## ATTACHMENTS

### **BRIEFING SESSION AGENDA**

### 16 MARCH 2021

#### Attachment No. 1

JDAP Application - Tavern (Bassendean Hotel)

- Responsible Authority Report
  - Survey Plan
  - Location Plan
  - Site Plan
  - Elevations North, North-West and West
  - Elevations, South, South-East
  - Section Plan
  - Roof Plan
  - Ground Floor Plan
  - First Floor Plan
  - Design Report
  - Schedule of Submissions
  - Design Review Panel Minutes
  - Civil and Drainage Plan
  - Heritage Advice
  - Arboricultural Impact Assessment
  - Landscape Plan
  - Acoustic Report
  - Waste Management Plan
  - Performance Solution Report
- Schedule of Submissions

Attachment No. 2

Lease Agreement

#### Attachment No. 3

- Local Planning Policy No. 8 Parking Specifications
- Draft Local Planning Policy No. Car Parking and End of Trip Facilities
- Car Parking Comparison

#### Attachment No. 4

Draft Waste Plan

#### Attachment No. 5

Council Policies:

- 1.1 Conservation Policy and Development Guidelines
- 2.5 Landscaping with Local Plants Policy
- 2.7 Acid Sulfate Soils Policy
- 5.8 Temporary Holiday Accommodation in Caravans
- 5.9 Keeping of Other Cage-Birds & Poultry Policy

Attachment No. 6

- Statement of Financial Activity
- Proposed Budget Amendments
- Proposed New Waste Charge

Attachment No. 7 Financial Statements – Feb 2021

Attachment No. 8 List of Payments – Feb 2021

## **ATTACHMENT NO. 1**

## Lot 5 & 6 (17 & 23) Old Perth Road, Bassendean – Tavern (Additions and Alterations to Bassendean Hotel)

## Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Inner-North JDAP		
Local Government Area:	Town of Bassendean		
Applicant:	Bassendean Hotel Holdings Pty Ltd		
Owner:	Bassendean Hotel Holdings Pty Ltd		
Value of Development:	\$3 million		
	□ Mandatory (Regulation 5)		
	$\square$ Opt In (Regulation 6)		
Responsible Authority:	Town of Bassendean		
Authorising Officer:			
Autionsing Officer.	Donna Shaw, Manager Development and Place		
LG Reference:	DABC/DBVAPPS/2021-022		
DAP File No:	DABC/DBVAFF3/2021-022		
Application Received Date:	19 February 2021		
Report Due Date:	4 May 2021		
Application Statutory Process	90 Days		
Timeframe:	30 Days		
Attachment(s):	1. Survey Plan		
Addition (0).	2. Location Plan		
	3. Site Plan		
	4. Elevations – North, North-West and		
	West		
	5. Elevations, South, South-East		
	6. Section Plan		
	7. Roof Plan		
	8. Ground Floor Plan		
	9. First Floor Plan		
	10. Design Report		
	11. Schedule of Submissions		
	12. Design Review Panel Minutes		
	13. Civil and Drainage Plan		
	14. Heritage Advice		
	15. Arboricultural Impact Assessment		
	16. Landscape Plan		
	17. Acoustic Report		
	18. Waste Management Plan		
	19. Performance Solution Report		
	20. Council Minutes		
Is the Responsible Authority	Yes Complete Responsible Authority		
Recommendation the same as the	□ N/A Recommendation section		
Officer Recommendation?			
	□ No Complete Responsible Authority		
	and Officer Recommendation		
	sections		

#### **Responsible Authority Recommendation**

To be determined by Council.

#### **Reasons for Responsible Authority Recommendation**

To be determined by Council.

#### Details: outline of development application

Device Oak and	Mature allitare Daniare Oak and				
Region Scheme	Metropolitan Region Scheme				
Region Scheme -	Urban				
Zone/Reserve					
Local Planning Scheme	Local Planning Scheme No. 10				
Local Planning Scheme -	Town Centre				
Zone/Reserve					
Structure Plan/Precinct Plan	N/A				
Structure Plan/Precinct Plan	N/A				
- Land Use Designation					
Use Class and	Renovation and additions to the Bassendean Hotel				
permissibility:	and adjacent carpark (Tavern – 'A' Use)				
Lot Size:	Lot 5 (No.17) Old Perth Road – 2,674m <sup>2</sup>				
	Lot 6 (No. 23) Old Perth Road – 1,777m <sup>2</sup>				
	Total: 4,451m <sup>2</sup>				
Existing Land Use:	Tavern				
State Heritage Register	No				
Local Heritage	□ N/A				
	☑ Heritage List				
	□ Heritage Area				
Design Review					
	☑ Local Design Review Panel				
	State Design Review Panel				
	□ Other				
Bushfire Prone Area	No				
Swan River Trust Area	No				

#### Proposal:

The proposed development includes the following:

- Modifications to the façade of the existing Bassendean Hotel, including clear panelling to the existing balustrade, restoring original brickwork and including tendered sandstone and tiled finishes at ground level;
- New courtyards facing Old Perth Road (247m<sup>2</sup>) and Parker Street (203m<sup>2</sup>), including courtyard screening and a playground;
- Removal of the existing drive-through bottle-shop, eastern portico structure and service areas;
- Modifications to the internal layout of the existing building, including accessible hoist to enable the future use of the first floor. The first floor is currently proposed for use as storage only, and will not be accessible to the public;

- Landscaping treatments, including landscaping to the southern boundary of the site and planting of new trees;
- Re-surfacing of the existing car parking area, including the provision of 81 car parking bays (including one bay for people with disabilities) and 5 motorcycle bays; and
- Bin store and storage areas.

Proposed Land Use	Tavern
Proposed Net Lettable Area	761m <sup>2*</sup>
Proposed No. Storeys	N/A
Proposed No. Dwellings	N/A

\*Net lettable area has been calculated on publicly accessible areas only, and excludes stair wells, toilets, storage areas (including the first floor) and service areas.

#### Background:

#### Site Context

The subject site includes two lots, located on the corners of Parker Street, Old Perth Road and Wilson Street, Bassendean. The subject site is zoned 'Town Centre' under the Town of Bassendean Local Planning Scheme No.10 (LPS 10). The site is surrounded by commercial, community and civic land uses, with residential development on the periphery of the Town Centre to the south of the subject site.

#### Site History

The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter. The original design of the hotel featured the following:

- ground floor: a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom and Lavatory.
- upper floor: 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.

In the 1970s, licensing laws no longer required hotels to provide accommodation. In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises, including a drive-in bottle shop addition.

In the early 2000s the place was extensively renovated including the addition of a new bottle shop. The building has continuously being used as a Tavern.

Whilst the Town has no record of Development Approvals for the site, the following outlines the history of Building Permits:

- Cold storage (1951)
- Parking area (1961)
- Signage (1963)
- Renovations (1973)
- Signage (1975)
- Signage (1977)

- Cocktail bar extension (1980)
- Carport (1984)
- Retaining wall (2001)
- Hotel alterations (2010)
- Decking (2014)

#### Legislation and Policy:

#### Legislation

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Metropolitan Region Scheme
- Local Planning Scheme No. 10 (LPS 10)
- Environmental Protection (Noise) Regulations 1997

#### State Government Policies

- State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP 4.2)
- State Planning Policy 7.0 Design of the Built Environment (SPP 7.0)
- State Planning Policy 7.2 Precinct Design (SPP 7.2)

#### Structure Plans/Activity Centre Plans

N/A

#### Local Policies

- Local Planning Policy 1 Bassendean Town Centre Strategy and Guidelines
- Local Planning Policy No. 8 Parking Specifications
- Local Planning Policy No. 9 Design Review Panel
- Local Planning Policy No. 14 Stormwater
- Local Planning Policy No. 15 Percent for Art Policy

#### **Consultation:**

#### Public Consultation

The proposal was required to be advertised in accordance with LPS 10. Consultation was undertaken for a period of 16 days, being from 19 February 2021 to 8 March 2021. Letters were sent to the owners and occupiers of 146 properties within a 150m radius of the subject site, and the application was made publicly available on the Town's website.

In response, 21 submissions were received, two objections, five in support, six with conditional support and eight providing comment, with the relevant issues raised as follows: The Schedule of Submissions is contained as Attachment 11.

Issue Raised	Officer comments		
Tree Retention	Refer to Tree Removal Section of this report.		
Traffic and On-Street Parking	Refer to Traffic and On-Street Parking Section of this report.		

#### Referrals/consultation with Government/Service Agencies

N/A.

#### Design Review Panel Advice

The application was considered by the Design Review Panel (DRP) on 15 December 2020. A summary of the advice is as follows:

- The panel was pleased to see the development proposed and advised that reworking of the existing built form is excellent, and further enhancing the site with courtyards will bring significant community value;
- Rework of the screening proposed to Old Perth Road to provide better public realm interaction is required;
- Advice from a heritage architect is recommended to ensure the proposal is not faux heritage;
- The treatment to the balcony needs to be reconsidered, including the detailed tracery and preferred use of horizontal banding;
- Additional tree planting within the car parking area is required; and
- Consideration to be given to the servicing location and façade treatment to Parker Street.

In response, the applicant revised the proposal and it was reconsidered by the DRP on 26 February 2021. The DRP advised that it was supportive of the proposal pending further attention to landscaping by either retaining both existing fig trees or providing additional trees within the car parking area, in accordance with LPS 10.

The DRP also noted the assurance given by the applicant that careful architect detailing will be implemented where new, contemporary elements are abutting heritages elements.

The minutes of the DRP meeting is contained as Attachment 12.

#### Planning Assessment:

#### State Planning Policy 7.2 – Precinct Design (SPP 7.2)

The proposal is located within the Bassendean Town Centre, which, based on it being an activity centre as defined by SPP 4.2, requires a Precinct Plan. Given SPP 7.2 became operational on 16 February 2021, the Town is yet to prepare a Precinct Plan for the Bassendean Town Centre.

In considering development proposals within a precinct where a precinct structure plan has not yet been prepared, the decision-maker is required to consider the objectives, measures and outcomes of SPP 7.2, the objectives and considerations of the Precinct Design Guidelines, and any other relevant requirements.

The applicant has prepared a Design Report which addresses the 10 design principles contained within SPP 7.0 – Design of the Built Environment, which therefore addresses the requirements of SPP 7.2. The Town is satisfied that the proposal meets the 10 design principles, as further discussed in this report.

#### Town of Bassendean Local Planning Scheme No. 10 (LPS 10)

#### Land Use Permissibility

The proposed development is considered a 'Tavern' land use, which is an 'A' use within the Town Centre zone, meaning the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions.

#### Development Standards - Car Parking

Use Class	LPS 10 Car Parking Standards	LPS 10 Car Parking Requirements	Car Parking Bays Provided		
Tavern					
	3m <sup>2</sup> of bar and public area	Sports Bar: 158m <sup>2</sup> = 52.6 bays			
		Saloon Bar: 104m² = 34.6 bays			
		Upper Lounge: 26m <sup>2</sup> = 8.6 bays			
		Snug: 18m² = 6 bays			
		Verandah: 105m² = 35 bays			
Total	·	253.4 (254 bays) required 81 bays			
Shortfall		173 bays			

The following table details LPS 10 car parking requirements.

The proposal results in a shortfall of 173 bays. In considering this matter, the following is relevant:

- The existing situation on site does not provide for appropriately sealed and marked bays in accordance with relevant Australian Standards. The proposal rectifies this situation to provide bays for the Tavern, with the land use remaining unchanged, and is therefore an improvement on current car parking arrangements for the development;
- The amount of bays provided will adequately cater for staff;
- Given the Tavern land use and sale of alcohol, limiting the supply of available car parking bays to encourage the use of public transport is appropriate;
- The site is located within close proximity to the Bassendean Railway Station (110m);
- Existing on-street car parking is available along Old Perth Road and side streets abutting the subject site; and
- Whilst LPS 10 provides the ability for the local government to accept a cash payment in lieu of the provision of car parking spaces, the Town has no plan to provide additional car parking nearby.
- Draft Local Planning Policy No. 8 Car Parking and End-of-Trip Facilities proposes to reduce the amount of bays required for a Tavern to 1 bay for every 3m<sup>2</sup> of bar area, reducing the amount of bays required to 88 bays (seven bay shortfall).

Based on the above, the proposed car parking provision is considered acceptable, subject to a condition being imposed requiring compliance with the relevant Australian Standards to a ensure compliance with the specifications contained within *Local Planning Policy No. 8 – Parking Specifications*.

#### Development Standards - Landscaping for Off-Street Parking

Clause 4.7.2.7 of LPS 10 requires the following:

- Boundary landscaping with a minimum width of 2.0m abutting public streets, where car parking areas accommodate more than five bays; and
- Interior landscaping for open car parking areas with 21 or more parking spaces at a rate of 1m<sup>2</sup> of landscaping per 10m<sup>2</sup> of car parking bay area.

The proposal complies with these requirements, with the exception of the interior landscaping, as follows:

LPS 10 Car Parking Landscaping Standard	Landscaping Area Required	Landscaping Area Provided	
1m <sup>2</sup> of landscaping per 10m <sup>2</sup> of parking bay area where 21 car bays or more provided.	1,078m <sup>2</sup> of parking bay area = 107.8m <sup>2</sup> landscaping required	79m <sup>2</sup> (where existing tree is to be retained within car parking area).	
Total	107.8m <sup>2</sup> required	79m² provided	
Shortfall	28.8m <sup>2</sup>		

This proposed variation is considered unacceptable in this instance.

Notwithstanding, the Town has further liaised with the applicant regarding this issue and considered that there is scope to amend the design to increase the area of landscaping on site whilst also retaining both existing Figs. This would result in a further shortfall of car parking, however, that increased variation is considered acceptable for the reasons provided earlier in the report as well as it facilitating the retention of a significant existing tree on-site. The applicant has agreed to accept a condition to this effect and it will be recommended that such a condition is imposed.

In addition, LPP 1 requires 1 shade tree for every 4 car parking bays, and Local Planning Policy No. 1 – Town Centre Strategy and Guidelines (LPP 1) requires minimum 3.0m high trees in car parking areas. If the application is approved, it will be recommended that conditions be imposed requiring a revised landscaping plan.

#### Development Standards - Bicycle Parking and End-of-Trip Facilities

Clause 4.7.6 of LPS 10 relates to Bicycle Facilities and provides that "the local government may require the provision of facilities that provide for and encourage cycling as part of any private development. Such facilities shall provide for the storage and parking of bicycles and change room/showers for cyclists".

Given the nature of the use, it is not considered warranted to require the provision of change room/showers, however, it is considered appropriate to require the provision of bicycle parking facilities (bicycle racks), which could be on-site, in the abutting road reserve or a combination of both. It will therefore be recommended that a condition be imposed to this effect.

#### Local Planning Policy No. 1 – Town Centre Strategy and Guidelines (LPP 1)

The purpose of LPP 1 is to provide a vision and objectives for development within the Bassendean Town Centre. The proposal complies with the requirements of LPP 1 (or can otherwise be made to comply via conditions) with the exception of the following:

Requirement	Comment
Crossovers should be limited to one crossover (3 – 6m wide) per development site. Crossovers should match footpath colour.	The proposal involves the use of four crossovers; one each to Old Perth Road and Wilson Street and two to Parker Street. The variation is considered acceptable on the basis that all of the crossovers are existing and the site has three separate frontages. Whilst there will be two crossovers to Parker Street, one of them is for commercial vehicles and will therefore be used infrequently.
	It will be recommended that a condition be imposed requiring redundant portions of crossovers to be reinstated and that a footnote regarding the paving specifications be included.
A town centre public realm contribution of 2% of development cost will be payable to Council as a condition of development approval. This contribution will be used to enhance the public realm in the vicinity of the development site and will include public art, street furniture, planting, paving and amenities such as bicycle racks, bins, shade structures, signage, etc.	Consistent with previous JDAP determinations within the Town Centre, it is not appropriate to administer a cost sharing arrangement via a Local Planning Policy, with the State Planning Policy 3.6 clearly setting out the requisite head of power for such contributions.
Windows at ground level on active frontages shall be minimum 2.4m high.	The proposal does not involve a minimum 2.4m high windows on all windows fronting Old Perth Road. This variation is considered acceptable given it is appropriate to retain the façade of the heritage place.
Glazed shopfronts are required in retail and commercial buildings. Old Perth Road facades should have a minimum of 80% clear glazed area at ground level.	The required glazing has not been achieved. This variation is considered acceptable given it is appropriate to retain the façade of the heritage place.

#### Local Planning Policy No. 14 – Stormwater (LPP 14)

The applicant has submitted a Drainage Plan in support of the development, which proposes on-site stormwater retention via soakwells and *GRAF Plastics* stormwater detention cells. A copy of the Civil and Drainage Plan is contained as Attachment 13.

#### Local Planning Policy No. 15 – Percent for Art Policy (LPP 15)

LPP 15 seeks to "*assist in creating a "sense of place" and community identity*" and requires the provision of public art or alternatively, the payment of a financial contribution to public art.

In this instance, the policy would ordinarily require either contribution to be valued at \$30,000. Given the proposal involves the significant restoration of a Heritage Listed building, and that in itself will contribute to the visual amenity and sense of place of the town centre, it is not considered necessary in this instance to impose the requirement for public art.

#### <u>Heritage</u>

The Bassendean Hotel is Place No. 31 on the Town's Heritage List and is a Category 2 listing, meaning it has a considerable heritage significance to the local area. The site is not on the State Register of Heritage Places and therefore no referral to the State Heritage Office is required.

In respect to the proposed modifications to the exterior of the Bassendean Hotel, the applicant sought heritage advice, contained as Attachment 14, the key details of which are summarised as follows:

- Development should be respectful of the 'Inter-War Fee Classical' style and landmark qualities of the place.
- Balustrades should be a simply designed and not introduce Federation period motifs into it.
- Steel framed windows should be conserved.
- In respect to conservation and adaption, the proposed treatment of the dada, openings and render detail is appropriate.

The ongoing use of the building as a Tavern allows for the ongoing social value of the place to be realised, and the Town is satisfied that the proposed additions to the existing building and the modifications to the façade of the building do not detract from the heritage value of the place.

#### <u>Trees</u>

The submitted development application provides for the removal of a number of existing trees, retention of one tree and planting of new trees as outlined below. The applicant has provided an Arboricultural Impact Assessment in support of the proposal which is contained as Attachment 15. The proposal includes the removal of eight existing trees on-site. The recommendations contained within the arborists report and the Town's assessment is outlined below.

Tree No.	Species	Rational for removal (as per Arborists Report)	Assessment		
1.	Lemon Scented Gum (Corymbia citriodora)	<ul> <li>Signs of reduced health and vigour</li> <li>Evidence of previous limb failures.</li> </ul>	<ul> <li>Tree 1 has evidence of limb failure.</li> <li>Whilst the tree has aesthetic value, the Town agrees with the recommendation in the arborist report.</li> </ul>		
2.	Lemon Scented Gum (Corymbia citriodora)	<ul> <li>Proximity to existing inspection pit.</li> </ul>	• Tree 2 is healthy and its growth has not been impacted by the proximity to the inspection pit.		

3.	Red Flowering Gum (Corymbia ficifolia)	<ul> <li>Signs of reduced health and vigour</li> <li>Tip dieback</li> <li>Minor deadwood accumulation</li> </ul>	• Tree 3 is in poor health and the Town agrees with the recommendation in the arborist report.
4.	Lemon Scented Gum (Corymbia citriodora)	<ul> <li>Signs of reduced health and vigour.</li> <li>Evidence of prior root damage.</li> </ul>	<ul> <li>Tree 4 is moderately healthy and in a reasonable condition.</li> <li>The roots are in vigorous condition.</li> </ul>
5.	Hill's Weeping Fig <i>(Ficus</i> <i>macrocarpa</i> <i>var. hillii)</i>	<ul> <li>Historic root exposure, damage and compaction.</li> <li>Dieback/thinning evident.</li> <li>Roots extending into car parking area.</li> </ul>	• Tree 5 is in a reasonable condition. The tree could potentially be revived with an appropriate tree growth zone around the base of the tree.
6.	Hill's Weeping Fig <i>(Ficus macrocarpa var. hillii)</i>	N/A – to be retained	Whilst there is evidence of trunk wounding, this tree was in better health, potentially as a result of less exposure to root damage and severance.
7.	Jacaranda (Jacaranda mimosifolia)	<ul> <li>Form diminished by poor pruning/lopping practices.</li> </ul>	• Tree 7 is in poor health and the Town agrees with the recommendation in the arborist report.
8.	Jacaranda (Jacaranda mimosifolia)	<ul> <li>Form diminished by poor pruning/lopping practices.</li> </ul>	• Tree 8 is in poor health and the Town agrees with the recommendation in the arborist report.
9.	Bottlebrush (Callistemon sp.)	<ul> <li>Form diminished by poor pruning practices.</li> </ul>	• Tree 9 is in poor health and the Town agrees with the recommendation in the arborist report.

Whilst it is desirable to retain existing mature vegetation, it is also acknowledged that the trees proposed to be removed are located on private property, are not subject to Tree Preservation Orders and are therefore afforded no statutory protection. It should be noted that three separate Tree Preservation Order nominations have been submitted after this application was lodged, which are yet to be determined by Council.

Notwithstanding, since the lodgement of the application, the Town has liaised with the applicant regarding the issue of car parking, landscaping and tree retention. In addition to the proposed retention of Tree 5 (as detailed earlier in the report), the Town has requested that Tree 1 (Lemon Scented Gum) be retained on the basis that its location on the eastern boundary of the site will not impact the location of the proposed courtyard. The applicant has agreed to this request and it will be recommended that a condition be imposed requiring amended plans to reflect the changes. It will also be recommended that a condition be imposed requiring retained trees to be protected from construction works.

#### New Tree Planting

The proposal involves landscaping treatments, including landscaping to the southern boundary of the site and planting of six new trees. The Landscape Plan is contained as Attachment 16. This proposal is supported and in addition, a condition requiring a revised landscaping plan has been recommended to in part address the following:

- Inclusion of additional tree plantings within the car parking area along the southern boundary for additional amenity and shade in accordance with LPS 10 requirements. The Town does not consider additional tree planting in the balance of the car parking area is warranted given the retention of Trees 5 and 6.
- Details of retaining to the landscaped entry areas and within the tree protection zones to ensure soil/mulch does not spill into the car parking area of road reserve, particularly given the level differences between the subject site and the public realm.

