

# TOWN OF BASSENDEAN

## MINUTES

### BASSENDEAN RIVER PARKS MANAGEMENT COMMITTEE

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

ON WEDNESDAY 2 AUGUST 2017, AT 10.00AM

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#### 1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member opened the meeting, welcomed all those in attendance and conducted an Acknowledgement of Country.

#### 2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

##### Attendees

Cr Bob Brown, Presiding Member  
Cr Paul Bridges, Deputy Presiding Member  
Peter Kane, Dept of Planning, Lands & Heritage  
Stephen Summerton, Dept of Fire & Emergency Services  
Nonie Jekabsons, Community Representative  
Carol Seidel, Community Representative  
Melissa Mykytiuk, Community Representative (until 11.17am)  
Brian Vincent, Community Representative

##### Officers

Simon Stewert-Dawkins, Director Operational Services  
Brian Reed, Manager Development Services  
Jeremy Walker, Senior Environmental Officer  
Graeme Haggart, Director Community Development  
Amy Holmes, Minute Secretary

##### Visitors

One member of the public  
Kristen Watts, CoTerra Environment Director  
Carrie Hopkirk, CoTerra Environmental Senior Hydrologist  
Will Gumbley, EPCAD Senior Landscape Architect

### Apologies

Ms Lucy Bromell, Community Representative  
Stephen Lloyd, Dept for Biodiversity Conservation &  
Attractions

## **3.0 DEPUTATIONS**

Nil

## **4.0 CONFIRMATION OF MINUTES**

### **4.1 Minutes of the Bassendean River Parks Management Committee meeting held on 8 February 2017**

#### COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1

MOVED Cr Bridges, Seconded Carol Seidel, that the minutes  
of the Bassendean River Parks Management Committee  
meeting, held on 3 May 2017 be confirmed as a true record.

CARRIED UNANIMOUSLY 8/0

## **5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION**

Consideration of changing the 10am timeslot was briefly  
discussed.

## **6.0 DECLARATIONS OF INTEREST**

Nil

## **7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING**

Nil

## **8.0 PRESENTATION**

### **Presentation of Three draft Bindaring Wetland Concept Plans**

- CoTerra Environment Director, Kristen Watts
- CoTerra Environmental Senior Hydrologist, Carrie Hopkirk
- EPCAD Senior Landscape Architect, Will Gumbley

## **9.0** **REPORTS**

*Melissa Mykytiuk, left the meeting, the time being 11.17am.*

### **9.1** **Bindaring Park – Stage 2 Bindaring Wetland Concept Plan Development (Ref PARE/MAINT/67/69 – Jeremy Walker Senior Environmental Officer)**

#### **APPLICATION**

The purpose of the report was to provide an update, and to present to the Committee, the CoTerra concept options and Bindaring Wetland Concept Development Report.

#### **ATTACHMENTS**

##### **Attachment No. 1:**

- Bindaring Park Concept Development Plan
- Birds Eye Perspective : Looking south towards central lake
- Bindaring Park Wetland - Option 1
- Preliminary Option of Probable Costs – Option 1
- Bindaring Park Wetland - Option 2
- Preliminary Option of Probable Costs – Option 2
- Bindaring Park Wetland - Option 3
- Preliminary Option of Probable Costs – Option 3

#### **BACKGROUND**

In February 2017, the Bassendean River Parks Management Committee meeting (RPMC – 2/02/17) noted that CoTerra Environment had been awarded the contract for Stage 2 works and, then in May 2017, the Committee (RPMC – 01/05/17) noted that the Level 1 Fauna survey had been completed along with site survey data collection and review of data.

#### **COMMUNITY & ENGAGEMENT**

CoTerra Environment/EPCAD members will present the draft Bindaring Wetland Concept Plan at this meeting.

Members of the Bassendean River Parks Management Committee are asked to review the three draft Bindaring Park Concept Plans and Concept Development Plan prepared by CoTerra Environment, and Committee members are requested to provide their feedback by Friday 6 October 2017 to the Town's Senior Environmental Officer enable a report to be presented to the next Committee meeting.

A report, along with a recommendation for one of the three CoTerra Environment Concept Plans and order of magnitude of costs, will be presented to this Committee meeting and then Council for consideration.

