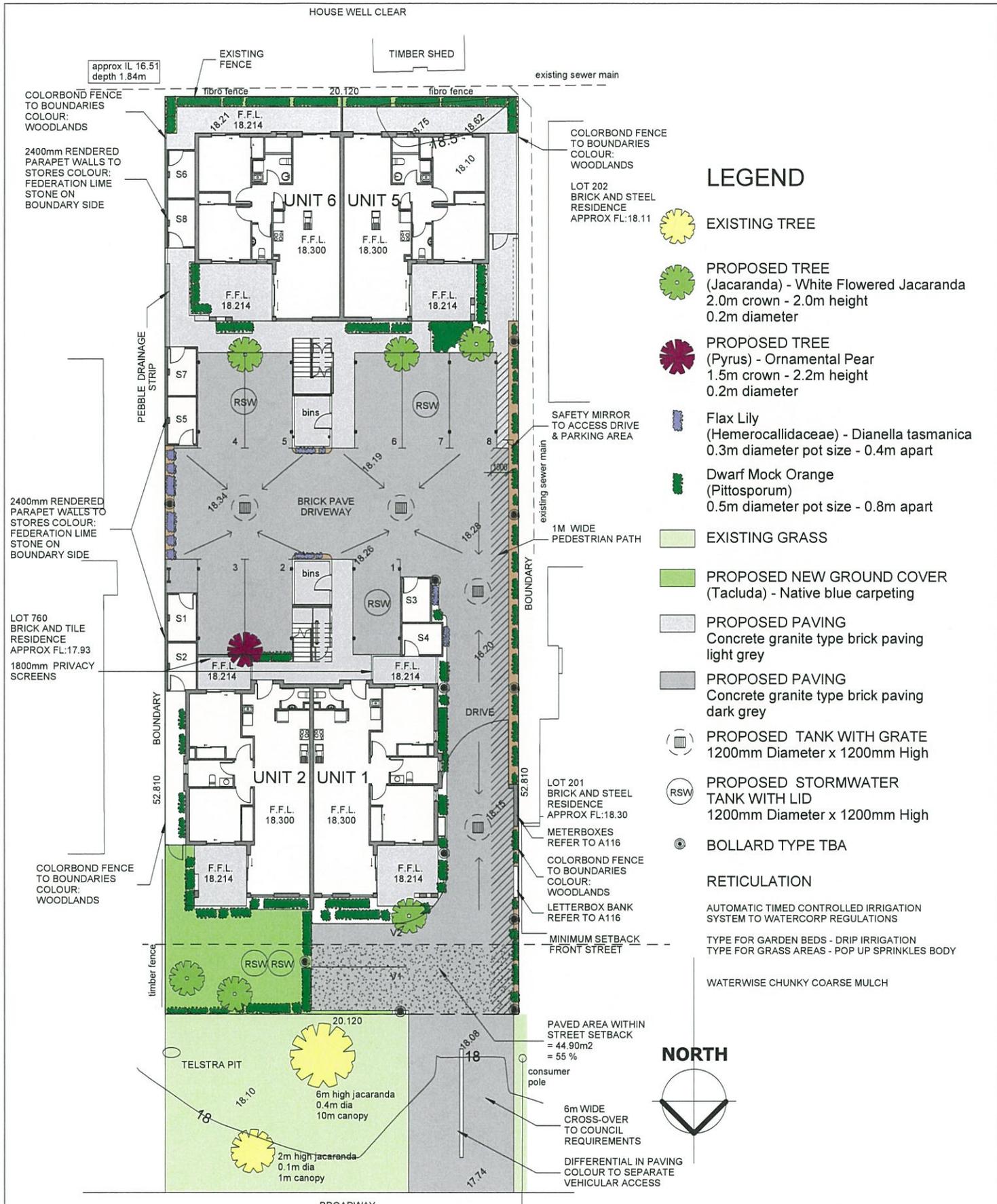
ELEVATION 3 & 4 REAR UNITS

Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA, TL

A109

Scale 1:100

HOUSE WELL CLEAR



LEGEND

- EXISTING TREE
- PROPOSED TREE (Jacaranda) - White Flowered Jacaranda
2.0m crown - 2.0m height
0.2m diameter
- PROPOSED TREE (Pyrus) - Ornamental Pear
1.5m crown - 2.2m height
0.2m diameter
- Flax Lily (Hemerocallidaceae) - Dianella tasmanica
0.3m diameter pot size - 0.4m apart
- Dwarf Mock Orange (Pittosporum)
0.5m diameter pot size - 0.8m apart
- EXISTING GRASS
- PROPOSED NEW GROUND COVER (Tacluda) - Native blue carpeting
- PROPOSED PAVING
Concrete granite type brick paving light grey
- PROPOSED PAVING
Concrete granite type brick paving dark grey
- PROPOSED TANK WITH GRATE
1200mm Diameter x 1200mm High
- PROPOSED STORMWATER TANK WITH LID
1200mm Diameter x 1200mm High
- BOLLARD TYPE TBA
- RETICULATION**
AUTOMATIC TIMED CONTROLLED IRRIGATION SYSTEM TO WATERCORP REGULATIONS
TYPE FOR GARDEN BEDS - DRIP IRRIGATION
TYPE FOR GRASS AREAS - POP UP SPRINKLES BODY
WATERWISE CHUNKY COARSE MULCH

LANDSCAPING PLAN

SCALE: 1:200



city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue	LANDSCAPING
13	1/04/2016	landscaping, windows	
14	6/09/2018	planning amend	
Project number			39BB
Date			6/09/2018
Drawn by			MC
Checked by			JA, TL
			A110
			Scale 1:200

6/09/2018 1:01:02 PM

WATERWISE PLANT DETAILS

White Flowered Jacaranda
(*Jacaranda mimosifolia*)



Description

A large deciduous tree to as much as 10 m high and wide. Usually low branching. Lacy green foliage drops in late winter or early spring. New foliage and bunches of white trumpet shaped flowers appear in late spring. Flowers continue to be produced occasionally throughout summer. Only prune to shape when young.
Cultivar: **Alba** Plant type: **Tree** Origin: **Exotic** Lifespan: **Perennial**

Waterwise in these regions: Central West, Gascoyne, Perth, South Coast, South West

Planting

- Soil type: Sand, Loam, Clay, Gravel
- Garden type: Tropical, Mediterranean
- Growing position: Sun
- Soil pH: 6.0-8.0

Ornamental Pear
(*Pyrus calleryana*)



Hardy ornamental deciduous tree from China. Clusters of white flowers on bare wood in spring, followed by dark green leaves during spring and summer, before changing to stunning autumn hues of orange, red, yellow and purple before falling. Cultivars include Aristocrat (13 m high x 8m wide, leaves persistent and colourful foliage into winter), Bradford (13 m high x 10 m wide, glossy rounded leaves), Capital (upright to 11 m high x 3 m wide, large leaves), Chanticleer (upright to 10 m, large dark green leaves tinged with red in hot conditions. Good for windy sites), Cleveland Select (upright habit 8-10 m high x 6 m wide), Edgehill (to 8 m high and 6 m wide), Fronzam (10 m high x 4 m wide), Red Spire (upright to 12 m high x 4 m wide with glossy pointed leaves displaying autumn tones of crimson and burgundy), Southworth Dancer (to 7 m high x 4.5 m wide, finer foliage) and Winter Glow (to 6 m high and 4 m wide, upright vase shape, glossy foliage, good holding onto foliage into winter).

Cultivar: **Cultivars** Plant type: **Tree** Origin: **Exotic** Lifespan: **Perennial**

Waterwise in these regions: Central Wheatbelt, Great Southern, South Coast, South East Coast, Perth, South West

Planting

- Soil type: Sand, Loam, Clay, Gravel
- Garden type: Mediterranean, Cottage
- Growing position: Sun
- Soil pH: 6.0-8.0

Flax Lily
(*Dianella tasmanica*)



Description

A wide range of broad strap-leaved clumping plants with a range of foliage colours and overall size.

Cultivars include Blaze, Destiny, Lime Splice, Little Devil, Splice, TasRed and Wyeena.

Cultivar: **Cultivars** Plant type: **Strap-Leaves** Origin: **Australian Native** Lifespan: **Perennial**

Waterwise in these regions: Perth, South West, South Coast, South East Coast, Great Southern

Planting

- Soil type: Sand, Loam, Clay, Gravel
- Garden type: Native, Tropical, Cottage, Mediterranean
- Growing position: Sun, Part Shade
- Soil pH: 5.5-8.0

Dwarf Mock Orange
(*Pittosporum tobira*)



Description

Evergreen shrub with fragrant, creamy yellow flowers in small bunches at the branch tips in late spring early summer.

Prune regularly to maintain shape. Cultivars include Cream de Mint (to 1 m with cream and green foliage), Miss Muffet (to 1 m high and wide, bright green foliage) and Variegatum (to 3 m high and wide, variegated foliage).

Cultivar: **Cultivars** Plant type: **Shrub** Origin: **Exotic** Lifespan: **Perennial**

Waterwise in these regions: Perth, South West

Planting

- Soil type: Sand, Loam, Clay, Gravel
- Garden type: Cottage, Tropical
- Growing position: Part Shade, Sun
- Soil pH: 6.0-8.0

IRRIGATION SYSTEMS



Pop-up/fix spray

Typical watering rate (per hour): 35–45mm

Recommended run time for 10mm (standard drink): 13–16 minutes

Recommended reduced run time: 10 minutes



Dripline

Typical watering rate (per hour): 15–20mm

Recommended run time for 10mm (standard drink): 30–40 minutes

Recommended reduced run time: 20–30 minutes

**city
residence**

individual design builders & developers

76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

LANDSCAPING NOTES

Project number 39BB

Date 6/09/2018

Drawn by MC

Checked by MC

A110-2

Scale 1 : 100

approx IL 16.51
depth 1.84m

HOUSEWELL CLEAR

TIMBER SHED

20420 BOUNDARY

existing sewer main

LOT 202
BRICK AND STEEL
RESIDENCE
APPROX FL:18.11

OVERSHADOW AREAS

ZONING R20
MAX. OVERSHADOWING ON NEIGHBOURS LOT = 25%

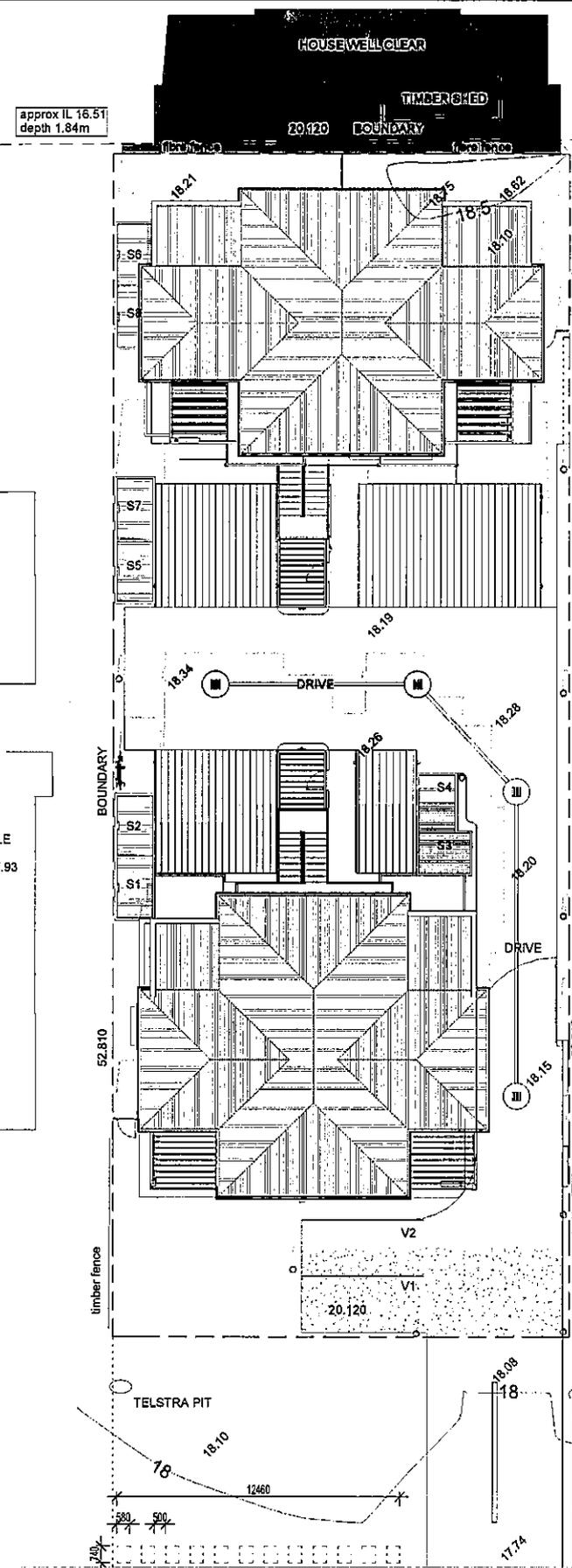
NEIGHBOURS BLOCK = 1060m²

ALLOWABLE OVERSHADOWING 25% = 265m²

ACTUAL OVERSHADOWING = 111.53m²

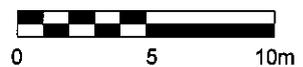
LOT 760
BRICK AND TILE
RESIDENCE
APPROX FL:17.93

LOT 201
BRICK AND STEEL
RESIDENCE
APPROX FL:18.30



OVERSHADOW DIAGRAM

SCALE: 1:200



city residence
individual design builders & developers
76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE
39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

OVERSHADOW DIAGRAM	
Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA, TL
Scale	1:200

A111

6/09/2018 1:01:05 PM



PERSPECTIVE FRONT UNITS

SCALE



PERSPECTIVE REAR UNITS

SCALE

city residence

individual design builders & developers

76a second avenue mt lawley wa 6050
 ph.9371 6310 ph.9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