#### <u>Noise</u>

Whilst the Town notes that the premises is already used as a Tavern, the proposed courtyard additions have the potential to result in increased noise impacts to nearby sensitive residential land uses. The proposal involves the provision of screening to the courtyards abutting Parker Street and Old Perth Road.

The applicant has submitted an Acoustic Report in support of the proposal, contained as Attachment 17, which addresses the following noise sources associated with the proposal:

- Patron activity;
- Music;
- Mechanical service equipment, delivery area and waste collection;
- Car parking areas; and
- The playground within the courtyard area.

The report confirms that the noise emissions from the proposed development can comply with the *Environmental Protection (Noise) Regulations 1997*. An advice note regarding ongoing compliance with the *Environmental Protection (Noise) Regulations 1997* is recommended, which captures operational noise and construction activities.

#### Waste Management

The applicant has submitted a Waste Management Plan in support of the proposal, contained as Attachment 18. The applicant proposes waste to be handled by a third party operator, with waste collection from the rear of the building and access for waste vehicles via a separate crossover/access way; the same route as delivery vehicles.

If approved, it is recommended that a revised Waste Management Plan be provided as a condition of approval to further refine the details of waste collection in accordance with the Western Australian Local Government Association Waste Plan Guidelines for best practice. The Town has also recommended an advice note recommending the applicant consider the implementation of the Food Organics Garden Organics (FOGO) system, and Container Deposit Scheme collection.

#### Traffic and On-Street Parking

Comment was made with respect to the use of the car park as a shortcut between Wilson and Parker Streets. The car parking area will be a low speed environment and use of Old Perth Road will only result in an additional 100m journey. Use of traffic calming devices within the car parking area is therefore not considered warranted.

Comment was also made on the likely increased use of Wilson and Parker Streets for on-street parking. There are designated bays on both streets for this purpose. The Town can use offences and penalty provisions as per the *Parking Local Law 2019* should vehicles block access to driveways.

#### **Conclusion:**

The proposed development is consistent with LPS 10 and relevant local planning policies, with the exception of those requirements outlined above that can be adequately addressed via conditions. The Town is satisfied that the proposed development is consistent with the objectives of the Town Centre zone, and it is therefore recommended that the application be approved subject to conditions.

#### <u>Alternatives</u>

N/A

#### Officer Recommendation

That the Metro Inner-North JDAP resolves to **Approve** DAP Application reference DAP/21/01954 and accompanying plans:

- A- DA1101 Site Plan;
- A- DA1301 Overall Elevations North, North-West & West;
- A- DA1302 Overall Elevations South & East;
- A- DA1303 Overall Sections;
- A DA2201 Ground Floor Plan;
- A DA2202 Level 1; and
- A DA2203 Roof Plan;

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:

#### Conditions

- 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
- 2. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

- 3. Prior to the occupation of the development, Lots 5 and 6 Old Perth Road, Bassendean shall be amalgamated into a single lot on a Certificate of Title or the owner shall enter into a legal agreement with the Town of Bassendean at the owner's cost requiring amalgamation to be completed within twelve months of the issue of a Building Permit, or the completion of the development, whichever occurs earlier.
- 4. Prior to or in conjunction with an application for a Building Permit, amended plans being submitted and approved to the satisfaction of the Town of Bassendean that ensure the retention of Tree No.1 (Lemon Scented Gum) and Tree No. 5 (Hill's Weeping Fig) as per the Arboricultural Impact Assessment prepared by ArborSafe dated December 2020, including the deletion of car parking spaces to accommodate the tree growth zones.
- 5. Prior to or in conjunction with an application for a Building Permit, a revised landscape plan being submitted and approved to the satisfaction of the Town of Bassendean. The following details are to be included:
  - (i) Details of the location and type of retained and proposed trees, shrubs, ground cover, any lawn areas to be planted;
  - (ii) Low water use plants/irrigation systems;
  - Landscaping within the car parking area at a rate of 1 tree per 4 bays along the southern boundary of Lots 5 and 6 Old Perth Road, Bassendean. Trees within the car parking area are to be a minimum of 3.0m in height;
  - (iv) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;
  - (v) Details of protective barriers to the retained Tree No.1 (Lemon Scented Gum) and Tree No. 5 (Hill's Weeping Fig) and of the tree protection zones; and
  - (vi) Details as to retaining to ensure mulch/soil does not spill into the car parking area or onto the adjacent footpath/road reserve.
- 6. Prior to the occupation of the development, the landscaping and irrigation of the development site and protective barriers to the retained trees are to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Town of Bassendean.
- 7. The existing street tree within the Parker Street road reserve adjacent to the development site being protected from damage with barricades during construction in accordance with Council Policy 1.8 Street Trees.
- 8. Prior to or in conjunction with an application for a Building Permit, a lighting plan detailing lighting to access ways, pathways and car parking areas is to be submitted and approved to the satisfaction of the Town of Bassendean.
- 9. Prior to the occupation of the development, the lighting plan is to be implemented and thereafter maintained for the duration of the development to the satisfaction of the Town of Bassendean.

- 10. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line-marked and kerbed in accordance with:
  - (i) The approved plans (as modified in accordance with the amended plans are required by Condition No.1);
  - (ii) Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking;
  - (iii) Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;
  - (iv) Australian Standard AS 1428.1-2009, Design for access and mobility, Part 1: General Requirements for access-New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel); and
  - (v) Town of Bassendean engineering requirements and design guidelines.

The car parking is to be maintained to the satisfaction of the Town of Bassendean for the duration of the development.

- 11. The redundant portion of crossovers on Old Perth Road and Parker Street shall each be removed and the verge/footpath shall be reinstated to the satisfaction of the Town of Bassendean.
- 12. Prior to or in conjunction with an application for a Building Permit, details being submitted of all proposed external fixtures and ventilation systems, including the location of plant equipment, vents and air conditioning units, satellite dishes and non-standard television aerials. All fixtures and ventilation systems must be adequately screened from view of the street to the satisfaction of the Town of Bassendean.
- 13. Prior to or in conjunction with an application for a Building Permit, a revised Waste Management Plan is to be submitted, approved and thereafter implemented to the satisfaction of the Town of Bassendean. The Waste Management Plan shall address matters included in the Western Australian Local Government Association's Commercial Waste Guidelines, including additional information on, but not necessarily limited to, the following:
  - Measures to be implemented for the purpose of minimizing the delivery of waste to landfill, including the onsite separation of materials for recycling;
  - (ii) A detailed plan of the bin storage area;
  - (iii) the volume and the type of waste to be placed in the bins, including a waste generation calculation; and
  - (iv) Details of intended method of collection (by private contractor) in respect to manual handling given the level differences on the site.

All works must be carried out in accordance with the Waste Management Plan and maintained at all times, for the duration of development.

- 14. Prior to or in conjunction with an application for a Building Permit, the bin storage area must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the Town of Bassendean. The bin storage area must be:
  - (i) surrounded by a 1.8-metre-high minimum wall with a self-closing gate;
  - provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and bin storage area to be washed out; and
  - (iii) provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.

The bin storage area is to be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the development.

- 15. Visually impermeable roller shutters (external and internal), doors, grilles and security bars shall not be installed on any part of the frontage of the development facing Old Perth Road or Parker Street.
- 16. Prior to or in conjunction with an application for a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the Town of Bassendean that provides details of the following:
  - (i) Estimated timeline and phasing of construction;
  - (ii) Dust control measures;
  - (iii) Noise control measures;
  - (iv) Access points for heavy vehicles during demolition and construction; and
  - (v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.
- 17. Entries and window frontages facing Old Perth Road must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Old Perth Road, for the duration of the development.
- 18. Five bicycle parking spaces must be designed in accordance with AS2890.3— 1993, Parking facilities, Part 3: Bicycle parking facilities prior to or in conjunction with an application for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.

#### Advice Notes

- 1. The applicant is advised that this Development Approval does not constitute approval for any works within the road reserve abutting the subject land. The *Local Government Act 1995* requires prior approval to be obtained from the Town of Bassendean before any works carried out within the road reserve. It is the responsibility of the applicant to obtain the appropriate permits, with all applications to be made to the Town of Bassendean.
- 2. The submitted Building Permit application plans are to be consistent with the plans that form part of the relevant Development Approval, to the satisfaction of the Town of Bassendean.
- 3. The issue of a Building Permit is required prior to the commencement of works onsite.
- 4. The premises and equipment the subject of this development approval are required to comply with the Food Standards Code, *Food Safety Standards* 3.2.3.
- 5. An application shall be made to the Town of Bassendean's Health Services for environmental health/food related matters. In this regard, two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out are to be submitted to Health Services which include the following information:
  - (i) the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
  - (ii) the position and type of all fixtures, fittings and equipment;
  - (iii) all floor wastes/bucket traps/cleaner's sinks, grease traps, etc.;
  - (iv) waste storage and disposal areas;
  - (v) elevations of food handling and storage areas;
  - (vi) plans and specifications of the mechanical exhaust system including roof plan for discharge location.

An inspection of the premises will be required to be carried out by Health Services prior to occupation of the development.

- 6. All internal W.C.'s shall be provided with mechanical exhaust ventilation and flumed to the external air in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations* 1971.
- 7. The development and operation of the premises shall comply with the *Environmental Protection (Noise) Regulations 1997.*
- 8. Grease trap requirements to be to the satisfaction of the Industrial Waste Section of the Water Corporation and installed to the satisfaction of the Town of Bassendean's Health Services.

- 9. With respect to construction/modification of crossovers, with the applicant is required to liaise with the Town of Bassendean's Asset Services. The applicant is advised that the Town of Bassendean Verge permit (2020/21 fee) is to be applied for and fee to be paid in this respect. Further:
  - (i) Additional details of the fencing abutting the crossover onto Old Perth Road is required to ensure adequate sight lines are achieved; and
  - (ii) In respect to redundant crossovers to be removed, the verge is to be reinstated in accordance with the Town of Bassendean *Specification for the Construction of Old Perth Road Paved Crossovers*.
- 10. With respect to the Waste Management Plan, the applicant is encouraged to undertake waste management in accordance with the Food Organics Garden Organics system and consider participation in the State Government's Container Deposit Scheme.
- 11. This approval does not relate to any signage. A separate application is required to be lodged and approved by the Town of Bassendean prior to the installation of any signage.
- 12. The development and operation of the premises shall comply with the *Health* (*Public Buildings*) *Regulations 1992.* An application shall be made to the Town of Bassendean's Health Services. In this regard, please submit two (2) sets of scaled plans (minimum 1:100) and specifications detailing:
  - (i) location and width of emergency exits;
  - (ii) location of emergency exit signage;
  - (iii) location and number of sanitary facilities;
  - (iv) emergency lighting; and
  - (v) intended use of each public building area.

An inspection of the premises will be required to be carried out by Health Services prior to occupation of the development. The Town of Bassendean also advises the following in respect to the *Health (Public Buildings) Regulations 1992:* 

- (i) The provision of designated exits to public buildings is required. Such exits are required to open in the direction of egress;
- (ii) The proposed number of doors which open in the direction of egress will restrict the number of patrons permitted in each public building area at any one time. This number will be significantly less than that, which would be permitted based on the floor area of each public building area and also the sanitary facilities available;
- (iii) Additional designated exits will need to be provided in order to accommodate the proposed patron numbers shown in the proposed ground floor plan, should the premises operate in accordance with the Design Report prepared by Woods Bagot, dated February 2021; and

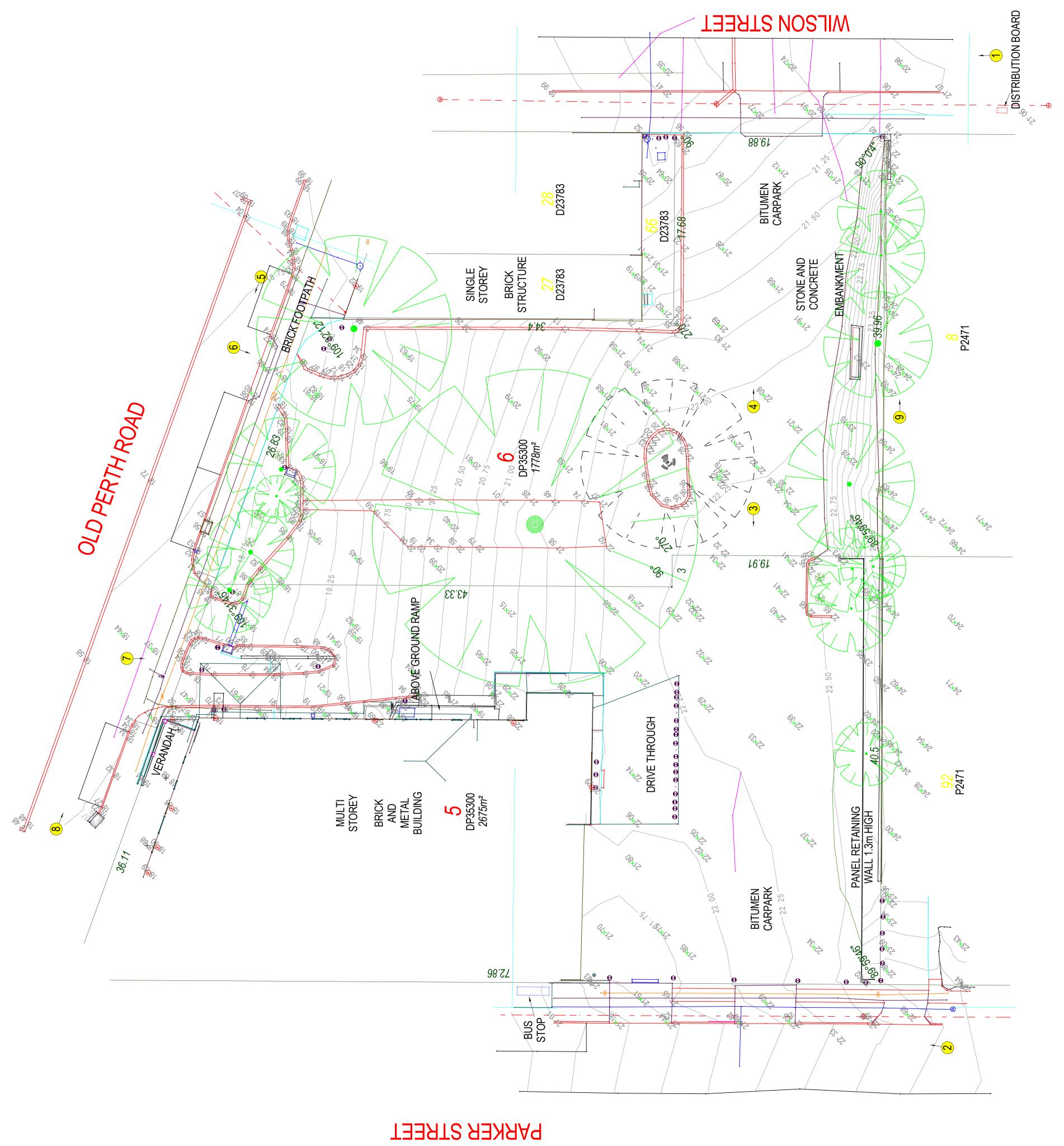
(iv) The building must not be opened to the public until a Certificate of Approval or a Variation of Certificate of Approval has been issued by the Town of Bassendean in accordance with section 178 of the *Health Act 1911*.

#### **Reasons for Officer Recommendation**

The proposed development is consistent with LPS 10 and relevant local planning policies, with the exception of those requirements outlined above that can be adequately addressed via conditions. The Town is satisfied that the proposed development is consistent with the objectives of the Town Centre zone, and it is therefore recommended that the application be approved subject to conditions.

LINETYPE LEGEND   BOUNDARY  CONTOUR (INTERVALS OF 0.25m)  BUILDING/ STRUCTURE  CONFOUR (INTERVALS OF 0.25m)  BUILDING/ STRUCTURE  CONCOLEE EDGE  BUILDING/ STRUCTURE  CONCRETE EDGE  BRICK PAVING  FORE  FORE  CONCRETE EDGE  BRICK PAVING  FORE  FORE FORE
EDGE OF BITUMEN ROAD LINE MARKING ROAD CENTRELINE TOP OF BANK VEGETATION LINE OVERHEAD POWER LINES SEWER PIPE (WATER CORPORATION) WATER PIPE (WATER CORPORATION)





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NATURAL SURFACE LEVEL	FLOOR LEVEL	TOP OF WALL	POWER POLE	WATER METER	GAS VALVE	TELSTRA PIT	BOLLARD	BUSH	TREE AT SCALE	
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Do not scale drawings.

Project BASSENDEAN HOTEL

<sup>Client</sup> ARK GROUP



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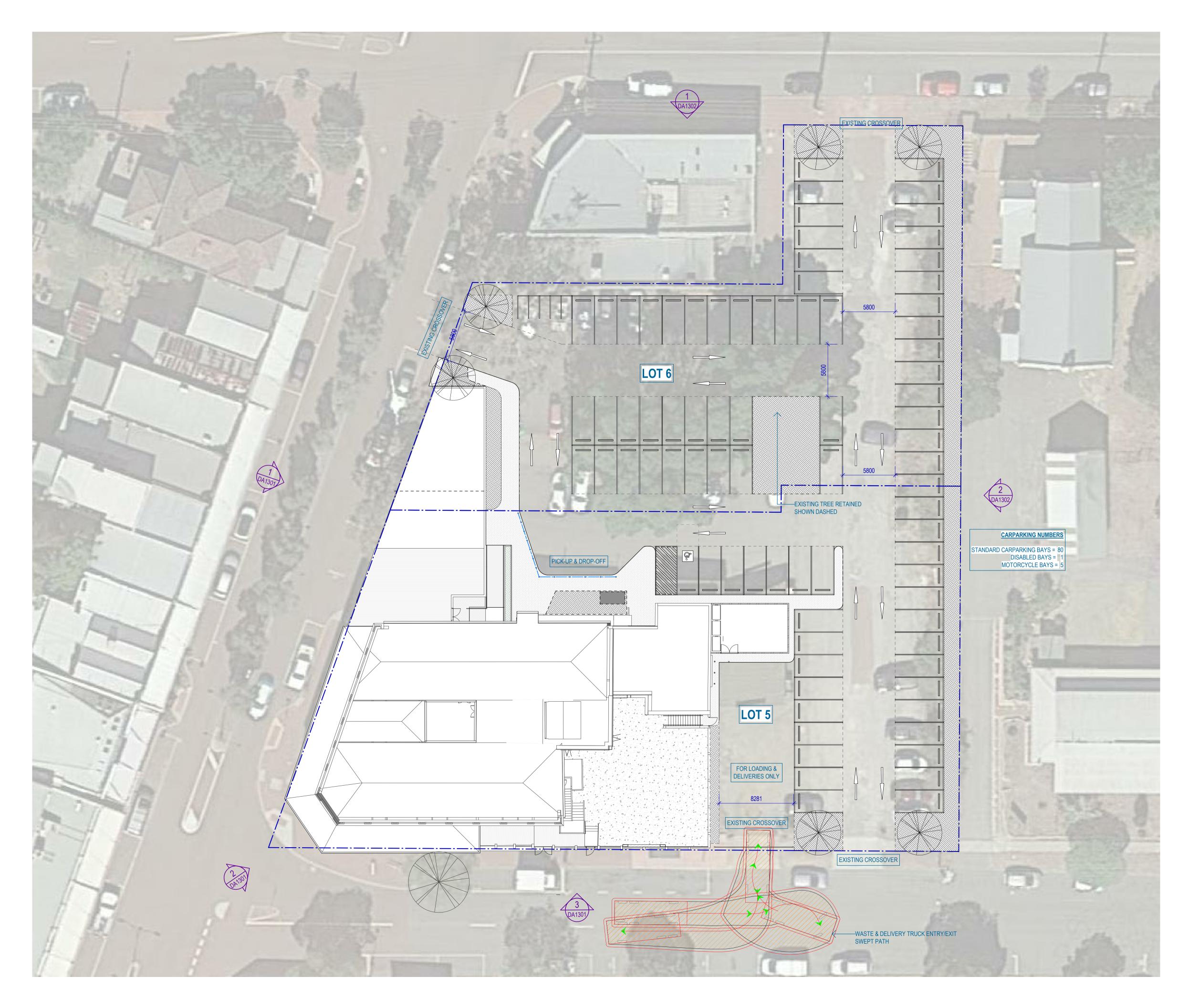
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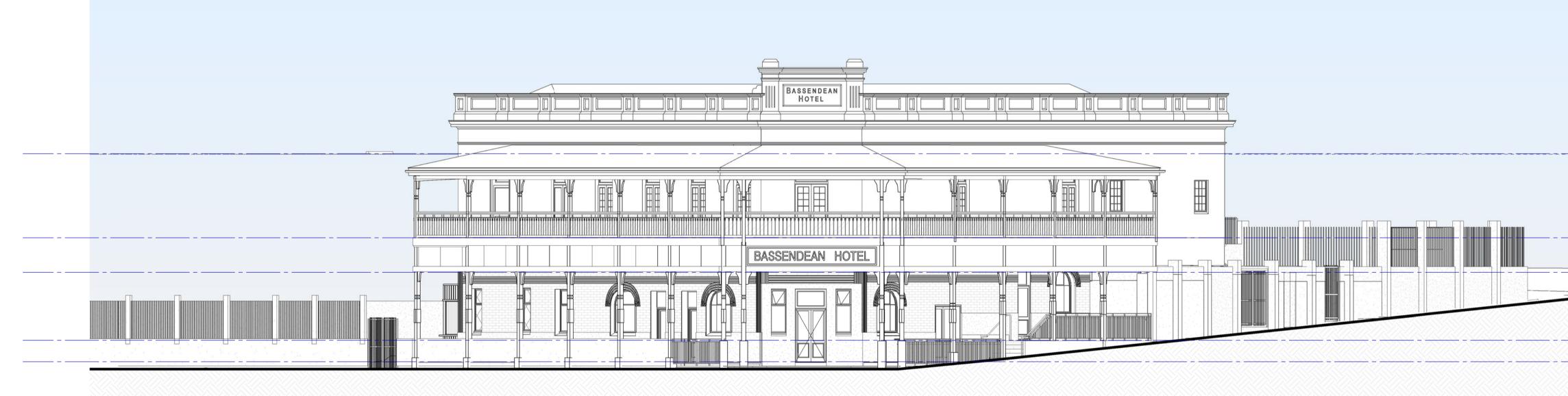
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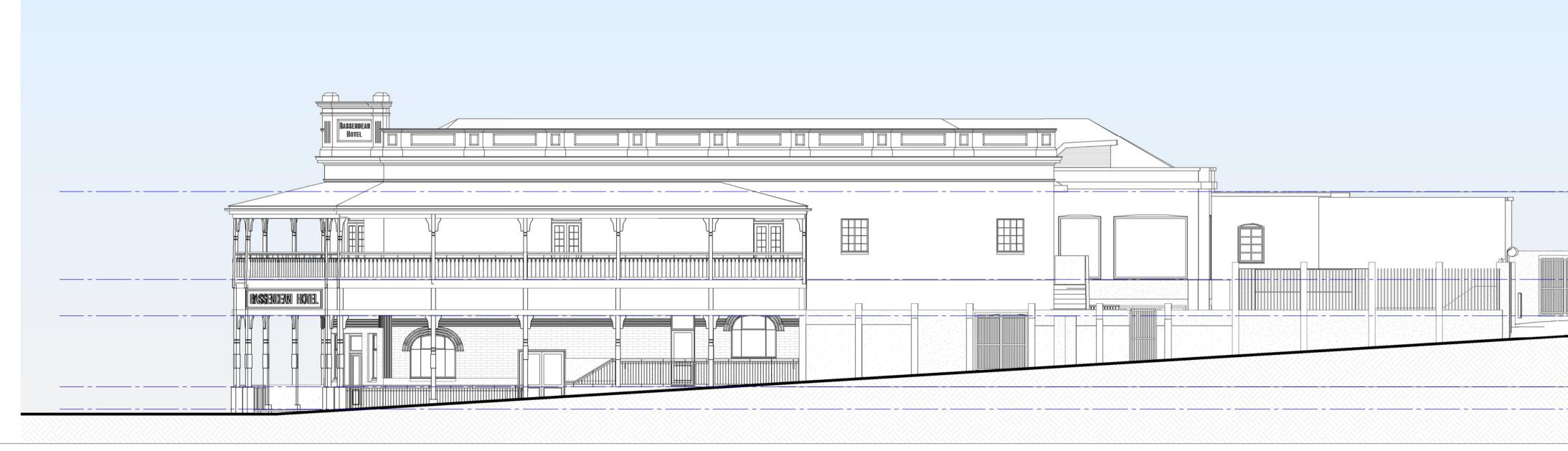
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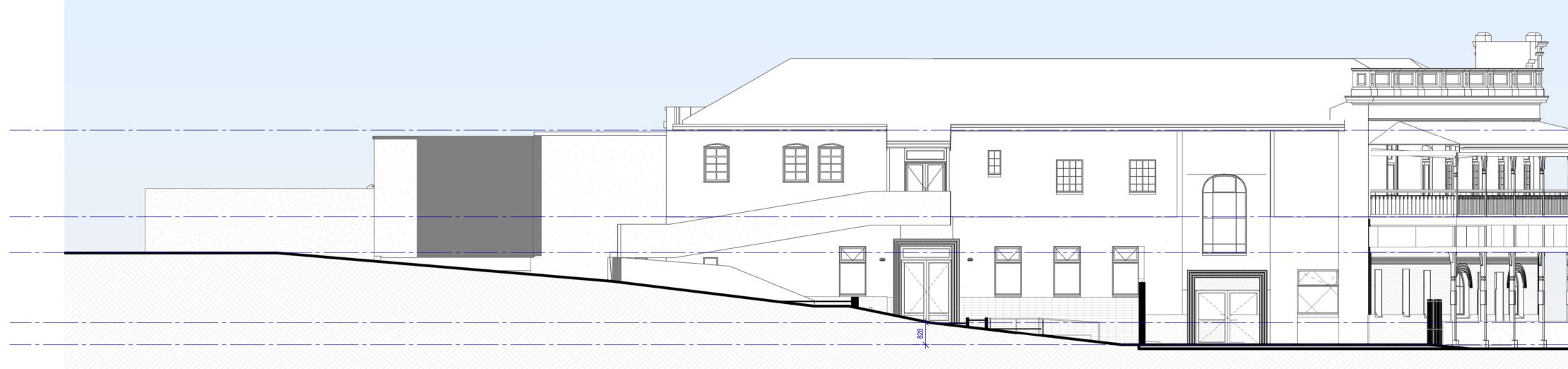