The Council endorsed draft Bindaring Wetland Concept Plan will be provided to the relevant State Government agencies and advertised for public comment via the Bassendean Briefings newsletter, Town's website, the Town's Facebook page, and at the Customer Services Centre and Bassendean Memorial Library.

Officers will collate feedback received and present a further report to the Committee and Council

### STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Natural Environment, the following:

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
2.3 Ensure the Town's open space is attractive and inviting.	2.3.1 Enhance and develop open spaces and natural areas to facilitate community use and connection.	Community / Stakeholder Satisfaction Survey (Open Space and use of Open Space)

### COMMENT

CoTerra has now completed the following Tasks:

- Flood Modeling;
- UNDO Modelling;
- Acid Sulfate soils (ASS) Investigation with Report;
- Geotechnical Investigation;
- Draft Concept Designs; and
- Draft Concept Development Report, includes summary of UNDO modelling, Summary of Wetland Hydrology including flood modeling results, Summary of Geotechnical Investigation and Summary of ASS Investigation.

The three concept designs were prepared to meet the following objectives:

1. Improve water quality within Bindaring Wetland through the improved treatment of urban stormwater runoff at stormwater discharge locations within the Park.
2. Improve ecological and habitat value through removal of weed vegetation, retention of high value trees and rehabilitation planting using with local native species.
3. Improve access, path connectivity and underutilised space within the park for improved recreational amenity.

All three concept options incorporate the same measures for weed management, revegetation, fauna habitat retention and ASS Management.

A summary of the differences between each concept are as follows:

- Some recreational features such as boardwalks and community areas vary between concept design options.
- Stormwater quality treatment measures varied between the three concept designs with each option, including a selection of BMPs, such as biofilters, swales and floating wetlands. The relative effectiveness of the water quality treatment measures proposed was calculated for each option using Department of Water's UNDO tool.
- The modification of hydraulic controls (i.e. removal of Hyland Street and the causeway) were included in two options (options 2 and 3). *Please note:* The hydrological assessments in this study have not considered the impact of these structural changes to the hydrology and ecosystem. Further flood investigations and impacts of the changes to hydrology (inundation time and levels), as well as a salinity assessment, would be required to consider their impact on the ecosystem and wetland vegetation.

The key differences between each concept design option, water quality treatment effectiveness and indicative cost is listed in the table below.

Option	Hydraulic Controls	Key landscape features	Water quality treatment	Water quality treatment effectiveness	Indicative Cost (Inc. GST \$)*
1	Existing situation: Retention of causeway and Hyland Street	Wetland boardwalks with viewing deck/bird hide	6 biofilters, 3 swales and 1 floating wetland	Most effective – 0.86 kg/ha/yr N and 0.08 kg/ha/yr P removed.	2.18 M
2	Removal of causeway	Limited boardwalks	3 biofilters and 6 swales	0.56 kg/ha/yr N and 0.05 kg/ha/yr P removed.	1.94 M

<b>3</b>	Removal of causeway and opening of Hyland Street	Wetland boardwalks with viewing deck/bird hide	9 swales	Least effective – 0.27 kg/ha/yr N and 0.01 kg/ha/yr P removed.	2.09
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\*Engineering works required for the removal of Hyland Street and/or causeway are not included in this cost.

At the Ordinary Council Meeting in April 2016, Council resolved (OCM – 5/04/16) in part, that winding up of Town Planning Scheme No. 4A, be considered in the review of the 2016-2020 Corporate Business Plan, by the following:

1. Have Lot 100 Hyland Street boundary adjusted with that of Lot 101 to reflect the current zoning and a scheme amendment be prepared and initiated;
2. Should all of Lot 206 Hyland Street be purchased, rationalise the residential zoned portion with that of Lot 101 Hyland Street to create a single lot above the 100 year flood line, offer this for sale to a purchaser who can provide access via Watson Street and a scheme amendment be prepared and initiated and that below the flood-line, be rezoned as Public Open Space.