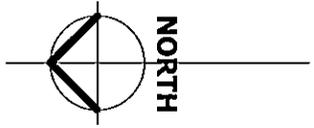
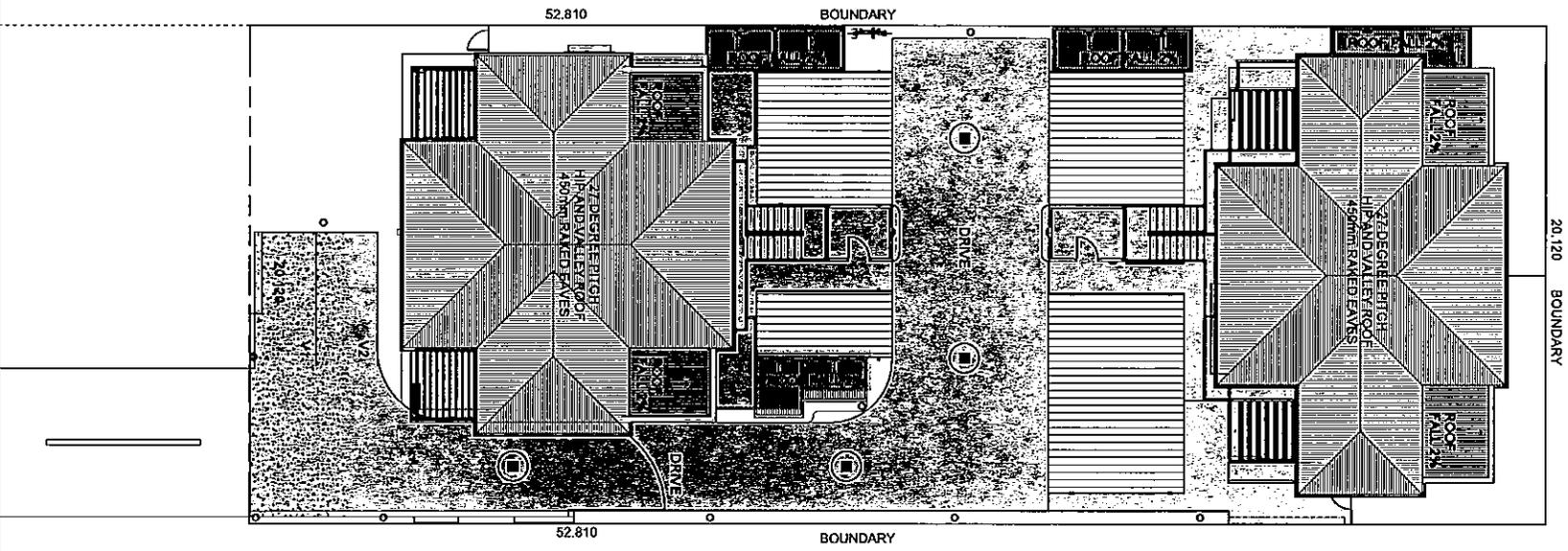
rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

EXTERIOR VIEWS

Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	TC

A112

Scale



ROOF PLAN

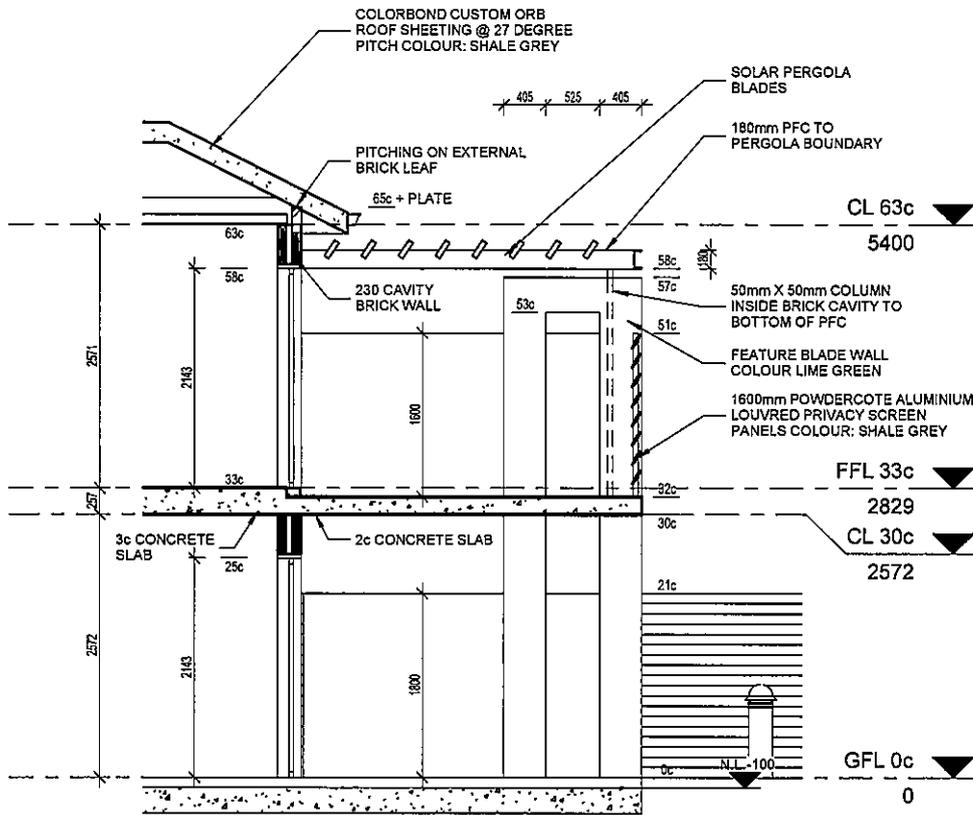
SCALE: 1:200

city residence
 individual design builders & developers
 76a second avenue mt lawley wa 6050
 ph: 9371 6310 ph: 9473 0013
 mobile: 0417 094 738
 email: cityresidence@ozemail.com.au

CITY RESIDENCE
 39 BROADWAY, BASSENDEAN

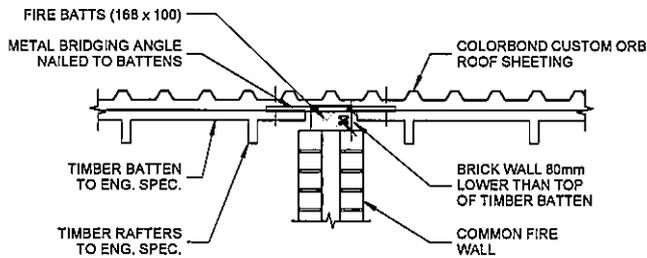
rev	date	issue
13	31/04/2016	landscaping windows
14	6/09/2018	planning amend

ROOF PLAN	
Project number	398B
Date	6/09/2018
Drawn By	MC
Checked By	JA
Scale	1:200



BALCONY SECTION

SCALE: 1:50



FIREWALL DETAIL

SCALE: 1:20

city residence
individual design builders & developers

76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

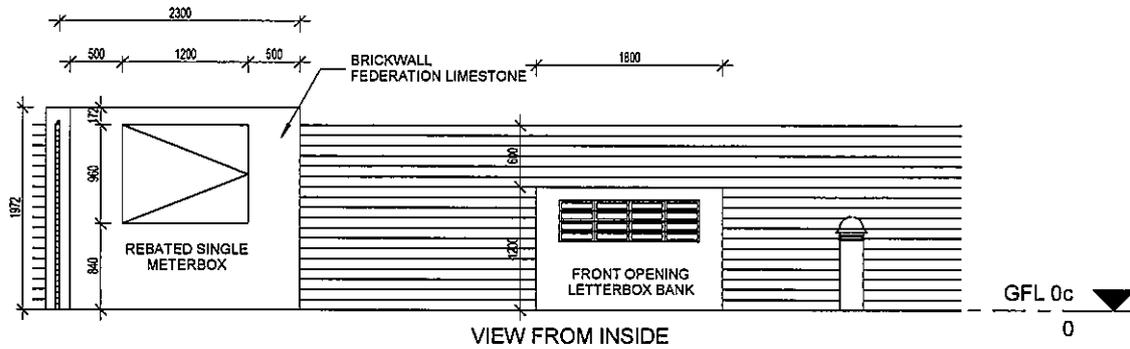
rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

SECTIONS

Project number	39BB
Date	6/09/2018
Drawn by	MC
Checked by	JA

A115

Scale As Indicated



METERBOX AND LETTERBOX LOCATION

SCALE: 1:50

**city
residence**

individual design builders & developers

76a second avenue mt lawley wa 6050
ph.9371 6310 ph.9473 0013
mobile: 0417 094 738
email: cityresidence@ozemail.com.au

CITY RESIDENCE

39 BROADWAY, BASSENDEAN

rev	date	issue
13	1/04/2016	landscaping, windows
14	6/09/2018	planning amend

METERBOXES LOCATION

Project number 398B

Date 6/09/2018

Drawn by MC

Checked by JA, TC

A116

Scale 1:50

Council was then requested to consider the balance of the Officer recommendations independently.

Item	Report
10.2	Proposed Eight (8) Multiple Dwellings on Lot 761; No. 39 Broadway, Bassendean, Owner: Praetorium Pty Ltd, Applicant: Tim Lewis-Jones
10.3	Proposed Retrospective Additions and Alterations to Single House on Lot 6; No. 14 Anzac Terrace, Bassendean
10.6	Road Maintenance - North Road
10.7	Vandalism of Street Verge Trees – Broadway and Wicks Street, Bassendean
10.8	Successful Application – Lotterywest Community Spaces Outdoor Grant
10.18	Financial Statements – March 2015

10.2 Proposed Eight (8) Multiple Dwellings on Lot 761; No. 39 Broadway, Bassendean, Owner: Praetorium Pty Ltd, Applicant: Tim Lewis-Jones (Ref: DA 2014-215 Stephanie Radosevich, Planning Officer)

APPLICATION

The application seeks Council's approval for eight (8) multiple dwellings which includes variations to the 'Deemed-to-comply' provisions of the Residential Design Codes of Western Australia (R-Codes) relating to boundary walls and two-way vehicular access.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.2

OCM – 9/04/15 MOVED Cr Pule, Seconded Cr Gangell, that Council grants planning approval for the proposed eight (8) multiple dwellings at Lot 761 (No. 39) Broadway, Bassendean, subject to the following conditions:

1. Amended plans are to be submitted prior to or in conjunction with the Building Permit demonstrating that store 3 is relocated, to provide for two vehicles to pass at the rear of the access way;
2. A detailed landscape plan being submitted prior to or with the application for a Building Permit for the Town's approval which addresses the following:
 - (a) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
 - (b) Low water use;

- (c) Landscaping of the verge area adjacent to the development site, including the provision of substantial street trees in accordance with the Town's adopted Street Tree Master Plan; and
 - (d) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;
3. Pedestrian paths to be constructed which provide wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas;
 4. Provision of lighting to pathways and car parking areas;
 5. The site shall be landscaped in accordance with the approved landscaping plan and shall be maintained thereafter;
 6. The street trees which sit within the verge and are not affected by the proposed development shall be protected by barricades during construction in accordance with the Town's Policy relating to street tree protection;
 7. Separate approval being obtained from the Town's Asset Services for the proposed crossover on the Broadway frontage of the development site and this crossover being constructed in accordance with that approval;
 8. The sealing and kerbing of all car parking areas and access ways to the Town's specifications;
 9. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction;
 10. Visitor parking spaces being clearly marked for "Visitors Only" and used as such;
 11. A minimum of three (3) and one (1) bicycle bays shall be provided for the residents and visitors respectively. The bicycle parking spaces shall be located in the area identified on the approved drawings and shall be constructed in accordance with the provisions of AS 2890.3 (as amended);
 12. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy;

13. The applicant shall submit a certified Stormwater Management Plan that will address issues associated with stormwater during storm events of 1:100 Annual Rainfall Interval (ARI) up to 24 hours duration, prior to the submission of a Building Permit.

In the event that changes to the approved plans (i.e finished floor levels and ground levels) are required in order to comply with the stormwater drainage management plan, then an application for a modification to the planning approval will be required;

14. Prior to the issue of a building permit a development bond for the sum of \$4,000 being lodged with Council to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways and fencing;
15. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent of the construction cost of the proposed development in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit;
16. The street number being prominently displayed at the front of the development;
17. The provision of side and rear fences, behind the street setback line, of 1.8 metres in height. Where the ground levels vary on either side of the fence, the required 1.8 metre height shall be measured above the higher ground level;
18. A separate application and approval being obtained for any proposed fencing within the street setback area;
19. The provision of letterboxes and bin storage in materials to complement the development to the satisfaction of the Town;
20. External clothes drying facilities shall be screened from view of the street or any other public place at all times. No drying of clothes from upper floor balconies (units 3 & 4) or ground floor outdoor living areas (units 1 & 2) is permitted;

21. Air-conditioning units and external fittings shall be incorporated into the building or screened from view. Details of the treatment of such external fittings to the building being submitted prior to the issue of a building permit to the satisfaction of the Manager Development Services;
22. The applicant submitting to the satisfaction of the Manager Development Services a construction management plan that addresses issues of dust and noise control, hours of work, and provides contact details of a person to deal with complaints;
23. A Waste Management Plan (WMP) is to be submitted for the Towns approval prior to or in conjunction with the application for a Building Permit. The WMP shall address matters including, but not necessarily limited to, the following:
 - (a) Measures to be implemented for the purpose of minimising the delivery of waste to landfill during occupation, including: the on site separation of materials for recycling and the expectations of owners and/or tenants;
 - (b) Site Plan showing the location and size of the on-site rubbish disposal area, including the number of general rubbish and recycling bins to be provided for the development, including sharing arrangements where the number of bins is less than the number of dwellings;
 - (c) An estimation of the volume of waste to be generated by the proposed development and the capacity of this volume of waste to be accommodated by on site bin storage capacity;
 - (d) Details of intended method of collection (private contractor or Council contractor);
 - (e) Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage;
 - (f) Details of where the bins would be located when waiting collection;
 - (g) Details of advice to be provided to owners and occupiers regarding the WMP; and
 - (h) Details of how the WMP will continue to be applied in perpetuity across the life of the development, including the WMP being incorporated into the strata by-laws for the proposed development;

24. The bin storage area is:
 - (a) To be provided with a self closing gate;
 - (b) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
 - (c) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning;
25. The proposed boundary walls shall be finished to the satisfaction of the Town;
26. All building works to be carried out under this planning approval are required to be contained within the boundaries of the subject lot;
27. The building hereby approved shall not be occupied until all of the conditions of planning consent have been complied with to the satisfaction of the Manager Development Services, unless the applicant has entered into an agreement with Council to comply with those conditions within a specified period; and
28. The issue of a building permit prior to the commencement of any on-site works.

ADVICE NOTE:

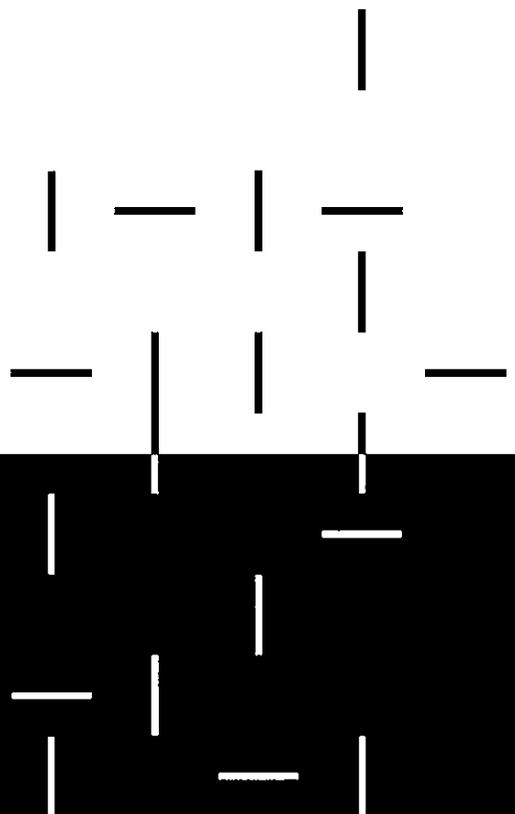
In relation to Condition 15, the owner/applicant is to liaise with the Town's Cultural Development Officer early in the process if it is intended that the public art is to be provided on-site.

