

# TOWN OF BASSENDEAN

## NOTICE OF BRIEFINGS SESSION

A Briefings Session of the Council of the Town of Bassendean will be held on Tuesday, 16 April 2019 in the Council Chamber, 48 Old Perth Road, Bassendean, commencing at 7.00pm.

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## A G E N D A

**The Mayor will preside at Briefing Sessions. In the absence of the Mayor, the session will be presided over by the Deputy Mayor.**

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

#### **Acknowledgement of Traditional Owners**

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

#### **Live Streaming – Audio and Video**

*The Town is committed to engaging with its community and recognises that providing opportunities for the community to attend Council meetings will result in more informed and engaged residents.*

*Live Streaming will commence at the times that the meetings are due to commence and finish when the Presiding Member closes or adjourns the meeting for any reason.*

*Meetings closed for consideration of matters under Section 5.23 of the Local Government Act or by resolution of Council will not be streamed.*

**Members of the public are requested to sign the attendance sheet located on the table at the rear of the Council Chamber.**

## **2.0 ATTENDANCES AND APOLOGIES**

## **3.0 DEPUTATIONS**

## **4.0 DECLARATIONS OF INTEREST**

## **5.0 ADDRESSES BY MEMBERS OF THE PUBLIC**

15 minutes will be allocated for addresses by members of the public on matters contained in the agenda only.

*It should be noted that comments are recorded and live streamed via YouTube, and that there is no protection from legal action being taken against you, should it arise from your comments delivered at the meeting.*

## **6.0 REPORTS**

### **6.1 Tonkin Park Industrial Estate (TPIE) Fencing Audit and Review (Ref: LUAP/POLCY/2, DABC/BDVAPPS/2011-135, DABC/BDVAPPS/2013-125 - Cameron Hartley, Planning Officer)**

#### **APPLICATION**

The purpose of this report is to provide an audit into existing industrial fencing within the Tonkin Park Industrial Estate (TPIE) as well as provide a recommendation to council as to whether the Town's Local Planning Policy No. 6 (LPP6) requires modification in line with the audit findings. This report is linked to a Council Resolution from OCM 28 July 2015, which forms an attachment to this report.

*This item was deferred from the Ordinary Council meeting held in March 2019, to allow a site inspection prior to consideration of the item.*

#### **ATTACHMENTS**

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

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

## BACKGROUND

At its meeting held 28 July 2015, matters were brought to Council's attention relating to five properties within the TPIE. These related to an application for retrospective approval (No.11 Purser Loop), non-compliance with conditions of development approval (Nos. 27-31 Purser Loop) and unauthorised fences (Nos.76 and 80 May Holman Drive). The predominant subject within these five separate matters before council was fencing along the front property boundary and the related policy variation to LPP6.

LPP6, amongst other provisions, specifies the setback for fencing for industrial sites. The policy requires a minimum setback of 2m behind the street alignment and to be an open style. It should be noted that LPP6 has undergone modification within the last 7 years, with the previous version of the policy (pre-2012) providing allowances to having fencing contained on the front boundary. The current policy has stood in place since August 2012, which effectively prohibits fencing along the front property boundary.

Council approved the application for retrospective fencing approval for No.11 Purser Loop, subject to verge beautification. Nos. 27-31 Purser Loop was initially refused by Council, but approved on appeal after a State Administrative Tribunal invitation to review the decision was submitted to Council.

Compliance actions for the remaining unauthorised fencing at Nos. 76-80 May Holman Drive, was to be temporarily suspended following this review of industrial fencing within the TPIE.

## COMMUNICATION & ENGAGEMENT

External consultation has not been carried out associated with the preparation of this report.

## STRATEGIC IMPLICATIONS

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

## COMMENT

The results of the review of the TPIE fencing audit are as follows:

- Approximately 13% (or 12 properties) have council approved fencing on the front boundary. This includes approvals issued under delegation, by council or under a building permit;
- Approximately 23% (or 22 properties) have unapproved or unauthorised fencing forward of the building or on the front boundary;
- Approximately 34% (or 32 properties) have compliant fencing, setback the required 2 metres; and
- Approximately 20% (19 properties) have no fencing forward of the building.

Approximately 10% (9 properties) are not contained in the statistics above, as they include a combination of lots with temporary/construction fencing and were approved historically without a condition for a fencing setback or do not have any formal approval issued on the site (i.e. vacant land).

As derived from the above statistics, there is an inconsistent level of fencing within the TPIE.

Whilst over half of the properties either have compliant fencing or no fencing, over a third of sites within the TPIE either have legitimised and approved front fencing along the front property boundary or have presumably followed the predominant fencing line within the street, albeit not in accordance with current policy.

As there has been a clear position made in the past to remove this policy requirement or approve fencing along the primary street boundary, which only provides for a minor aesthetic benefit, the officer suggests that a modification is required to LPP6, which would delete the setback requirements of the policy.

It should be noted that other local governments bordering the Town, such as the Cities of Swan and Bayswater, do not have any specific fencing requirements for industrial areas within their scheme or local planning policy. The City of Belmont does maintain specific fencing requirements within industrial zones; however, this does not specify a minimum setback distance.

This amendment is not required to be advertised as it represents a minor policy change, having no detrimental impact on landowners or occupiers of industrial zoned land within the Town.

Indeed, this modification will remove any need for prosecution for the 22 properties, which currently have fencing on, or within 2m of the front property boundary.

### STATUTORY REQUIREMENTS

As per Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015, in considering an application for development approval the local government is to have due regard to any local planning policy for the scheme area. This is the head of power for enforcing the Town's planning policy requirements.

As detailed in this report, the only relevant policy requiring review is Local Planning Policy No. 6 - Industrial Zones Development Design Guidelines. As per the officer recommendation, this is suggested to be modified to remove the 2m setback requirement of this policy.

### FINANCIAL CONSIDERATIONS

Nil. The Town would not be enforcing prosecution against any lots identified within this report, which includes unapproved or unauthorised fencing along the street boundary.

### OFFICER RECOMMENDATION — ITEM 6.1

That Council:

1. Amends Local Planning Policy No. 6 – Industrial Zones Development Design Guidelines, to delete reference for fencing to be setback 2 metres behind the street alignment; and
2. Notes that the Planning Department of the Town of Bassendean will cease compliance action against landowners of 76 and 80 May Holman Drive, Bassendean, as the fencing will comply to the modified Local Planning Policy No. 6.

**Voting requirements: Simple Majority**

**6.2 Request to Purchase Lot 5 (No. 246) Morley Drive East, Eden Hill – Proposed Concept Plan For Lots 4 & 5 (Nos. 246 & 248) Morley Drive East – Owners: Town of Bassendean and Birmingham Properties Pty Ltd/Ladriфт Pty Ltd /Matax Pty Ltd (Ref: A3693 & A3714 - Brian Reed, Manager Development Services)**

APPLICATION

The purpose of this report is for Council to consider a draft Concept Plan for the proposed development of Lots 4 & 5 (Nos. 246 & 248) Morley Drive East.

ATTACHMENTS

**Attachment No. 2:**

The Eden Hill Master Planning Concept Plan prepared by Taylor Robinson Chaney and Broderick dated March 2019.

BACKGROUND

This matter was last considered by Council at its meeting held in November last year when it was resolved by OCM – 8/11/18, that consideration of this matter be deferred to the February 2019 Ordinary Council Meeting to give the proponent the opportunity to respond to the comments raised in this report.

During the intervening period Council staff have met with the proponents which has led to further refinements to the draft Concept Plan as shown in the attachments.

The draft Concept Plan was presented to a Concept Planning workshop on 2 April 2019, where the opportunity was afforded to the proponents to explain the rationale behind the plan, and to answer questions from those in attendance.