2 OVERALL ELEVATION - NORTH-WEST SCALE 1:100

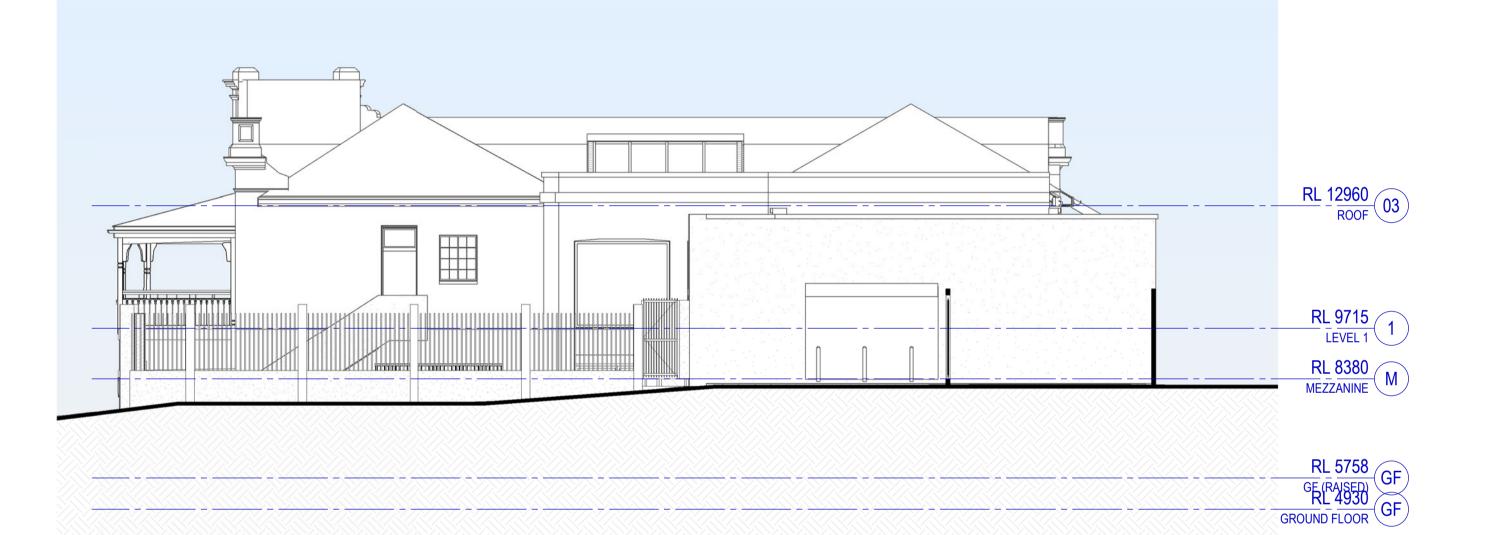




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# 1 OVERALL ELEVATION - EAST SCALE 1 : 100



2 OVERALL ELEVATION - SOUTH SCALE 1 : 100

RL 12960 ROOF 03
RL 9715         1           LEVEL 1         1           RL 8380         M           MEZZANINE         M
RL 5758 GF (RAISED) RL 4930 ROUND FLOOR GF

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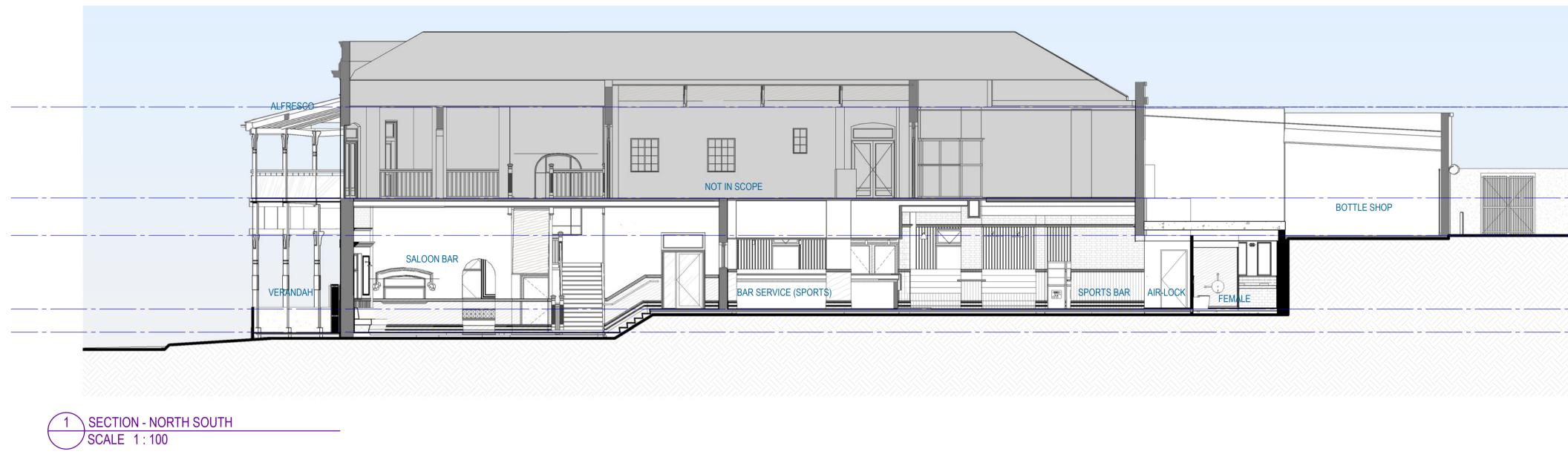


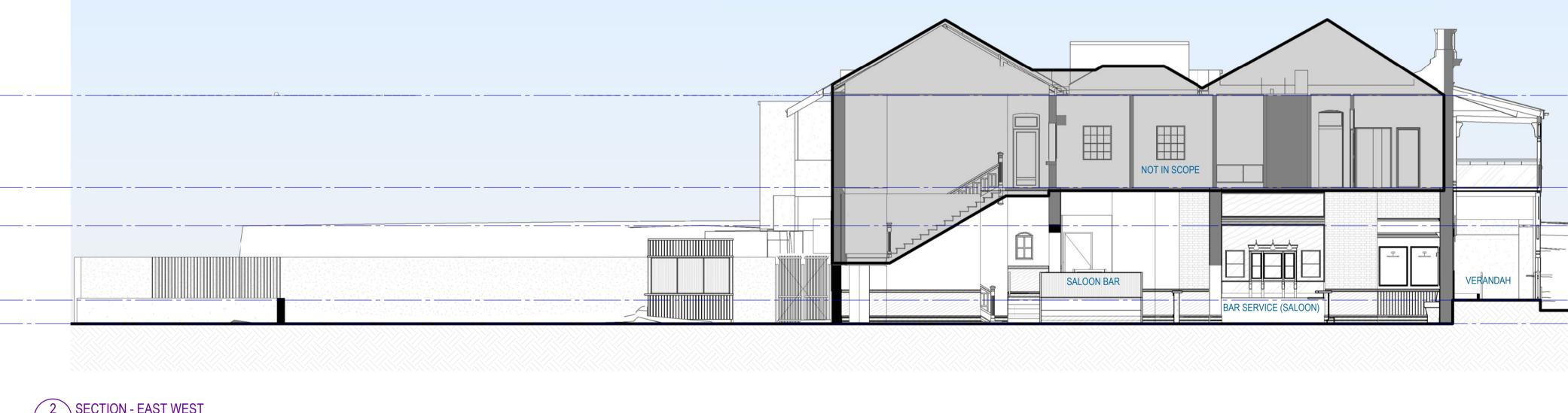
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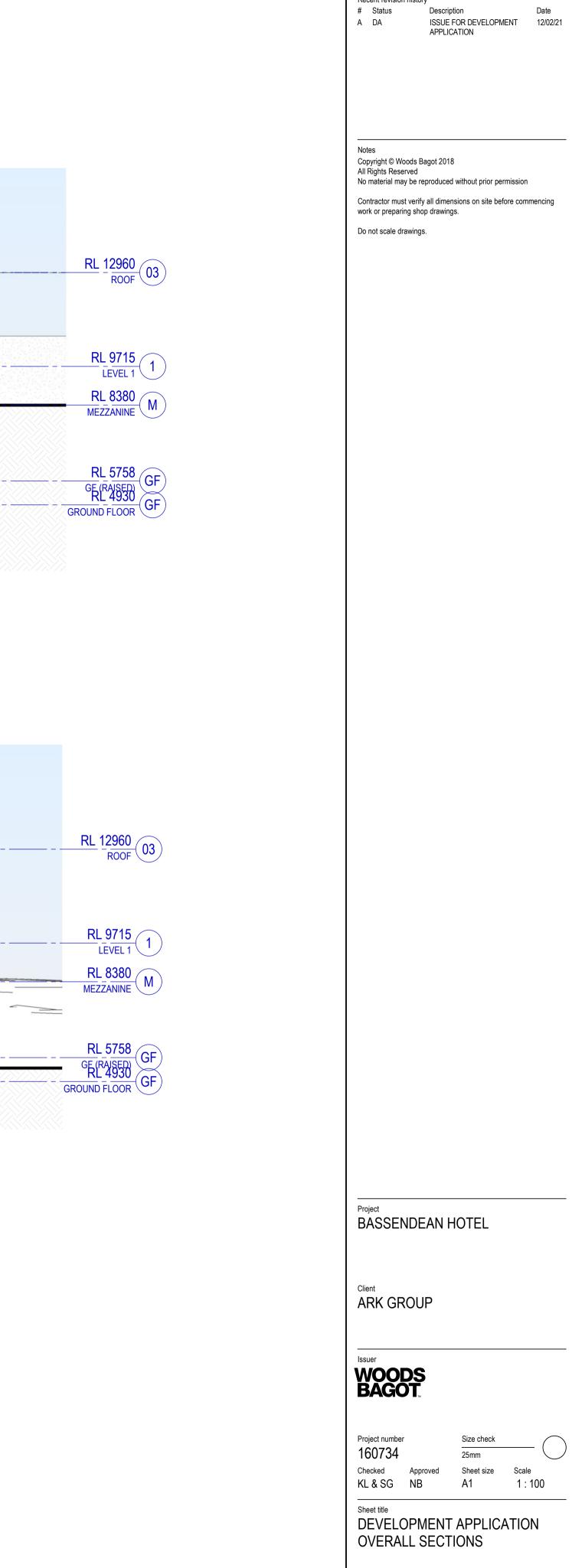
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Sheet number A-DA1302 Status DA





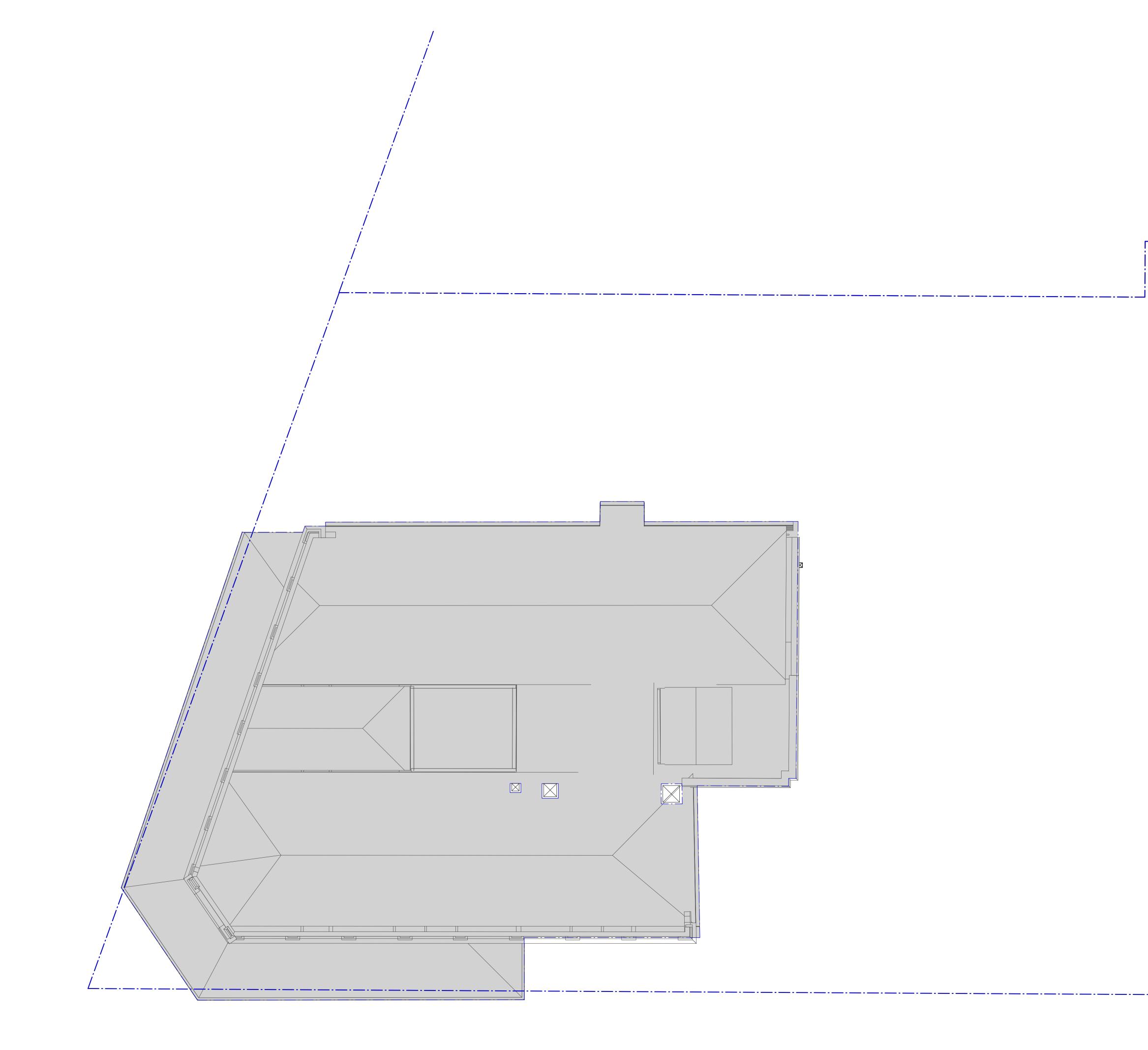




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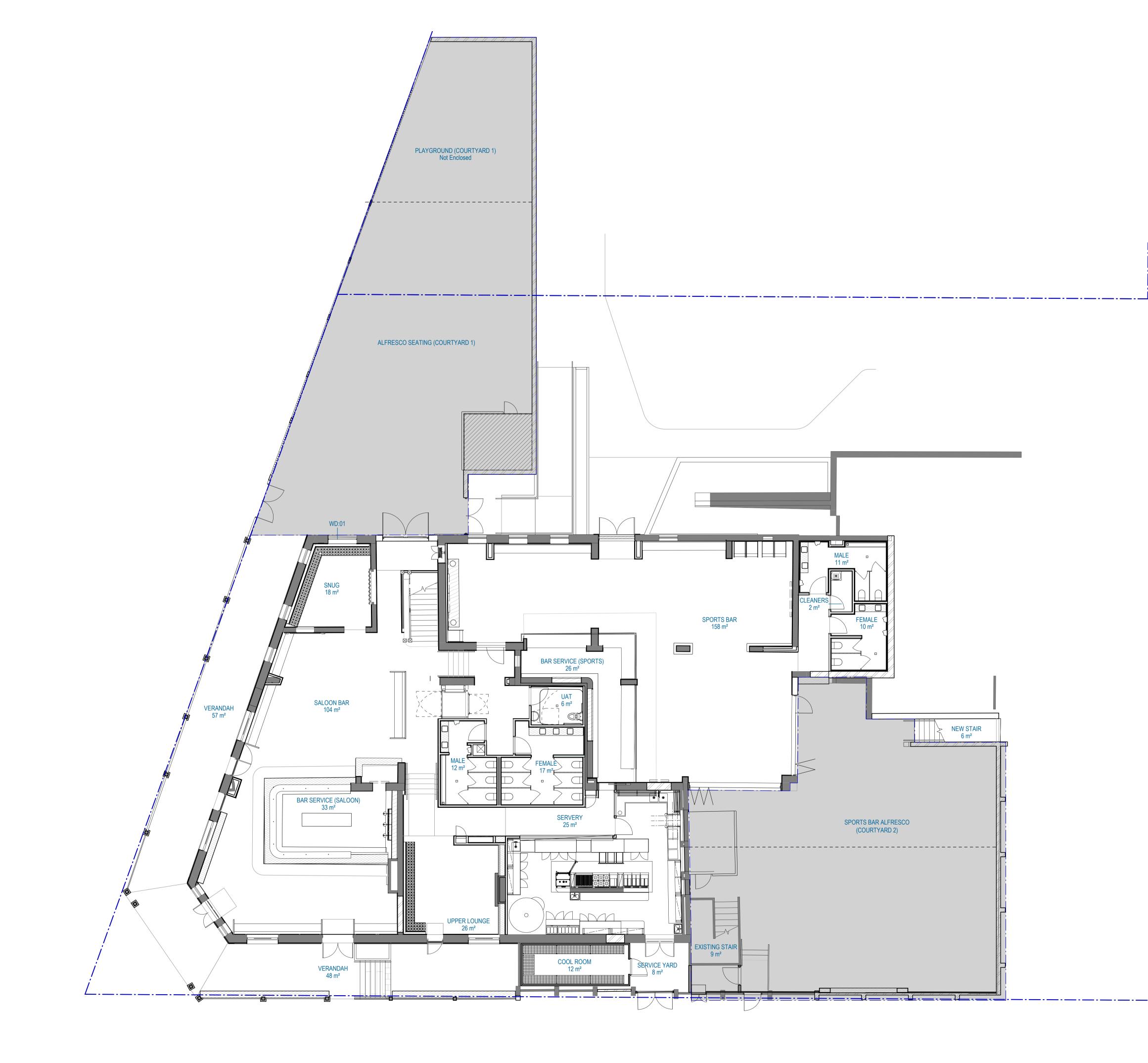
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Date ISSUE FOR DEVELOPMENT 12/02/21 APPLICATION