CARRIED 4/2

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

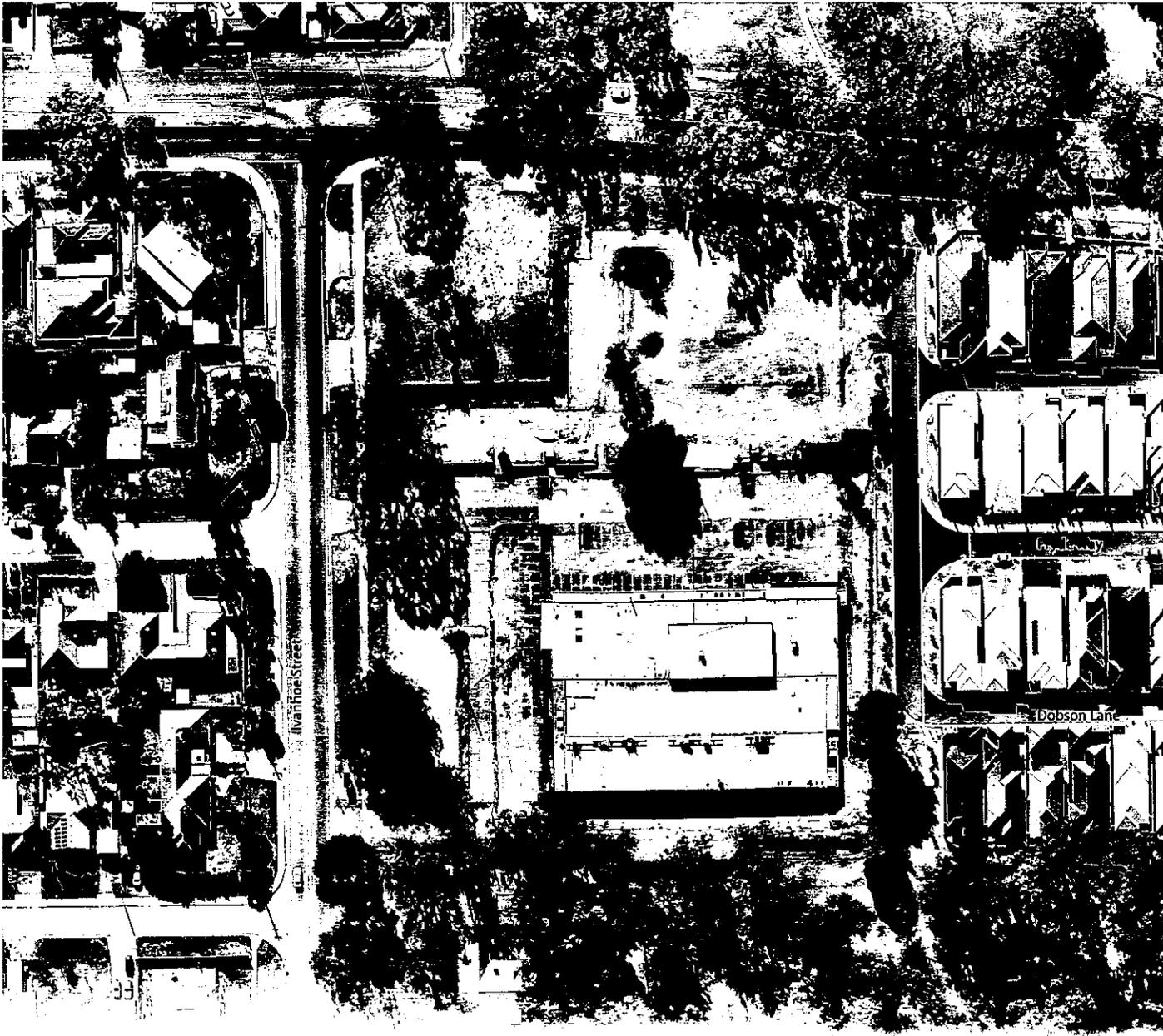
ATTACHMENT NO. 5

|
TAYLOR
— ROBINSON
CHANEY —
BRODERICK —
|



Masterplanning

September 2018



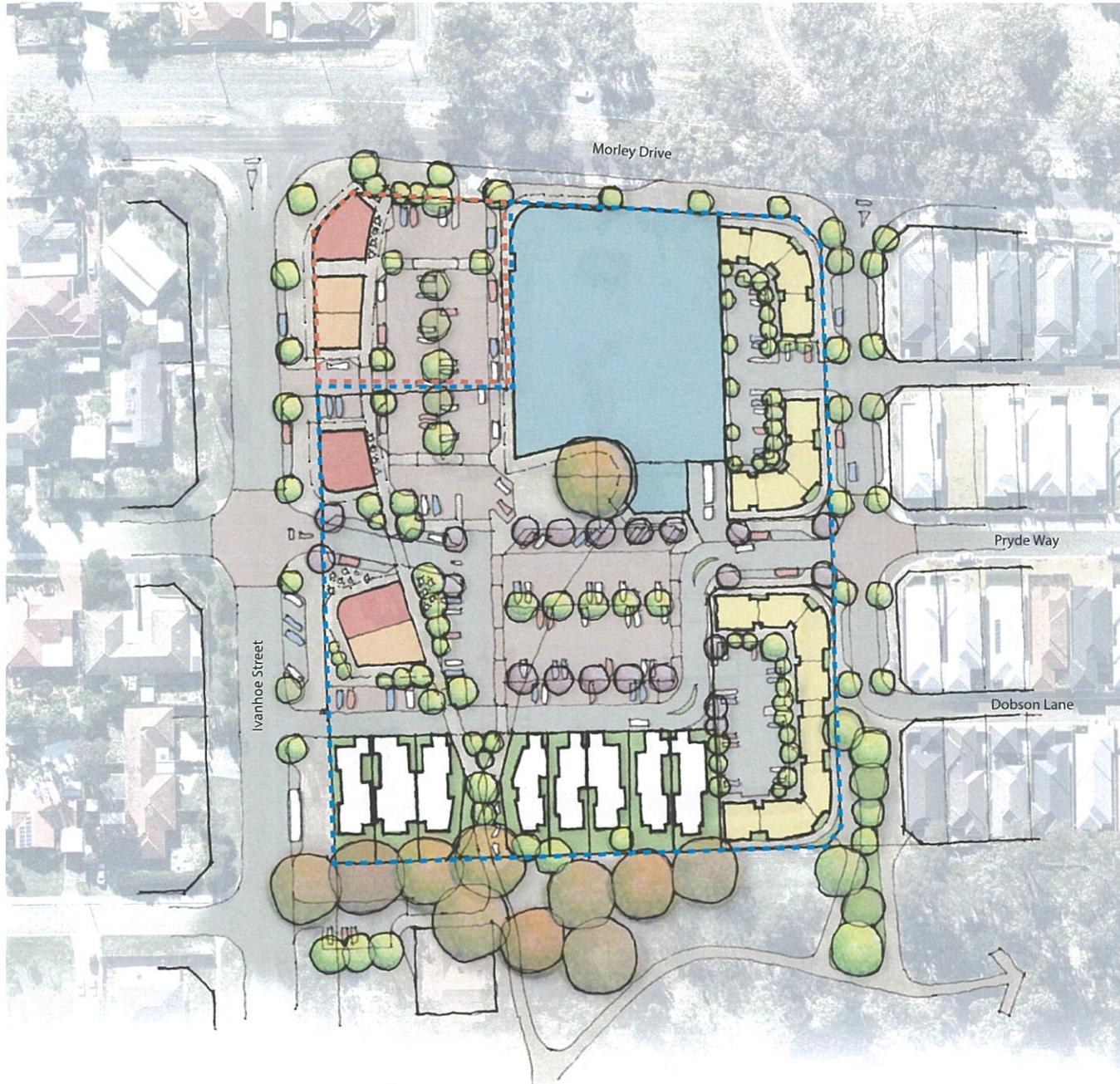


Legend

- Supermarket
- Retail/
Commercial
- F&B
- Townhouse/
Apartment

Total 3,500m²
 Total Approx. Car Bays 165 Bays
 (4.75 Bays / 100m²)





Legend

- - - City Owned Site
- - - Site Boundary











Eden Hill Shopping Centre Redevelopment

Lots 4 (248) & 5 (246) Morley Drive, Eden Hill

Client: Birmingham Properties Pty Ltd

Date: 02 November 2018

A Veris Company



Contact:

Vernon Butterly
vernon.butterly@elton.com.au
6241 3309

PERTH
08 6241 3333

Level 10, 3 Hasler Road
Perth WA 6017

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Prepared by	Melinda Marshall
--------------------	------------------

Reviewed by	Vernon Butterly
--------------------	-----------------

Date	2 November 2018
-------------	-----------------

Version	Final
----------------	-------

Contents

1	INTRODUCTION	1
1.1	Background	1
1.2	The Subject Site	1
2	CONCEPT DESCRIPTION	2
3	PLANNING CONTEXT	3
3.1	State Planning	3
3.1.1	State Planning Policy (SPP) 4.2 – Activity Centres for Perth and Peel	3
3.1.2	Central Sub Regional Planning Framework 2018	4
3.2	Local Planning	5
3.2.1	Town of Bassendean Local Planning Strategy 2015	5
3.2.2	Town of Bassendean Local Planning Scheme No.10	6

FIGURES

Figure 1	Eden Hill Shopping Centre Redevelopment Concept	2
Figure 2	Central Sub Regional Planning Framework Map Extract	4

TABLES

Table 1 - Ownership Details	
------------------------------------	--

1 Introduction

This report seeks to describe the redevelopment concept for Lots 4 (248) and 5 (246) Morley Drive, Eden Hill otherwise known as the former Eden Hill Shopping Centre (the subject site). It also outlines the strategic planning for the site and how the proposed redevelopment concept aligns with the future direction for the area, in particular the need and nexus for the type and scale of land uses proposed.

1.1 Background

The Eden Hill Shopping Centre was first development on Lot 4 in the late 1960s and consisted of a Charlie Carters supermarket and five to six support shops. Due to the size of the supermarket (1,200m²) not being able to compete with larger newly established supermarkets in the area, the supermarket and specialist retail vacated the centre by the late 80s. Since this time the owner has unsuccessfully tried to find an anchor tenant for the existing centre. The building continued to be occupied by community groups on a peppercorn lease so it is maintained and secure. The leases were terminated in 2017 and the building remains vacant.

Lot 5 followed as a service station site that was decommissioned and demolished in 2005.

Redevelopment of the site was previously explored in 2000 when the Town commissioned a concept for the Mary Crescent Reserve Precinct. The concept showed most of the subject site being redeveloped as medium density housing with a small amount of retail and commercial floor space adjacent to Morley Drive. This concept was never implemented due to a lack a commercial viability.

Since that time the tavern site has been redeveloped as a residential estate.

A new concept plan for redevelopment is now required as the existing building can no longer be occupied by community groups due to building code compliance and it is not economically feasible to upgrade the building so it complies.

1.2 The Subject Site

The subject site consists of two lots that are legally described in Table 1.

Table 1 – Ownership Details

Lot#	Address	Title#	Plan#	Owner	Area (m ²)
4	248 Morley Drive East, Eden Hill	598/181A	D41398	Birmingham Properties P/L Ladrift P/L Matax P/L	16,372
5	246 Morley Drive East, Eden Hill	1357/796	D41398	Town of Bassendean	1,993

Lot 4 is currently developed with a single storey commercial building with associated car parking, whilst Lot 5 is vacant. The subject site is regular in shape and has frontages to Morley Drive, Ivanhoe Street and a Right of Way (Lot 55) that adjoins Christie Way. It slopes from the north to the south and features some areas of landscaping, including mature trees primarily around the perimeter of the site. Lot 5 has crossovers to both Morley Drive and Ivanhoe Street, whilst Lot 4 has two crossovers to Ivanhoe Street, though one of the crossovers is blocked off. There is also a crossover from Christie Way to Lot 4 that traverses Lot 55. This arrangement will need to be considered as part of the redevelopment.

The subject site is immediately surrounded by low density residential to the west (R15), medium density residential to the east (R30) and Public Open Space to the north and south.

2 Concept Description

Figure 1 Eden Hill Shopping Centre Redevelopment Concept



The Concept shown at Figure 1 proposes a mixed use activity centre comprising the following:

- » A 3000 m² supermarket;
- » 310 m² of retail and commercial floor space;
- » 455 m² of floor space for food and beverage offerings;
- » 165 car parking spaces, and;
- » Medium density residential (approximately 40 dwellings).

The floor areas proposed are based on our knowledge of the site and current market conditions. The existing shopping centre failed due to the supermarket having a floor area of only 1,200m², which was too small to attract the number of patrons that are required to also support the surrounding specialty retail. Therefore a supermarket with a floor area of at least 3,000m² would be required, as the quality and size of the anchor tenant is in direct proportion to the quality of the support tenants and therefore underpins the commercial viability.

3 Planning Context

3.1 State Planning

3.1.1 State Planning Policy (SPP) 4.2 – Activity Centres for Perth and Peel

The main purpose of this policy is to specify broad planning requirements for the planning and development of new and the redevelopment and renewal of existing activity centres in urban areas of Perth and Peel. It is mainly concerned with the location, distribution and broad land use and urban design criteria for activity centres, and coordinating their land use and infrastructure planning by local governments and public authorities. The policy objectives of SPP4.2 are as follows:

1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
3. Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
5. Increase the density and diversity of housing in and around activity centres² to improve land efficiency, housing variety and support centre facilities.
6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.
7. Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
8. Plan activity centre development around a legible street network and quality public spaces.
9. Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

The redevelopment concept proposed is considered to meet all of these objectives.

In accordance with the criteria of SPP4.2, Eden Hill Shopping Centre is classified as a Neighbourhood Centre. Neighbourhood centres are important local community focal points that help to provide for the main daily to weekly household shopping and community needs. They are classified as having up to 5,000m² of net lettable floor area and serve a 1 kilometre catchment of between 2,000 to 15,000 people. They are also a focus for medium density housing.