Previously the matter was considered at the April 2018 Council meeting where the following resolutions are relevant to the sale of the land and the required concept plan:

2. Responds to the correspondence received from Lavan Legal on behalf of Birmingham properties Pty Ltd dated 15 March 2018 advising that:
  - (a) Any proposal to sell lot 5 (No. 246) Morley Drive Eden Hill to the registered proprietors of lot 4 (No. 248) Morley Drive Eden Hill will be subject to clauses 3.58 (3) and (4) of the *Local Government Act 1995* and the following:

- (i) Prior to further consideration being given to any sale of lot 5 the registered proprietor is to cause the preparation of (at its expense) and submit to Council for endorsement a development concept plan for the whole of the land comprising lots 4 & 5;
  - (ii) The development concept plan required in (i) above is to be submitted for the Town's approval by 31 July 2018 and is to be informed by:
    - (1) Salient provisions of State Planning Policy (SPP) 4.2 – Activity Centres for Perth and Peel, which suggests lots 4 and 5 be developed as a Neighbourhood or local centre only;
    - (2) The recommended land use mix and residential density criteria prescribed for Urban Corridors in the Central Sub-regional planning framework (an adjunct to the Perth and Peel @ 3.5 Million planning framework published on 23 March 2018); and
    - (3) Section 5 - Commercial Floorspace Demand Analysis contained in the (draft) Bassendean Local Economic Review, once adopted by Council;
  - (iii) The development concept plan also sufficiently conveys to Council that any future development proposal for both lots will be capable of satisfactorily addressing applicable provisions in clause 10.2 of Local Planning Scheme (LPS) 10, especially part (o), namely “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.”
3. Advises Birmingham Properties that as part of implementing its Strategic Planning Framework and updating Local Planning Scheme (LPS) 10, the Town will consider suitably rezoning lots 4 and 5 in the near future as the current ‘Local Shopping’ zoning applying to these lots is no longer listed as a zoning category in the Model Scheme Text (MST); and

4. Advises Birmingham Properties that notwithstanding any of the above, the Council must observe the private treaty provisions of the *Local Government Act 1995* and give due consideration to the public consultation results and therefore gives no guarantee that it will sell Lot 5 (no 246) Morley Drive East regardless of what is supplied to the Council or undertakings made by the owners of 248 Morley Drive East Eden Hill.

The revised Concept is discussed further in the Comment section below.

### COMMUNICATION & ENGAGEMENT

Nil at this stage, however it is envisaged that the Concept Plan will be advertised to the community, as part of the proposal to dispose of the Town owned land through the private treaty provisions of the Local Government Act 1995.

### STRATEGIC IMPLICATIONS

The Town of Bassendean Strategic Community Plan contains the following objectives and strategies under Strategic Priority 4: Economic:

| <b>Objectives</b><br><i>What we need to achieve</i> | <b>Strategies</b><br><i>How we're going to do it</i>                                  | <b>Measures of Success</b><br><i>How we will be judged</i>  |
|---|---|---|
| 4.1 Build economic capacity                         | 4.1.1 Encourage and attract new investment and increase capacity for local employment | Economic and Commercial Activity<br><br>New businesses (including home based) granted development approval by the Town. |
|   | 4.1.2 Plan for and build capacity for Commercial and Industrial                       |   |
|   | 4.1.3 Support and promote home based businesses                                       |   |
| 4.2 Facilitate local business retention and growth  | 4.2.1 Strengthen local business networks and partnerships                             | Number of local business and Stakeholder Survey (Engagement and Facilitation of local Business Networks)                |
|   | 4.2.2 Continue the activation of Bassendean's Town Centre                             |   |
|   | 4.2.3 Enhance economic activity in neighbourhood centres                              |   |

### COMMENT

The current Concept Plan has the following features:

It contains a supermarket with a net lettable area of 3200m<sup>2</sup> adjacent to Morley Drive together with retail/ commercial, food and beverage facilities adjacent to Ivanhoe Street, ranging in size from 60m<sup>2</sup>-130m<sup>2</sup> with a net lettable area of 640m<sup>2</sup>.

Car parking is proposed to be provided at a rate of 4.8 bays per 100m<sup>2</sup>, which is a lesser standard than the 8 bays per 100m<sup>2</sup> called for by the current Local Planning Scheme No 10: 184 car parking bays are proposed with 169 bays on site to cover the commercial component, and 15 on street parking bays. The onsite car bays are provided central to the site and behind the frontages to the commercial components of the development.

The concept plan includes a planted façade/art screen to reduce the impact of a blank wall of the supermarket facing Morley Drive: the western elevation and part of the southern elevation is to be glazed.

A public plaza is intended to be created around the existing tree in the centre of the site, forming the entrance to the supermarket.

The commercial component of the development is proposed to be sleeved by single or two storey residential development adjoining Mary Crescent Reserve to the south and by two storey apartments adjoining Christie Way to the east.

### **Analysis of proposed Concept Plan**

The types of land uses proposed and the amount of retail floor space proposed appear to be consistent with Council's preference for a Neighbourhood Centre as contained in State Planning Policy 4.2 – Activity Centres for Perth and Peel.

Any future application for development approval, or Structure Plan required for the retail component of the site will need to be accompanied by a Retail Sustainability Assessment examining the impact of the development on nearby centres.

The density of the proposed residential development accords with the residential densities advocated for a Neighbourhood Centre at 28 dwellings per hectare. The target density is 15 dwellings per hectare minimum with 25 dwellings per hectare being desirable.

The Concept Plan is required to give an understanding of the proposed built form and how the site is intended to be developed and also to provide information to the community on any proposal to sell the land by private treaty under the *Local Government Act 1995*.

The Concept Plan meets the objectives stated above, and is in a form suitable to be advertised as part of the any proposal to sell the land by private treaty. It should be recognised that the eventual development form of the site, may be influenced by a number of factors including:

- Whether the Town proceeds with a Tree Preservation Order for a tree on the Ivanhoe Street frontage, which is not currently shown on the concept plan for retention;
- The apartments on the eastern edge of the site will probably require re-orientation to ensure that 70% of all living rooms and private open space obtain at least 2 hours of direct sunlight as required by State Planning Policy 7.3 Residential Design Codes Volume 2 –Apartments
- Whether Council pursues a 70% tree canopy target in this particular location, which will have impacts on the layout of the proposed on-street car parking bays.

Whilst this report recommends that Council adopts the Concept Plan for the purposes of advertising the sale of Lot 5 No 246 Morley Drive by private treaty there are a number of other issues that Council will need to consider, including:

- The purchase price of the land, including if any discount is to be offered having regard to the contaminated nature of the site.
- Arrangements to ensure that the land is developed in a reasonable time, and the staging of the various components of the development.

#### STATUTORY REQUIREMENTS

Nil at the stage.

#### FINANCIAL CONSIDERATIONS

Nil at this stage.

### OFFICER RECOMMENDATION — ITEM 6.2

That:

1. Adopts the Eden Hill Master Planning Concept Plan prepared by Taylor Robinson Chaney and Broderick dated March 2019, for the purposes of advertising the future proposed sale of Lot 5 No 246 Morley Drive by private treaty; and
2. That a further report be brought to Council dealing with the proposed purchase price of the land and arrangements to ensure that the land is developed in a reasonable timeframe, and any other information required to allow a proposal for the land to be sold by private treaty

**Voting requirements: Simple Majority**

**6.3 Council Street Trees – 118 Whitfield Street, Bassendean  
(Ref: COUP/MAINT/1 – Ken Cardy, Manager Asset Services)**

**APPLICATION**

The property owner of 118 Whitfield Street Bassendean has requested both verge street trees (*Eucalyptus rudis*), located on Council land adjacent to the property at 118 Whitfield Street Bassendean, be removed as the trees have allegedly damaged the property's fence base (Limestone), with the possibility of also damaging the house foundation and is considered a general risk to the community and the property owner's family through falling branches.

*This item was deferred from the Ordinary Council meeting held in March 2019, to allow a site inspection prior to consideration of the item.*

**ATTACHMENT**

**Attachment No. 3:**

- Arborist Report
- Street Tree Pruning, Removal & Replacement Policy
- Amenity Tree Evaluation Policy

**Confidential Attachment No. 1:**

- LGIS Resident's emails
- Letter to Resident

**BACKGROUND**

In early February 2018, the owners of the property emailed the Town advising that one street tree located on their adjacent verge required pruning, as large branches were overhanging the house and the other street tree roots may be damaging their house footings.