Council (OCM – 8/06/17) resolved to support Amendment No. 17 to the Town Planning Scheme No. 4A with modification by excluding point 1(a) iv) *“Deleting Lots 162 and 163 Anstey Road from area ‘C’ and include the land within area ‘B’.”*

It should be noted that community consultation has been undertaken in regards to the above and changes to the current Council resolutions will have financial implications on Local Planning Scheme No. 4A.

As such, Co Terra Environment was requested to amend the concept design to depict these changes and provide a snapshot of possibilities, should Council amend previous the resolution to retain lot 100 Hyland Street and obtain Lot 206 Hyland Street.

Option 1 achieves the highest level of water quality treatment of the three designs and requires no changes to the existing hydraulic controls. Co-terra has outlined a staged process that can be implemented to achieve best results and budgeting purposes.

Co-terra has advised that by removing the causeway at 100 Hyland Street and by removing the culvert in Hyland street altogether, it will affect the current hydraulics for the wetland and thus will require further flood modeling. The middle zone and northern half of the southern zone are currently classified as Conservation Category Wetland by the Department of Biodiversity Conservation and Attractions, and this category of wetland has the highest ecological value and level of protection.

The existing vegetation within these areas is likely to be suited to the existing hydraulic regime, due to the age of the hydraulic controls, particularly Hyland Street.

Disruption of the hydraulic regime, as depicted in option 2 & 3, will likely require approval from the Department of Biodiversity Conservation and Attractions and the Department of Water and Environmental Regulation, with further technical studies required to determine the potential impact of the removal of the causeway adjacent to Hyland Street.

It should be noted that the proposed partial removal of Hyland Street would impact local traffic and services, such as local bus route, water, power, gas, sewer and telecommunications.

No funding is allocated in the 2017/2018 Budget to undertake additional studies associated with the partial removal of Hyland Street, particularly in regards to a traffic impact assessment, or to undertake investigation to determine the feasibility of relocating services or the estimated cost to do so.

The Town's priority is to enhance the ecological and habitat value within the reserve, whilst improving water quality within the Bindaring wetland, through the improved treatment of urban stormwater runoff at stormwater discharge locations within the park. As such, option one best suits these criteria and in officers' opinion, is the most viable option.

#### STATUTORY REQUIREMENTS

Local Government Act 1995  
Environmental Protection Act 1986  
Contaminated Sites Act 2003

## FINANCIAL CONSIDERATIONS

Once Council adopts the Bindaring Park Concept Plan, funds are proposed to be listed in the 2018/2019 Long Term Financial Plan to prepare the detailed design drawings, specifications and detailed cost estimates, and to progressively implement to proposed restoration and amenity works.

*As the current membership of Committee expires at the Local Government Elections in October 2017, the Committee recommended that the term of the current Committee members be extended to 1 November 2017, to enable members to sit at this meeting.*

*The Committee moved an additional point to the Officer Recommendation, as shown in bold below*

## COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.1

**RPMC – 1/08/17** MOVED Cr Bridges, Seconded Carol Seidel, that:

1. The Committee receives the three Bindaring Park Concept Plans and Concept Development Report prepared by CoTerra Environment, and seeks comment from the Bassendean River Parks Management Committee members by Friday 6 October 2017, to enable a report to be presented to the next Committee meeting.
2. **Council maintain the current committee for the 1 November 2017 meeting.**

CARRIED UNANIMOUSLY 7/0

## 9.2 Ashfield Flats Reserve - Land Management (Ref PARE/MAINT/68 – Simon Stewert-Dawkins, Director Operational Services)

### APPLICATION

The purpose of the report was for the Department of Planning, Lands & Heritage committee representative to provide an update on the Ashfield Flats Reserve land management program.

### ATTACHMENTS

#### **Attachment No. 2:**

Ashfield Flats Reserve – aerial photograph

## BACKGROUND

In May 2015, the Bassendean Local Emergency Management Committee considered the Ashfield Flats, 5 March 2015, bush fire and risk management issues.