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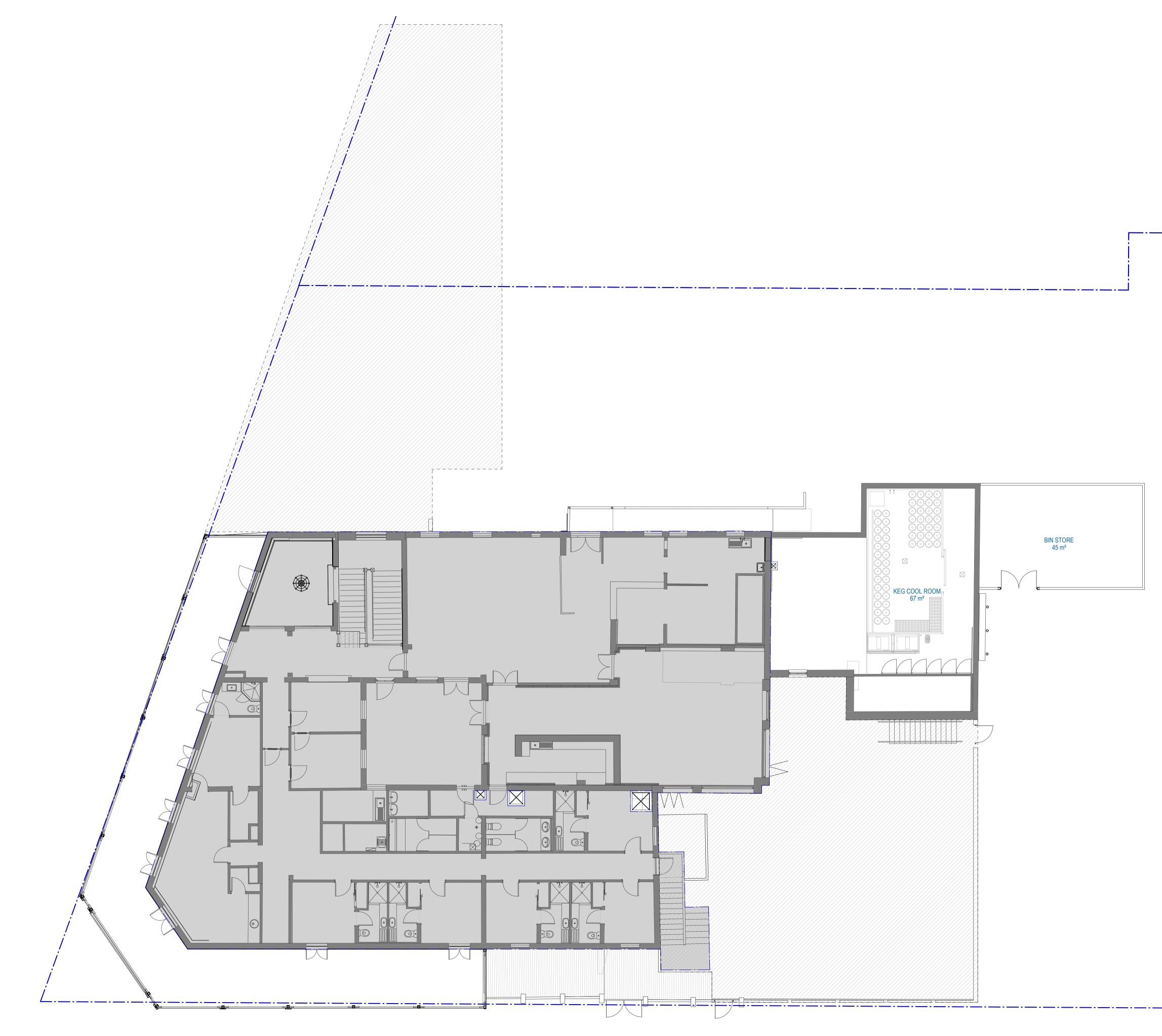


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## BIN STORE 45 m<sup>2</sup>

Project BASSENDEAN HOTEL

## <sup>Client</sup> ARK GROUP



Project number 160734 Checked Approved KL ES

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# BASSENDEAN HOTEL DA Design Report



12.02.2021 ISSUE TO TOB

# **TEAM INTRODUCTIONS**



W–B<sup>™</sup> **WOODS BAGOT** 

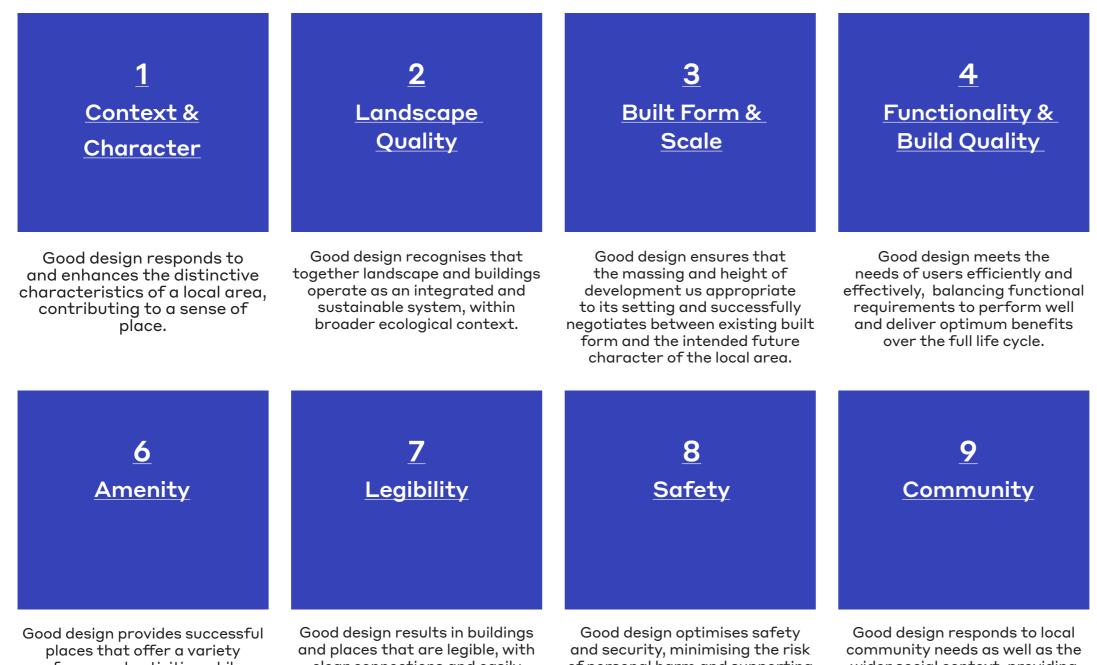
Owner/ Operator

Architect & Interior Design



Landscape Architect

## State Planning Policy 7.0 Design Principles



of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

clear connections and easily identifiable elements to help people find their way around. of personal harm and supporting safe behaviours and use.

wider social context, providing environments that support a diverse range of people and facilitate social interaction.

## 5 **Sustainability**

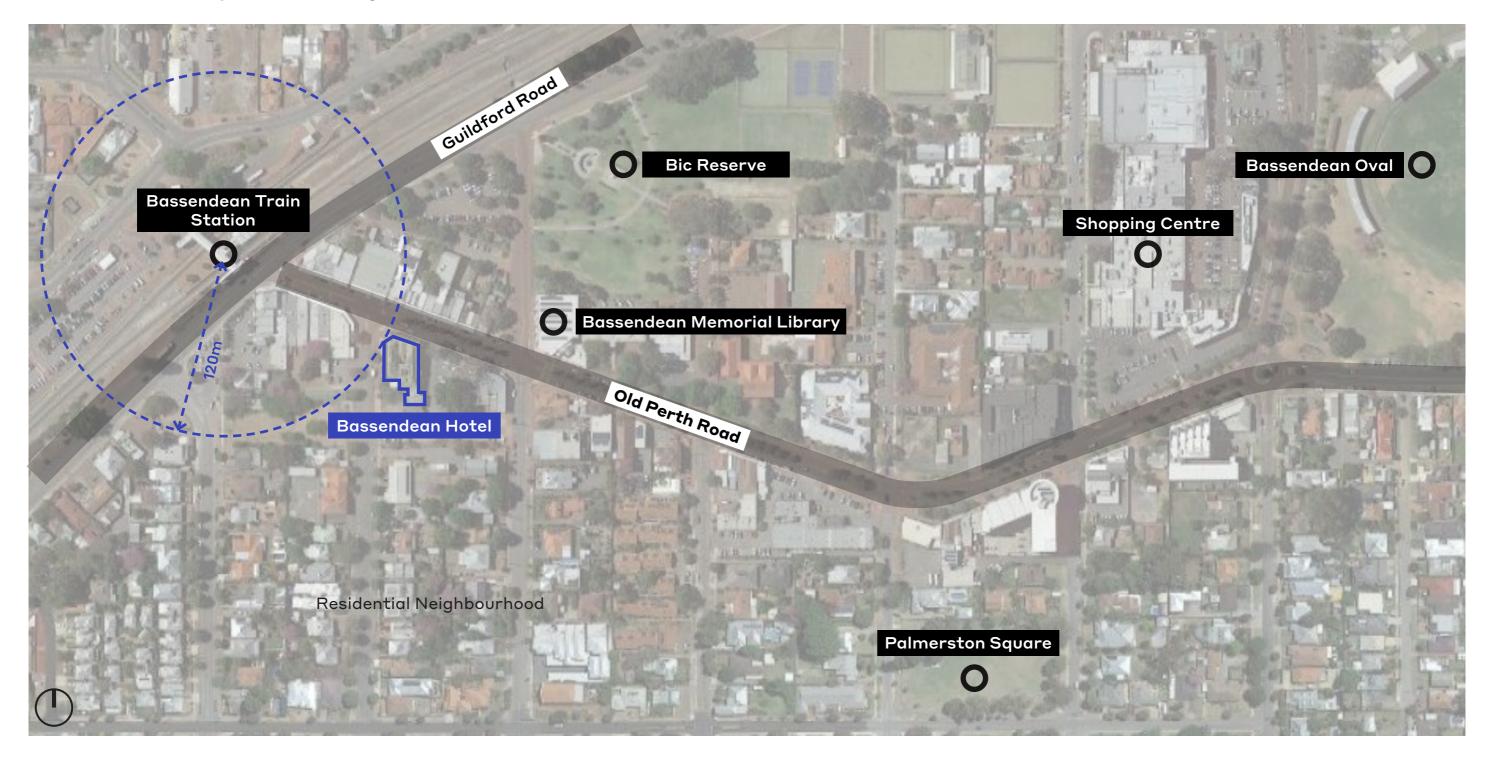
Good design optimises the sustainability of the built environment, deliver positive environmental, social and economic outcomes.

## 10 **Aesthetics**

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

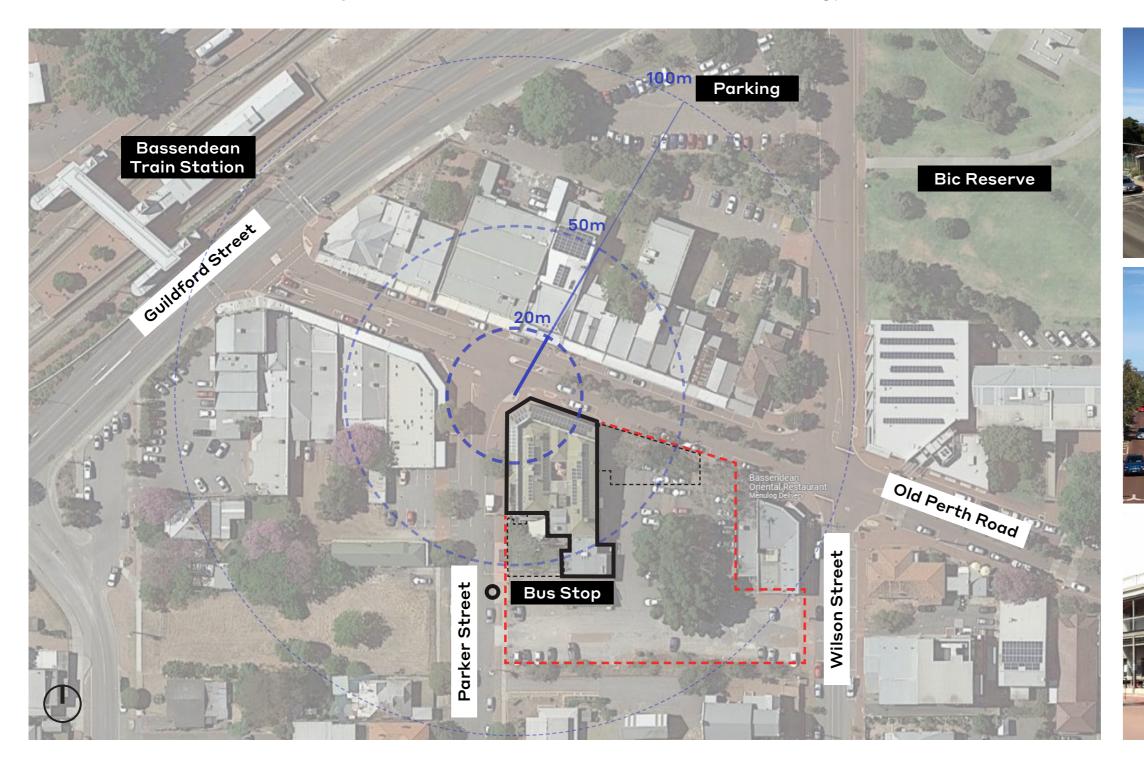
## Principle 1: Context & Character Location & Context Diagram

Town Centre Zoning (Local Planning Scheme No. 10)



## **Principle 1: Context & Character** Site Plan & Street Presence

Identified as a landmark building in Bassendean (Bassendean Town Centre Strategy & Guidelines)





DA Design Report\_February 2021/5

## Principle 1: Context & Character Heritage

#### **Visual Architectural Timeline**

#### c. 1930



c. 1974



Current



#### **HERITAGE OVERVIEW:**

- Originally built in 1930
- Bassendean Hotel is Place No.163 on the Town's Municipal Heritage Inventory and has a level of significance of Category 2.
- Category 2 is 'Considerable Significant'. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
- -The place is not on the State Register, and therefore the requirements of the Heritage Act 2018 are not applicable.
- Bassendean Hotel is Place No. 31 on the Town's Heritage List
- In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed.

### **MHI STATEMENT OF SIGNIFICANCE:**

- The place has aesthetic value as a good, intact example of the Inter War Free Classical style.
- The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean.
- The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time.
- The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.

## Principle 1: Context & Character Heritage Narrative

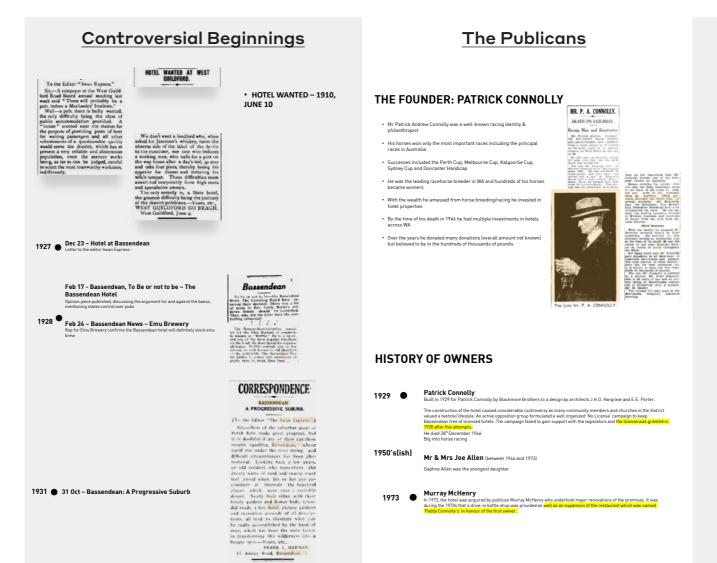
Located on the corner of Perth Road and Parker Street, Bassendean, Perth, Western Australia, the Bassendean Hotel was opened in 1930. The two-storey hotel has seen the road close and reopen and been the local watering hole for the community.

Its initial opening was opposed by the strong local temperance movement and once the opposition was beat Patrick Connolly was granted the permit to open the hotel and the locals of Bassendean lined up down the road to be the first in for a pint on it's opening date. From this point on the hotel was a community meeting point for sporting clubs, special events, visiting tourists and local pub goers.

The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall.

Patrick Connolly was the first licensee for the hotel and the hotel was quickly established as a venue for local events.

Throughout the 20th century the building underwent additions and alterations as requirements and legislation changed. In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed. In the 1970s, licensing laws no longer required hotels to provide accommodation and taverns became a popular destination.



#### Community



#### OLD NEWSPAPER ABOUT



Veteran Cyclists Reunion in 1970

The Midland-Bassendean Cycle Club (headed by Eddie Barron at the time) organised a reunion for the club's original members. The group photo include a number of local cycling champions from the early 1920's.

Some of you might recognise Mr Middleton he had a Bike Shop on Great Eastern Highway in Midland next door to the old Salvation Army Hall.

Norma's father, Mr Marshall is also in the photo. Taken from the Swan Express - August 20, 1970

#### 1931 - HUNTING.

#### Western Australian Hunt Club starts at Bassendean Hotel

(The West Australian 15 June 1931 p.3)

The Basendean Hotel was the scene of formattice prior to be hunt on Saturday demoor, and great interest was alson by residents in this, the first meet held at Basendean. Ran overlight hall dial shows yeas Nucl. PLS Son-dercombe, lost no time in leading the huge field of orders to the house car, from which heap kes was dropped in Beechboor road. This arrangement was good for of the scene of the scene of the scene of the scene of Beechboor road. This arrangement was good for of scene to the scene of the scene

The meet next -week will be at the San-dringham Hotel. Selmont. Lady members are asked to call at the Capitol Theatre for tickets in connection with sports gala week at the Capitol Theatre. It is desired that the "WA funt Club be well repre-sented with all other sports clubs.

## Principle 1: Context & Character Current Building Condition

- Level 1 verandah is structurally unsound.
- Over 5 decades of unsympathetic extensions and haphazard repairs and renovations.
- Parts of the building & services in dilapidated condition.
- Multiple building code non-compliances.















### Principle 1: Context & Character Our Vision



"Our vision is to elevate the hospitality offering at the Bassendean Hotel by creating a distinct destination with a proud local identity.

The opportunity lies in the rejuvenation of a historic landmark and venue which pays homage to the rich history of Bassendean Town. The design response is inspired by the building itself and the guest experience personified by it's colourful history.

The new venue will be underpinned by casual, yet high quality food and beverage offerings, honest service and an inclusive environment to welcome the community and appeal to a diverse group of patrons."

'By 2030, the town centre has been transformed into a vibrant hub of mixed uses and activities with a unique sense of place, rich in history and heritage...It is a place where people want to be...'

Town of Bassendean Vision 2030 - Community Plan

### Principle 1: Context & Character

Heritage Consultant (advice notes) - Philip Griffiths

Because it was built in the period of restricted trading hours, this and other hotels like and including the Bassenden Hotels were made robust to withstand the 'six o'clock swill'. When completed the hotels had a tiled dado at ground floor level, tuck-pointed brick walls with rendered quoins and string courses with rendered arches to windows, and steel framed windows. The upper floor appears to have had rendered walls from the outset.

Verandahs were timber framed with square timber posts, post brackets, a framed frieze with asbestos cement panels, and a balustrade in the same treatment. Bedrooms were designed to accommodate single men doing business in the town and the nearby industrial areas.

#### Conservation and Adaptation Options

A good conservation option would be to restore the front of the hotel to its original presentation which would add to is visual richness and presentation. There would be no argument with respect to this approach.

Alternatively, a sympathetic approach might a good one. It is possible to remove the cement render to reveal original features and some trial render removal might determine whether this is possible.

A possible approach, should this not be feasible, would involve tiling the dado, then smooth rendering above, picking out the quoins strings and the like in accordance with the only photograph that is available from the period. Your render in the DRP presentation shows an appropriate approach in terms of the treatment of the dado, openings and render details.

The key is to be respectful of the 'Inter-War Fee Classical style and landmark qualities of the place.

The present verandah construction looks like it has a very short life left in it and a new verandah might be erected that takes its cues from the historic verandah, but is more suited to contemporary use. Balustrades should be a simply designed and not introduce Federation period motifs into it. The original verandah did not allow visual access up to it and was designed to provide some privacy to the rooms, which is a function no longer required. Plain detailing such as vertical balusters would be more appropriate than lace or glass in a reimagined verandah.

Other than the balustrades, your DRP presentation seems to confirm this as your preferred approach.

The steel framed windows should be conserved.