In late February 2018, the Asset Services Parks & Garden Supervisor arranged for the street trees to be pruned, but was not able to access the property to view the street tree root system. He later viewed (December 2018) the street trees' root systems within the property, with the contracted Arborist

In December 2018, the owner of the property submitted a claim to Local Government Insurance Services (LGIS) for property damage.

Under Council Policy 1.11 - Street Tree Pruning, Removal & Replacement Policy (See attached) only Council can approve the removal of a healthy street verge tree within the Town. As a consequence, the Officer's first recommendation was to preserve the tree. It requires Council to determine if it believes it is more prudent to remove the tree.

In March 2019, an Officers report was presented and Council (OCM – 12/03/19) resolved to defer the item to allow for further consideration.

**STRATEGIC IMPLICATIONS**

**Strategic Priority 2. Natural Environment**

| <b>Strategies</b><br><i>How we're going to do it</i>  | <b>Identified Project / Program</b>   | <b>Strategic Measures of Success</b>  |
|---|---|---|
| 2.2.1 Protect and restore our biodiversity and ecosystems<br><br>2.2.2 Sustainably manage significant natural areas | Review strategy and plan for the protection and rehabilitation of natural areas<br><br>Increase purchase, planting & maintenance of street trees:- <ul style="list-style-type: none"> <li>• 412 to 600 trees –Eden Hill area and Ashfield (Underground Power area</li> <li>• Street Tree Master Plan</li> </ul> | Community / Stakeholder Satisfaction Survey (Rivers, Bushland and Reserves) |

**COMMENT**

Local Government Insurance Services (LGIS) has advised that liability could be significant and the Town must take reasonable action to prevent significant damage to this property, and is of the view that the only option available to the Town of Bassendean is to remove the trees to prevent further damages to the property and discharge the Town's duty of care. It urges the Town to act expeditiously on this issue.

The Town's Parks & Garden Supervisor has viewed the site and advised:

*"I have inspected the Eucalyptus rudis. (flooded gum) which is approximately 30-40 years old and found it to be healthy and sound in structure; however the root system, seems to be causing structural damage to the fence foundation and within the property.*

*Both trees have been planted within one metre of the property line and each has around a 15 metre canopy radius which covers parts of the residential property. I am unsure if the trees were planted before or after the house was constructed.*

*Officers have cut back the tree canopies from the property line in March and December 2018. As the tree trunks are on the fence line, we were unable to work on the private property side as we will be intervening with the tree protection zone”.*

In February 2019, Bowden Tree Consultancy was contracted to provide an Arboricultural Assessment of the trees located at 118 Whitfield Street ,Bassendean.

Arborist Recommendations:

*Tree number 1 (northern tree)*

- *Severing roots and consideration for root barrier installation on the property side will compromise tree stability and with ongoing conflicts highly probable, it is recommended to remove this tree to ground level and grind the stump. Consideration could be given to replacement tree planting in the upcoming cooler months further from the property boundary.*

*Tree number 2 (southern tree)*

- *Further root/ fence conflicts are highly probable therefore consideration could be given to replacement planting in the upcoming cooler months further from the property boundary, and subsequent removal/ grinding of the tree in the medium term (2-5years) to alleviate canopy cover loss.*

With the information provided by LGIS and Bowden Tree Consultancy, officers are recommending both street trees (Eucalyptus rudis) be removed as soon as possible and the grinding of street tree stumps.

### STATUTORY REQUIREMENTS

In the event of a person illegally removing, damaging, pruning or poisoning a street tree, Council may prosecute the offender under the following:

- Local Government Act 1995 - Schedule 9.1, clause 2. Disturbing local government land or anything on it; and

- Local Government Act 1995 - Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 - Interfering with, or taking from, local government land or other relevant provisions under the Act. In addition to the value of the tree, a penalty of \$5,000 may be imposed.

### COMMUNICATION & ENGAGEMENT

Officers have liaised with the owners of the property, LGIS and contracted Bowden Tree Consultancy to provide an arborist report on both trees located at 118 Whitfield Street, Bassendean.

Council (OCM – 12/03/19) resolved to defer the March 2019 Officers report regarding this item and staff arranged with the Property Owner for Elected Members to inspect the trees on Tuesday 16 April, 2019.

### FINANCIAL CONSIDERATIONS

If Council approves the removal of both trees, the estimated cost of \$3,000 can be met from the 2018/19 Street Tree Operating Budget.

### OFFICER RECOMMENDATION – ITEM 6.3

That Council approves the removal of both street trees (*Eucalyptus rudis*) located at 118 Whitfield Street, Bassendean, and notes that officers will communicate with the property owners regarding the planting of new street trees during the 2019 planting season.

**Voting requirement: Simple majority**

**6.4 Town of Bassendean Best Practice Non-Chemical Weed Management Notice of Motion Response (ref: GOVN/CCLMEET/1) – Jeremy Walker, Senior Environmental Officer.**

APPLICATION

The purpose of this report is to provide feedback to Council in regards to the Notice of Motion (OCM 28/08/18) regarding best practice non chemical weed management practices

ATTACHMENTS

**Attachment No. 4:**

EMRC Steaming to Success: Alternative weed management Trial Report.

BACKGROUND

In August 2018, Council (OCM 28/08/18) supported the following Notice of Motion:

*“MOVED Cr Mykytiuk, Seconded Cr Quinton, that Council:*

- 1. Requests officers to provide Council with a report on best practice non chemical weed management within close proximity to waterways, wetlands, rivers and streams;*
- 2. Requests officers to work with the EMRC to develop and facilitate best practice non chemical weed management in close proximity to waterways, wetlands, rivers and streams;*
- 3. Requests staff and contractors from all companies and departments applying chemical weed control within the Town of Bassendean notify administration;*
- 4. Requests staff and contractors applying chemical weed control within the Town of Bassendean to continue to comply with legislative and regulatory requirements in relation to the application of herbicides and pesticides including public notification, Personal Protective Equipment (PPE) and safety guidelines.*
- 5. Requests staff undertake non-chemical weed control within the garden beds on Old Perth Road.”*

Prior to the above resolution, Council (OCM-37/09/16) Moved Cr McLennan Seconded Cr Bridges, that the relevant Town of Bassendean Officers:

1. *Prepare for Council, a comprehensive report identifying locations where glyphosate continues to be used within the Town of Bassendean including use by external agencies;*
2. *Provide details of potential chemical free weed management alternatives to glyphosate in each of the identified locations as well as the cost & any other implications of each for Council's consideration prior to the mid-year budget review; and*
3. *Write to all external agencies (e.g. PTA) known to be using glyphosate within the Town of Bassendean and communicate Council's previous resolution (OCM 12/04/16) to take a precautionary approach to glyphosate and the suspension of its use on hard surfaces and requesting that this policy be adhered to within its locality.*

On the 30 September 2016, the Australian Pesticides and Veterinary Medicines Authority (APVMA) released the following statement concerning an assessment of the International Agency for Research on Cancer (IARC):

"The APVMA has completed its assessment of the IARC report and other recent assessments of glyphosate and has concluded that glyphosate does not pose a cancer risk to humans".

As Council is aware from previous weed management reports, the APVMA is an independent statutory authority with responsibility for the regulation of agricultural and veterinary chemicals in Australia. Its statutory powers are outlined in the Agricultural and Veterinary Chemicals Code Act 1994.

The APVMA administers the National Registration Scheme for Agricultural and Veterinary Chemicals. The Scheme registers and regulates the manufacture and supply of all pesticides and veterinary medicines used in Australia, up to the point of wholesale sale.

As a result of the OCM-37/09/16 resolution, an officer report was presented in November 2016 and January 2017, with both being deferred.