As a result, in June 2015 Council (OCM-32/06/15) resolved to write to the Department of Planning, Lands & Heritage (formally Department of Planning) and Department of Water & Environmental Regulation (formally Department of Water) to request the respective agencies to:

- a) *Implement a Bushfire Management Strategy, similar to the attached document for land owned by the respective agencies; and*
- b) *Implement the attached April 2015, Ashfield Flats Reserve Preliminary Weed Management Plan, in order to reduce the fire risk and rehabilitate this important wetland and bush forever site, and it be reviewed in conjunction with those households on Hardy Road directly impacted by the fire threat, the Bassendean Preservation Group and AshfieldCAN.*

In November 2016, the Department of Planning, Lands & Heritage (formally Department of Planning) provided to the Town, a draft Ashfield Flats Reserve Fire Management Plan and Weed Management Plan. As a consequence, the Town provided the feedback concerning the draft plans and copies of the draft plans and the feedback letter was presented to the February 2017 Bassendean River Parks Management Committee for consideration.

The Bassendean River Parks Management Committee RPMC – 4/02/17 noted that:

1. *The Department of Planning is working with key stakeholders and seeking comments on the draft Ashfield Flats Reserve Fire Management Plan and Weed Management Plan attached to the agenda of 8 February 2017; and*
2. *The Department of Planning has indicated that the draft final Ashfield Flats Reserve Fire Management Plan and Weed Management Plan documents will be re-presented to the Committee prior to being adopted and implemented.*

In April 2017, the Department of Planning provided the following information:

- In relation to the Fire Management Plan, the Western Australian Planning Commission (WAPC) is seeking advice regarding the impact of the plan on the hydrology of Ashfield Flats. This relates specifically to a proposed limestone track, and any negative impact it may have on the area.

The WAPC is currently awaiting feedback from the Department of Parks and Wildlife in relation to this. There has been some vegetation management on site, and a new firebreak has been implemented adjoining some residences in the northern area of the Ashfield Flats.

- Due to recent water inundation, proposed summer weed mapping has been delayed. It has been re-scheduled for early May 2017.
- The Western Australian Planning Commission (WAPC) has an ongoing fox eradication program in place across the Perth metropolitan region. Contractors were at Ashfield Flats last year and the den in question was vacant. No evidence of foxes was found on WAPC land. The contractors are programmed to revisit the area in May 2017.
- Lot 821 Kenny Street, Bassendean, land care works were undertaken as part of the WAPC's normal rehabilitation program. The project was undertaken in the interest of addressing the steep embankment, the weed problem and the fire risk, with native vegetation to be planted at the site to further stabilise the bank at the appropriate time.

In June 2017, the Department of Planning, Lands & Heritage, in consultation with Department of Biodiversity Conservation & Attractions (formally Department of Parks & Wildlife), the environmental firm "Western Conservation" had been engaged to undertake a foreshore restoration trial to repair two foreshore erosion blowouts near the path and toward the boardwalk. The foreshore restoration works undertaken was a follow up to a previous trial undertaken in 2016.

### COMMUNICATION & ENGAGEMENT

The WAPC, as a landowner, has programs that cover the whole of the Metropolitan, Peel and Greater Bunbury region and seek to communicate wherever possible with interested stakeholders in respect to the works.

### STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Good Governance, the following:

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
5.2 Proactively partner with community and our stakeholders	5.2.3 Advocate and develop strong partnerships to benefit community	Community / Stakeholder Satisfaction Survey

### COMMENT

The Department of Planning, Lands & Heritage is working with key stakeholders to progress a final Ashfield Flats Reserve Fire Management Plan and Weed Management Plan and the final documents will be re-presented to the Committee prior to being adopted.

### STATUTORY REQUIREMENTS

Bush Fire Act 1954  
Local Government Act 1995  
Swan and Canning Rivers Management Act 2006  
Metropolitan Region Scheme  
State Planning Policy 3.7 Planning in Bushfire Prone Areas  
State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region

### FINANCIAL CONSIDERATIONS

The majority of Ashfield Flats Reserve is vested with the Western Australian Planning Commission (WAPC), and the Department of Planning is currently responsible for the management of the WAPC vested land.

### OFFICER RECOMMENDATION – ITEM 9.2

That the Committee notes the Department of Planning's progress report provided as an attached to the Bassendean River Parks Management Committee Agenda of 2 August 2017.