Colours are not so important. Though it might be possible to figure our original colours by paint scrapes, the hotel has had may colour schemes and the selection of a colour scheme is not so important for a place of this level of significance, but very important for a good fresh outcome. The present colours take the life and detailing out of the building, and something like the colour contrast and depth of hue of the original building would better present it and breathe new life into it.



c1930



3. Balustrade

1. Expose original

2. Dado, openings

& render details

brickwork

Proposed RE-PURPOSE EXISTING BALUSTRADE 'FRAMED FRIEZE' DETAIL



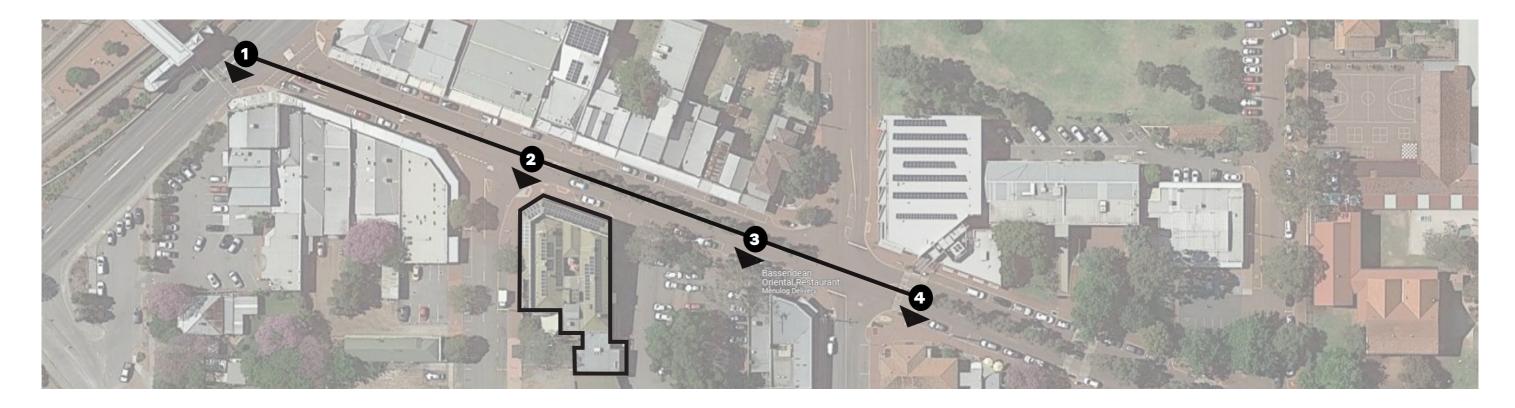
Existing

Proposed Facade Treatment:

- 1. Expose original brickwork/ tuckpoint detailing
- 2. Tiled dado and articulation of openings & render details
- 3. Balustrade

- Retain existing level 1 balustrade
  - ('..plain detailing vertical balusters')
- Enhance horizontal banding with a 'frame frieze' inspired by original 1930's

## **Principle 3: Built Form and Scale** Street Elevation - Old Perth Road (West end)

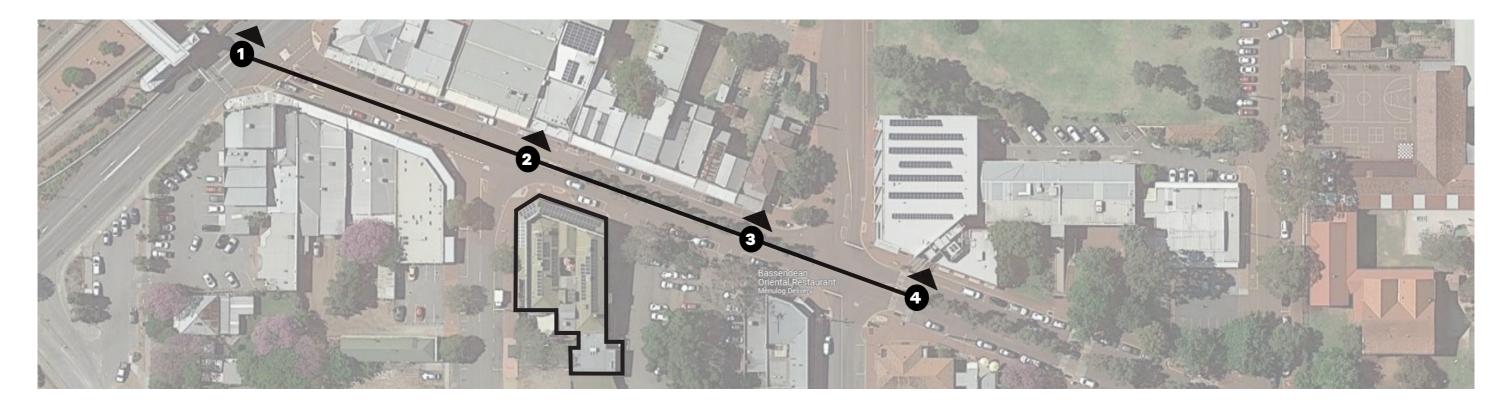








## **Principle 3: Built Form and Scale** Street Elevation - Old Perth Road (West end)





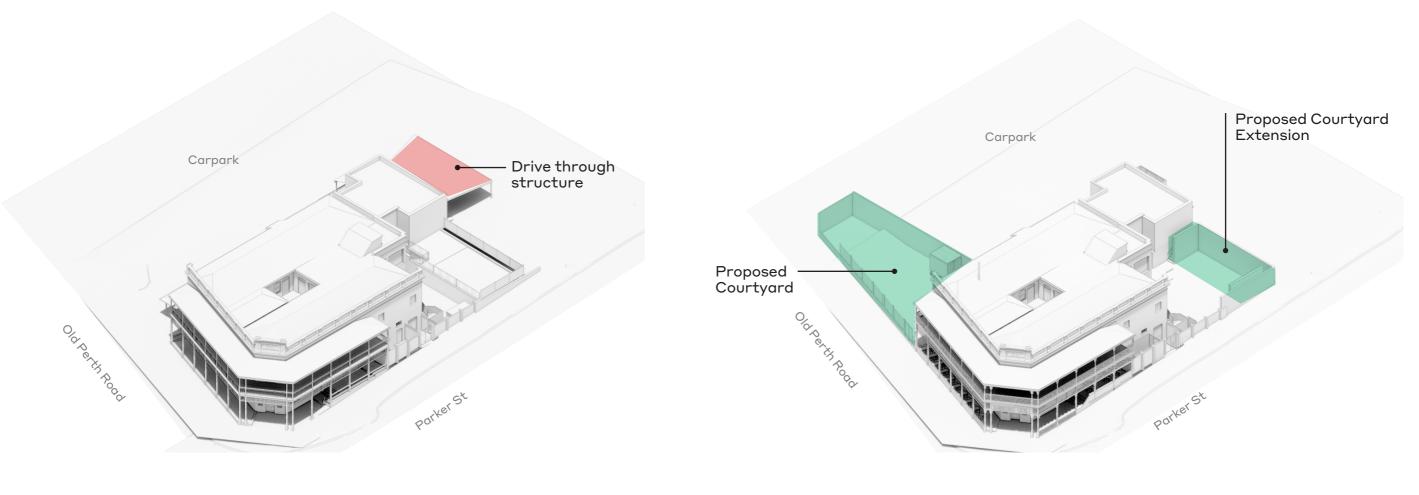






## **Principle 3: Built Form and Scale** Existing & Proposed

- No additions to enclosed building footprint.
- Removal of redundant built entourage ie. Bottle shop drive-through structure, east portico structure, redundant services etc.
- Propose new and enhanced landscaped courtyard amenities.
- Courtyard screening along Old Perth road responds to, and is sympathetic to the streetscape form and scale.



EXISTING BUILT FORM PROPOSED

BUILT FORM

# **Principle 3: Built Form and Scale** Old Perth Road Facade

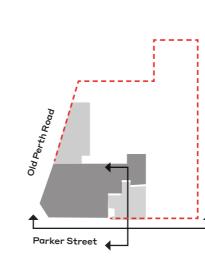


New low level wall with open frame detail

PROPOSED

Enhancement to exsiting building facade

## **Principle 3: Built Form and Scale** Parker Street Facade





CROSS SECTION (COURTYARD 02)

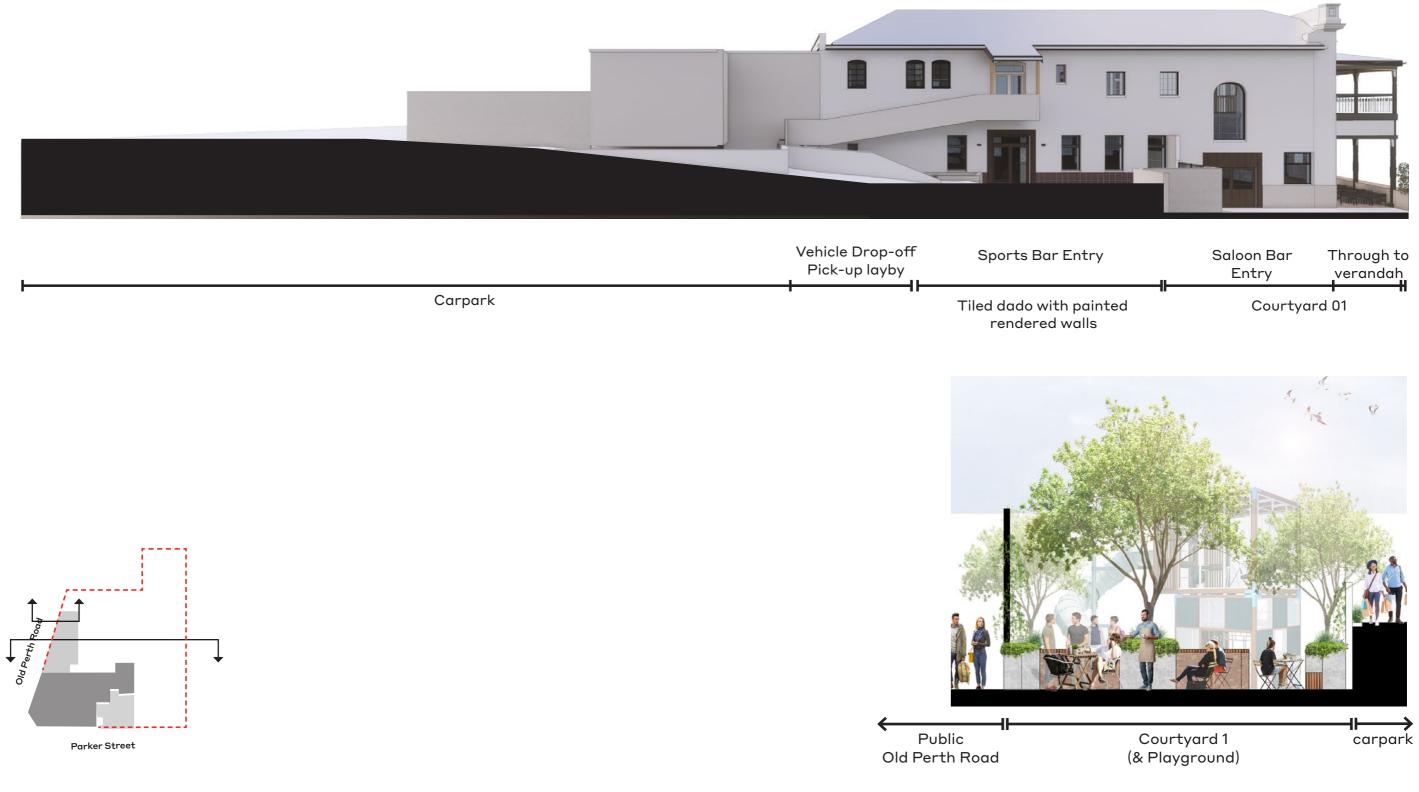


#### PROPOSED

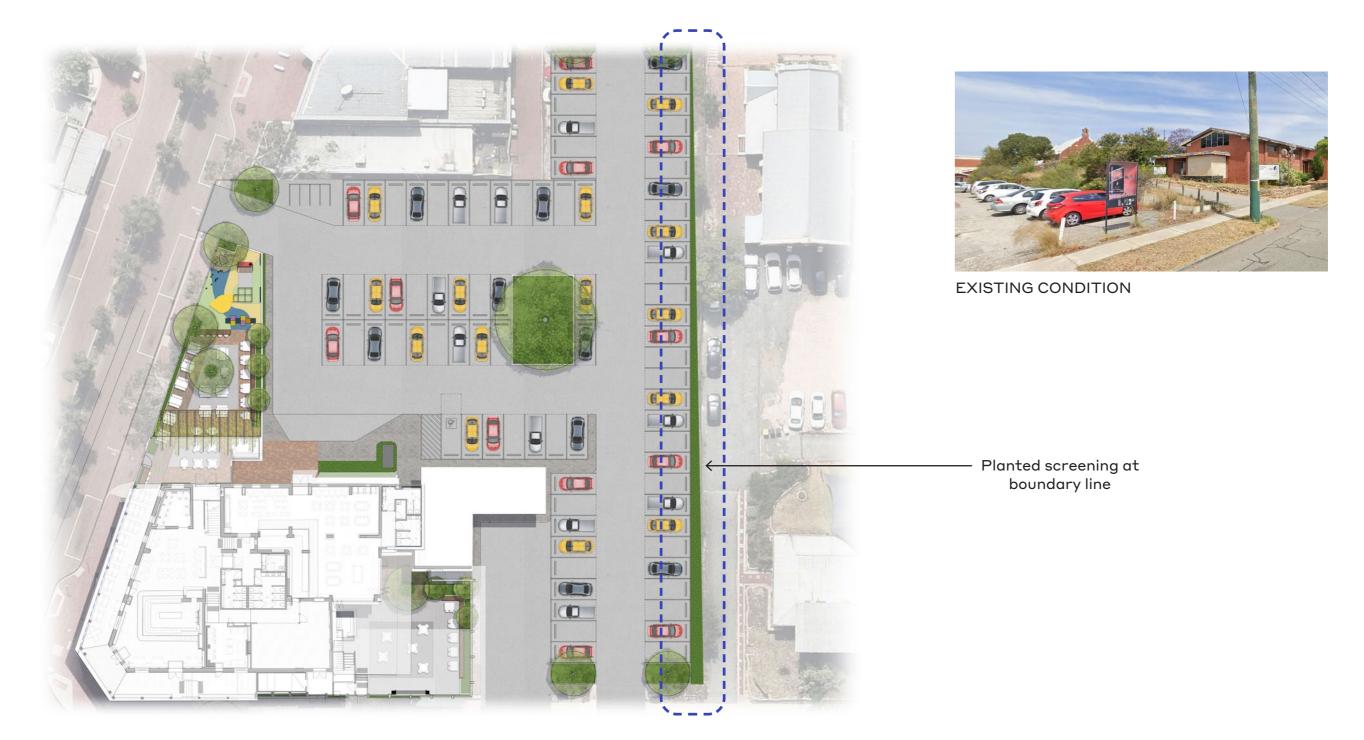
\* Levels are indicative pending further resolution

# Principle 3: Built Form and Scale Site Sections

\* Levels are indicative pending further resolution

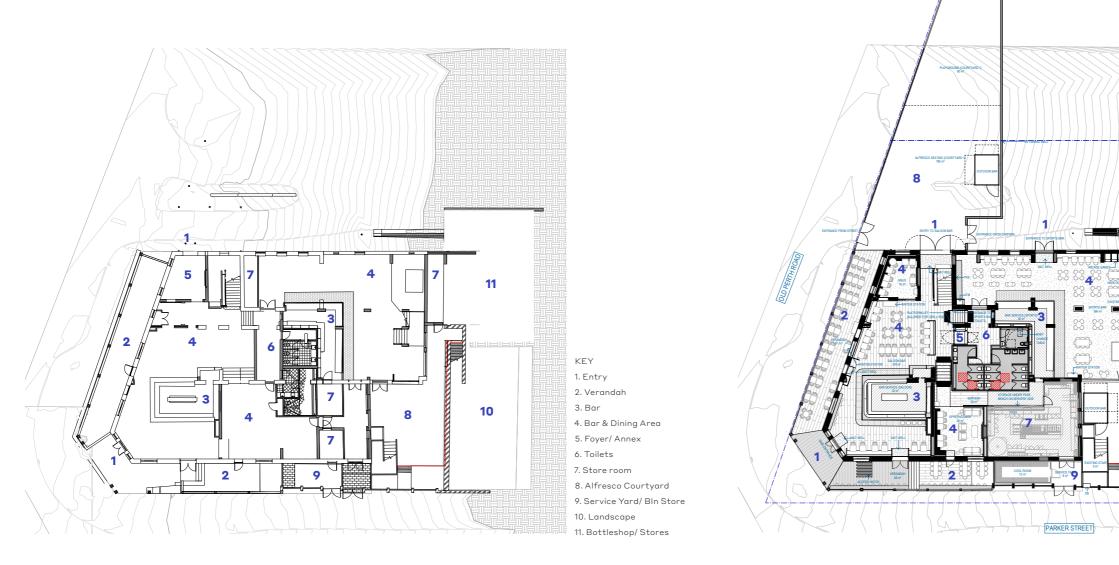


## Principle 3: Built Form and Scale Boundary Treatment



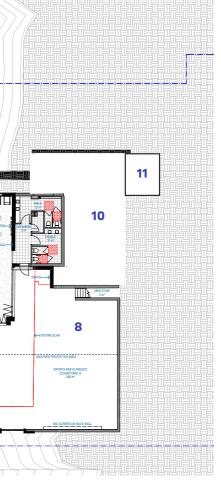
### SITE PLAN

## **Principle 4: Functionality & Build Quality** Ground Floor Plan



EXISTING **GROUND FLOOR PLAN** 

PROPOSED **GROUND FLOOR PLAN** 



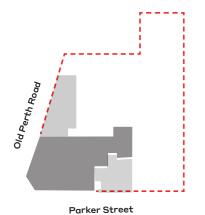
- KEY
- 1. Entry
- 2. Verandah
- 3. Bar
- 4. Bar & Dining Area
- 5. Hoist/ VT
- 6. Toilets
- 7. Kitchen
- 8. Alfresco Courtyard
- 9. Service Yard

10. Bottleshop/ Stores

11. Bin Store

## Principle 4: Functionality & Build Quality Detailed Ground Floor Plan

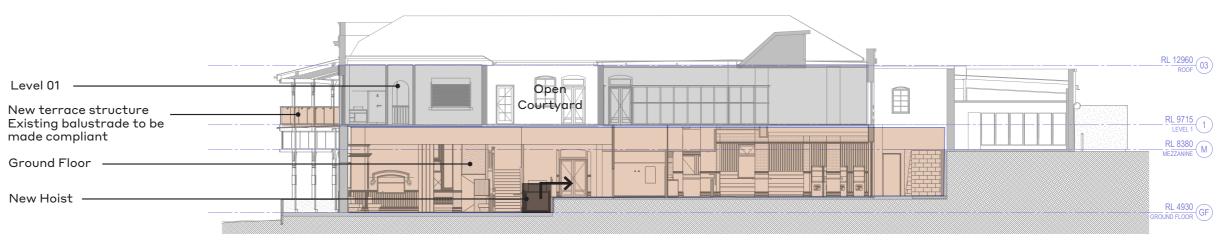
- No change to building use.
- Optimisation of ground floor level with the addition of new courtyard alfresco areas to provide a range of flexible internal and external environments and hospitality experiences.
- A range of interior and exterior environments facilitate 'all weather' use.
- Planning optimised for operations & services.
- Maximum activation at street level.



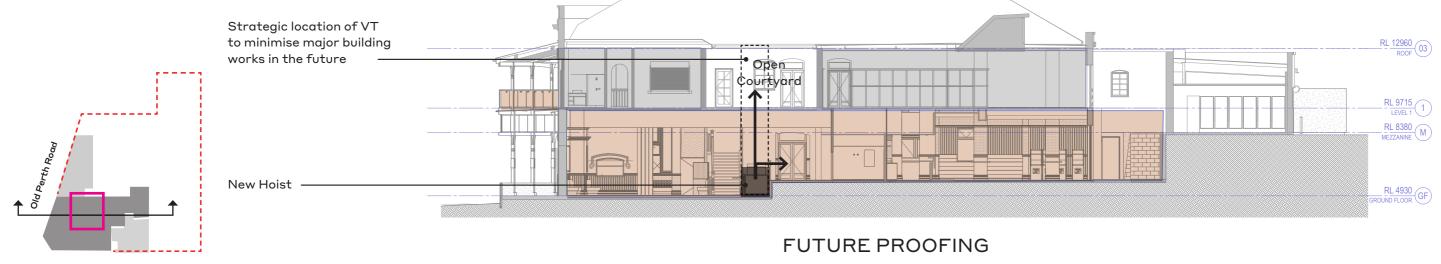


## Principle 4: Functionality & Build Quality Proposed Scope & Future Proofing

- Level 1 to be used for BOH stores only and will not be operational for public use, therefore minimal scope limited to strip-out/ cap off to redundant services only.
- Replace L1 terrace structure which is currently not structurally sound; retain & refurbish existing balustrade and make compliant to avoid disruptive works in the future and complete the aesthetic upgrade to exterior.
- New VT/ accessible hoist strategically located to enable future extension to L1 to avoid major building works in the future.



SCOPE OF WORKS



Parker Street

## **Principle 4: Functionality & Build Quality** Waste Management Plan

#### Waste Management Key Points:

- Two disposal waste removal: General & Co-Mingled.
- Bins kept in screened enclosure at the back rear of tenancy and only taken outside when collected.
- Cleaning provisions provided and regular Pest Control preventative maintenance program.
- Route for grease arrestor is one-directional entry and exit point from Parker and Wilson Street.
- Garbage collection (and some deliveries) will require reversing into a dedicated loading dock on Parker Street. Entry will require access.
- ←→ Grease arrestor removal truck route

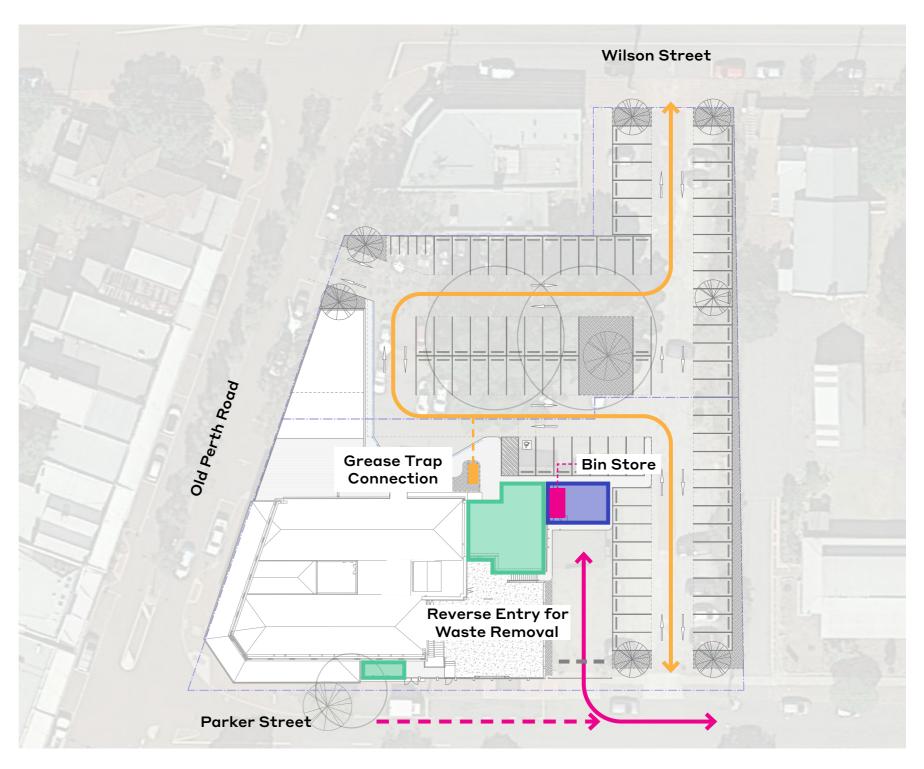
General waste removal truck route



Enclosed storage/ BOH



- Screened storage
- --- Restricted/ Controlled access



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### **Principle 6: Amenity** Elevated Suburban Hotel - One Venue, Multiple Destinations

#### Opening Hours The Liquor Control Act 1988 and a hotel licence.

- Monday Saturday 10am – midnight
- Sunday 10pm midnight (This has been updated since the issuance of this licence)

#### Interior Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive
- Multi-faceted, high quality & unique guest experiences inspired by the hotel's historic narrative.
- Saloon Bar Casual and relaxed communal bar and dining with access to streetside verandah seating and alfresco courtyard. Large open plan space to cater for large and multiple groups; family friendly.
- Sports Bar Traditional sports bar featuring sport, music & games with access to courtyard. Large open plan space to cater for large and multiple groups.