SPP4.2 is generally applicable at the strategic planning stage and is therefore of limited relevance to the Eden Hill Shopping Centre redevelopment given it is an existing activity centre that is already zoned appropriately for what is proposed. However the following provisions are considered relevant to the design and future planning approval process:

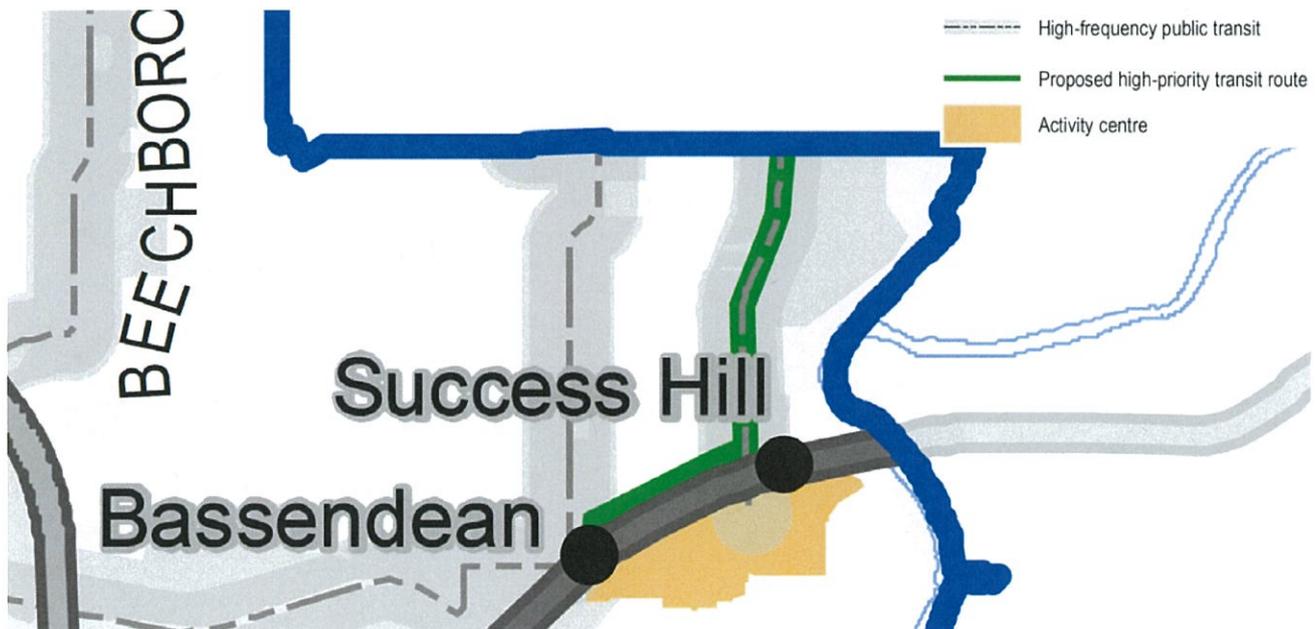
- » Activity centres should be accessible by cars and freight vehicles, and particularly by public transport, walking and cycling. It is intended that this policy will guide the planning and provision of public transport infrastructure.
- » Activity centres should be planned in line with transit-oriented development principles to make it convenient and practicable buildings need to address streets and public spaces to promote vitality and encourage natural surveillance;

- » activity centres should contain a mix of uses along street frontages, and arrange key retail and other attractors to maximise pedestrian flows along streets;
- » new activity centre development or redevelopment should include 'sleeving' of large-scale retail and car parks,
- » A Retail Needs Assessment (RSA) is only required for a Neighbourhood Centre where the shop-retail floorspace proposed exceeds 6,000m²
- » Competition between businesses of itself is not considered a relevant planning consideration.
- » The minimum dwellings per gross hectare for a Neighbourhood Centre is 15;
- » A Neighbourhood Centre has a future indicative service population of 2,000 to 15,000 people and a trade area of 1 kilometre.

3.1.2 Central Sub Regional Planning Framework 2018

The Central Sub Regional Planning Framework, which is one of four spatial frameworks for the Perth and Peel region prepared to guide land use and infrastructure provision, is relevant to the strategic planning for the site. As shown in Figure 2 below, the subject site is located in close proximity to two 'Urban corridors', which are intended to be locations for increased and diversified places for people to live and work and will feature a mix of uses, high density residential (R60+) and high frequency public transport. The Urban Corridors adjacent to the subject site are a high frequency transit route (Ivanhoe Street) and approximately 600 metres away is a proposed high priority transit route (Lord Street). This means the subject site meets the requirement of SPP5.4 for an activity centre to be well serviced by public transport.

Figure 2 Central Sub Regional Planning Framework Map Extract



3.2 Local Planning

3.2.1 Town of Bassendean Local Planning Strategy 2015

The Town's Local Planning Strategy, which was originally prepared in 2008 and updated in early 2015, is currently being reviewed. However the following recommendations relating to the subject site are still considered relevant.

- » The Eden Hill Shopping Centre site is the subject of urban decline and is strategically placed for redevelopment opportunities at medium densities, and has already been subject to a redevelopment concept plan under a Council planning initiative. It is understood that the redevelopment concept, which was prepared by the Town in 2000, proposed a mix of medium density housing and residential/commercial uses, whose size and configuration would be determined by private development proposals in response to tenant requirements.
- » To promote the improvement of amenity and services of Local shops at an appropriate scale and facilitate integration with medium density housing development where suitable.
- » Identify the Eden Hill, Walter Road and Ashfield local centres as local shopping zones under the Local Planning Scheme and make provision for limited retail and commercial uses to service local needs only;

The Town is currently seeking public input as part of the review and the following is feedback received to date regarding the subject site:

I am looking forward to this area of Eden Hill be to be redeveloped as identified in the TOWN OF BASSENDEAN LOCAL PLANNING STRATEGY June 2008 (Updated February 2015) proposed 'North Bassendean Housing Precinct 2'. Mary Crescent Reserve is looking great since it's overhall and new housing development on the previous hotel tavern site - the area is so much nicer than 8 years ago.

Possible development on this site needs to hurry up. Regulations have closed the building and there has been a fence around the structure for months. It is an eyesore that wastes a large amount of potential development.

I was delighted when I saw this building had been opened up with community focus eg. an opshop and men's shed...and I was equally just as disappointed when not so long afterward they were shut down due to the building not meeting safety regulations (fire sprinklers reportedly not adequate according to a report in the local paper). A perfect location for community focused groups to co-locate. Perhaps someone at TOB could inform the owners of GO FUND ME and other such websites?... where, if the costs are too high for the owners alone to bear, then the community could assist the owners to pay for adequate sprinkler systems to be installed inside the premises so community focused organisations could open up here again.

Also it is understood that the draft Local Planning Strategy recommends a density increase from R20/30 to R20/40 in the area surrounding the subject site.

Bassendean Local Economic Overview 2018

The Bassendean Local Economic Overview (the Overview) provides a profile of key demographic and economic characteristic of the Town and has been prepared to inform the preparation of the Town's Economic Development Plan 2017-2022 and Local Planning Strategy 2017-2030.

The Overview includes a section on Commercial Floor Space Demand Analysis that includes modelling of the demand for goods and services across the Town over a 13 year period (2018-2031). It utilises the Perth and Peel Land Use and Employment Survey 2015/17 (LUES) data as the basis for the modelling. However the data provided by the LUES is incorrect for the subject site as it stipulates that it only has a shop/retail net lettable area (NLA) of 160m². Where actually the floor area of the existing building is just under 3,000m² and up until recently was fully occupied. Therefore the modelling that extrapolates commercial floor space demand based on this data is also flawed.

In addition the methodology used to predict commercial floor space demand is based on a Gravity Model that utilises general and not local population predictions and also does not take into account the Town's infill housing

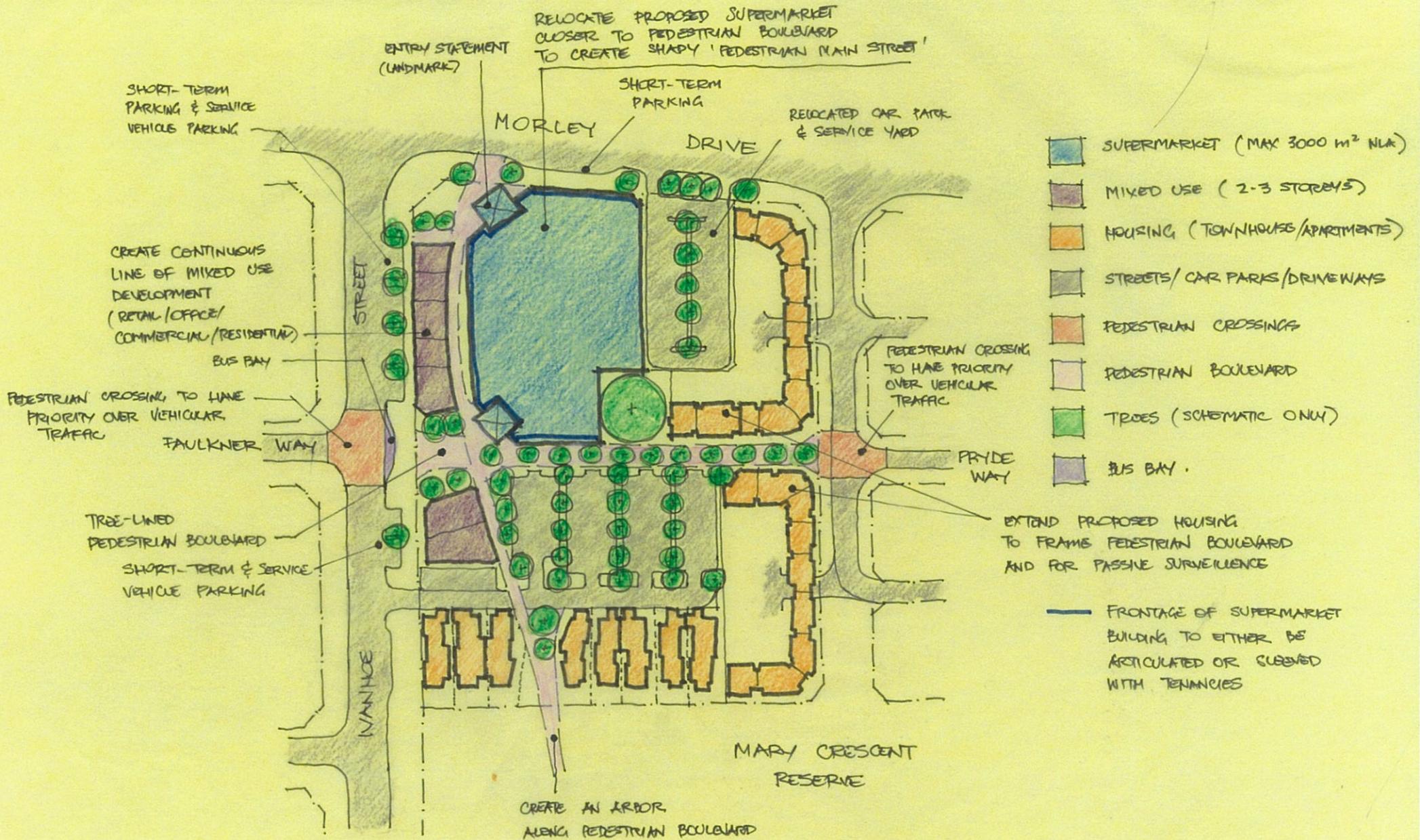
target stipulated by the Central Sub-regional Planning Framework. The Gravity Model used is also considered to be inaccurate as it does not take into account the nearby Kiara Shopping Centre.

3.2.2 Town of Bassendean Local Planning Scheme No.10

Under the Town of Bassendean Local Planning Scheme No.10, the subject site is zoned 'Local Shopping'. The objectives of this zone are to provide for the local retail and service needs of the locality and to ensure that the local needs of residents are met, whilst maintaining a retail hierarchy to ensure that the catchment of the Town Centre zone is not adversely affected. We consider that the proposed redevelopment concept is in accordance with these objectives. Further all of the uses proposed by the redevelopment concept can be considered for approval under the 'Local Shopping' zone including residential development with a maximum density of R60 in accordance with Clause 4.11.4.

Local Planning Policy No.7 – Local Shopping Zone Design Guidelines

This local planning policy sets out the development standards for the 'Local Shopping' zone for setbacks, parking, landscaping and areas for storage/refuse. With regards to landscaping is requires a minimum width of front boundary landscaping to be 2m and side boundary landscaping to be 1m. The proposed redevelopment concept proposes a variation to this requirement in order to provide a better urban design outcome. Nil boundary setbacks are proposed for the retail and commercial buildings to provide a 'main street' environment, which is the preferred form of commercial development as stipulated in SPP4.2. Perimeter landscaping was considered necessary to screen the expanse of car parking that surrounded big box shopping centres. Given the preference now is now entrances to be accessible directly from the street and for parking to be located internal to a development, perimeter landscaping is no longer required.



EDEN HILL MASTER PLAN

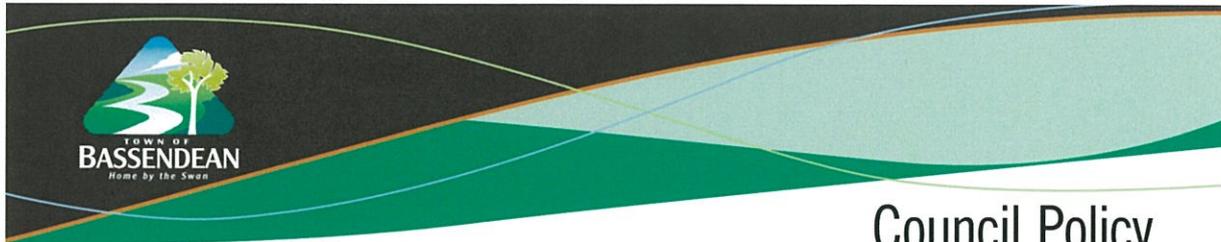
SUGGESTED CHANGES (FOR DISCUSSION PURPOSES ONLY)
 LOTS 4 & 5 (246 ~ 248) MORLEY DRIVE
 EDEN HILL.

DIRECTOR, STRATEGIC PLANNING TOB · 12 NOV 2018.





ATTACHMENT NO. 6



Council Policy

6.19 Presentation to Staff Policy

Objective

The aim is to have a policy in place, to formally recognise and thank commendable employees for their service and contribution during their employment with the Town of Bassendean.

To have in place a policy, in accordance with Section 5.50 of the Local Government Act 1995 and Local Government (Administration) Regulation 1996, in particular Clause 19A (1) & (2), in relation to employees whose employment with the Town of Bassendean is finishing, setting out the circumstances in which the Council will pay an employee any amounts in addition to those which the employee is entitled under the terms of a contract or industrial award.

Benefits provided in accordance with this policy shall not apply where:

- Employment is terminated as a consequence of conduct that justifies dismissal, including misconduct, inefficiency or neglect of duty; or
- An employee is appointed as a casual, temporary employee or who was engaged for a specific time period or for a specific reason, task, project or program.

Strategy

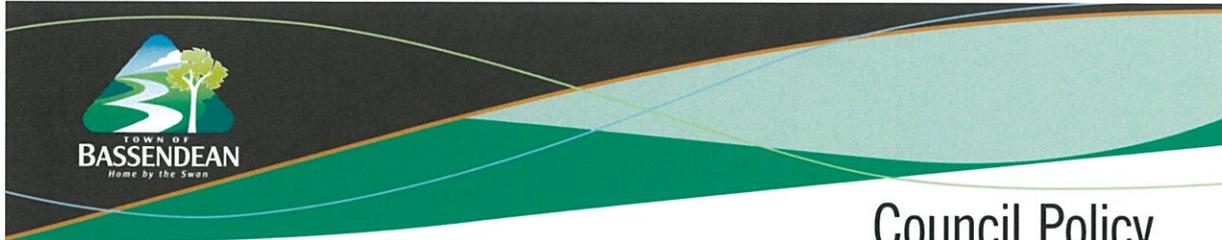
Resignation or Retirement

Council authorises a gift to the value of \$100 and a farewell function for employees who retire or resign from the Town of Bassendean after a period of employment of five years or more of continuous service. Where employees have served for ten or more years, the gift authorised is \$350.

Continuous Service Awards

Staff who work with the Town of Bassendean for a significant period of time will be recognised with a Service Award.

An employee is eligible for a gift in the form of a gift voucher - a payment can only be made directly to a retailer.