*Peter Kane, Department of Planning, Lands & Heritage tabled a report on land management works undertaken. A copy of the progress report will be included with the minutes.*

### COMMITTEE RECOMMENDATION – ITEM 9.2

**RPMC – 2/08/17** MOVED Cr Bridges, Seconded Nonie Jakobsons, that the Committee notes the progress report on land management, presented by Mr Peter Kane from the Department of Planning, Lands & Heritage, to the Bassendean River Parks Management Committee at its 2 August 2017 meeting.

CARRIED UNANIMOUSLY 7/0

**9.3 Ashfield Flats Reserve - Long Term Management (Ref: PARE/DESCONT/6 - Simon Stewert-Dawkins, Director Operational Services)**

**APPLICATION**

The purpose of this report is to update the Committee in regards to correspondence received from the Western Australian Planning Commission in regards to the management of the Ashfield Flats Reserve.

**ATTACHMENTS**

**Attachment No. 3:**

Correspondence:

- Department of Planning dated 11 November 2016
- Town of Bassendean dated 21 June 2017
- Minister for Environment dated 24 May 2017
- Minister for Planning dated 31 May 2017
- Western Australian Planning Commission dated 4 July 2017

**BACKGROUND**

As the Committee is aware, Ashfield Flats Reserve represents the largest remaining river flat in the Perth metropolitan area (Swan River Trust 1997; State Planning Commission 1987) and covers approximately 64 hectares. This reserve is listed as a Bush Forever Site No. 214 (Department of Environmental Protection 2000) and the site is listed in the Directory of Important Wetlands in Australia.

The site consists of an escarpment, floodplains and the river foreshore and has vegetation from the Swan Complex, consisting of Melaleuca dominated wetlands, Samphire flats and Eucalyptus rudis woodlands.

The two main drains are managed by the Water Corporation. The Chapman Street drain has a 295 ha catchment area and Kitchener Street drain has a 30 ha catchment area, both of which flow directly into the Swan River and contribute to water quality of the Swan River.

Since May 2005, Council has been lobbying the respective State Governments to have Ashfield Flats vested with a State Government agency whose primary responsibility is to rehabilitate and maintain this regional and significant wetland for the entire community.

An Interagency Working Group, made up of representatives from the Department of Planning, Lands & Heritage (formally

Department of Planning) and Department of Water & Environmental Regulation (formally Department of Water) Department of Biodiversity Conservation & Attractions (formally Department of Parks and Wildlife), reviewed the 2005 Syrinx Environmental “briefing” document for Ashfield Flats Reserve.

The Interagency Working Group presented their report and the Bassendean River Parks Management Committee (RPMC – 4/08/16) and subsequently Council (OCM – 24/09/16) resolved to request the Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), to submit a 2017/2018 Riverbank Funding application for an Ashfield Flats Management Plan.

On 11 November 2016, the attached letter of response was received from the Department of Planning indicating that the Western Australian Planning Commission (WAPC) peruses formal management plans only when the “End Manager” has been identified and agreed to.

On 8 February 2017, the Department of Parks & Wildlife Director General responded to the Town’s letter and indicated in part, that:

*“The State Government is undertaking a strategic assessment under the Environmental Protection and Biodiversity Conservation Act 1999, in collaboration with the Commonwealth Government, to address impacts of urban development on matters of national environmental significance in the Perth and peel regions”.*

The letter goes on to state that:

*“As Ashfield Flats is recognised as a Bush Forever site, it may be eligible for consideration for improved protection and management under the strategic assessment”.*

In May 2017 Bassendean River Parks Management Committee were advised of the proposed amalgamation of the Department of Parks & Wildlife, Botanical Gardens and Parks Authority, Zoological Parks Authority and Rottnest Island Authority to form a new Department of Biodiversity Conservation & Attractions.

Given the amalgamations and the potential for the new Department of Biodiversity, Conservation & Attractions to be the “end Manager” of Ashfield Flats Reserve, the Committee recommended, through Council, that a request be made to the Department of Planning to reconsider contributing funds to an Ashfield Flats Reserve Management Plan.