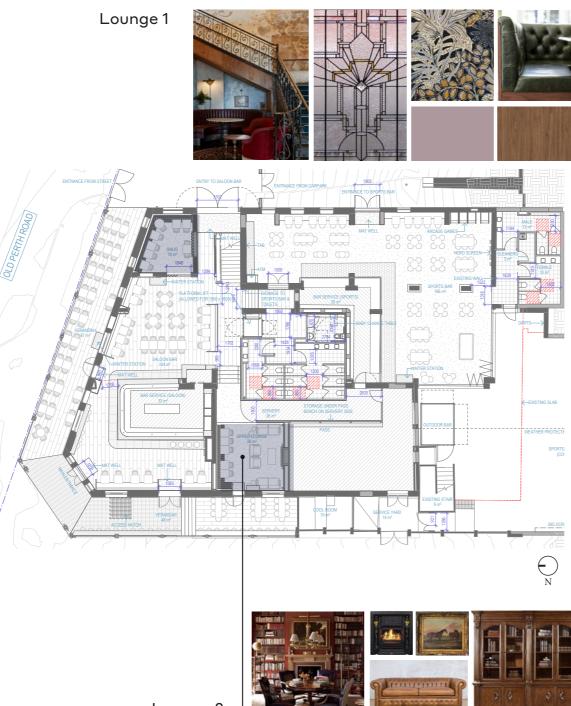


Sports Bar

## **Principle 6: Amenity** Elevated Suburban Hotel - Guest Experience

#### Interior Spaces - Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive
- Multi-faceted, high quality & unique guest experiences inspired by the hotel's historic narrative.
- Lounge 1 -Dramatic double height & intimate space; Flexible lounge, dining and function area. Unique Identity and theming based on historic narrative.
- Lounge 2 A cosy & intimate flexible lounge and dining space with access to verandah. Unique Identity and theming based on historic narrative.







Lounge 2

## **Principle 6: Amenity** Elevated Suburban Hotel - Guest Experience

#### Exterior Alfresco Spaces -Guest Experience:

- Multiple destinations within one venue to appeal to a diverse demographic; Welcoming & inclusive.
- Variety of trees and planting.
- Weather protected areas.
- Selection of seating typology.
- Integrated landscape and bespoke children's playground.
- Activate street edge with activity.
- Connect to interior spaces.
- Children's playground with interactive play equipment and activities.



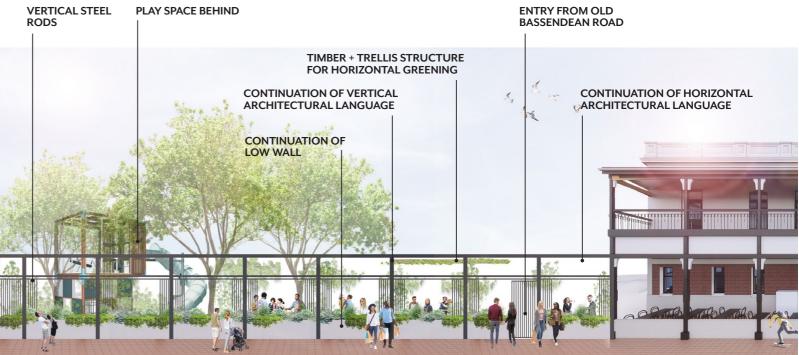
Landscape Architecture by SEEDESIGN



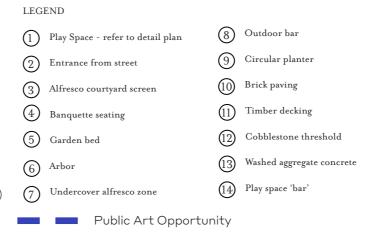


# **Principle 2: Landscape Quality** Courtyard 1





Old Perth Road elevation



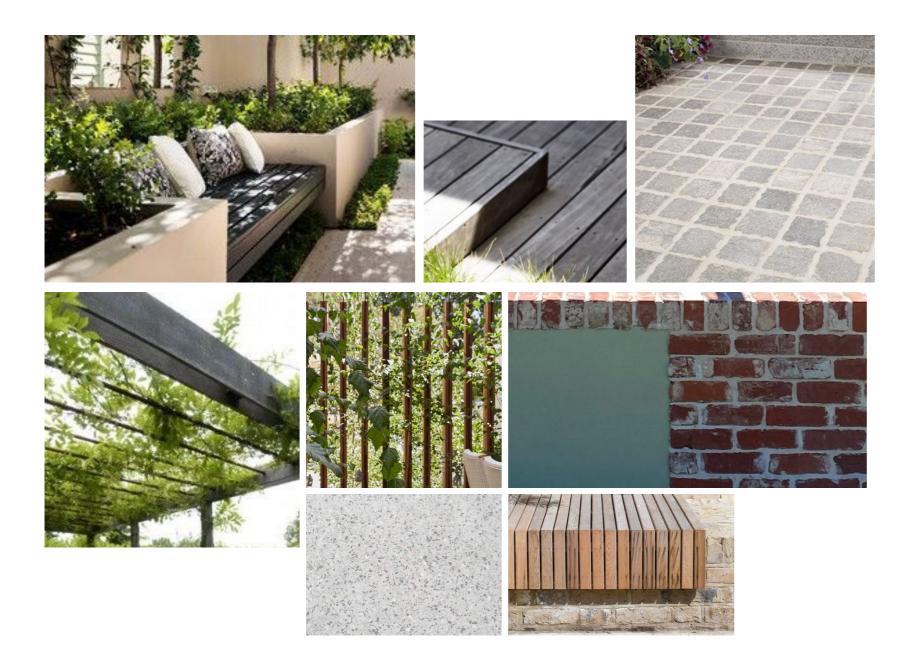
WOODS BAGOT

## **Principle 2: Landscape Quality** Courtyard 2



Landscape Architecture by SEEDESIGN

## **Principle 2: Landscape Quality** Materiality



Landscape Architecture by SEEDESIGN

# Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

#### TREES

Poinciana regia





Hymenosporum flavum



Eucalyptus victrix 'Little Ghost Gum'

#### **GROUND COVERS/LOW SHRUBS**

Pyrus calleryana

'Chanticleer'





Pistacia chinensis









Helichrysum petiolare Viola hederacea

Dichondra 'Silver Falls'

Dichondra repens

Trachelospermum 'Flat Mat'

Lavender species

### STRAPPY LEAF PLANTS













Dianella revoluta



Festuca glauca

Lomandra 'Tanika

Tulbaghia violacea

Dietes bicolor

Lomandra 'Seascape'

Liriope Emerald Cascade

Landscape Architecture by SEEDESIGN





Hardenbergia meema



Casaurina "Cousin it"



Senecio 'Chalk sticks'

# Principle 2: Landscape Quality Planting Palette

- Deciduous trees facilitate all season use.
- Water conscious planting palette for low shrubs and ground cover.
- Curated landscape interface with public realm.

SHADE

Asplenium nidus





Cascade

Liriope Emerald



40 x 40 cm



**CLIMBING PLANTS** 



Trachelospermum -

climbing star jasmine







Amethyst Liriope muscari

### Cyathea cooperi

Blechnum 'Silver Lady' Clivia miniata

Ficus pumila

Ornamental Grapevine

(non fruiting)





Liriope Isabella



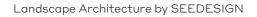
Viola hederacea



Hibbertia scandens



Hibbertia scandens



### **PLAYGROUND MIX**





Westringia Low Horizon Dwarf Woolly Bush



Eremophila glabra 'Roseworthy'





Lomandra 'Tanika'



Eremophila 'Blue Horizon'



## **Principle 2: Landscape Quality** Tree Strategy

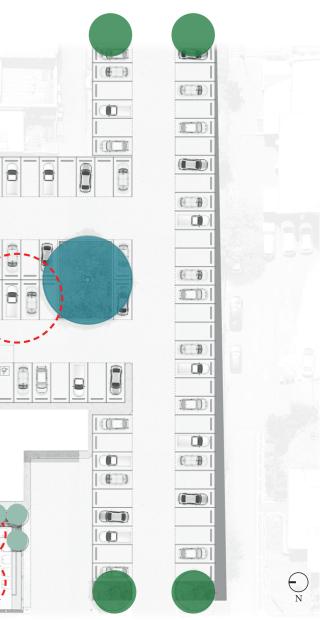
Tree strategy:

- No trees identified as being of national, state or local heritage significance (9in/hERIT).
- Tree retention as per Arborist recommendation.
- Weeping fig tree at centre of carpark has a limited lifespan of 10 years, therefore, we propose to remove this tree.
- 6 new additional trees
- Refer to Aborist report





Landscape Architecture by SEEDESIGN



## Principle 5, 7, 8: Sustainability, Legibility & Safety

## Sustainability



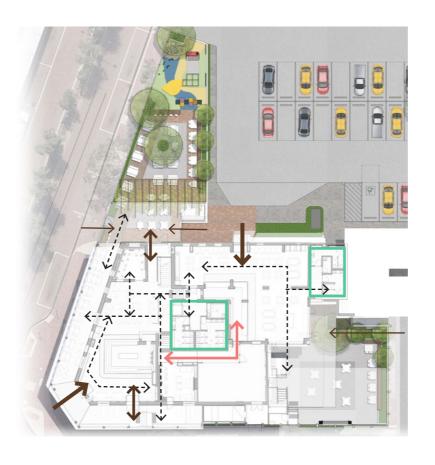
EXISTING



PROPOSED

- Re-use of existing building structure where sound.
- Re-use existing interior fitout components, recycle and re-use on-site materials as much as possible.
- Sustainable landscape strategy. •
- Passive ventilation. •
- New services throughout to optimise building ٠ performance.
- Optimise environmental comfort & access to external spaces.
- Use of renewable energy sources.
- Responsible waste management. ٠

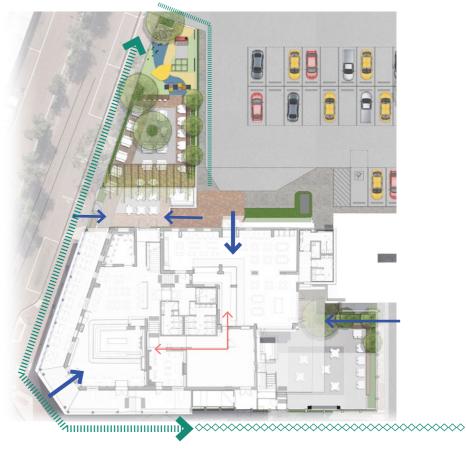
## Legibility





Primary Building Entry Secondary Building Entry Patron Flow Guest toilets

- Service route
- Clear and legible building entry locations.
- Intuitive patron flow interior & exterior. •
- Centrally located and well distributed toilet amenities.





- Increased street activation contributing to greater • passive surveillance.
- seating.
- Reduced street crossovers.

## Safety

- Controlled Entry Points
- Activated Frontages
- Landscaped Frontages
- Controlled entry/exit locations.
- Permeable public interfaces. ie. alfresco, verandah
- Isolated and discrete waste management & service vehicle flow away from patron areas.

## Principle 9: Community





## **Principle 10: Aesthetics** Facade Interpretation & Materiality



01 Facade lighting to highlight architectural features



**02** Re-instate timber post details



03 Re-instate signage in the style of the original c.1929/ 'Framed frieze' detail



04 Re-use existing balustrade



**05** Re-instate original facade materiality



**06** Activate street facade with hanging planters and planting



07 Articulate openings; doors & window frames & reinstate plaster mouldings



08 Feature tiled dado

### Visual Architectural Timeline



# **Principle 10: Aesthetics** Facade Interpretation & Materiality



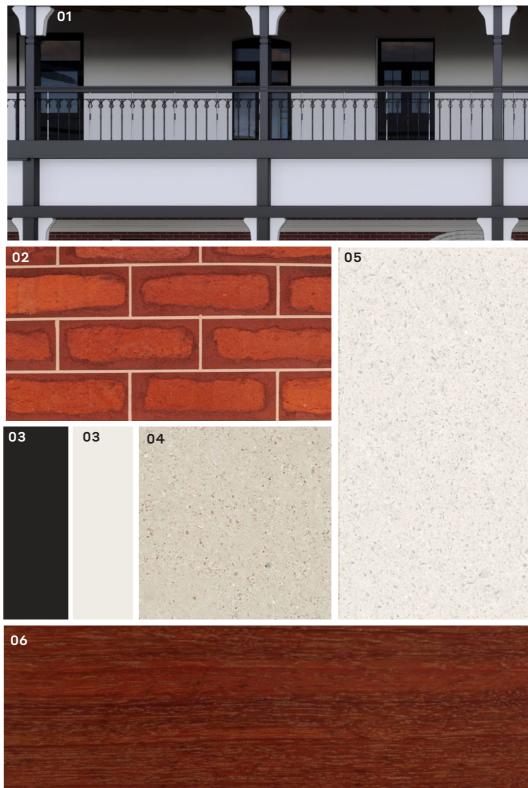


- Re-purpose existing balustrade & 'framed frieze' detail. 01
- Tuckpoint original brickwork 02
- Paint finish 03
- Rendered/ Sandstone tiled finish at low level 04
- Painted rendered walls at level 1 05
- Timber deck to verandah 06

#### Note:

#### Non-Heritage Facades (East/ South facade)

Information is not available to illustrate the original building design for these facades. Given the current building condition and the significantly reduced prominence of the East and South facade, the following works are proposed: New paint finish, general maintenance works, removal of redundant services and signage.



## **Principle 10: Aesthetics** Facade Interpretation & Materiality



### OLD PERTH ROAD

- **01** Tuckpoint original brickwork (Ground Floor)
- **02** Tiled dado to facade at low level (Ground Floor)
- **03** Rendered/ Mould details to openings
- **04** New paint to rendered walls (Level 1)

Painted rendered screen at low level



Existing balustrade to be retained, new clear panel applied at the back for compliance.

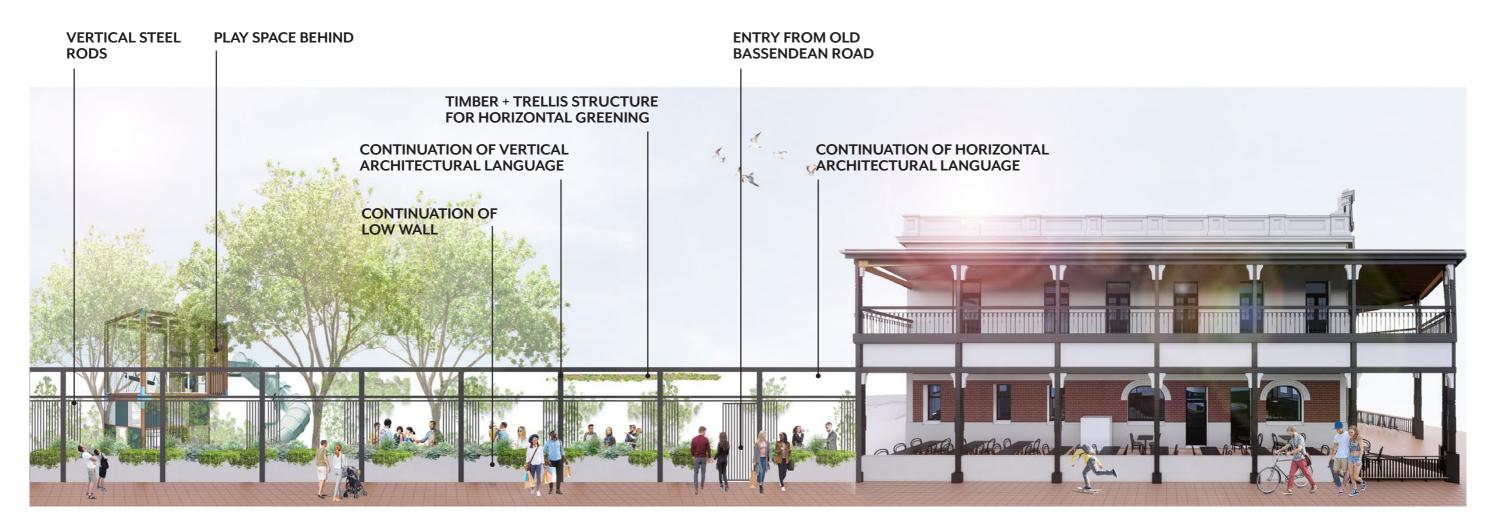


Re-instate original 'framed-frieze' detail.

New timber balustrade with vertical posts

## **Principle 10: Aesthetics** Heritage Palette - Streetscape

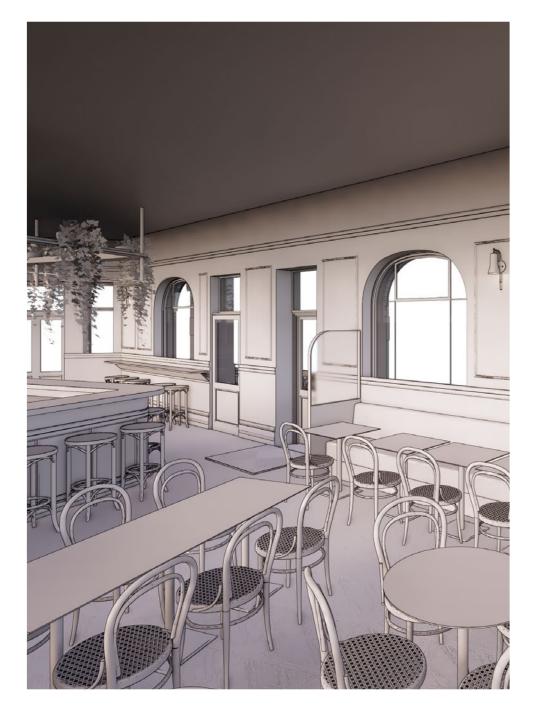
#### INTEGRATED LANDSCAPE



#### OLD PERTH ROAD

# **Principle 10: Aesthetics** Interior Palette

### INTERNAL ENVIRONMENT



INSPIRATION

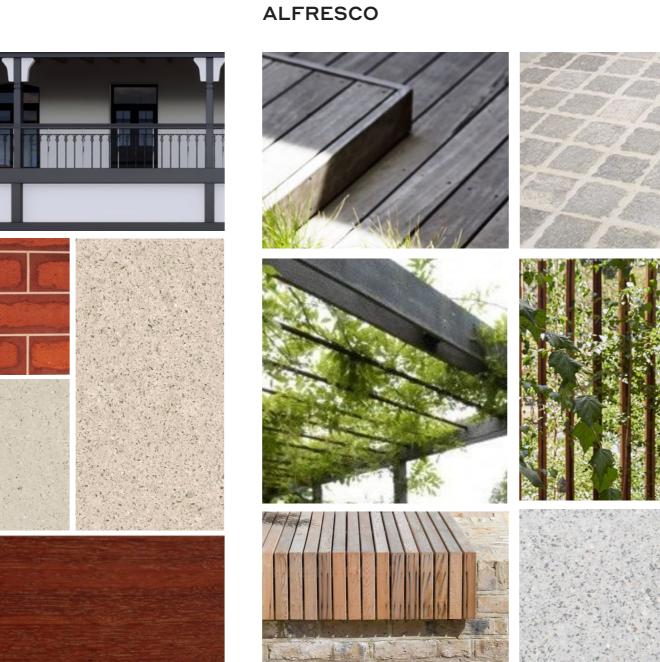


### **MATERIALITY & CRAFT**



## **Principle 10: Aesthetics** Coherent & Complementary Palette

FACADE



### INTERIOR







## Bassendean Town Centre Strategy and Guidelines Local Planning Policy No. 8 Parking Specifications

#### AMENITY

#### — On-site Carparking

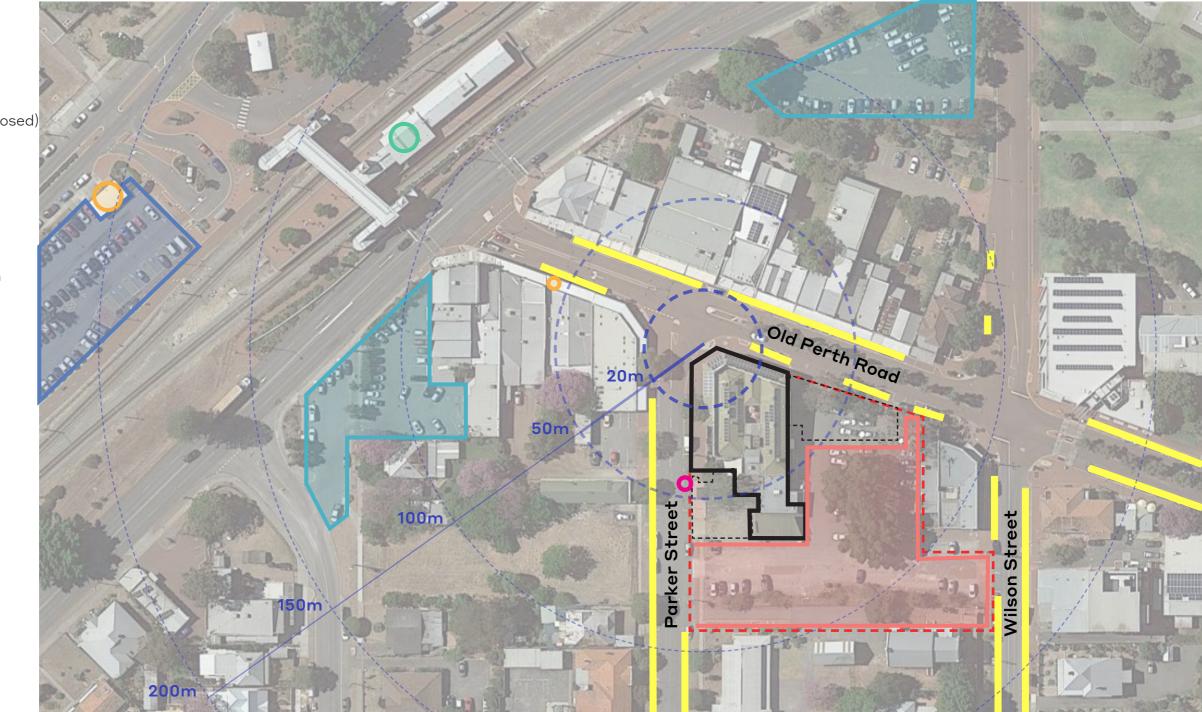
No. carparking bays (proposed) Standard = 82 Disabled = 1 Motorcycle = 5

#### **Off-site Carparking**



#### Public Transport

- Train Station
- O Bus Stop
- O Bicycle Parking



(-)

# Local Planning Policy No. 8 Parking Specifications

EXISTING



E Old Perth Road . 