Council Policy

After 5, 10, 15, 20 and then every 5 years after 20 years of continuous service, the Employee will be recognised as follows:

- 5 Years Service - Certificate of Service and \$100 gift/voucher;
- 10 Years Service - Certificate of Service and \$250 gift/voucher;
- 15 Years Service - Certificate of Service and \$400 gift/voucher;
- 20 Years Service – Certificate of Service and a gift/voucher (max value \$550); and
- Every 5 years after 20 years – Certificate of Service plus a gift/voucher (maximum value of \$750) and a dinner voucher for two (maximum \$200).

Certificates for 5 years service will be presented to employees by the Director of the Directorate. Where this is impractical the Supervisor may make the presentation.

Certificates for 10, 15, 20 and then every 5 years after 20 years of continuous service will be presented by the Chief Executive Officer at the following nominated functions, End of Financial Year and Christmas functions.

All certificates will be signed by the Chief Executive Officer and the Mayor.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors and Chief Executive Officer. The Policy is to be reviewed every three years.

<p>Policy Type: Strategic Policy</p>	<p>Responsible Officer: Chief Executive Officer and Director Corporate Services</p>
<p>Link to Strategic Community Plan: Leadership and Governance</p>	<p>Last Review Date: September 2017 Version 2</p>
	<p>Next Review due by: May 2020</p>

ATTACHMENT NO. 7

Old Perth Road Vibrancy Framework

TIMEFRAME: 0-3 MONTHS

<p>BRANDING OF THE VILLAGE</p>	<p>Mural on 2 Old Perth Rd.</p> <p>The intent is to “brand” the west end as the traditional village in the historic setting. This is directly opposite the Railway Station and where traffic queues at the lights. It is the “front door” of the Town. A Mural incorporating the name “<i>Bassendean Village</i>” and themed to evoke the yesteryear brand of a village.</p>	<p>This project pivots on approval being granted to access the Guildford Road wall of 2 Old Perth Road.</p> <p>Approximate cost - \$7,500 Proposed funding from within the Art Infrastructure Reserve</p>
	<p>New garden bed at the wall of 2 Old Perth RD</p> <p>This is directly opposite the Railway Station and where traffic queues at the lights. It is the “front door” of the Town. The planting shall enhance the theme of the mural and the village theme.</p>	<p>Potentially by the Verge Transformation Group with further enhancement through the relocation of Tallow Trees from Old Perth Road.</p> <p>Approximate cost - \$2,000</p>
	<p>Mural on old Commonwealth Bank building (Cnr Wilson St & Old Perth Rd)</p>	<p>The sale of the old Commonwealth Bank building is under offer. The potential purchaser has expressed interest in the Town painting murals on the building walls.</p> <p>Approximate cost - \$20,000 Proposed funding from the Art Infrastructure Reserve</p>

Old Perth Road Vibrancy Framework

STREET INFRASTRUCTURE	<p>Installation of 11 planter boxes on street</p> <p>The planters will be located at safe locations to ensure access is maintained. The planters will be grouped to maximize their visual impact.</p>	<p>Built by Bassendean Men's Shed and painted incrementally by community at the monthly Markets and as a fund raiser for the Men's Shed.</p> <p>Approvals and some "within budget" support from the Town</p>
	<p>Public Bench</p> <p>Installation of a commissioned art piece to double as a bench seat. Commissioned from a local artist.</p>	<p>The purchase funded by Lions Club of Bassendean with approval and installation by the Town.</p>
	<p>Street Art</p> <p>Whimsical street art on common elements in the urban landscape.</p>	<p>Call out from creatives in the community to design and create quirky artworks. Coordinated by the Town. Material provided from existing budget</p>
EVENTS	<p>Old Perth Road Markets</p> <p>Saturday Twilight Markets on 24 Nov, 15 Dec, 23 Feb & 23 March Sunday Street Markets on 28 April, 26 May, 23 June, 28 July, 25 Aug, 22 Sept & 27 Oct</p>	<p>Existing, funded</p>
	<p>Community Cinema</p> <p>Five screenings per week over the period 30 November 2018 to 30 March 2019</p>	<p>Existing, funded</p>

Old Perth Road Vibrancy Framework

	<p>WonderRealm 15 – 17 February</p> <p>The Nella Fitzgerald Dancing Show & Fringe Festival over three nights and includes activities at O2 café, Holly Rayes and Cork & Bottle</p>	Existing, with \$20,000 funding from the Town
	<p>Bassendean Repair Café</p> <p>Sunday morning, monthly meeting at O2 Café of the “repair movement” offering to repair items to reduce disposal and land fill</p>	Existing, with infrastructure support by the Town
Reduce Redtape	<p>Trade on the Street</p> <p>Adopt a permission and supporting role to encourage trading onto the footpath by current retailers. Reduce the red tape and in a controlled way permit traders to bring their shop out onto the footpath while ensuring the retention of a pedestrian clearway.</p>	It should be remembered that few traders in west end Old Perth Road are reliant on foot traffic. However such traders are considered desirable and in keeping with the village “brand”. Town to issue permits. No cost to the Town

TIMEFRAME: 3-6 MONTHS

STREET INFRASTRUCTURE	<p>Library Entrance Art Installation</p> <p>Repurpose redundant planting area outside library (no longer useable for real plants) use community group to create artificial flowers at the Markets to be installed</p>	<p>Community Street Art that converts infrastructure to art pieces;</p> <p>Funded within existing budget</p>
-----------------------	--	--

Old Perth Road Vibrancy Framework

	<p>"Paint a Brick"</p> <p>A section of the footpath can be dedicated to residents adopting a single brick and painting it or personalizing it.</p>	Funded within existing budget
	<p>Tree Festoon Lighting</p> <p>Greatly increase the festoon lighting in the trees on Old Perth Road. Plus put festoon lighting into the tree directly in front of the Council building.</p>	Costings to be referred to the mid-year budget review
LANDLORD PARTNERSHIPS	<p>Displays in vacant shop windows.</p> <p>Create "pop-up" artwork in vacant shops by local creatives.</p>	<p>Subject to shop owners support.</p> <p>Funded within budget</p>
	<p>Parklet</p> <p>Parklet incorporates a parking bay. The construction is wooden frame built so that the floor is the same level as the footpath. It usually features fixed wooden bench seating and a range of plants, astro turf and creative ideas.</p>	Work with interested traders to create a parklet. Permit to be issued by the Town and fully funded and maintained by traders.
EVENTS	<p>Food Truck Event</p> <p>To commence a regular food truck event in the street.</p>	Governance model to be determined. Cost to be referred to the mid-year budget review

Old Perth Road Vibrancy Framework

	<p>Sunday Breakfast Lounge room</p> <p>“Claim” car bays with furniture and encourage people to spend their Sunday morning reading the paper and catching up over a coffee. This will be augmented by activity such as a flash dance mob or regular salsa/line dancing and other activities like hula hooping, buskers/circus acts.</p>	<p>Governance model to be determined. Cost to be referred to the mid-year budget review</p>
PARKING RESTRICTIONS	<p>Wilson Street Car park</p> <p>Reduce all day commuter parking and enable more shopper parking.</p>	
COMMUNITY MOVEMENT	<p>Establish a Town Team Movement Group</p> <p>Community driven governance structure for activities and events</p>	<p>Catalyzed by the Town. Food truck event and Sunday Breakfast Lounge could well be managed by the group.</p>
SIGNAGE	<p>Wayfinding Signage</p> <p>Install signage to indicate café, hotel & shops. Located on the corner of Wilson and Guildford Rd to capture passing traffic on Guildford Road.</p>	<p>Funding referred for consideration in the mid-year budget review</p>

TIMEFRAME: 6-12 MONTHS

Old Perth Road Vibrancy Framework

EVENTS	<p>Car Clubs Meeting Point</p> <p>Create the west end of Old Perth Road as a Destination/origin point</p>	<p>Many auto clubs meet at specific locations to commence a formal excursion. These can feature many people and are short but significant opportunities to capturing spending. Any inducement offered (ie free coffee) at the traders expense.</p>
ENVIRONMENTAL BEAUTIFICATION	<p>Remove Chinese tallow trees</p> <p>Replace trees with species that provide better leaf canopy.</p>	<p>Chinese Tallows to be repurposed for garden bed 2 Old Perth Rd. Referred for funding to the mid-year budget review</p>
LANDLORD PARTNERSHIPS	<p>Shop front enhancement scheme</p> <p>The Town to consider subsidies to external façade of shop fronts up to 50% (limited to \$2,000) for aesthetic improvements consistent with vintage theme</p>	<p>Guidelines to be developed. Referred for funding to the mid-year budget review</p>

TIMEFRAME: 12-18 MONTHS

Old Perth Road Vibrancy Framework

STREET INFRASTRUCTURE	CREATE PEDESTRIAN FIRST ZONE Resurface the street and pavement on Old Perth road (between Guildford Rd and Wilson St)	Paving the entire street to visually favour pedestrians over vehicle. Not preventing vehicles but significantly slowing them down. Improve the overall aesthetic and create an area that is more conducive to events. Subject to funding in 2018/2019 budget
-----------------------	---	--

ATTACHMENT NO. 8

TOWN OF BASSENDEAN



ACCESS AND INCLUSION PLAN

2018-2022

The Town of Bassendean Access and Inclusion Plan 2018 – 2022 outlines its commitment to building an accessible community for all residents, visitors and all other stakeholders.

Table of Contents

1. Introduction	2
2. Vision and Mission.....	2
3. Disability Demographics.....	3
3.1 Australia.....	3
3.2 Western Australia.....	3
3.3 Bassendean.....	4
4. Legislation.....	4
5. Current Services.....	5
6. Achievements to Date	5
7. Disability Policy.....	6
8. Consultation to Inform the Development of Strategies	8
9. Strategies	9
Outcome 1 – Access to Services	9
Outcome 2 – Access to Buildings and Other Facilities	10
Outcome 3 – Access to Information.....	11
Outcome 4 – Level and Quality of Services	12
Outcome 5 – Complaints Handling	13
Outcome 6 – Participation in Community Consultation	14
Outcome 7 – Employment.....	15

1. Introduction

The Town of Bassendean includes the suburbs of Bassendean, Eden Hill and Ashfield featuring suburban style homes served by 97 kilometres of roads and 65 kilometres of footpaths. In addition, the Town includes a significant area of developed general industrial land including Tonkin Park. The total land area is 11 square kilometres and the Town has a population of 15,092 (2016 Census), up from 14,404 people in 2011.

Located 10 kilometres from the Perth GPO, with its river boundary, railway and freeway access, Bassendean is a comfortable and convenient location in which to live, work, shop and recreate. Council is proud of its strong community spirit and through its corporate and strategic plans, seeks to conserve, develop and enhance these essential qualities. In these documents the Town recognises the importance of working in partnership with community members, seeks to encourage active community participation and respond to the community's changing needs by the provision of high quality and equitable services.

The Town of Bassendean continues to strive to maintain its unique character, while encouraging ongoing development sensitive to the needs of all residents. Because of Council's commitment to sensitively meeting the needs of all residents, workers, volunteers and visitors in the Town, this Access and Inclusion Plan (AIP) has been adopted. It will be regularly reviewed to ensure people with disabilities, their families and carers within the Town of Bassendean can achieve their desired quality of life and have access to the same facilities, functions, events and services offered to the wider community.

2. Vision and Mission

The following Vision Statement outlines where the Town would like to be in the Year 2030:

"A connected community, developing a vibrant and sustainable future that is built upon the foundations of our past."

Strategic Priority 1: Social of the Town's Strategic Community Plan (2017-2027) relates to the access and inclusion. The following strategies apply:

1.2 Ensure all community members have the opportunity to be active, socialise and be connected.	1.2.1 Provide accessible facilities that support leisure, learning and recreation for people of all ages.
	1.2.4 Ensure people with disabilities and those from diverse backgrounds are valued and supported to participate in community life

3. Disability Demographics

3.1 Australia

The 2016 Census of Population and Housing showed that the number of people with a need for assistance with core activities increased to 1,202,900 people or 5.1% of the population in 2016, up from 998,600 people, or 4.6% of the population in 2011, with females more likely to have need for assistance than males in 2016 (5.4% compared with 4.8%).

Reflecting the strong relationship between age and disability some 1.1% of people aged 0-4 years needed assistance in 2016, increasing to 47% of people aged 85 years and over. People with a need for assistance had a much older age structure than people who did not have a need for assistance. Some 53% of people who had a need for assistance were aged 65 years and older, compared with 13% of those who did not have a need for assistance.

More women than men 75 and over needed assistance (32% women, 24% men in 2016). This is the result of the different disease profiles seen in males compared with females, with females experiencing higher rates of disease commonly associated with disability. For example, the 2014 National Health Survey shows Australian women aged 75 years or older were almost 50% more likely to report having arthritis than men of the same age.

However, around the ages of 5 to 19, males were almost twice as likely as females to report a need for assistance (4% males, 2.1% females). Analysis of the 2015 Survey of Disability, Ageing and Caring (SDAC) results show this may be partly due to autism spectrum disorders which are more commonly found in males of this age group.

The proportion of people with need for assistance who were employed increased from 7.7% in 2011 to 8.6% in 2016. For people aged 15 to 64 years who needed assistance, the proportion employed increased from 16% in 2011 to 18% in 2016.

Of people in the labour force with a need for assistance in 2016 (108,300 people), one in six were unemployed (16% or 17,800 people). This is compared with one in fifteen people (6.8% or 759,300 people) of the 11.2 million people who did not have a need for assistance.

People with a need for assistance and in the labour-force were more likely to be working part-time than people who did not have a need for assistance (46% compared with 30%).

3.2 Western Australia

Western Australia had the lowest proportion of people who needed assistance in 2016, being 3.9% or 95,700 people.

However, by 2026 the number of people with disability in Western Australia is expected to increase by more than 210,000, due mainly to our ageing population. The proportion of the State's population of people aged under 65 with disability is expected to remain relatively steady.

3.3 Bassendean

Based on the Town's population and the above-mentioned findings, it is estimated that there are approximately 1,629 people with disability living in the Town.

Of people aged 15 years and over, during the two weeks before the Census, 10.8% assisted family members or others due to disability, long term illness or problems related to old age.

4. Legislation

The [Disability Services Act 1993](#) (amended 2004) and the [Disability Services Regulations 2004](#) requires all local governments to have and implement an Access and Inclusion Plan (AIP), which must be reviewed at least every five years.

The Act adopts consistent definitions and assurances as outlined in other related Acts and Conventions, including:

- Western Australian Equal Opportunity Act 1984 (amended 1988);
- Commonwealth Disability Discrimination Act 1992; and
- United Nations Convention of the Right of Persons with Disability.

The Act defines disability as that which:

- Is attributable to an intellectual, psychiatric, cognitive, neurological, sensory or physical impairment or a combination of those impairments;
- Is permanent, or likely to be permanent;
- May or may not be of a chronic or episodic nature;
- Results in substantially reduced capacity of the person for communication, social interaction, learning or mobility; and a need for continuing support services.

The Act further requires that:

- All practicable measures must be undertaken to ensure the AIP is implemented by the Town, its officers and relevant agents and contractors;
- Public consultation must be undertaken by key stakeholders;
- Public consultation must be advertised through the local government's local paper;
- The AIP must be made available in alternative formats on request;
- The AIP must be lodged with the Department of Communities ([Disability Services](#));
- The AIP must be promoted on the Town's website and advertised in the local paper;
- Progress of the AIP must be reported annually to the Department of Communities; and
- The AIP progress is to be reported in the Town's Annual Report.