Council (OCM – 19/05/17) subsequently resolved to

*Requests the Department of Planning to reconsider contributing funds to an Ashfield Flats Reserve Management Plan, given the likely end manager will be the new Department of Biodiversity, Conservation and Attractions;*

*The Town of Bassendean considers the offer from the WAPC to transfer ownership of the fenced top area only, being part of Lot 821/52 Villiers Street to the Town, following the investigation and remediation of the contaminated portion of the site by the WAPC, in order to facilitate the development of the proposed contemplative park and wildlife observatory overlooking Ashfield Flats.*

In accordance with the 23 May 2017, Ordinary Council meeting resolution, the Town wrote to the Department of Planning and the Western Australian Planning Commission providing the attached response.

### COMMUNICATION & ENGAGEMENT

On 3 April 2017 the Town wrote to the new Minister for the Environment, the Hon Stephens Dawson MLC and the new Minister for Transport; Planning; Lands, the Hon Rita Saffioti, to outline Council’s long-term objectives to have Ashfield Flats Reserve managed by an appropriate State Government agency whose primary responsibility is to conserve, protect and manage natural areas, such as the Department of Biodiversity, Conservation & Attractions (formally Department of Parks and Wildlife).

On 24 May 2017, the Minister for the Environment, the Hon. Stephen Dawson MLC, provided the attached letter and in essence advised that at this stage “*the future management and vesting of a number of Bush Forever sites, including Ashfield Flats Reserve, is being considered through the Strategic Assessment of the Perth and Peel Region.*”

On 31 May 2017, the Minister for Planning, the Hon. Rita Saffioti MLC, provided the attached letter and in essence advised that:

*“... an appropriate end manager (originally proposed to the Conservation and Parks Commission (CPC) via the Department of Parks & Wildlife) could be identified and agreed to accept management.*

*As transfer to the CPC has not been able to be confirmed, the WAPC (through the Department of Planning) continues to manage the flats.*

*While I appreciate the Town of Bassendean would prefer an alternative management arrangement, there remains significant rehabilitation works on site, together with recurrent management costs, which are currently impacting the ability to transfer management from WAPC to an end manager.”*

In regards to the attached WAPC correspondence dated 4 July 2017, the Town has sought clarification concerning the comment “Ashfield Flats Reserve Management Fund”, and the feedback received indicated that the letter should read “Ashfield Flats Reserve Management Plan”.

As such, verbal feedback was provided to the Department of Planning, Lands & Heritage, that Council was asked for funding to be allocated in order for a consultant to prepare an Ashfield Flats Reserve Management Plan/Master Plan, which takes into consideration previous investigations.

### STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Good Governance, the following:

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
5.2 Proactively partner with community and our stakeholders	5.2.3 Advocate and develop strong partnerships to benefit community	Community / Stakeholder Satisfaction Survey

### COMMENT

The attached 4 July 2017 correspondence from the Western Australian Planning Commission (WAPC), advises the WAPC, through the Department of Planning, continues to manage Ashfield Flats Reserve and at this stage, no end manager has yet been confirmed.

In terms of the request from Council to the Department to reconsider contributing funds to prepare an Ashfield Flats Management Plan, the WAPC asked how the funds would be used.

As outlined above, on 17 August 2016, a report was presented in regards to an Interagency Working Group, made up of representatives from the former Department of Planning, former Department of Parks and Wildlife, former Department of Water and Town of Bassendean concerning their review of the 2005 Syrinx Environmental Ashfield Flats "Brief" for a Strategic Management Plan document. The review report presented identified areas within the "brief" which had been updated or would most likely need to be updated and recommended a Strategic Management Plan/Master Plan be prepared to expand the information provided in the brief and update the order of magnitude of costs and time frames for works to be undertaken.

On that basis, the Town is requesting the WAPC/Department Planning, Lands & Heritage to prepare a Strategic Management Plan/Master Plan, similar to other regional management plans that the department has prepared.

In respect to the transfer of the fenced top area of part Lot 821/52 Villiers Street, the Department of Planning's officers have indicated that funding would need to be allocated in the budget to commence the contaminated site investigations.

#### STATUTORY REQUIREMENTS

Aboriginal Heritage Act 1972  
Local Government Act 1995  
Swan and Canning Rivers Management Act 2006  
Contaminated Site Act 2013

#### FINANCIAL CONSIDERATIONS

The majority of the Ashfield Flats Reserve is vested with the Western Australian Planning Commission (WAPC), and the Department of Planning is currently responsible for the management of the WAPC vested land.