PROPOSED

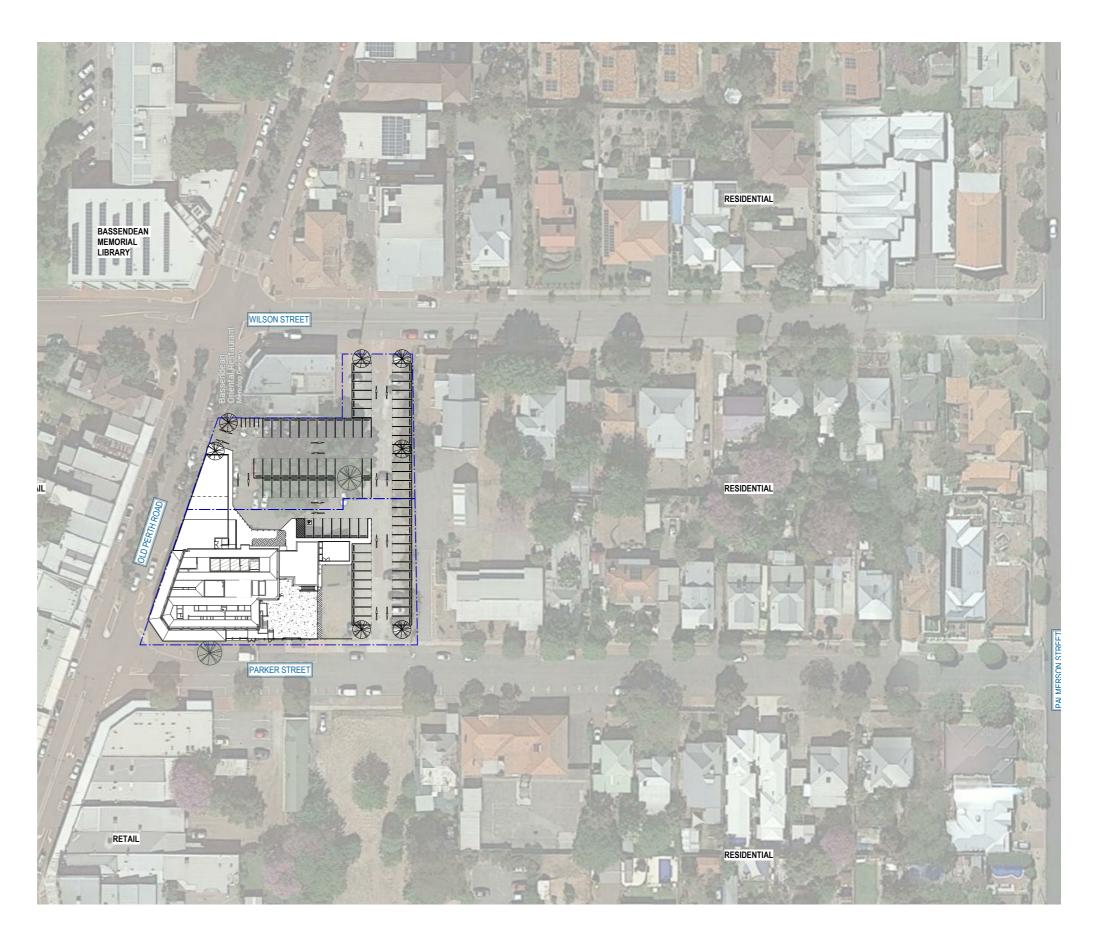
**Parker Street** 

No. Proposed Bays Standard = 80 Disabled = 1Motorcycle = 5 Dedicated drop off/ pick up zone



## APPENDIX

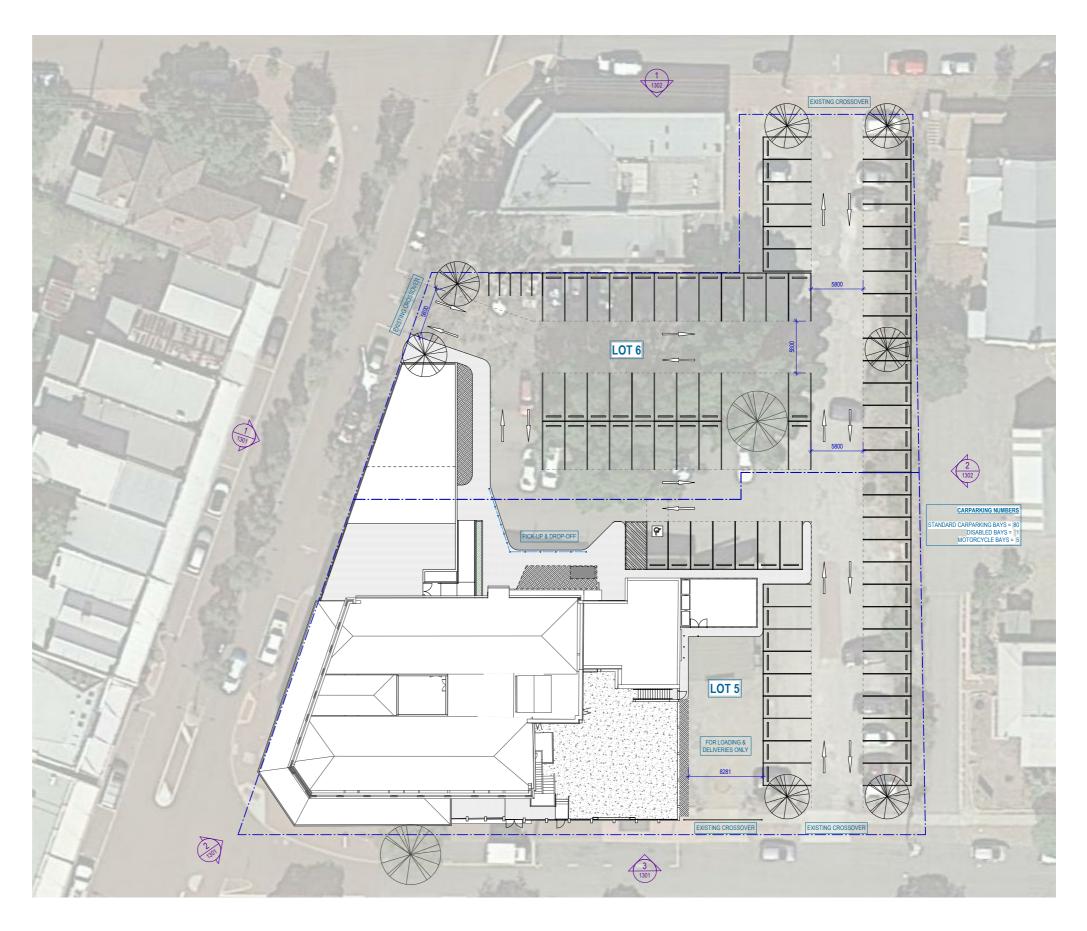
## **Appendix** Location Plan





 $\bigcirc$ 

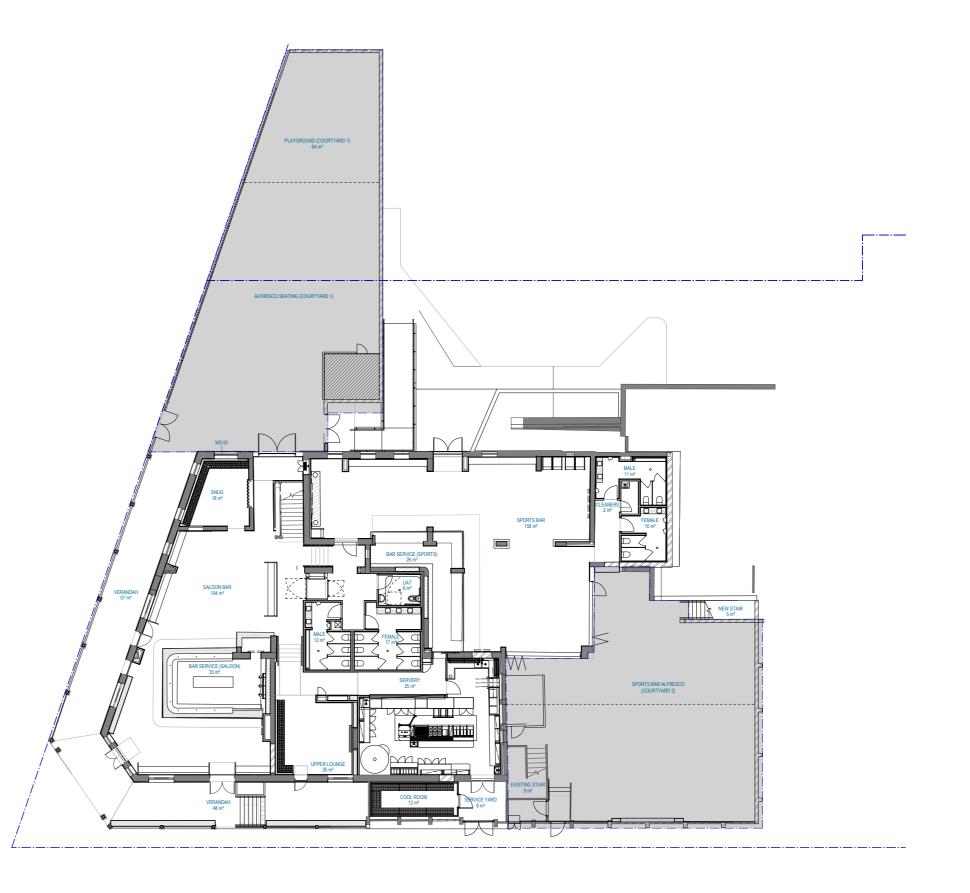
## Appendix Site Plan



 $\bigcirc$ 

## **Appendix** Ground Floor

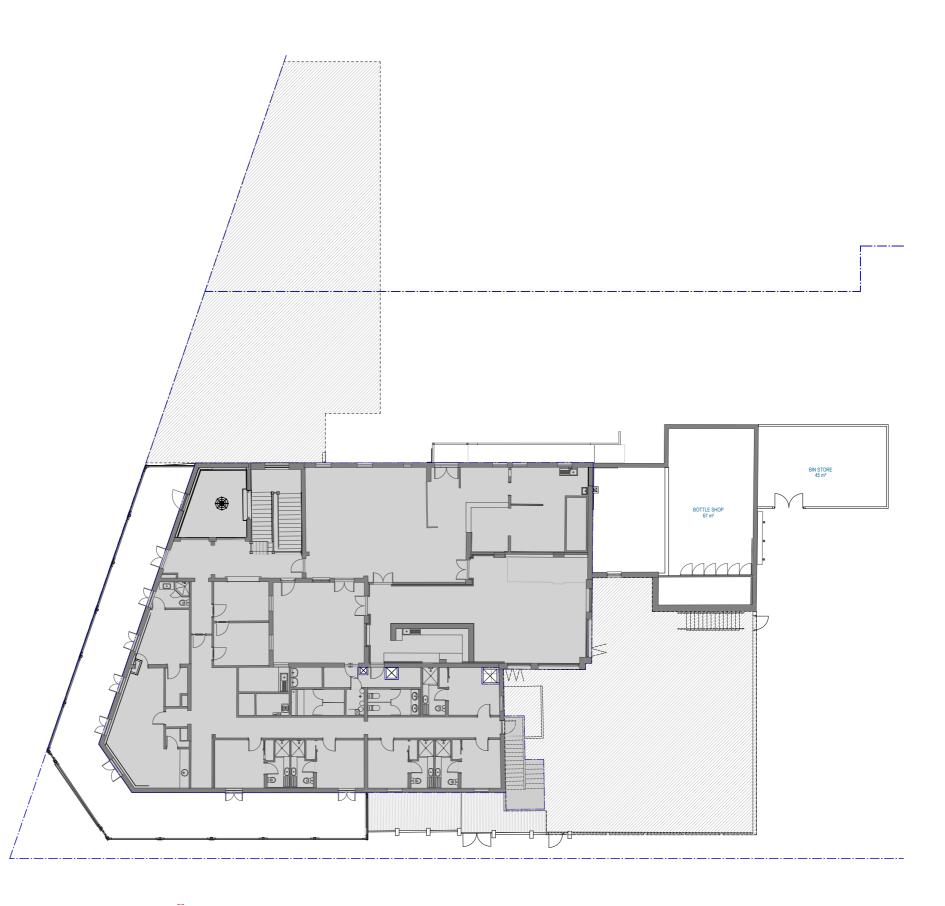
Excluded from scope, no works proposed





## Appendix Level 1

Excluded from scope, no works proposed

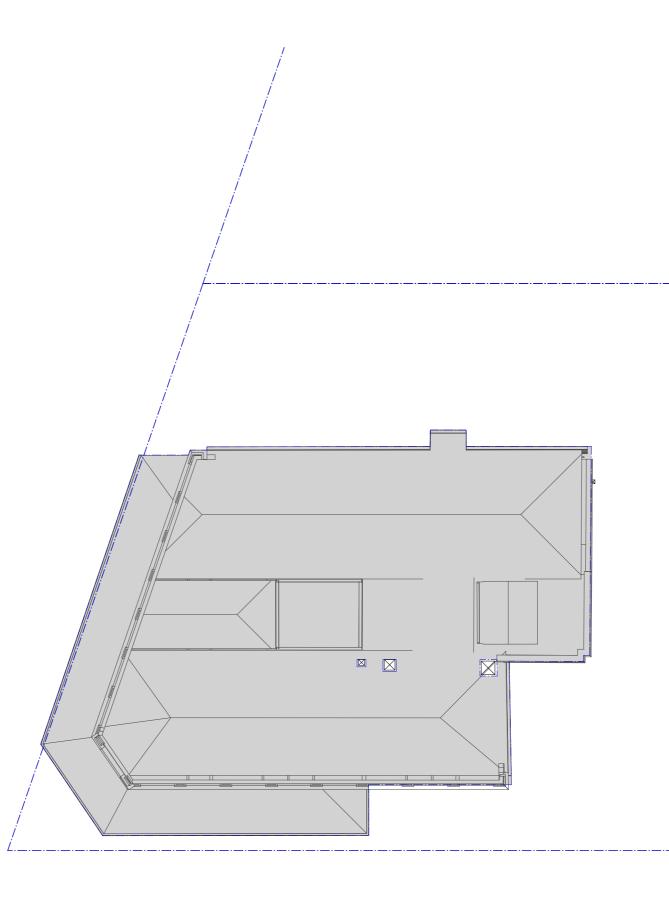




 $\left( - \right)$ 

## Appendix Roof Plan

Excluded from scope, no works proposed





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# Appendix Site Elevations

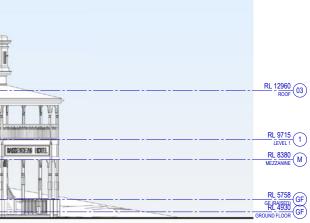
North-West Elevation



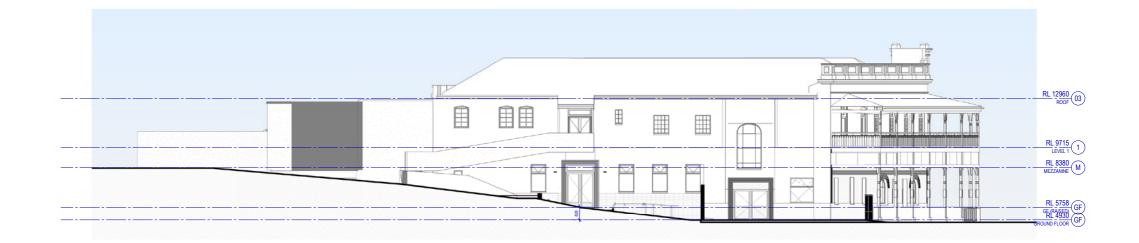


## West Elevation

WOODS BAGOT



## **Appendix** Site Elevations

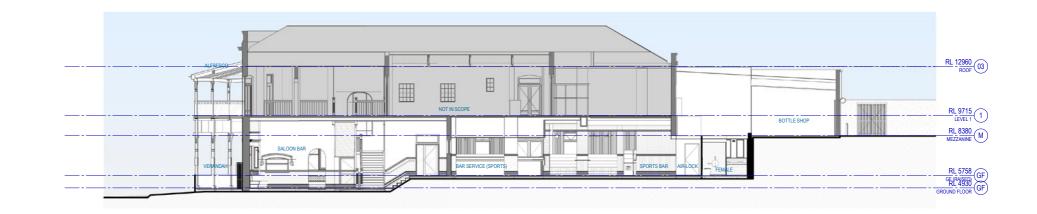


# East Elevation



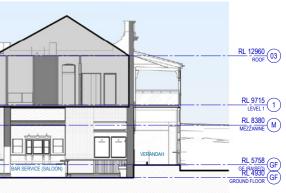
## South Elevation

## Appendix Site Sections



## North/South Section

## East West Section



## W - BWOODS BAGOT

#### Australia & New Zealand

#### Adelaide

Level 14, 11 Waymouth Street Adelaide SA 5000, Australia GPO Box 338 Adelaide SA 5001, Australia T +61 8 8113 5900

#### Brisbane

Level 3, 262 Adelaide Street Brisbane Qld 4000, Australia GPO Box 7842 Brisbane Qld 4001, Australia T +617 3308 2900

#### Christchurch

Level 2, 299 Durham Street Christchurch, New Zealand 8013 PO Box 972 Christchurch, New Zealand 8140 T +64 3 963 4340

## Melbourne

Mezzanine, 498 Little Collins Street Melbourne, Vic 3000, Australia PO Box 16206 Collins Street West, Vic 8007, Australia T +61 3 8646 6600

#### Perth

The Palace, 108 St Georges Terrace Perth WA 6000, Australia PO Box Z5365 Perth WA 6831, Australia T +61 8 9322 0500

#### Sydney

Level 2, 60 Carrington Street Sydney NSW 2000, Australia PO Box N19, Grosvenor Place Sydney NSW 1220, Australia T +61 2 9249 2500

#### China

#### Beijing

Level 5, Building 15 Taikoo Li Sanlitun North, No.11 Sanlitun Road Chaoyang Beijing, China 100027 T +86 10 6419 8555

#### Hong Kong

Level 22, The Centrium 60 Wyndham Street Central Hong Kong T +852 2526 6308

#### Shanghai

Plaza 336, 9F 336 Middle Xizang Road Huangpu District Shanghai, China 200001 T +86 21 6023 1968

#### Middle East

#### Abu Dhabi

Suite 1413 MBC, Makeen Tower, Corner 9th & 10th Street Abu Dhabi, United Arab Emirates PO Box 110710 Abu Dhabi, United Arab Emirates T +9712 657 3450

#### Dubai

Level 3, Suite 313, Emarat Atrium Sheikh Zayed Road Dubai, United Arab Emirates PO Box 58041 Dubai, United Arab Emirates T +971 4 404 1600

#### North America

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#### New York

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#### San Francisco

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without prior permission.

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## DR2 – Design review report and recommendations (Part 1/3)

This report is prepared by the panel coordinator and checked by the design review Chair. To maintain the integrity and independence of the design review process this report should be attached, unedited to Council reports and (if applicable) the Development Assessment Panel Responsible Authority Report.

Local government	Town of Bassendean			
	1			
Item no.				
Date	26 February 2021			
Time	10:00am			
Location	City of Bayswater			
Panel members	Philip Gresley	Chair		
	Kris Mainstone			
	Dominic Snellgrove			
	Patrick Miller			
Local government officers	Donna Shaw	Manager Development & Place – Town of Bassendean		
Proponent/s	Eva Sue	Woods Bagot Architects		
	Kevin Liew	Woods Bagot Architects		
	Joel Barker	Seed Design Studio		
Observer/s	Nil.			
Conflict of Interest		at the practice leader of Woods Bagot was once an employee a. No conflict of interest was perceived.		
Briefings				
Development assessment overview	Donna Shaw	Manager Development & Place – Town of Bassendean		
Technical issues	Donna Shaw	Manager Development & Place – Town of Bassendean		
Design review				
Proposed development	Bassendean Hotel Redeve	elopment		
Property address	Lot 5 & 6 (No.17 & 23) Old Perth Road, Bassendean			
Background	The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter.			
	The original design of the hotel featured on the ground floor a Saloon Bar, Public Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, S Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathroot Lavatories and female Staff Bedrooms and Stair Hall.			
	In the early 2000s the place was extensively renovated including the addition of a new bottle shop.			
Proposal	Bassendean Hotel Redevelopment			
Applicant/representative	Eva Sue	Woods Bagot Architects		
Key issues/recommendations	The Panel was very pleased to see improvements to this excellent development proposed in this important town centre. The team's intent of re-working the existing built form is excellent and by enhancing the site with high quality courtyards will bring significant community value. The current proposal of the project is mostly sound and the Panel is therefore <b>supportive of this proposal pending further attention</b> to Landscaping by either retaining BOTH existing fig trees (preferred) <u>or</u> additional trees within the carpark at per the Town's requirements of 1 tree per 4 bays. The panel has been given assurance by the applicant that careful architectural detailing			
will be implemented where new, contemporary elements are abutting heritage elements, and that a faux heritage response will not be explored.				