Then in May 2017 Council (OCM – 8/05/17) resolved to:

1. *Upholds the suspension of the use of glyphosate on hard surfaces in the urban environment as per the Council resolution OCM-12/4/16;*

2. *Allocates funds from account no. 211503 “steam weeding of roads” to initiate the clean-up of weeds that have grown in the paving expansion joints, edges of all footpaths, road kerb lines and expansion joints of road islands, using no- chemical means;*
3. *Allocates funds of \$130,000 in the 2017/2018 budget for non-chemical steam weed treatment of hard surfaces.*

### COMMUNITY CONSULTATION & ENGAGEMENT

In regards to Council (OCM 28/08/18) resolution, Officers are planning to facilitate a public forum to engage the community on better practice in integrated weed management to position the Town to develop a weed management strategy. The forum will have professional experts presenting an overview of weed management strategies, techniques and risks.

### STRATEGIC IMPLICATIONS

Community Strategic Plan 2017-2027- Strategic Priority 2 Natural Environment, states:

| <b>Objectives</b><br><i>What we need to achieve</i>        | <b>Strategies</b><br><i>How we're going to do it</i>  | <b>Measures of Success</b><br><i>How we will be judged</i>   |
|--|---|--|
| 2.1 To display leadership in environmental sustainability  | 2.1.1 Strengthen environmental sustainability practices and climate change mitigation             | Waste reduction ratio to population<br><br>Carbon emissions (“Planet Footprint”)   |
|  | 2.1.2 Reduce waste through sustainable waste management practices                                 |  |
|  | 2.1.3 Initiate and drive innovative Renewable Energy practices                                    |  |
| 2.2 Protect our River, Bushland reserves, and Biodiversity | 2.2.1 Protect and restore our biodiversity and ecosystems   | Community stakeholder satisfaction survey (river, Bushland and reserves)<br><br>Biodiversity and bush condition (Keighery scale of Bush condition measurement) |
|  | 2.2.2 Sustainably manage significant natural areas  |  |
|  | 2.2.3 partner with stakeholders to actively protect, rehabilitate and enhance access to the river |  |

### COMMENT

As detailed in the background information, Officers have provided several reports to Council on weed control within the Town of Bassendean. The following are Officer comments to the current Notice of Motion (OCM-28/08/18):

**1. Requests officers to provide Council with a report on best practice non chemical weed management within close proximity to waterways, wetlands, rivers and streams;**

Attached is the EMRC Steaming to Success report on alternative weed management trial. The trial consisted of five 3 metre by 16 metre plots with each plot further divided into four 3 metre by 4 metre sub-plots. The trial focused on four different alternative weed control methods with the 5<sup>th</sup> plot used as a control, containing the sub-plots of no treatment, planting, mulch and planting plus mulching . The four alternative methods were Salt & Vinegar solution, Pine Oil, Pelargonic Acid and super-saturated steam, which were all tested on their own, and the same as control plot, in conjunction with mulching, planting and mulching plus planting.

The trial showed that the most successful treatment was steaming plus mulch, however steaming did show some negative effects to natives as hot water pooled around the base of plants resulting in losses and steaming weeds such as plantain is not recommended.

In undertaking weed control, Town of Bassendean staff also refer to the Town's Pesticide Policy & Operational Guidelines, section 2.2.13 - Weed control for river and wetland restoration work. This section of the policy outlines the guidelines for treating weeds in close proximity to waterways, wetlands, rivers and streams.

**2. Requests officers to work with the EMRC to develop and facilitate best practice non-chemical weed management in close proximity to waterways, wetlands, rivers and streams;**

Officers have been working with EMRC on this issue since 2015 when the Working with Weeds seminar took place. As a result, the EMRC developed the Steaming to Success - Alternative weed management trial.

**3. Requests staff and contractors from all companies and departments applying chemical weed control within the Town of Bassendean notify administration;**

On 7 July 2017, Officers wrote to Minister Dave Kelly (OLET-6811017) and Minister Rita Saffioti (OLET-6811017), requesting that they support the Town's decision to ban the use of Glyphosate on hard surfaces and asking the State Government to utilise non-chemical alternatives for the treatment of weeds within the Town's boundaries and advise the Town if and when treatments will occur. Officers also contacted Water Corporation on 7 May advising it that the Town would like to be notified when weed control is undertaken within the Town's boundaries.

**4. Requests staff and contractors applying chemical weed control within the Town of Bassendean to continue to comply with legislative and regulatory requirements in relation to the application of herbicides and pesticides including public notification, Personal Protective Equipment (PPE) and safety guidelines.**

All of the Town's staff and contractors working for the Town, apply chemicals in accordance with the Town's Pesticide Policy & Operational Guidelines, which specifically outlines PPE in section 2.2.7.

**5. Requests staff undertake non-chemical weed control within the garden beds on Old Perth Road.**

Officers have contacted the Town's steam weeding contractor to seek a quote to incorporate the garden beds on Old Perth Road into their steam weeding works. The contractor advised the Town that the garden beds on Old Perth Rd are not suitable for steam weed control as the pressure from the steam will displace too much mulch and soil, making the gardens beds and surrounds look untidy and being densely planted the steam head may cause untargeted plants kills. The contractor's recommendation is to utilise manual hand weeding. Whilst hand weeding is a method that could work it requires more labour and time, which the current Parks and Gardens staff currently do not have the capacity to undertake.

In addition to the responses above, Officers have been project scoping a Weed Management Strategy. The weed management strategy will result in the following outcomes:

- A clear Policy position on the management of Weeds in the Town of Bassendean owned and managed land;
- An integrated approach to the management of weeds reducing the reliance on pesticides;
- A comprehensive management strategy that guides the Town's management of weeds;

- Greater transparency and collaboration with the community regarding the Town's weed management processes;
- An overarching Strategy document that aligns with best practice; and
- An outline of the trial and implementation of innovative non-chemical weed control.

The proposed Weed Management Strategy will provide guidance on best weed management practice. It will aim to guide the coordination of efforts throughout the Town and affected stakeholders and to inform plans and actions. The Strategy will provide information on where improvements can be made at a local level that will result in benefits across the Town. It will draw attention to areas that require collaboration and will drive the development of consistent and coordinated approaches by providing clarity around priorities, roles and responsibilities. The Strategy will support three goals: prevention, detection and early intervention; minimise the impact of established weeds; and enhance the Town's capacity and commitment to weed management. It will also identify priority areas where improving the approach to weed management has the potential to reduce instances of new weeds establishing and spreading as well as the negative impacts of established weed species.

The strategy will articulate appropriate weed management techniques that support either prevention, eradication or containment, using an integrated approach of both herbicides and non-chemical methods. The strategy needs to meet community expectations whilst still implementing best management practices and complying with all Local, State and Federal Policies, legislation and regulations. The Strategy will provide guidance to Officers on how to implement, monitor, evaluate and adapt weed management techniques with a focus on both short and long term goals.

### STATUTORY REQUIREMENTS

Local Government Act 1995

### FINANCIAL CONSIDERATIONS

The Town currently has \$85,000 allocated for steam weeding and chemical spraying has \$50,000 allocated in the 2018/19 Budget.

**OFFICER RECOMMENDATION – ITEM 6.4**

That Council:

1. Receives the EMRC Steaming to Success Alternative weed management trial report;
2. Notes that Officers are developing a weed management strategy that will take a holistic approach to the management of weeds via the use of integrated weed management control methods, reducing the reliance on herbicides alone, and increasing the chances of successful control or eradication; and
3. Notes that Officers intend to hold a public weed forum with invited professional experts, to provide an overview of weed management strategies, techniques, risks to position and inform the Town in the development of its Weed Management Strategy.

**Voting requirement: Simple majority**

## **6.5 Broadway and Railway Parade Timed Parking (Ref: LAWE/REPRTNG/3 – Sharna Merritt – Senior Ranger)**

### APPLICATION

The purpose of this report is to request Council to consider an amendment to the parking time limits on Broadway and Railway Parade, Bassendean.