The Town of Bassendean has previously considered the 2005 Ashfield Flats "brief" for a Strategic Management Plan and the order of magnitude of costs.

Council has resolved to lobby to have Ashfield Flats vested with a State Government agency whose primary responsibility is to rehabilitate and maintain this regional and significant wetland for the entire community.

*Peter Kane, Department of Planning, Lands & Heritage advised that an Establishment Plan for the Ashfield Flats would be produced.*

*AshfieldCAN community representatives outlined that in order for them to receive funding to construct the lookout on part Lot 821/52 Villiers Street, which is managed by Department of Planning, Lands and Heritage, that the contaminated site investigations would need to be resolved*

*The Committee moved an additional two points to the Officer Recommendation, as shown in bold below.*

### COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.3

**RPMC – 3/08/17** MOVED Brian Vincent, Seconded Nonie Jekabsons, that the Committee:

1. Notes the 24 May 2017 letter from the Minister for the Environment, the Hon. Stephen Dawson MLC, in regards to the future management and vesting of a number of Bush Forever sites, including the Ashfield Flats Reserve, is being considered through the Strategic Assessment of the Perth and Peel Region;
2. Notes the 31 May 2017, letter from the Minister for Planning, the Hon. Rita Saffioti MLC, advising that the end manager for Ashfield Flats Reserve has not been resolved;
3. Notes the 4 July 2017 correspondence received from the Western Australian Planning Commission in respect to the management of the Ashfield Flats Reserve; and
4. Recommends that Council writes to the Western Australian Planning Commission (WAPC) in response to the question, to clarify that the Town of Bassendean is requesting that the WAPC/Department Planning, Lands & Heritage allocates funding to engage a suitable consultant to prepare an Ashfield Flats Reserve Strategic Management Plan/ Master Plan.
5. **Expresses its appreciation to the Department of Planning, Lands and Heritage for allocating resources to undertake an Establishment Plan for Ashfield Flats.**

6. **Recommends that the Department of Planning, Lands and Heritage undertake investigation of the site contamination as a priority and that investigation only extend to the proposed purpose of that POS, ie park.**

CARRIED UNANIMOUSLY 7/0

9.4 **Sandy Beach Reserve Nature Based Regional Playground Concept Plan (Ref: GOVN/CCL/MEET/34 – Graeme Haggart, Director Community Development)**

APPLICATION

The purpose of the report is to advise the Bassendean River Parks Management Committee that at the June 2017 Ordinary Council Meeting, Council endorsed the Nature Based Regional Playground Concept Plan on part of Lot 646 Kitchener Road, for public comment for a period of four weeks

ATTACHMENTS

**Attachment No. 4:**

- Sandy Beach Reserve Nature Based Regional Playground Concept Plan.
- Sandy Beach Reserve site plan overlay.

BACKGROUND

Development of a regional-scale playground was an articulated aspiration of the community when consulted for the development of the 2009 Playgrounds Implementation Plan.

In 2010, the project was listed in the Long Term Financial Plan.

The Children and Family Services Committee formally adopted achieving a Regional Playground at Sandy Beach Reserve as a work program action in November 2009 (C&FS – 1/11/09). Through the life of the Committee, the Committee worked toward the outcome.

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

In 2015, Council established the Liveable Town Advisory Committee, incorporating the Children and Family Services Committee. The Committee resolved to continue working toward achieving the Regional Playground and established a Working Group with Terms of Reference for the purpose. The Working Group has met periodically since.

An RFQ process was conducted in October 2016 for a consultant to engage with the community to design the facility; prepare the tender documents; assist with the tender process and selection of builder; and then assist the Town with supervision of construction. Nature Play Solutions (consultants) were subsequently appointed.

The consultants embarked on a significant community engagement campaign to consider, firstly, the location and then the design for the facility.

Following extensive consultation and detailed analysis of five short listed potential sites, in December 2016 Council (OCM - 12/12/16) resolved the location for the Nature-based Regional Playground to be on part of Lot 646 Kitchener Road, adjacent to Sandy Beach Reserve.