These matters have been and will continue to be under observed by the Town in this AIP.

5. Current Services

The Town provides a range of services, activities and events that are inclusive of people with disability, including:

- Arts and Culture;
- Building Services;
- Children's Services;
- Citizenship;
- Community Development;
- Community Transport;
- Customer Service;
- Depot;
- Facilities for Hire;
- Health Services;
- Heritage;
- Justice of the Peace;
- Library and Information Services;
- Old Perth Road Markets;
- Parks and Reserves;
- Ranger Services;
- Recreation Services;
- Seniors and Disability Services;
- Strategic Planning;
- Town Planning;
- Volunteering;
- Waste and Recycling; and
- Youth Services.

The Town of Bassendean [Seniors and Disability Services](#) is a small community agency offering personalised Home Care Services that support independence and the wellbeing of seniors, frail aged and people with disability.

6. Achievements to Date

The Town of Bassendean has made considerable progress to provide or improve access for people with disability. Some of the main achievements include:

- Accessible furniture and equipment for the Bassendean Library Services has been purchased as required in the annual budget, e.g., adjustable tables, illuminated magnifying glasses, large print books, audiocassettes, large print screens, e-books etc;
- Wheelchairs and trolleys are available for PWD's on request in the Library;
- Town's website contains documents in formats to be user friendly for people with vision impairments and to contain relevant information for people with disabilities;
- The Town participated in projects such as 'You're Welcome' to provide accurate information to PWD about the accessibility of council facilities, local businesses and services;
- Council members and volunteers were provided the opportunity to attend disability awareness training;
- The Access and Inclusion Committee met regularly and made recommendations to Council for adopting and actioning;
- Held annual community events for the International Day of People with Disability, partnering with local schools and DSC Local Area Coordinators and families;
- Supported people with disability to be included in their community through the Count Me In Grant (social inclusion);

- Supported people with disability under 65 to test their eligibility and gain access to NDS funding and services;
- Council election candidate's information was provided in various formats to be accessible by people with disability; and
- The Town ensured equal employment principles were upheld and reflected in all workforce development activities.

Progress against the Town's 2012 – 2017 DAIP has been reported annually to the Department of Communities – Disability Services.

7. Disability Policy

The Council has adopted the following Disability Policy (Policy 5.10):

Objectives

The purpose of the Town's Disability Access and Inclusion Policy is to provide guidelines to:

1. *Ensure that people with disability have the same level of access to Council's facilities, functions, services and employment opportunities as all other members of the community;*
2. *Ensure people with disability can participate fully in Council processes, functions and events; and*
3. *Encourage broader services provided within the Town cater for the needs of people with disability and their carers.*

Strategies

The Town of Bassendean recognises that people with disability are valued and equal members of the community who make a variety of contributions to social, economic and cultural life. The Town of Bassendean believes that a community that recognises and celebrates diversity and supports the participation of all its members makes for a richer community life.

People with disability have the same basic human rights as other members of society and are entitled to exercise those basic human rights. All individuals have the inherent right to be respected for their human worth and dignity. People with disability have the same rights as other members of society to receive information and access to Council's functions, facilities, events, services and processes and be fully involved in consultation processes.

This policy forms the basis of understanding and implementation of the Disability Access and Inclusion Plan (DAIP) which influences and ultimately compliments the Town of Bassendean's corporate documents including the Community Strategic Plan, the Asset Management plans and the Workforce Development Plan.

1. *Council recognises that people with disability have the same rights to services that assist them in achieving their quality of life and provide them with opportunities to fulfil their individual potential.*

2. *Council strives to ensure that no person who lives, works or visits the Town of Bassendean is denied access to Council facility or service on the grounds of disability. Council endorses the concept of universal design which ensures that all members of the community have equal access to facilities, buildings and services.*
3. *Council will encourage all agencies and organisations operating within the Town to maximise the accessibility of their facilities, programmes and services.*
4. *Contractors and agents and Council will have guidelines to optimise the accessibility and availability of programmes and services for people with disability.*
5. *People with disability within the Town of Bassendean will have the same opportunities as other residents to participate in public consultation, grievance mechanisms, decision-making processes and the general democratic processes of Council.*
6. *Where possible and relevant Council will provide flexible services which complement an individual's own abilities and the support provided by their family, carers and the broader community.*
7. *Council will provide the necessary ongoing training for staff, volunteers and Councillors to ensure understanding and empathy for people with disability, their family and carers.*
8. *People with disability will be afforded the same access to employment and accommodation in line with the principles of the Western Australian Disability Services Act (1993) amended 2004, the Equal Opportunity Act (1988) and the Federal Disability Discrimination Act (1992).*
9. *Council will ensure that information about Council meetings, consultations, functions, facilities and services is provided in clear and concise language and is available in alternative formats upon request by people with disability.*

Application

Responsibility for the implementation of this policy rest with all Councillors, staff, volunteers and contractors of the Town of Bassendean. The Chief Executive Officer will report on the commitment of the Town to social justice through the annual report. The Policy is to be reviewed every three years.

<p>Policy Type: Council Policy</p> <p>Link to Strategic Community Plan: Inclusiveness, Lifelong Learning, Health and Social Wellbeing -</p>	<p>Policy Owner: Director Community Development</p> <p>Adopted OCM – 1/03/13</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2020</p>
---	--

8. Consultation to Inform the Development of Strategies

Consultation involved both internal and external stakeholders by:

- Engaging with a diverse range of external stakeholders in accessible consultations across the Bassendean community, the Town's Disability Committee, Bassendean Cultural Advancement Group and interested Bassendean community members, Elected Members over a period of four weeks to help inform the new AIP strategies;
- Ensuring that people with disability were included in the consultation process and endeavouring to involve various groups of people with disability and their significant others including children, youth, parents, carers, seniors and extended family and Disability Employment Service Providers; and
- Conducting consultations with Town staff and Executive to identify priority AIP outcomes for the Town. Staff with responsibilities that impact on the public such as customer service staff, building and planning staff, staff who develop or provide information to the public, ranger services and HR personnel were particularly be targeted.

Furthermore, the Town engaged with:

- Current or potential customers of the Town's facilities and their families and/or carers;
- Local community organisations and groups;
- Local businesses; and
- Advocacy services and disability peak bodies.

This level of engagement allowed the Town to gather feedback on relevant areas of interest, gaps, needs and goals in relation to access and inclusion across the Town, for collation and analysis to determine opportunities relevant to participants with special needs and support and possible infrastructure requirements.

Consultation methods included:

- Face-to-face interviews;
- Telephone interviews;
- Focus groups/small group meetings;
- Public meetings; and
- Written submissions.

Ideas for progressing the AIP within the organisation, via projects, activities, services, training and other opportunities, cross referencing proposed strategies to the Town's Community Strategic Plan and other strategy documents (e.g. RAP) also formed the basis of developing the AIP.

A report collating the feedback from the consultation was presented to the Town.

9. Strategies

Outcome 1 – Access to Services

People with disability have the same opportunities as other people to access the services of, and any events organised by, the Town.

#	Strategies	Timeframe
1.1	Review the Town's marketing strategies for services and events to ensure they are inclusive of people with disability.	Ongoing
1.2	Use existing disability media to promote town services and events (e.g. 990AM Vision Australia Radio).	Ongoing
1.3	Identify and use only accessible venues for events organised/sponsored/funded by the Town.	2019/20 and ongoing
1.4	Establish and maintain a register of accessible venues, facilities and transport options throughout the Town for other service providers to use when organising an event or providing services.	2019/20 and ongoing
1.5	Provide disability and access and inclusion training for all Town personnel relevant to their job focus.	Ongoing
1.6	Facilitate a disability awareness event to promote available services and disability services within the Town (e.g. All Abilities Expo held by the City of Mandurah).	Annually
1.7	Recognise Town based businesses and organisations that practise access and inclusion.	Annually
1.8	Develop, in partnership with people with disability and wider community a Co-design Plan for access to events and services (e.g. in emergency situations, waste management) provided by the Town.	Ongoing

Outcome 2 – Access to Buildings and Other Facilities

People with disability have the same opportunities as other people to access the buildings and other facilities of the Town.

#	Strategies	Timeframe
2.1	Work with Transperth to improve access and maintenance to all train stations within the Town, particularly regarding accessible ramps, crossings and elevators.	Ongoing
2.2	Work with relevant organisations to specify and address community expectations regarding maintenance and service standards for non-council owned government provided facilities.	Ongoing
2.3	Pro-active compliance assessments of building contractors to ensure they don't compromise access requirements – e.g. breaking up/blocking footpaths.	Ongoing
2.4	Encourage and reward owners of older commercial properties to renovate them to become more accessible.	Ongoing
2.5	Continue to provide timely responses to rectifying damaged facilities and infrastructure (e.g. footpaths and drainage) and ensure communication of progress to affected community.	Ongoing
2.6	Undertake an assessment of all Town ramps (gradient and availability) to ensure compliance with relevant standards regarding access.	2020/21
2.7	Develop a map in an accessible format to show pedestrians and wheel chair users how best to get around, providing information on community facilities, transport, disability access, bathrooms and facilities.	2021/22
2.8	Review planning policies to improve access to facilities by powered mobility devices, prams and wheelchairs.	2021/22
2.9	Undertake an assessment of all Town community facilities (e.g. Whitfield Street Playground) to ensure compliance with relevant standards regarding access.	2019/20
2.10	Undertake an audit of street and park lighting to determine gaps and future needs.	2022/23

Outcome 3 – Access to Information

People with disability receive information from the Town in a format that will enable them to access the information as readily as other people are able to access it.

#	Strategies	Timeframe
3.1	Ensure all Town information can be printed or made available on demand in a format and language that is accessible to them (Large print, audio)	Ongoing
3.2	Broader and regular dissemination of information about the Town's services, facilities and events to residents and organisations.	Ongoing
3.3	Review and test (with user input) website and electronic communications to ensure they are fully compliant with the best practice guidelines used internationally on making websites accessible to people with disability - Web Content Accessibility Guidelines (WCAG) 2.1AA.	2019/2020
3.4	Town to support community groups to share resources and information and thus provide more activities and extend participation to more of the Town's residents.	Ongoing
3.5	Acknowledge and respect the preference to receive hard copy information and that some people prefer not to use technology and provide information in traditional formats such as noticeboards, billboards, newsletters (print and electronic) and mail drops.	Ongoing

Outcome 4 – Level and Quality of Services

People with disability receive the same level and quality of service from the staff of the Town as other people receive from the staff of the Town.

#	Strategies	Timeframe
4.1	Provide the Town's employees and volunteers with disability awareness training that includes communicating with people with disability, making information accessible and Easy English and statutory obligations.	Ongoing
4.2	Change the focus from delivering a service to delivering an effective outcome for the community (achieving an outcome may require a higher level of service). Capture the number of people who use services and put in place appropriate benchmarks to measure the service quality.	Ongoing
4.3	Strengthen community hubs (existing/emerging) to promote the integration of community groups and actively support programs and social activities that promote inclusiveness within the community.	Ongoing
4.4	Recognise the needs of culturally and linguistically diverse persons and those of different demographics (e.g. aged) in developing services.	Ongoing
4.5	Consider creating a position of Inclusion Officer in its Community Development Department.	2020/21

Outcome 5 – Complaints Handling

People with disability have the same opportunities as other people to make complaints to the Town.

#	Strategies	Timeframe
5.1	Increase awareness of town and customer policies, procedures and practices of complaints handling by employees.	Ongoing
5.2	Review procedures for recording complaints to include a section on access and inclusion related complaints.	2020/21
5.3	The Complaints Handling process needs to accommodate the different abilities within the community: <ul style="list-style-type: none"> • Multi channels of soliciting feedback; • Welcome and accessible form of providing feedback reflects inclusion; • Automated phone message / feedback line (low tech way of interacting but not burdensome on the Town). 	Ongoing
5.4	Timeframes on completion and increased monitoring of complaints register to ensure satisfactory resolution of complaint.	Ongoing
5.5	Collate compliments, complaints and general feedback and analyse trends and patterns to feed into continuous improvement strategies.	Ongoing

Outcome 6 – Participation in Community Consultation

People with disability have the same opportunities as other people to participate in any public consultation by the Town.

#	Strategies	Timeframe
6.1	Include people with disability, disability service providers and other disadvantaged groups in all consultations (e.g. when considering a planning application).	Ongoing
6.2	Review location and times for public meetings to maximise attendance by a broad cross section of the community.	Ongoing
6.3	Adopt a Co-design approach when consideration the Town's management and activities.	Ongoing
6.4	Reform the purpose and function of the Access and Inclusion Committee by establishing a working group to: <ul style="list-style-type: none">• Be the Town's primary consultative instrument for people with disability;• Guide the council in meeting its AIP obligations; and• Provide a more focussed and flexible approach to AIP.	2018/19
6.5	Review channels of communication to all groups in the community and invite them to participate in requests for community consultation.	Ongoing

Outcome 7 – Employment

People with disability have the same opportunities as other people to obtain and maintain employment with the Town.

#	Strategies	Timeframe
7.1	Promote volunteerism among Disability Employment Service providers and other service organisations to improve the rate of involvement of people with disability in volunteer work.	Ongoing
7.2	Ensure community awareness of employment opportunities through DES and other employment providers.	Ongoing
7.3	Provide training in disability awareness and statutory obligations for all personnel involved in the recruitment, selection, retention and ongoing management of people with disability.	2019/20
7.4	Review HR policies, procedures and practices to remove barriers to people with disability from applying for a job and working with the Town in accordance with equal opportunity legislation.	2019/20
7.5	Develop strategies to nurture an inclusive organisational culture.	Ongoing

ATTACHMENT NO. 9

Draft Terms of Reference

Access and Inclusion Working Group

Authority:

The Working Group is established under the auspices of the People Services Committee (PSC). Working Group recommendations are to be referred to the PSC and to Council if supported by the Committee.

Background:

All Australians have equal rights to access facilities, functions, services and employment. Barriers to access and inclusion are to be actively identified and removed.

The Town of Bassendean has been a leader in providing accessible services and facilities since the early 1990's with a Disability Access and Inclusion Plan and a Disability Access and Inclusion Committee of Council. The Committee also acted as an advocate for improved services and facilities in the community of the Town.

Council resolved to establish this Working Group in lieu of maintaining the Committee such that the business of the Committee can be conducted less encumbered by the bureaucracy surrounding the Committee structure.

The Town adopts a new Access and Inclusion Plan each 5-years and will again in early 2019. The Plan, developed in consultation with the community, defines strategies and actions to address identified barriers existent in the community.

Purpose (Tasks & Outcomes):

- To consult with the community to identify barriers to access and inclusion existent in the community;
- To work with and support the Town in working towards a genuinely inclusive community for all;
- To monitor the implementation of the Town's Access and Inclusion Plan (AIP) and prepare statutory obligation reports to Council and other stakeholders on the progress of the AIP;
- To review the Access and Inclusion Plan in accordance with legislative obligations and make recommendations to Council to improve and update the Plan; and
- To maintain networks with people with disability, their carers and service providers.