### ATTACHMENTS

#### **Attachment No. 5:**

- Parking area drawing for Broadway and Railway Parade, Bassendean showing existing restrictions and proposed amendments.
- Broadway design drawings in relation to the Station Access Cycling & Pedestrian Upgrade – Broadway, Bassendean Project.
- 2012 parking amendments map for Broadway, Bassendean (OCM-13/11/12)

### BACKGROUND

In November 2012, the Town received requests from the community to review the parking arrangements along Broadway, Bassendean, primarily between the intersections with Railway Parade and Ida Street. Concerns raised were mainly regarding bin collection, sightline visibility, driveway obstruction and road congestion.

As a result of that investigation and in reference to the draft Town Centre Area Parking Strategy which was received in August 2012, (OCM-13/08/12) and subsequently adopted in April 2013 (OCM-12/4/13), Council resolved (OCM-13/11/12) to control parking in the vicinity to alleviate the raised concerns and deter commuter parking (map attached).

The following parking restrictions were implemented:

1. 'No Parking - Monday to Friday, 8am to 5pm' restrictions from the intersection of Broadway and Ivanhoe Street to the intersection of Ida Street;
2. 'No Verge Parking' restrictions from the intersection of Broadway and Railway Parade to the intersection of Broadway and Ivanhoe Street; and
3. Changed time restricted parking bays at 3 Broadway from three hour parking to one hour parking.

On 1 July 2014, the Public Transport Authority installed paid parking at the Bassendean Train Station, which increased the pressure on the surrounding area, and resulted in the installation of several different localised parking strategies to manage the over flow parking (OCM – 8/06/14). This included the introduction of a permit parking scheme, new restrictions and amendments to existing restrictions at all three train station locations in the Town.

In February 2019, the proprietor of 3 Broadway, Bassendean, currently operating as “*Caff on Broadway*”, advised the Town that he would like the parking surrounding his business to be reviewed with a focus on time limits and increasing the parking opportunities for his customers and other shoppers in the area.

The proprietor suggested changes are as follows:

- *Re-configure parking immediately outside Caff on Broadway to accommodate the maximum allowable number of bays,*
- *Implement time restrictions on street parking (2 or 3 hours) near the Train Station and outside the Deli on Railway Parade to deter commuters and allow locals and visitors to use for shopping on both sides of the train line, and*
- *Re-configure paving next to BWS to allow for parallel parking.*

Currently, there are -

- Three ‘1 hour’ angled time restricted bays immediately outside Caff on Broadway,
- Six untimed on-street parking bays on the northern side of Railway Parade to the south west of Caff on Broadway,
- Seven untimed on-street parking bays on the southern side of Railway Parade to the south west of Caff on Broadway,
- Two ‘15 minute’ time restricted parallel parking sections from 64 to 70 Railway Parade, and
- One ‘15 minute, 8am to 5.30pm Monday to Friday, 8am to 12pm Saturday’ time restricted parallel parking section on the southern side of Railway Parade, opposite 64 to 66 Railway Parade.

Officers have spoken with one of the owners of the Deli located at 66 Railway Parade and they advised that they do not want any of the timed restrictions around their business to be amended.

They advised that the 15-minute time limit is what allows their customers to attend their business and extending that limit may prevent or reduce access for their customers and encourage commuter parking.

At the February Ordinary Council Meeting (OCM – 5/02/19) Council endorsed the final Public Transport Authority design for the Station Access Cycle & Pedestrian Upgrade – Broadway, Bassendean project. The relevant drawing describing the intersection of Broadway and Railway Parade has been included in the attachments to this report for reference.

The design drawings for this intersection endorsed by Council may restrict any changes to the physical layout of the road and verge to allow for the proposed Station Access Cycling & Pedestrian Upgrade to occur.

**COMMUNICATION & ENGAGEMENT**

Officers have consulted the Deli on Railway Parade and the applicant has been invited to attend the Council Meeting to provide a deputation.

As the officer recommendation does not include amending the parking between 64 and 70 Railway Parade or the verge parking at 2-2B Broadway and the BWS at 76 Railway Parade, further consultation regarding these suggested changes was not undertaken.

If Council were to include amendments to the restrictions between 64 and 70 Railway Parade or the verge adjacent to 2-2B Broadway and the BWS at 76 Railway Parade, affected residents, businesses and the Public Transport Authority would need to be consulted.

**STRATEGIC IMPLICATIONS**

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

## COMMENT

In relation to the angle parking bays immediately adjacent to Caff on Broadway, the '1 hour' time limit was installed with consideration to previous businesses that were operating from this location and the time limit was also used to deter commuters and allow the community a better opportunity to park (OCM-13/11/12).

Whilst it is not the responsibility of the Town to provide dedicated parking to businesses within the Town, Officers support the amendment of the '1 hour' time restriction to a '2 hours, 8am to 5pm, Monday to Friday' restriction. This amendment will still allow members of the public to park in this location but will not encourage the use of all-day commuters to park in these bays.

In relation to the 6 existing parking bays on the northern side of Railway Parade to the south west of the café, there are currently 6 bays marked on the road and there are no time restrictions on these bays. Officers support the amendment of these bays to a '2 hours, 8am to 5pm, Monday to Friday' restriction.

Amending the Broadway and Railway Parade bays will provide increased opportunities for short-term parking in the area during business hours and will allow untimed parking after business hours when there is limited competing commuter demand.

The Railway Parade bays are located immediately adjacent to a non-residential/commercial block, as such, there is little to no impact on the local community for this amendment.

It is proposed to leave the 7 bays on the southern side of Railway Parade to the south west of Caff on Broadway as untimed bays as this will allow the community a section of parking for longer term, day parking.

On street parking along Broadway between Ivanhoe Street and Ida Street is restricted and will be potentially affected by the Station Access Cycling & Pedestrian Upgrade, so officers have not considered amending any restrictions in this location.

The Engineering Technical Coordinator has advised that due to the proximity of the intersection of Broadway and Railway Parade to the existing parking bays at 3 Broadway, Bassendean, it is not possible to extend the parking in a south east direction.

At the other end of the existing angle parking bays the cross-over for the cafe and the adjacent units also prevent the installation of any additional parking bays to the north west of the existing bays.

In addition to the above comments, due to the proposed Station Access Cycling & Pedestrian Upgrade along this section of Broadway, altering the paving at 2-2B Broadway and 76 Railway Parade to create parallel parking bays is also not supported.

As the owners of the Deli on Railway Parade (66 Railway Parade) do not support any changes to the parking restrictions in this section of Railway Parade and as no complaints have been received from residents between 64 and 70 Railway Parade, amendments to these restrictions were not investigated further at this time.

It was noted that the 15-minute bay on the opposite side of the Deli is frequently used by bus drivers and the community attending the deli to purchase items and the limits only apply from 8am to 5.30pm Monday to Friday and 8am to 12pm on Saturdays. As such, amendments to these restrictions were also not considered necessary, at this time.

It should be noted, however, that as the bays are public parking, there is no guarantee on customers being able to park in the bays. The only restriction that will be enforceable is the overstaying of the time limit.

Extending the time limit on the bays outside 3 Broadway, Bassendean to '2 hours, 8am to 5pm, Monday to Friday' and the application of the same restrictions on six bays along Railway Parade, will increase short-term parking in this location and provide for better opportunities for the community to access the businesses and services within the area.

### STATUTORY REQUIREMENTS

*Parking and Parking Facilities Local Law 2010*

### FINANCIAL CONSIDERATIONS

The change of signage in this location can be achieved within in the current 2018/19 Operational Budget.

OFFICER RECOMMENDATIONS – ITEM 6.5

That Council approves:

1. The amendment of the existing '1 hour' time restrictions in front of 3 Broadway, Bassendean, to '2 hours, 8am to 5pm, Monday to Friday' restrictions; and
2. The amendment of the six currently unrestricted parking bays on the northern side of Railway Parade, between the intersections with Broadway and Scaddan Street, Bassendean, to '2 hours, 8am to 5pm, Monday to Friday' restrictions.