In February 2017, the Bassendean River Parks Management Committee (RPMC – 6/02/17) noted the Council (OCM - 12/12/16) resolution for the Nature-based Regional Playground, at the preferred location at Part Lot 646 Kitchener Road. The Committee requested that due consideration be given to isolating the location of the former McDonald's farmhouse as an archaeological site and providing appropriate interpretive signage.

The Liveable Town Advisory Committee's Working Group met on 24 May 2017 and considered the Nature Based Regional Playground Concept Plan.

Following discussion, the Committee resolved to recommend that Council endorse the Nature Based Regional Playground Concept Plan for a period of public comment.

In June 2017, Council (OCM – 23/06/17) resolved to:

*“Endorse the Nature Based Regional Playground Concept Plan for public comment for a period of four weeks that includes large format prints of the concept plans made available at key locations and that the designers do a presentation to Council after the community feedback is received and prior to adoption of the final plan.”*

The attached draft Nature Based Playground concept development is provided for the River Parks Management Committee's information.

### STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Natural Environment, the following:

<b>Objectives</b> <i>What we need to achieve</i>	<b>Strategies</b> <i>How we're going to do it</i>	<b>Measures of Success</b> <i>How we will be judged</i>
2.3 Ensure the Town's open space is attractive and inviting.	2.3.1 Enhance and develop open spaces and natural areas to facilitate community use and connection.	Community / Stakeholder Satisfaction Survey (Open Space and use of Open Space)

### COMMENT

Achieving a Nature-based Regional Playground located on part of Lot 646 Kitchener Road, will achieve the long held ambition of the community and of Council.

Given that the Western Australian Planning Commission/Department of Planning, Lands & Heritage (formally Department of Planning) has provided agreement to a management order, the Town has commenced design processes.

An Arborist's report and a feature survey of the site have been received.

Given the site sits within the 1% ARI floodway, the Department of Water and Environmental Regulation has recommended a Flood Impact Assessment be conducted.

The concept plan has been forwarded to *BMT WBM Pty Ltd* to undertake the study. Results are anticipated by the end of August. It should be noted the facility would not be impacted by a 1:10 year flood event based on the current flood maps. *BMT WBM Pty Ltd* is currently recalibrating flood levels for the Swan River. The lowering of flood levels may well result.

### STATUTORY REQUIREMENTS

Local Government Act 1995

### FINANCIAL CONSIDERATIONS

Council has allocated \$550,000 in the 2017/2018 Budget for completing the design process, engaging a firm to construct the facility and to commence construction.

A further \$750,000 has been allocated in the Long Term Financial Plan for 2018/19 to complete the Nature-based Regional Playground project.

A project funding strategy has been established, including two properties that have been acquired by the Town under 20A Reserve classification from the Department for Lands for 5% their market value, in order to sell the properties for residential purposes, with the yield to be used for the facility. Additional funding is to be acquired from Cash in Lieu Reserves and through a LotteryWest grant application.

The two properties are scheduled to be sold in the current financial year.

*The Committee moved an additional point to the Officer Recommendation to include public consultation as part of the Concept Plan.*

#### COMMITTEE/OFFICER RECOMMENDATION — ITEM 9.4

**RPMC – 4/08/17** MOVED Cr Bridges, Seconded Brian Vincent, that:

1. The Committee notes the June 2017 Council (OCM–23/06/17) resolution, to endorse the Nature Based Regional Playground Concept Plan at Part Lot 646 Kitchener Road, for public comment; and
2. **The public consultation includes the recommendations of the Flood Impact Assessment.**

CARRIED UNANIMOUSLY 7/0

#### 10.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

#### 11.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

#### 12.0 CONFIDENTIAL BUSINESS

Nil

### **13.0                      CLOSURE**

*The Committee requested that the next meeting commence at 3.00pm.*

*Officers advise that due to a clash of meetings, this time could not be amended and therefore the commencement time of the next meeting of this Committee will remain at 10.00am.*

*It should be noted that the commencement time of future meetings will be reviewed in September 2017 as part of Council's review.*

The next meeting will be held on Wednesday 1 November 2017 commencing at 10.00am.

There being no further business, the Presiding Member closed the meeting at 12.20pm.