Membership:

- A minimum of one appointed Councillor;
- Residents and others with disability who express identification with the community in the Town;
- Carers of residents and others with disability who express identification with the community in the Town,
- Representatives of organisations who provide services for people with disability; and
- Individuals who have skills, experience, interest and commitment to contribute to a truly inclusive community for all.
- Capacity to co-opt further members with relevant expertise as required

Chairperson

The Chairperson is appointed by the Council, on recommendation of PSC. In the absence of the Chairperson, a person elected by the members will assume the Chair for the meeting.

Meetings

The A&IWG will meet quarterly and additionally as required to ensure the objectives are met.

Quorum

A quorum will be by simple majority plus one.

Meeting notes

Meeting notes are to be prepared by the officers of the Town and distributed to members within five working days after the date of the meeting.

Reporting timeframes

Working Group meeting notes and recommendations are to be reported in writing to the People Services Committee at the next scheduled meeting.

Termination of the Working Group

The term of the Working Group lapses with ordinary elections of Council and may at the discretion of Council be reconvened. Termination of the Working Group shall be at the direction of the Council.

Draft Terms of Reference

Suicide Prevention Working Group

Authority:

The Working Group is established under the auspices of the People Services Committee (PSC). Working Group recommendations are to be referred to the PSC and to Council if supported by the Committee.

Background:

In August 2018 it was reported that the Town has the highest incidents of suicide in the Perth metro area.

This led to the People Services Committee considering how the Town should best to respond.

The Working Group was established by Council on recommendation from Committee in October 2018.

Purpose (Tasks & Outcomes):

To provide considered, timely and balanced advice to Council on suicide related matters relevant to the Town. This includes:

- Raise awareness of resources in the local area that support positive mental health and suicide prevention.
- Build community understanding to reduce the myths, misunderstandings and stigma associated with suicide.
- Review research to enable to target the specific needs of vulnerable groups and build capacity.
- Develop materials and initiatives/programs that support these objectives.

Membership:

- A minimum of one appointed Councillor;
- Representatives of organisations who provide mental health services to residents of the Town; and
- Members of the community who have skills, experience, interest and commitment to contribute to reducing the incidents of mental health disorders in the community;
- Officers of the Town of Bassendean; and
- Capacity to co-opt further members with relevant expertise as required.

Chairperson

The Chairperson is appointed by the Council, on recommendation of PSC. In the absence of the Chairperson, a person elected by the members will assume the Chair for the meeting.

Meetings

The SPWG will meet as required to ensure the objectives are met.

Quorum

A quorum will be by simple majority plus one.

Meeting notes

Meeting notes are to be prepared by the officers of the Town and distributed to members within five working days after the date of the meeting.

Reporting timeframes

Working Group meeting notes and recommendations are to be reported in writing to the People Services Committee at the next scheduled meeting.

Termination of the Working Group

The term of the Working Group lapses with ordinary elections of Council and may at the discretion of Council be reconvened. Termination of the Working Group shall be at the direction of the Council.

ATTACHMENT NO. 10

Town of Bassendean Arts and Cultural Plan

November 2018

Revised Community Consultation and Communication Plan

Consultant: Ricky Arnold

Objective

To produce a Cultural Plan that captures the aspirations of artists, creative industries and the general community living in the Town of Bassendean and sets out a strategic framework for cultural development.

Consultation Approach to date

Action	Stakeholder	Method	Timeline
Project Control group	Internal ToB staff	Face to face meetings to guide the project's implementation, and assist in achieving key milestones	Throughout project timeline: August 2017- July 2019
Community survey	ToB Community	Upload Community survey through Engagement HQ Promote the survey through social media, announce at Visual art Awards on 21 st Sept, direct email to database of artists resident in area, promotional cards to encourage, advertise in local community paper, promote at other local events.	Completed: Survey available through Engagement HQ from February to June 2018
Community Reference group	Resident arts representatives (cross artform)	Open EOI process appointed local representatives for Reference group. (Completed) Group has met at key milestones in the process.	Appoint mid-September, first meeting 4 October and will meet throughout process until plan delivered in July 2019.
Cultural Advancement Group	Advisory group on Aboriginal concerns and	Attend meeting and invite to be part of consultation	Initial consult: Tuesday 26 th September 2017

	Reconciliation Action Planning		Presentation of draft plan to be confirmed for February 2019
People Services Committee	Council appointed community representative Advisory group	Attend meetings and consult on process and information gathering.	Tuesdays: 13 Feb, 10 April, 12 June, 14 August 2018 Key issues and directions presented in 2018. Return after public feedback received and draft re-written.
Public Consultation Sessions	Held in each suburb	Consultation forum/Workshops to gather information based around survey questions.	Completed: February/March 2018 Saturday 3 March: Alf F/Eden Hill Saturday 10 March: Cyril Jackson/Ashfield Saturday 17 March: Bassendean Community Hall
Council and ToB Management Forum	Council members, Executive Management staff	Presentation on key findings form community and focus group consultation. Feedback and input from Council and staff.	Council and Management forums completed. Draft presented to Council in November 2018 ahead of public comment period. Final plan due March/April 2019

Public Comment	Council/ ToB Community	<p>Post Council approval, Draft Cultural Plan will be made available on engagement HQ for public comment.</p> <p>Video will be made for use on social media to direct public to Engagement HQ.</p> <p>Questions focus below.</p>	Public Feedback: December 2018 to Feb 2019
Final Plan	Project Reference group/Project Control group and People services	Considering feedback collated during the Public Comment period, the final plan is drafted and presented to Council for approval.	March/April 2019
Cultural Plan Launch	ToB Community	Formal Launch of Plan to community TBC	Early June 2019.

Questions focused on Key Outcomes for Arts and Cultural Plan for Public Comment Period:

Sense of belonging to a shared heritage: Connecting the Community

- You told us arts and cultural events connect the community and are good for health and well-being. Our major events often focus on the Town Centre or at key open spaces such as Sandy Beach, BIC and Ashfield reserve. Do you support the development of more events for Eden Hill and Success Hill areas?
- Consultation told us you would like to run more of your own events. Do you support the Council commissioning more independently run events?
- What would improve the events to grow the opportunities for the community to connect?
- Have you experienced any access barriers to attending Bassendean's community and cultural events?

A Positive Sense of Place

- Feedback revealed Bassendean's unique culture comes from:
 - Its history as a significant Aboriginal gathering place;
 - Its position on the swan river, the preserved natural environment, its green spaces, trees;
 - Its history as one of the first colonial settlements;
 - Its importance in transport: river, rail, road and this connection to industry in the region;
 - Its wealth of creativity in its community;
 - Its awesome events that connect the community and make it a welcoming place.

What is most important to you?

- The Relax program includes cultural and recreational workshops. This plan indicates a community desire for more ecological education. What activities would you like to see the community engaging with to protect the Bassendean environment?

Appreciation of diversity of cultural expression

- Western Australia's population is a rich mix of diverse cultures. Bassendean is no exception, but you may be surprised to hear that the biggest growth of new residents is from Indian, Philippine, Vietnamese, Chinese and Malaysian backgrounds. Our children are celebrating this cultural richness through school celebrations, cultural exchange and sporting team

collaboration. Have you attended any multicultural celebrations previously? If so, what were they?

Stimulation of creativity

- **Consultation revealed the community values arts and culture for health and well-being, and that it is important for our children to participate in and learn creative skills. This plan recommends Council create opportunities for the following. How would you prioritise them?**
 - Arts and cultural workshops during school holidays;
 - Artists in residence in schools;
 - Installing staging facilities in some parks for schools performances in public;
 - Creating projects where children have input to public art and play ground designs;
 - Learning about Aboriginal history and culture;
 - Involvement in writing stories based on the history of Bassendean and its environment;

Experience of aesthetic enrichment

- **Survey respondents overwhelmingly supported more public art for Bassendean. Would you prefer to see:**
 - Works created by professional artists;
 - Works created by professional artists with the community.
 - Both
- **Murals and street art were the most popular responses for public art. Can you nominate appropriate sites that a mural could be installed?**

Capacity building: new knowledge, ideas and insights gained

- **Consultation told us that more capacity building in community event planning and management would assist you hold your own events. Training sessions on the following themes have been suggested, what order of priority would you assign to them?**
 - a. Introduction to Event planning and management;
 - b. Risk planning and mitigation;
 - c. Promotion;
 - d. Funding and sponsorship development;
 - e. Evaluation and database interactions.
- **Are there any other themes you would like to see training sessions built around?**
- **The consultation called for a new creative professional network. This network will be a source of skills development, knowledge exchange, research and consultation about how business development can happen,**

and how home-based businesses in Bassendean can thrive. What ideas do you have for interesting speakers and topics?

Cultural and Creative Industry strengthened

- **Pop-up mini-festivals on Old Perth Road as partnerships between local businesses and performers have been recommended. Suggestions include jazz, comedy and contemporary music festivals. Do you have any other suggestions of festivals you'd like to see explored?**
- **Innovation in creative industries often comes from multi-skilled collaborations. Is there any local industries/businesses that would benefit from a creative residency?**
- **If temporary spaces were available for pop-up activities, do you have a creative idea that you could undertake? What would you do?**

Overall Plan:

- **What in the plan's recommended activities do you support the most? Choose three activities.**
- **What do you not support? Choose maximum of three activities.**
- **What has the plan missed?**

INTRODUCTION

Our Arts and Cultural Plan is based on our Communities' Vision:

A connected community, developing a vibrant and sustainable future built upon the foundations of our past.

During 2018, we held community forums and conducted a survey to find out what was important for you in arts and culture for Bassendean. What did you tell us?

Bassendean is a creative community! Bassendean values and celebrates its history, its environment and its community!

Bassendean's unique culture comes from:

- **Its history as a significant Aboriginal gathering place;**
- **Its position on the swan river, the preserved natural environment, its green spaces, trees;**
- **Its history as one of the first colonial settlements;**
- **Its importance in transport: river, rail, road and this connection to industry in the region;**
- **Its wealth of creativity in its community;**
- **Its awesome events that connect the community and make it a welcoming place.**

Bassendean values arts and culture because:

- 1. Arts is good for health and well-being;**
- 2. All types of artistic and creative activities are really important;**
- 3. We regularly draw, paint, make craft, design things, build stuff, perform, sing, play;**
- 4. It is important for our children to learn art, dancing, music, and other creative things.**

What were the major issues you raised?

- 1. Evidence shows that the events are mainly focused in Bassendean Town Centre, or Ashfield. Few events take place in the Eden Hill area. There is a strong call for more activities to be planned for Eden Hill residents in the open spaces of Mary Crescent or Jubilee Reserve.**
- 2. The community love the events, and whilst some are more important to them than others, more activation is requested rather than less. With a small Council team, and a limited budget, how does the Council meet this demand?**
- 3. What are the implications across the Town of Bassendean teams of empowering the community and external providers to put on more events?**
- 4. How do the current facilities meet the needs of the arts and cultural community more? With some low usage, and high regular user rates, how do we open these facilities to new community groups and members?**
- 5. With a 60% population growth predicted in the next thirty years, how does this impact on the number of community facilities needed, and their accessibility to all aspects of community and cultural use?**
- 6. Do we know our community? With population growth, and changing migration statistics, are we planning for a broader diversity of residents? By separately “valuing” people with disability and people from diverse backgrounds, do we achieve full inclusion?**

7. Creating “Belonging” through a shared heritage experienced must continue to recognise and acknowledge Aboriginal people’s stories. People consulted want stories shared as reconciliation and respectful community inclusion activities.

8. The community values:

- **the unique cultural heritage of the area, its rich connection to its First Nations people, the original Aboriginal people, stories and significant sites along the river,**
- **its historic settler beginnings in the establishment of the Swan Colony, its Pensioner Guard pioneering community, its old families and rich beginnings in trade,**
- **its growth through the development and connections of transport links, through river, then road then rail.**
- **Bassendean is proud of its citizen’s hard working approach to life, the connections to the Railway Workshops in Midland, the manufacturing industries that grew up along the rail line.**

There is a passionate historical society, a rich archive of local historical information and stories, and valuable historical buildings that tell a unique story of the area. How do we unite the community around a shared project?

9. How can the Percent for Art Policy achieve the aims of the Arts and Cultural Plan?

10. Artists can contribute to the character and identity of Bassendean as a creative place to live/work. The needs of artists in terms of operating home based businesses and activities need to be acknowledged and aligned with the Town’s priorities. Employment of local artists in the Town’s activities could be prioritised further.

11. Identifying shared space for collaboration, networking, exhibiting and performance, will assist develop the Town’s growing reputation as a creative industries hub. The Town does not own many buildings and could review the use of its facilities to enable this activity to take place. The Town could encourage future developments to cater for this cultural and creative use.

DRAFT Arts and Cultural Plan

Town of Bassendean

A summary of activities that address the Council goals from the Strategic Community Plan is attached below, listing activities and outcomes for each goal. (Subject to funding).

Social:			
1.1: Build a sense of place and belonging			
Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>Sense of belonging to a shared cultural heritage</p> <p>Bridging of social difference</p> <p>Positive sense of Place</p>	<p>Survey stated best community connection was created through attendance at arts and cultural events. Survey respondents valued the Old Perth Monthly markets, Relax Workshop program, the Visual Art Award and the Telethon Community Cinema most highly. Inequality between suburbs and a need to increase activation in Eden Hill. Strong call to simplify processes, approvals and funding for community to run own events. Historic and Environmental elements highly valued.</p>	<p>Create collaborative public community cultural development projects between local history collection, historical society and artists to share Bassendean’s cultural heritage. Build storytelling into cultural trails including art, colonial and Aboriginal history trails.</p> <p>Build the capacity of community groups and local entrepreneurs to organize and run events independently of Council. Support and resource through sponsorship and community funding programs.</p> <p>Ensure all suburbs are serviced with events and activities. Review the events currently run by Council to increase their purpose to create</p>	<p>Bassendean Memorial Library, Local History Collection and working group;</p> <p>Bassendean Historical Society, WA Museum</p> <p>State Library of WA and the Battye Library Collection</p> <p>East Metropolitan Regional Council</p> <p>Local schools and CJ Artspace</p> <p>Artsource</p> <p>Local artists, film makers and performers</p> <p>Aboriginal Advancement Group</p> <p>South west Land and Sea Council</p> <p>Local Aboriginal artists</p> <p>Yirra Yaakin Noongar Theatre</p> <p>Community Action Networks in each suburb.</p>

DRAFT Arts and Cultural Plan

Town of Bassendean

		<p>community connections and well-being.</p> <p>Encourage Town centre pop-up events: jazz, comedy, long table dinners etc shared across businesses and venues on Old Perth Road.</p>	<p>Community support organisations that support people with disability, aged, seniors and youth.</p> <p>Local businesses and property owners</p> <p>Jazz WA, Ellingtons, Edith Cown/WAAPA Jazz schools, WA Youth Jazz</p> <p>WA Comedy Festival, Gelo, Fringe Festival, Barking gecko, Circus WA, WAMusic</p>
--	--	--	---

Social:

1.2 Ensure all community members have the opportunity to be active, socialise and be connected.

Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>Appreciation of diversity of cultural expression</p> <p>Recognition from valued other/s received</p>	<p>2016 Census: The Town of Bassendean has a residential population of 15,090. Since 2006, the population has grown by 12% from 13,458. 60% population growth predicted in next thirty years. Bassendean has no identifiable arts</p>	<p>Master planning for Town's population growth to consider new arts appropriate infrastructure, including exhibition, performance space and studios.</p> <p>Review the use of current community facilities to create new cultural programming usage (see network</p>	<p>Historical Society/tenants of Pensioner guard Cottage precinct Bassendean Memorial Library Bassendean Seniors Citizens group and Centre Community and cultural groups using Community Centre, Alf Faulkner Hall</p>

DRAFT Arts and Cultural Plan

Town of Bassendean

	<p>and cultural infrastructure, rather multi-purpose community facilities which have room for increased bookings and activities. Population increase will create demand for more infrastructure.</p> <p>Bassendean has a growing population of overseas born residents, 2016 data reveals of the 1857 identified 294 are from India, 163 Philippines, 132 Vietnam, 125 China, 93 Malaysia, 59 Myanmar, 58 Croatia, 50 Poland.</p> <p>88% of survey respondents support increased acknowledgement of Whadjuk Noongar culture in Bassendean.</p>	<p>development).</p> <p>Build on existing local multicultural celebrations and groups to create new event in Eden Hill.</p> <p>Through partnerships, expand school holiday arts and cultural activities for young people.</p> <p>Review events as part of DAIP process to ensure inclusivity and access for people with disability.</p> <p>Working with the Aboriginal Advancement Group, Reconciliation Action Plan and key stakeholders develop an Aboriginal Cultural Program to increase cultural awareness. Trial Aboriginal Cultural Programming position, and funding program to support residencies in local schools.</p>	<p>Local Sports groups Eden Hill Primary School Community Arts Network Office of Multicultural Interests https://www.omi.wa.gov.au/CommunitiesNetworks/Pages/Ethnic%20Organisations.aspx Multicultural Services Centre of WA http://mscwa.com.au Umbrella community care https://www.umbrellacomunitycare.com.au/about-us/</p> <p>Youth Partners: WA Youth Jazz, WA Youth Orchestra, Barking gecko Theatre, WA Youth Theatre Company, Propelarts Governor Stirling and other high schools where Bassendean is catchment</p> <p>DADAA: Disability and Access : provision of audio description, tactile tours, captioning</p> <p>Local Primary schools Aboriginal Artists and Aboriginal stakeholders</p>
--	--	---	---

DRAFT Arts and Cultural Plan

Town of Bassendean

Natural Environment: 2.2 Protect our river, bushland reserves and biodiversity			
Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>Understanding of ecological issues</p> <p>Positive sense of Place</p>	<p>The Town of Bassendean covers an area of 11 square kilometres, with 7 kms of Swan River foreshore.</p> <p>There are a number of significance reports outlining the historical, cultural and environmental significance of the Swan River.</p>	<p>Partner local environmental and community action groups and schools to initiate cultural projects centred on protection and appreciation of the Swan River, bushlands, and the Significant Tree register.</p> <p>Explore the cross-overs between environmental and cultural activities as part of the Relax Program.</p>	<p>Swan River Trust</p> <p>East Metropolitan Redevelopment Authority</p> <p>Local environmental protection community groups, Friends of ...</p> <p>Local primary schools</p> <p>Historical Society and Bassendean Library/ Local History collection</p> <p>Writers and local authors</p>

Natural Environment: 2.3 Ensure the town's open space is attractive and inviting.			
Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>Positive sense of Place</p>	<p>The community strongly values the river, bushlands and significant trees in the area. This is major factor in residents choosing to live in Bassendean. The community</p>	<p>"Apply an arts lens" to all of the Town's master planning, public developments, public assets, playground installations, open space enhancements.</p>	<p>Swan River Trust</p> <p>East Metropolitan Redevelopment Authority</p> <p>Local environmental protection community groups, Friends of ...</p>

DRAFT Arts and Cultural Plan

Town of Bassendean

	support the use of open space for community connecting events and activities.	Review the provision of performance infrastructure in key parks and open spaces.	Artsource FORM WA Music Local schools and performance groups Local artists/ network Propelarts
--	---	--	---

Built Environment: 3.3 Enhance the Town's appearance			
Measurable Outcomes Stimulation of creativity Experience of aesthetic enrichment	Evidence The community strongly support more public art across the suburbs: 97.6% of respondents, but the consultation talks of deeper engagement with local communities and local artists, as well as creative approaches to design and implementation. Needs long term planning. Teachers discuss the need for a years notice to be able to program into the schools activities and curriculum. Survey respondents stated: I would like to see the urban art mural	Recommended Activities Review the Town's current Percent for Art Policy in line with recent changes to Joint Development Assessment Panel processes and SAT decisions. Explore how developer contributions can achieve social and cultural infrastructure outcomes for community benefit. Align Public Art MasterPlan with potential arts, history trails and Aboriginal significant heritage sites. Link to Town's Asset Management Planning processes. Connect commissioning processes to "shared cultural heritage" intent.	Potential Partners State Government Architect WALGA Department of Local government, Sports and Cultural Industries: Building and works: Percent for Art Scheme partners Chamber of Arts and Culture Developers Artsource FORM Local artists and architects

DRAFT Arts and Cultural Plan

Town of Bassendean

	<p>paintings expanded across the three neighbourhoods</p> <p>I support Council asking developers to contribute to a fund for large scale projects</p> <p>I'd like to see young artists mentored in projects</p> <p>Id like to see more Aboriginal public art projects (equal3)</p>		
--	--	--	--

Economic:

4.1 Build economic capacity

Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>New knowledge, ideas and insights gained</p>	<p>Over a third of survey respondents identified as professional artists, majority visual artists and arts managers, but others across music, dance, theatre, film, fashion and design.</p> <p>Over 60% of these operated from home in Bassendean. Improvement to business included:</p>	<p>Create a new professional arts and cultural network local to Bassendean based around skills and business development seminars, collaborative opportunities, capacity building, residencies and fundraising.</p> <p>Increase retail sales and commissions through shared subsidized space at monthly markets, and exhibition opportunities in surrounding key arts</p>	<p>Small Business development Key arts service agencies and professional bodies: NAVA/Artsource/FORM WA Music Screenwest DADAA STRUT Dance/Co3 CJ Artspace</p>

DRAFT Arts and Cultural Plan

Town of Bassendean

	<p>Places and spaces to exhibit and perform work</p> <p>Commissioning local artists and performers</p> <p>Providing practical skills development workshops in my local area</p> <p>Networking opportunities</p> <p>Places and spaces to make work</p>	<p>spaces.</p>	<p>Local artists and creative Local business</p> <p>Local arts and cultural groups</p> <p>East metropolitan regional council Surrounding Local Government area spaces: Midland Junction Arts Centre,</p>
--	---	----------------	--

Economic:

4.2 Facilitate local business retention and growth

Measurable Outcomes	Evidence	Recommended Activities	Potential Partners
<p>ECONOMIC DIVERSITY: Cultural Industries strengthened</p>	<p>Strategically located, Perth's Eastern Region hosts Western Australia's major air, road and rail transport hub for movement of freight and passengers throughout Perth, intrastate, interstate and overseas. The major industrial areas of Malaga, Welshpool, Kewdale, Hazelmere, Forrestfield, Bayswater, Ashfield and</p>	<p>Partner with Cyril Jackson Artspace and local businesses and industries to create an artist in residency program. Utilise pop-up spaces in Town centre for residencies, exhibitions and project spaces.</p> <p>Recognize the role creative industries plays in diversifying the industries in Bassendean.</p>	<p>Small Business development Key arts service agencies and professional bodies: NAVA/Artsource/FORM WA Music Screenwest DADAA STRUT Dance/Co3</p>

DRAFT Arts and Cultural Plan

Town of Bassendean

	<p>Bassendean play key roles in transport, storage, manufacturing and logistics servicing the state’s construction and resource sectors. The Town of Bassendean’s economic output is estimated at \$2,817M per year (REMPAN 2018). This is dominated by manufacturing, construction, and rental, hiring & real estate services, making up over 60% of Bassendean’s total output, however manufacturing jobs in Bassendean declined by 30% over this same period.</p> <p>Analysis of home-based employment within the Town of Bassendean indicates that there were 222 employed persons working from home in 2016. This makes up for almost 4% of persons working within the Town of Bassendean. Since 2011, the number of people that reported as working from home has increased 19% from 187 to 222. Approximately 40% of those that</p>	<p>Explore opportunities that Live/Work planning approaches bring for creative industry development.</p> <p>Work with new professional network to understand underlying drivers for home-based business growth.</p> <p>Consider re-branding the Town of Bassendean as a “creative community” in recognition of the high number of creative industry professionals in residence.</p> <p>Include “Culture” as a fifth pillar in future Strategic Community Planning. Processes and documents.</p>	<p>CJ Artspace</p> <p>Local artists and creative Local business</p> <p>Local arts and cultural groups</p> <p>East metropolitan regional council Surrounding Local Government area spaces: Midland Junction Arts Centre,</p>
--	--	---	---

	<p>work from home in Bassendean are based in Eden Hill</p> <p>Between 2011 and 2016, the most significant growth in people working from home was in Ashfield. This is attributed to growth in arts and recreation services activities. Similarly, the growth in arts and recreation services is likely-due to artists having home studios.</p>		
--	--	--	--

Descriptions of the Cultural Outcome Measures from Cultural Development Network’s research

<https://www.culturaldevelopment.net.au/outcomes/cultural/>

Sense of belonging to a shared cultural heritage

By sense of **belonging** to a shared cultural heritage, we mean how one’s identity and values are rooted within a history and heritage that is shared with others.

Full description

This outcome is about relationship to one’s cultural history and heritage, and experience of cultural identity and values, that are shared with others. A sense of connection to the past and being part of a historical continuum; insights into the present through understanding of the past; insights into the past. This outcome is about how cultural engagement can offer illumination of the present by providing a sense of continuity with the past, and a pathway to the future. Knowing where we have come from helps us to discover where we want to go. As the past cannot

be changed, the desired endpoint is a positive connection to it.

Evaluation measure

Sense of belonging to a shared cultural heritage

Social differences bridged

By bridging social differences we mean the overcoming barriers and strengthening understanding between people who are from different social circles.

Full description

This outcome is about how a sense of positive connection can be developed with people who are outside our immediate social circle or from whom we feel socially divided. These people might be like or unlike us. They might be people we know and who are *like us* in the broader context, but from whom we have some social distance. An example would be people who are members of a different social group to us within our broader cultural group. People might also be *unlike us* because they come from a different culture or age group or social class. The connectedness between people who feel socially different from each other in some way is often referred to as ‘bridging social capital’.

Evaluation measure

Bridging of social difference

Feeling Valued Experienced

By ‘feeling valued experienced’, we mean a sense of self-esteem or worth that comes when an individual or their achievements are recognised or admired by someone who is important to them and whose opinion matters to them.

Full description

This outcome is about the sense of self-esteem or worth that occurs when an individual's knowledge, practice and achievements are respected or admired (recognised) by someone who is important to them and whose opinion matters to them (valued other). This might include family members or other loved ones, teachers, mentors, leaders or other people in the community (both within and outside of any specific community of interest), including those who might have expertise related to the activity undertaken.

(This item is currently in development. Updates will be posted here as they are completed)

Evaluation measure

Recognition from valued other/s received

Diversity of cultural expression appreciated

By an appreciation of the diversity of cultural expression, we mean valuing the different ways people express themselves through diverse cultural forms, reflecting their life experience and interests.

Full description

This outcome is about the appreciation of diverse and different forms of cultural expression that can result from engagement. Appreciation is defined here as the recognition or understanding of the worth, value or quality of form/s of cultural expression, including new forms of cultural expression generated when diverse cultures come together. Cultural expression is defined as the different ways that people express themselves depending on their cultural backgrounds, life experience and interests. Thus a culture might be related to ethnic, linguistic, religious or national heritage, but also through identification with others who share expressive interests, such as people who have a shared experience of disability that they seek to express, or expertise in a particular art form or type of cultural expression, such as hiphop, emo or contemporary painting.

This is related to the contribution of this diversity to quality of life and life choices, and the way that people connect with others through this expression. The total amount or percentage of cultural diversity is not the endpoint, but the appreciation of the existing diversity, as well as appreciation of the new forms of cultural expression that are generated when diverse cultures come together. This outcome corresponds closely to UCLG's cultural element of 'diversity', which is seen as "a means to achieve a more satisfactory intellectual, emotional, moral and spiritual existence" (UCLG, 2006, p. 5).

Evaluation measure

Appreciation of diversity of cultural expression.

Creativity stimulated

By creativity stimulated, we mean the sparking of imagination, creativity or curiosity that leads to a desire for creative expression.

Full description

This outcome is about how engagement in cultural activity stimulates the creativity, sparks the imagination or piques the curiosity of the participant (which includes all participants, from experienced artists to members of the public experiencing this creative activity for the first time). Creativity is defined here as the use of imagination or original ideas to create something new and worthwhile – the act of turning new and imaginative ideas into reality. Creativity involves two processes: thinking, then producing.

This is the most dynamic outcome, with the participant experiencing creative stimulus, which may result in desire to engage more with similar or different cultural experiences and/or inspiration to create new artworks, working either alone or with others. Desired endpoints are more creativity stimulated, leading to the potential of more new work created. Both are unlimited.

Evaluation measure

Stimulation of creativity.

Aesthetic enrichment experienced

By aesthetic enrichment, we mean experiences that come through the senses that are special and outside the everyday; feelings of being moved that are evoked by experiences such as beauty, awe, discomfort, challenge, joy or wonder.

Full description

This outcome is about how aesthetic enrichment, from pleasure to challenge, can result from cultural engagement. Aesthetic enrichment is experienced through the senses, elicited by aesthetic qualities perceived in the artwork or experience, through properties such as harmony

and form. It involves experiences outside the mundane, of beauty, awe, joy and wonder; potentially offering a sense of escape or captivation, or feelings of being moved, challenged or transcending the everyday, extending to deepest experiences of a sense of flow, or the numinous or spiritual realms.

This outcome can include enjoyment from participation in arts experiences that are familiar, known as aesthetic validation, or unfamiliar, known as aesthetic growth or challenge. This outcome is not necessarily a shared sense: it can be experienced and enjoyed alone, unlike Outcome 5, which is about how cultural experiences connect people to each other. A desired endpoint is more and deeper experiences of aesthetic enrichment, as these are unlimited and can be continually generated. Further engagement with similar or other enriching cultural activities may be inspired. This outcome corresponds to UCLG's cultural element of 'beauty' (UCLG, 2006), but is broader, in recognising that cultural enrichment can also come from experiences that are not beautiful, but challenging or awe-inspiring.

Evaluation measure

Experience of aesthetic enrichment

New knowledge, ideas and insight gained

Short description

By new knowledge, ideas or insight we mean intellectual stimulation, critical reflection, creative thinking and deeper understanding.

Full description

This outcome covers the development of new knowledge, ideas and insights resulting from the engagement. It also includes intellectual stimulation, critical reflection and creative thinking experiences. A desired endpoint is more and deeper understanding, as this is unlimited and can be continually generated. This outcome corresponds closely to UCLG's cultural element of 'knowledge' (UCLG, 2006), but is broader because it is about the process of thinking inspired by the cultural experience rather than just the knowledge shared.

Evaluation measure

New knowledge, insights and ideas.