**Voting Requirements: - Simple majority**

## **6.6 Hardy Road Verge Parking (Ref: LAWE/REPRTNG/3 – Sharna Merritt – Senior Ranger)**

### APPLICATION

The purpose of this report is to request Council consider verge parking restrictions between 1B and 5A Hardy Road, Bassendean.

### ATTACHMENTS

#### **Attachment No. 6:**

- Survey provided to residents
- Photographs of Hardy Road

#### **Confidential Attachment No. 2**

- List of properties consulted and survey responses

### BACKGROUND

In September 2017, Council resolved (OCM – 27/09/17) to install 'No Parking' restrictions on both sides of Hardy Road, between 1 and 9 Hardy Road and also requested Main Roads WA to consider the installation of a solid white line between the existing islands. These parking and line marking amendments were installed in early 2018.

Since then, Rangers have received reports of vehicles parked on the verge adjacent to 1C Hardy Road, Bassendean. The residents advise that vehicles parked on this verge create sight line concerns when exiting the private drive accessing 3A to 3H Hardy Road.

Under the *Parking and Parking Facilities Local Law 2010*, residents are permitted to park on their verges unless restrictions are in place. Parking is not permitted within 10m of an intersection, however, as this road is not a gazetted road, it is not considered an intersection under the local law.

Rangers have previously spoken to the resident at the property to advise of the issues raised by neighbours, even though the vehicles are not parked illegally.

When Rangers have attended to investigate complaints relating to verge parking in this location they have been unable to identify any illegal parking or witness the alleged sight line issues. As per normal road use, it is the driver's responsibility to take all care and drive to the conditions of the road.

Due to the road parking restrictions installed in this location, a Road Safety Audit was proposed to be undertaken in 2018/19, which would potentially include verge parking so further investigation into this issue was deferred. Funding was listed in the draft 2018/19 Budget for the audit, however, it was not included in the final 2018/19 Budget.

During this time, the Rangers continued to monitor the area to determine if restrictions were still warranted, however, no further reports were received and no illegal parking or regular verge parking was witnessed.

In December 2018, one of the residents advised that the verge parking was still occurring and causing issues. As a further complaint was received and there was no other action the Rangers could take, it was determined that verge parking restrictions would need to be considered by Council.

### COMMUNICATION & ENGAGEMENT

In consultation with the Town’s Engineering Technical Co-ordinator, consideration was given to potential sightline issues with relation to the layout of the land, crossovers and the proximity of the bend at the intersection of Hardy Road and Kenny Street. It was determined that the properties at 5A, 1C and 1B could potentially impact sightlines for vehicles entering onto Hardy Road.

The owners and residents of the potentially affected properties were provided with the attached survey, and the responses received have been tabled (attached).

Survey recipients were advised that the installation would require 50% or greater of the respondents to support the proposal for the restrictions to be implemented and that affected property owners/occupiers that choose not to respond will be considered neutral, neither supporting nor opposing the proposed restrictions.

### STRATEGIC IMPLICATIONS

| <b>Objectives</b><br><i>What we need to achieve</i> | <b>Strategies</b><br><i>How we’re going to do it</i>                            | <b>Measures of Success</b><br><i>How we will be judged</i>                     |
|---|---|--|
| 3.2 Enhance connectivity between places and people  | 3.2.1 Connect the Town through a safe and inviting walking and cycling network. | Community / Stakeholder Satisfaction Survey (roads, footpaths and cycle paths) |
|   | 3.2.2 Advocate for improved and innovative transport access and solutions.      |  |

|  |  |   |
|--|--|---|
|  | 3.2.3 Enhance the liveability of local neighbourhoods. | Community/ Stakeholder Satisfaction Survey (access to public transport both access to Town and within.) |
|  | 3.2.4 Enhance road safety through design               |   |

COMMENT

The layout of this private road is such that the houses that utilise this for access and egress are situated lower down an embankment than the houses that immediately access Hardy Road, resulting in the private road being a slight hill that crests at the intersection with Hardy Road.

The corner of the intersection of Hardy Road and Kenny Street is in close proximity to this private road and Hardy Road dips down at the bend. The residents report that when they are exiting the private road, vehicles parked on the verge at 1C Hardy Road obstruct the view of oncoming traffic that are exiting this corner and there are potential near misses with these vehicles.

During the site investigations, Rangers were unable to replicate the allegations of completely obstructed lines of sight, however, it was noted that vehicles parked on the verges at 5A, 1C or 1B could have the potential to reduce the lines of sight for road users exiting the private road, depending on the conditions, vehicle types and time of day.

With these findings and in consultation with the Engineering Technical Co-ordinator, it was determined that verge parking restrictions on one or more of these verges could alleviate the concerns raised.

Residents and property owners were surveyed as to the level of support for verge parking restrictions at 1B, 1C and 5A Hardy Road. Some of the surveyed properties are vacant lots and 8 of the 15 properties surveyed are owned by a related company or trust that has provided one response on behalf of all of the properties under their responsibility.

The results have been broken down into 'resident only' responses and 'all' responses received. As the company and trust come under the responsibility of one of the responders, so as not to skew the results, this responder was given the one vote, rather than a vote for each property they are responsible for.

Please find below the breakdown of the results –

#### Resident only responses

- 1B Hardy Road – 75% of respondents did not support restrictions on this verge.
- 1C Hardy Road – 62.5% of respondents support restrictions on this verge.
- 5A Hardy Road – 50% of respondents support restrictions on this verge.

#### All responses

- 1B Hardy Road – 66.6% of respondents did not support restrictions on this verge.
- 1C Hardy Road – 66.6% of respondents support restrictions on this verge.
- 5A Hardy Road – 55.5% of respondents support restrictions on this verge.

The property at 1B Hardy Road had the majority of responses in both analyses of not supporting the installation of restrictions. At the time of investigating, the considered impact from vehicles parking on this verge is limited and has less potential to create issues. Considering these factors, it was determined that restrictions on this verge would not be a benefit to the local community at this time.

Based on the feedback received from the survey responses, sight visits, investigations and consultations, verge restrictions should be considered for 5A and 1C Hardy Road. These properties immediately abut the private road and parking on these verges would result in the greatest potential impact to road users exiting the private road.

#### STATUTORY REQUIREMENTS

*Parking and Parking Facilities Local Law 2010*

#### FINANCIAL CONSIDERATIONS

The implementation of restrictions in this location can be implemented within in the 2018/19 Operational Budget.

#### OFFICER RECOMMENDATIONS – ITEM 6.6

That Council approves the installation of verge parking restrictions at 1C and 5A Hardy Road, Bassendean.

**Voting Requirements: - Simple majority**

**6.7 Bassendean Oval Football Facilities Project Control Group Meetings held on 21 February 2018, 22 August 2018 & 22 February 2019 (Ref: COMDEV/PLANNG/4 – Salvatore Siciliano, Manager Recreation and Culture)**

APPLICATION

The purpose of the report is for Council to receive the minutes of the meeting of the Bassendean Oval Football Facilities Project Control Group meetings held on 21 February 2018, 22 August 2018 & 22 February 2019.

ATTACHMENTS

**Attachment No. 7:**

Minutes of the Bassendean Oval Football Facilities Project Control Group meetings held on 21 February and 22 August 2018 and 22 February 2019.

BACKGROUND

Council first resolved to participate in the Bassendean Oval Football Facilities business case project in July 2017:

*“OCM-13/07/17. MOVED Cr Pule, Seconded Cr Lewis, that Council:*

- 1. Agrees to participate in the Bassendean Oval Football Facilities business case project;*
- 2. Appoints the Cr Gangell, Cr Lewis, Cr Pule and the Director Community Development. to the Project Control Group;*
- 3. Agrees to taking a chairing role on the Project Control Group;*
- 4. Agrees to manage the project’s finances; and*
- 5. Communicates to the project partners that the Town requires an open and transparent process and discussion about how this may best be achieved be undertaken at the first meeting.”*

The Department for Local Government, Sport and Cultural Industries (the Department) established the Project Control Group (PCG) comprising four representatives (3 Councillors, and the Director Community Development) from the Town; and one representative from Swan Districts Football Club (SDFC) (CEO), the Department (Senior Projects Manager); and West Australian Football Commission (WAFC) (Manager State Facilities).

The primary role for the PCG is to oversee the Consultant engaged to undertake the business case study. The Town hosts and presides over the meetings of the PCG. The Town is also managing the contractual mechanisms.

Following Council's resolution in July 2017, two Project Control Group (PCG) meetings were held on 17 August and 7 September 2017 and focused mainly on establishing the scope of works for the business case consultancy and the governance model for the PCG.

Following the Local Government Elections in October 2017, Council's representation on the PCG was amended. The PCG is now represented by Cr Gangell, Cr Hamilton, Cr Wilson, and the Director Community Development. Cr Quinton was appointed as the deputy member and the Mayor, Cr McLennan, has elected to be an observer.

A procurement process was conducted in November 2017 to appoint a suitable consultant, and in January 2018, Dave Lanfear Consulting (the Consultant) was formally appointed to develop the business case for the renewal or redevelopment of the SDFC facilities at Bassendean Oval.

On 21 February 2018, a meeting of the PCG was convened to commence the business case consultancy.

Between March and July 2018, the Consultant undertook a desk top review of relevant information considered critical in formulating the business case, as well as regular engagement with the SDFC to understand their operational requirements and expectations for a renewal or redevelopment of the football facility. Regular engagement also occurred between the Consultant, Town Officers and the Department.

Further PCG meetings were convened on 22 August 2018, 22 February 2019 and 22 March 2019 to receive project updates from the Consultant. Minutes from the meeting held on 22 March 2019 are yet to be ratified by the PCG and will be presented to Council in the near future.

### STRATEGIC IMPLICATIONS

The Town's Strategic Community Plan 2017-2027 includes a strategy to: Provide accessible facilities that support leisure, learning and recreation for people of all ages.

## COMMUNICATION AND ENGAGEMENT

In addition to PCG meetings, the Town has continued to engage primarily with the Consultant, SDFC and the Department. Editorial outlining the introduction of the project was also included in the April/May 2018 edition of the Bassendean Briefings.

A community engagement program will be launched once the PCG is satisfied with the options being presented by the Consultant, as part of the Business Case development and endorsed by Council for a period of public comment. Officers have emphasised the need to the PCG for the community engagement program to be sequenced in line with the Community Engagement Strategy for the *BassenDream Our Future* project and other key strategic projects.

## COMMENT

The meeting of the PCG held on 21 February 2018 considered the following:

1. Background and update on the project given that the SDFC football facilities are now the only remaining West Australian Football League facilities that have yet to receive a major upgrade.
2. The Terms of Reference for the PCG were discussed to ensure that stakeholders were clear on the functions of the PCG.
3. General overview was given that an open and competitive procurement process was undertaken to appoint the Consultant.
4. The project brief was discussed in terms of the scope of the Business Case consultancy.

Given the aspirations of the SDFC to develop into a sustainable Football Club and not to rely just on its football operations, it was critical for the Consultant to fully understand the future strategic direction of the Club and its expectations regarding the business case development.

It was anticipated that more regular PCG meetings would have been conducted after the meeting in February 2018, but additional engagement was required by the Consultant for the SDFC to be satisfied that its facility's needs in respect to football as well as commercial operations, were adequately being addressed as part of the Business Case development. The next PCG meeting was held in August 2018.

The meeting the PCG held on 22 August 2018 received a project update from the Consultant covering the following:

1. Desktop review of relevant plans/study reports, demographic information, benchmarking with Australian Football League guidelines, SDFC business requirements.
2. Consideration of non-SDFC controlled land over such issues, such as heritage considerations, activation of space and entry points to conduct a strategic risk analysis as part of the business case.
3. Next phases of developing a block design regarding the renewal/redevelopment of the SDFC facilities.

The meeting of the PCG held on 22 February 2019 received a further project update from the Consultant which outlined the following:

1. Focus of the Business Case to meet the needs of the SDFC, the Town and the community.
2. Benchmarking with venues in Victoria, South Australia and WAFL Clubs.
3. Development considerations of meeting the operational needs of the SDFC, the Town and community.
4. SDFC business requirements to meet the day to day operational needs, football match days and future commercial aspirations of the Club.
5. Development Option 1 and 2 including the alignment of Bassendean Oval under each option.
6. Strategic risk analysis and a suggested community consultation model.
7. Further review by the PCG of the development options presented and the need to engage with the Town's local Member of Parliament.

Whilst minutes from the PCG meeting held on 22 March 2019 are yet to be ratified by the group to be made available to Council, stakeholders are still considering the development options. The PCG has requested with some urgency, that a lobbying campaign commence of Federal Members, given the impending Federal Government election.

A PCG meeting will be convened for late April/early May to further consider the development options being presented and a suitable community engagement strategy.

### STATUTORY REQUIREMENTS

Local Government Act 1995

### FINANCIAL CONSIDERATIONS

An initial budget of \$55,000 was approved in the 2017/18 year by Council, funded through external sources.

In the 2018/19 year, a balance of \$45,000 remains and will more than likely will be required to be reallocated in 2019/20 Budget, as the Business Case is not due for completion until December 2019/January 2020.

### OFFICER RECOMMENDATION – ITEM 6.7

That Council receives the report of the minutes of the Bassendean Oval Football Facilities Project Control Group meetings held on 21 February 2018, 22 August 2018 and 22 February 2019.

**Voting requirements: Simple majority**

**6.8 Economic Development Committee Meeting held on 13 March 2019 (Ref: GOVN/CCLMEET/13 – William Barry, Senior Economic Development Officer)**

**APPLICATION**

The purpose of the report is for Council to receive the report on a meeting of the Economic Development Committee held on 13 March 2019 and adopt the following recommendations from this Committee.

*EDC – 1/03/19: Draft Economic Development Strategy.*

*EDC – 2/03/19: Senior Economic Development Officer's Report.*

*EDC – 3/03/19: Prepare a feasibility study for:*

- 1. A co-working/shared office space within the Town Centre, and*
- 2. A space in the Bassendean Industrial Area dedicated to industrial and larger commercial enterprises.*

**ATTACHMENTS**

**Attachment No. 8:**

- Economic Development Committee Minutes of 13 March 2019
- Draft Economic Development Strategy
- Event flyer for Small Business Growing Pains workshops

**Confidential Attachment No. 3**

- Draft Master Plan for the Festival of Local Business

**COMMENT**

The Committee was presented with a draft of the Economic Development Strategy. The strategy has been prepared from research through -

- Survey of approximately 450 local businesses 2017;
- Bassendean Hub Discussion Paper and Localism Discussion Paper;
- Town of Bassendean Digital Business Marketing Strategy 2017; and
- Bassendean Local Economic Overview 2018.

Practical insight and road testing of proposals were discussed with business community members at two workshops held in November 2018.

The strategic goals and priority actions are aligned to the Corporate Business Plan 2018–2022 and Strategic Community Plan 2017–2027 and the EMRC's Regional Economic Development Strategy 2017 – 2021.

Finally, the outcomes of this strategy are designed to fit the Local Planning Strategy when completed, and it enables strong collaboration and alignment with Town Teams and the Vibrancy Program.

Overall, this strategy articulates the Town's strategic positioning and role in relation to economic development.

#### Festival of Local Business (11 – 16 June)

The Committee was advised on the emerging structure and scope of the Festival. The working group has met regularly for the past six weeks. Significant progress has been made and we are very optimistic of delivering a landmark event.

The festival will be 9 separate events spread across six days. It will tentatively include an opening exhibition, collaborative displays, networking events, industry tours, demonstrations, presentations and discussion panels. The locations of these events include – Nail Brewing, Catalanos Seafood, Hofmann Engineering (TBC), Dome Coffee Shop, Bassendean Hotel, O2, Cork and Bottle.

The master plan summarises all of these events.

The Festival does not just focus on Bassendean, but all of the presenters and participants are either from Bassendean or operate here. The festival will bring the business community together, it will build investment confidence for the commercial sector and it will bring significant respect for the Town.

#### Conduct feasibility study for a co-working/shared office space within the Town Centre, and a space in the Bassendean Industrial Area dedicated to industrial and larger commercial enterprises

A notice of motion was presented and considered by the Committee to conduct a feasibility study for the creation of two co-working spaces. The first would be in the Town Centre providing office style accommodation, the second in the industrial area providing light industry facilities. A co-working space is a low cost, low risk start-up hub for entrepreneurs and new businesses.

The office co-working space could attract businesses in the professional , creative and technology sectors. The co-working space in the industrial area could attract businesses in trades, light manufacturing and the creative sectors.

There are a number of office style co-working spaces across Perth. Examples of an industrial type of co-working space are less common but do exist in the Eastern States. Such a facility would align perfectly with the industrial precinct of Bassendean.

#### STATUTORY REQUIREMENTS

Nil.

#### FINANCIAL CONSIDERATIONS

Nil.

#### OFFICER RECOMMENDATION — ITEM 6.8

That Council:

1. Endorses the Draft Economic Development Strategy;
2. Considers the Draft Economic Development Strategy at a future Concept Workshop to consider a:
  - co-working/shared office space within the Town Centre;
  - space in the Bassendean industrial area dedicated to industrial and larger commercial enterprises; and
3. Receives the report on a meeting of the Economic Development Committee held on 13 March 2019.

**Voting requirements: Simple Majority**

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

The Principal Building Surveyor made the following building decisions under Delegated Authority:

| <b>Building Applications Determined in the Month of March 2019</b> |                                     |   |
|--|-------------------------------------|---|
| <b>Application No</b>  | <b>Property Address</b>             | <b>Description</b>                        |
| 201800276  | 110 HAMILTON STREET,<br>BASSENDEAN  | REMOVAL OF ROOM                           |
| 201900050  | 38 ELSFIELD WAY, BASSENDEAN         | PATIO                                     |
| 201900052  | 11 SUCCESS ROAD,<br>BASSENDEAN      | CARPORT ENCLOSURE                         |
| 201900055  | 10 BRIGGS STREET,<br>BASSENDEAN     | SWIMMING POOL BARRIER                     |
| 201900051  | 11 FRENCH STREET, ASHFIELD          | ADDITION TO DWELLING                      |
| 201900059  | 35 CLARKE WAY, BASSENDEAN           | FULL DEMOLITION                           |
| 201900011  | 13A GALLAGHER STREET, EDEN<br>HILL  | PATIO                                     |
| 201900038  | 13 GALLAGHER STREET, EDEN<br>HILL   | SINGLE STOREY DWELLING                    |
| 201900036  | 22 AUSSAT DRIVE, EDEN HILL          | GRANNY FLAT                               |
| 201900039  | 138 SECOND AVENUE, EDEN HILL        | FULL HOUSE DEMOLITION                     |
| 201900035  | 17 DEAKIN STREET,<br>BASSENDEAN     | NEW SINGLE DWELLING                       |
| 201900037  | 6 BRIDSON STREET,<br>BASSENDEAN     | ANCILLARY ACCOMMODATION                   |
| 201900042  | 18 BASSENDEAN PARADE,<br>BASSENDEAN | AMENDMENT TO BUILDING PERMIT<br>201800159 |
| 201900046  | 43B ESTHER STREET, EDEN HILL        | DWELLING                                  |
| 201900044  | 188 ANZAC TERRACE,<br>BASSENDEAN    | SINGLE STORY DWELLING                     |
| 201900048  | 19A JAMES STREET,<br>BASSENDEAN     | RETAINING WALL                            |
| 201900043  | 81 PENZANCE STREET,<br>BASSENDEAN   | FULL DEMOLITION                           |
| 201900049  | 33 EILEEN STREET,<br>BASSENDEAN     | FIBREGLASS SWIMMING POOL                  |
| 201900041  | Lot 2, WEST ROAD, BASSENDEAN        | PILATES STUDIO - INTERNAL FIT OUT         |
| 201900045  | 188 ANZAC TERRACE,<br>BASSENDEAN    | SINGLE DWELLING                           |
| 201800109  | 75 HAMILTON STREET,<br>BASSENDEAN   | ALTERATIONS TO DWELLING                   |

**OFFICER RECOMMENDATION – ITEM 6.9**

That Council notes the decisions made under delegated authority by the Principal Building Surveyor.

**Voting requirement: Simple majority**

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

The Manager Development Services made the following planning decisions under Delegated Authority since those reported to the last Council meeting:

| <b>PLANNING AND SUBDIVISION APPLICATIONS DETERMINED TO 29 MARCH 2019</b> |  |   |                      |
|--|--|---|----------------------|
| <b>APPLIC NO.</b>  | <b>PROPERTY ADDRESS</b>                                      | <b>DESCRIPTION</b>                        | <b>DETERMINATION</b> |
| 2018-135   | 88 SECOND AVENUE BASSENDEAN 6054                             | FOUR GROUPED DWELLINGS                    | DELEGATE APPROVED    |
| 2018-164   | 4 LUKIN WAY BASSENDEAN 6054                                  | SINGLE HOUSE                              | DELEGATE APPROVED    |
| 2019-003   | 95A GUILDFORD ROAD BASSENDEAN 6054                           | GROUPED DWELLING                          | DELEGATE APPROVED    |
| 2019-008   | 31A TROY STREET BASSENDEAN 6054                              | BEE KEEPING                               | DELEGATE APPROVED    |
| 2019-017   | 10 JACKSON STREET BASSENDEAN 6054                            | ADDITION OF TOILETS AND OFFICE TO FACTORY | DELEGATE APPROVED    |
| 2019-021   | 85 ANZAC TERRACE BASSENDEAN 6054                             | ANCILLARY DWELLING                        | DELEGATE APPROVED    |
| 2019-023   | 2/16 NAUNTON CRESCENT EDEN HILL 6054                         | PATIO                                     | DELEGATE APPROVED    |
| 2019-025   | 65 MARGARET STREET ASHFIELD 6054 (ASHFIELD PRIMARY SCHOOL)   | SECURITY FENCE                            | STATUTORY ADVICE     |
| 2019-026   | 83A IVANHOE STREET EDEN HILL 6054 (EDEN HILL PRIMARY SCHOOL) | PRE-PRIMARY CLASSROOM & STORAGE SHED      | STATUTORY ADVICE     |
| 2019-028   | 15 WATKINS STREET EDEN HILL 6054                             | PATIO                                     | DELEGATE APPROVED    |
| <b>SUBDIVISION APPLICATIONS</b>  |  |   |                      |
| 161-19   | 138 SECOND AVENUE EDEN HILL 6054                             | FOUR LOT SURVEY STRATA                    | STATUTORY ADVICE     |
| 188-19   | 91 WHITFIELD STREET BASSENDEAN 6054                          | TWO LOT SURVEY STRATA                     | STATUTORY ADVICE     |
| 268-19   | 37 SCHOFIELD STREET EDEN HILL 6054                           | THREE LOT SURVEY STRATA                   | STATUTORY ADVICE     |

**OFFICER RECOMMENDATION – ITEM 6.10**

That Council notes the decisions made under delegated authority by the Manager Development Services.

**Voting requirement: Simple majority**

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**7.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**8.0 CONFIDENTIAL BUSINESS**

*It should be noted that that the audio and live streaming will be turned off whilst confidential items are being discussed.*

**8.1 Commercial Offer for Third-Party Signage on Payphone Facilities - JcDecaux Australia (Ref: COMA/MARKT/1 - Brian Reed, Manager Development Services)**

*This matter is to be considered with members of the public excluded from the Chambers under Clause 5.23 (2) (c) of the Local Government Act 1995, as the report discusses a contract which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.*

**9.0 CLOSURE**

The next Briefings Session will be held on Tuesday 21 May 2019 commencing at 7.00pm.