	Note: A number of items from DRP1 have received the Panel's support with amendments or new information provided in DRP2. These have not been shown below, for clarity.
Chair signature	- HAR

DR1 – Design review report and recommendations (Part 2/3)			
Design quality evalu	ati	on	
		Supported	
		Pending further attention	
		Not supported	
		Yet to be addressed	
Principle 1 - Context and character		Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	
DRP1 DRP 1		<ul> <li>1a. The Panel commended and was fully supportive of the intent of the proposal, and recongised the significant of the building not only to the character of the district, but also to the community.</li> <li>1b.The Panel cautioned on some design elements, commenting on the need to have a clear</li> </ul>	
		vision of the heritage, and not to attempt to replicate a 1900's building in lieu of the actual 1930's building style of the original Hotel. This is particular evident with the proposed wrought iron lattice work. The Panel strongly recommends engaging a specialist heritage architect to assist in determination of how best manage the restoration of original vs new works. Furthermore, the Panel suggests that there may be (and although by no means the only) opportunity to carefully deploy contemporary materials and elements to achieve good design outcomes might be in the maintaining of the of the strong horizontal emphasis from the balcony elements in the original 1930's design. The Panel also noted other elements such as proposed planter boxes, new column bases, and originally tiled plinth should be similarly considered and refined.	
DRP2		1b. The Panel acknowledged that the applicant has sought heritage advice from Griffith Architects with respect to restoration works, and has removed the wrought iron lattice work from the balconies and made other positive amendments.	
DRP1		1c. The relationship of the new courtyards to streets needs additional work. The Panel acknowledges the importance of safety and security of these areas but is equally concerned about the urban design quality of the interface. The design will benefit from a more pedestrian focused response with legibility and visibility between the street and the courtyards requiring more attention in creating an appropriate contextual design response.	
DRP 2		1c. The Panel is supportive of the amendments provided which create a better transparency to the street.	
DRP 2		1d. The Panel also sought clarification on the connection between the courtyard area and the existing building. The applicant confirmed that there would be a visible separation using the connection detailing between the verandah and the building, although the weather proof canopy over a portion of the courtyard would seamlessly connect to the building. The Panel supports this.	
Principle 2 - Landscape quality		Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	
DRP 1		2a. The Panel commended the landscape concept, which provided a good mix of native and	

DRP 1
2a. The Panel commended the landscape concept, which provided a good mix of native and non-native vegetation.
DRP 1
2b. The Panel acknowledged that one of the Moreton Bay Fig Trees was proposed to be removed. Whilst concern was noted at the loss of established canopy cover, the panel acknowledged that an arborist report had advised that the tree was nearing the end of its lifespan.

DRP2

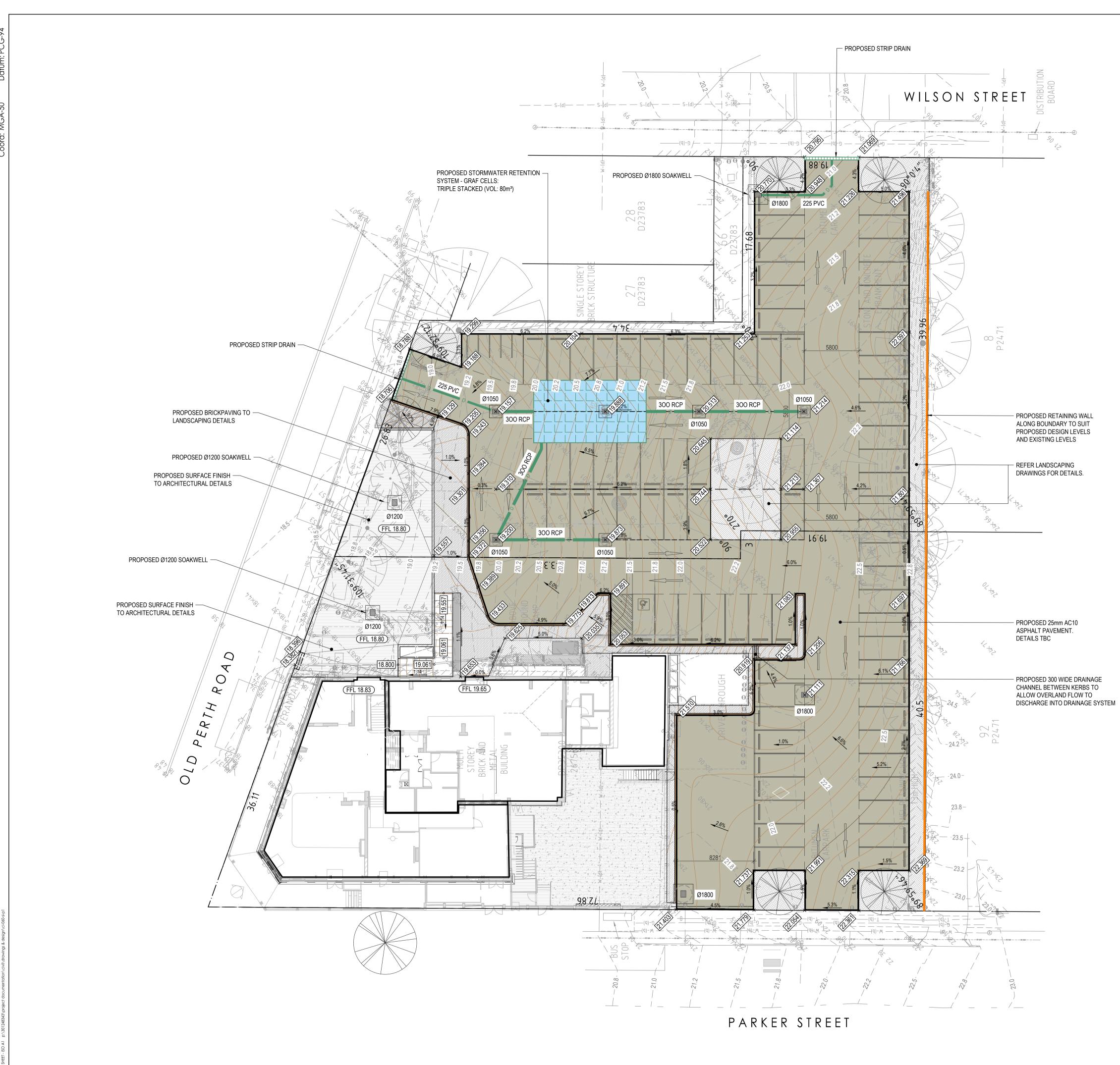
2b. The applicant provided an arborist's report and landscape concept plan providing further

DRP 1	<ul> <li>details on landscaping elements. The Town advised the Panel that it has independently reviewed the recommendations contained within the arborists report and believes that there is scope to retain the second Fig Tree and one Lemon Scented Gum (tree 4). The Panel also discussed the ability to retain the second Fig Tree, and strongly encouraged the applicant to reduce the number of car parking bays to facilitate the retention of this tree and its associated growth zone.</li> <li>2e. With the removal of so many mature trees, the Panel believes that additional tree planting should occur within the car parking area, at the very least to meet the Town's car parking tree planting policy. The panel also favours trees over carparking numbers in such a transit printed leasting.</li> </ul>
DRP 2	<ul> <li>oriented location.</li> <li>2e. The Panel also discussed opportunities for alternative additional tree plantings throughout the car parking area, which the applicant acknowledged and would consider in light of the recently prepared civil drawings. Landscaping on the eastern edge of the site was discussed, and slight discrepancies between the civil drawings and the architectural drawings were noted, which resulted in the ability for a wider landscaping strap on the eastern edge of the site.</li> </ul>
Principle 3 - Built form and scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.
DRP 1	3a. The Panel requested detailed sections and elevations of the Hotel from Parker Street, to better understand the proposed façade treatment on this side, especially in relation to the location of servicing areas.
DRP 2	<ul><li>3a. The applicant has provided detailed sections, including the location of service areas and the Panel is supportive.</li><li>3b. The boundary delineation on the eastern rear portion of the site required further detail, to better understand the interaction with the adjoining properties. Section drawings through the</li></ul>
DRP 2	site and into adjacent properties would be appropriate drawings to demonstrate. 3b. The applicant has provided a site plan showing the portion of site abutting the eastern boundary of the site, which includes planting screening and the Panel is supportive. 3c.The Panel commented on the treatment of the existing low wall abutting Old Perth Road, and whether this could be removed to prevent a physical barrier between the Hotel and the
DRP2	<ul> <li>streetscape, especially to provide opportunities for alfresco dining.</li> <li>3c. The Applicant advised that the treatment to this alfresco area will now be of a contemporary steel balustrading, designed to complement the existing upper-level balcony. The Panel is supportive should this balustrade be carefully designed to delineate between old and new in its connection to heritage elements such as columns.</li> </ul>
	3d. The screen and urban edge proposed along Old Perth Road requires further consideration with relation to transparency, visible activation, scale, and composition. See also 1b and 1c.
DRP 2	3d. The applicant advised the Panel that they have modified the interface to the courtyards and the street/car parking area with open framed detailing. The Panel is supportive.
DRP 2	3e. The Panel noted the 2.5m and 1.5m screening required to the Old Perth Road and Parker Street courtyards respectively to address the recommendations contained within the Acoustic Report. The applicant confirmed that the level differences on the site would still ensure that acoustic measures could be achieved, whilst maintained the visually preamble fencing above the retained courtyards.
Principle 4 - Functionality and build quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.
DRP 1	4a. The Panel generally supported the reconfigured internal layout which is a robust and successful plan.
DRP 1	4c. The design team should continue to develop the waste management strategy to the site and servicing points should be shown on the drawings.
DRP 2	4c. The proponent provided a waste management strategy which requires some achievable amendments during the development approval process.
DRP2	4d. The Panel had concerns that the inner layer of transparent material to the upper level

	balustrading will be Perspex rather than glass and detailed to allow easy cleaning and functional performance. The applicant advised this material would be glass and detailed carefully to ensure functionality.			
DRP2	4e. The panel agreed, on balance, that the upper lounge does not require accessibility for wheelchairs.			
Principle 5 - <b>Sustainability</b>	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.			
DRP 1	5a. It was acknowledged that the existing solar panels would be reused.			
DRP 1	5b. The Panel supported the economic and social benefits the proposal would bring to the Town.			
Principle 6 - Amenity	Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.			
DRP 1	6a. The Panel supported optimising the use of the site with additional courtyards and alfresco dining opportunities.			
DRP 1	6b. The Panel also supported the diverse range of indoors spaces for the use and enjoyment o patrons with differing needs.			
DRP 1	6c. More information should be provided with relation to the urban edges related to the new courtyards and the existing alfresco area.			
DRP2	6c. More information was provided and the Panel is supportive.			
Principle 7 - Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.			
DRP 1	7a. The legibility of the internal planning is successful and supported			
DRP 1	7b. The general entry legibility is good but could benefit from some improvement through the street interface re-considerations.			
DRP2	7b. More information was provided and the Panel is supportive.			
DRP 1	7c. The Panel noted the local of servicing areas, and whether this could be repositioned to avoid service areas being directly abutting Parker Street.			
DRP 2	7c. The Panel discussed the improved façade to Parker Street, and was satisfied with the landscaping elements and visually permeable fencing in this location.			
DRP 1	7d. The pedestrian access and egress to the Hotel was discussed, and the Panel noted that the limited access ways to the Hotel reflected the management of the Hotel from a liquor licensing perspective.			
DRP 2	7d. The panel noted the modifications to the ground floor treatments. The Panel also noted that the upper lounge was inaccessible for people with disabilities, but this was recongised and accepted on the basis that the facilities within this lounge would be replicated within a separate lounge with universal accessibility on the ground floor.			
Principle 8 - <b>Safety</b>	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.			
DRP 1	8a. The Panel acknowledged the separation proposed between the street and the existing Hotel and the street and the proposed courtyard areas served a liquor licensing purpose in restricting the movements of patrons, and that the area could be closed after hours to restrict access to the proposed outdoor bar. Notwithstanding, the Panel requested the applicant consider alternative treatments to the screening abutting Old Perth Road. See also 1c.			
DRP 2	8a. See previous comments regarding modifications to the ground floor wall.			
DRP 1	8b. The waste management arrangements were considered, and the Panel reflected on the proposed movement of vehicles throughout the site and whether they could safety access and egress the site without conflicting with patron movements.			
DRP 2	8b. The applicant has provided a waste management strategy in support of the application. The Panel is satisfied with the space available for memorability for service vehicles.			
Principle 9 - Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.			
DRP 1	9a. The Panel commended the applicants on their vision for the continued use of the existing			

	Hotel, and the contributions a revitalised Hotel will bring in respect to economic and social benefits to the community.
DRP 1	9b. The urban edges to the courtyards and alfresco require additional attention to enable good pedestrian focused urban design outcomes.
DRP2	9b. More information was provided and the Panel is supportive.
Principle 10 Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.
DRP 1	10a. The following details/comments were made regarding the proposed aesthetics:
	- The rhythm of the existing timber and the need for a separation between old and modern;
	- Potential to restore the original horizontal banding as opposed to the wrought iron and detailed tracery, which was not considered appropriate in this context;
	- The ground floor surface finish and its appropriateness;
	- Detail on the columns at ground levels; and
	- Further details as the courtyard screening elements at ground level.
DRP 2	10a. The Panel noted that the applicant has provided elevations and details of the proposed materiality. The wrought iron detail on the balustrade has been removed from the balcony. The Panel discussed the use of materials to meet Building Code of Australia standards for the balcony, and concern was raised on the ability to clean either glass or Perspex. The applicant confirmed that frameless set in glass would be used and maintained. The Panel is supportive of the revised approach and the development of the proposal since DRP1

DR2 - Design review report and recommendations Part 3/3					
Design Review Progress					
Supported					
Pending further attention					
Not supported					
Yet to be addressed			_		
	DR1 (15/12/2020)	DR2 (26/2/2021)	DR3		
Principle 1 - Context and character					
Principle 2 - Landscape quality					
Principle 3 - Built form and scale					
Principle 4 - Functionality and build quality					
Principle 5 - Sustainability					
Principle 6 - Amenity					
Principle 7 - Legibility					
Principle 8 - Safety					
Principle 9 - <b>Community</b>					
Principle 10 - Aesthetics					





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	SCL	SCL	DN	2021.02.12
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Issue Status

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Client/Client Logo WOODS BAGOT

Project HOTEL BASSENDEAN REFURBISHMENT

Title CIVIL SITE & DRAINAGE PLAN

Drawing No.

Project No.
301248343
Revision

Scale 1:200 30 December 2020 Job Number: 20201 Our Reference: 01L

Directors ARK Group Level 1 66 King Street Perth

Attn: Adam Kapinkoff <adam@arkgroup.com.au>

**Griffiths Architects** 

Dear Adam,

#### BASSENDEAN HOTEL HERITAGE ADVICE

Thank you for the information provided by you and John Liddiard on the Bassendean Hotel. This letter is intended to provide some background and guidance on the treatment of this local heritage place during its re-imagining.

#### Hotel Exterior Treatment

This advice is designed to provide some insights into the original intent, the current presentation, and how that might inform future treatment.

#### Background

Bassendean was originally simply called West Guildford until the town was declared as a separate entity in 1922. At least 5 attempts were made to establish a hotel there, and in once instance in 1905, there was an unsuccessful attempt to re-locate the licence of the Stirling Arms to the town. Several further attempts were made, but the inevitable decision was that West Guildford should stay dry.

Following the Gold Rushes and its perceived excesses, there was a strong reaction to the sale and consumption of alcohol and the temperance movement began to hold sway. Hotel licences were harder to obtain and temperance hotels and coffee palaces became more common.

Finally, in 1927 a 468 signature petition commenced a process that would eventually lead to the construction and licencing of the Bassendean Hotel, with hearings commencing in 1928.

The Bassendean Hotel was built in 1929 for Patrick Connolly by builders Blackmore Brothers to a design by architects J.H.O. Hargrave and E.S. Porter. The construction of the hotel caused

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Architecture Heritage Interiors considerable controversy as many community members and churches in the district valued a teetotal lifestyle. An active opposition group formulated a well organised 'No License' campaign to keep Bassendean free of licensed hotels. The campaign failed to gain support with the legislators and the license was granted in 1930 after five attempts. The original design of the hotel featured on the ground floor a Saloon Bar, Public Bar, Parlour, Entrance, Lounge, Office, Dining Room, Kitchen, Staff Dining, Store, Staff Bathroom, Lavatory. On the upper floor were 18 bedrooms, Lounge, Bathrooms, Lavatories and female Staff Bedrooms and Stair Hall. Patrick Connolly was the first licensee for the hotel and the hotel was quickly established as a venue for local events.<sup>1</sup>

Because it was built in the period of restricted trading hours, this and other hotels like and including the Bassenden Hotels were made robust to withstand the 'six o'clock swill'. When completed the hotels had a tiled dado at ground floor level, tuck-pointed brick walls with rendered quoins and string courses with rendered arches to windows, and steel framed windows. The upper floor appears to have had rendered walls from the outset.

Verandahs were timber framed with square timber posts, post brackets, a framed frieze with asbestos cement panels, and a balustrade in the same treatment. Bedrooms were designed to accommodate single men doing business in the town and the nearby industrial areas.

Throughout the 20th century the building underwent additions and alterations as requirements and legislation changed. In the 1950s the hotel was remodelled internally in the style of the period and the majority of the internal fittings and features were removed. In the 1970s, licensing laws no longer required hotels to provide accommodation and taverns became a popular destination. Older hotels such as the Bassendean often found that the first floor accommodation was an unused resource.<sup>2</sup>

Vinyl flooring was laid, walls tiled to dado height, flush ceilings installed and Formica and chrome were the materials used in the bar, with fluorescent light fittings throughout.

In 1973, the hotel was acquired by publican Murray McHenry who undertook major renovations of the premises. It was during the 1970s that a drive-in bottle shop was provided, as well as an expansion of the restaurant which was named 'Paddy Connolly's' in honour of the first owner. In the early 2000s the place was extensively renovated including the addition of a new bottle shop.<sup>3</sup>

It was at this time that much of the damage was done to the presentation of the building exterior. Though verandahs were put back to an approximation of the original, the whole of the building exterior was covered with a bagged cement render, losing all of the original details and homogenising the exterior into the bland treatment that remains today.

#### Significance

In 2017, the Town settled on a statement of significance for the hotel when putting it into management category 2 of their municipal inventory.

<sup>&</sup>lt;sup>1</sup> Municipal inventory documentary evidence

² ibid

<sup>&</sup>lt;sup>3</sup> ibid

#### The statement of significance says:

The place has aesthetic value as a good, intact example of the Inter War Free Classical style;

The place has value as a landmark in the streetscape and demonstrates the original town centre of Bassendean;

The place has historic value for its association with the development of Bassendean in the Inter War period and for the community campaign waged against the hotel which illustrates the strength of the temperance movement at the time; and,

The place has social value for the many community members who have worked or attended the place for a variety of reasons since 1930.

This provides guidance for its future treatment. The statement does not mention what is not significance, but changes since its completion have been to its detriment. Remarkably, exterior openings have remained almost untouched in the life of the building and most opening treatments have remained original or have been replaced sympathetically.

#### **Conservation and Adaptation Options**

A good conservation option would be to restore the front of the hotel to its original presentation which would add to is visual richness and presentation. There would be no argument with respect to this approach.

Alternatively, a sympathetic approach might a good one. It is possible to remove the cement render to reveal original features and some trial render removal might determine whether this is possible.

A possible approach, should this not be feasible, would involve tiling the dado, then smooth rendering above, picking out the quoins strings and the like in accordance with the only photograph that is available from the period. Your render in the DRP presentation shows an appropriate approach in terms of the treatment of the dado, openings and render details.

The key is to be respectful of the 'Inter-War Fee Classical style and landmark qualities of the place.

The present verandah construction looks like it has a very short life left in it and a new verandah might be erected that takes its cues from the historic verandah, but is more suited to contemporary use. Balustrades should be a simply designed and not introduce Federation period motifs into it. The original verandah did not allow visual access up to it and was designed to provide some privacy to the rooms, which is a function no longer required. Plain detailing such as vertical balusters would be more appropriate than lace or glass in a reimagined verandah.

Other than the balustrades, your DRP presentation seems to confirm this as your preferred approach.

The steel framed windows should be conserved.

Colours are not so important. Though it might be possible to figure our original colours by paint scrapes, the hotel has had may colour schemes and the selection of a colour scheme is not so important for a place of this level of significance, but very important for a good fresh outcome. The present colours take the life and detailing out of the building, and something like the colour contrast and depth of hue of the original building would better present it and breathe new life into it.

We trust this is acceptable and look forward to you response.

Yours sincerely,

WEIM

PHILIP GRIFFITHS LFRAIA RIBA M.ICOMOS ABWA Reg.No. 1071 for Griffiths Architects



Ark Hospitality Group Bassendean Hotel Development Old Perth Road, Bassendean WA Arboricultural Impact Assessment

Assessment and Report prepared by:

Nick Arnold Dip. Arb., BSC Biology, MSC Soil Management, NZQF (equiv. AQF) Level 5 3 December 2020



C92145

3 December 2020

Mr Adam Kapinkoff General Manager Ark Hospitality Group Level 1, 66 King Street Perth WA 6000

Arboricultural Impact Assessment Report regarding nine (9) trees located within the vicinity of the proposed development at the Bassendean Hotel, Old Perth Road, Bassendean

Dear Adam,

We are pleased to provide you with the following Arboricultural Impact Assessment Report for nine (9) trees within the grounds of the Bassendean Hotel.

Complete use of this report is authorised under the conditions limiting its use as stated in Appendix A Item 7 of "Arboricultural Reporting Assumptions and Limiting Conditions".

Should you have any queries relating to this report, its recommendations, or the options considered please do not hesitate to contact us on 1300 272 671.

Regards,

Nick Arnold Consulting Arborist Dip. Arb., BSC Biology, MSC Soil Management, NZQF (equiv. AQF) Level 5



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#### 1 Executive Summary

- 1.1.1 The following Arboricultural Impact Assessment (Report) covers nine (9) trees located within the grounds of Bassendean Hotel. The subject site was identified by *Ark Hospitality Group* (the Client) as possessing trees that may be impacted upon by a proposed development.
- 1.1.2 In part, the project scope was to nominate subject trees that can be retained, or require removal to facilitate the proposed development (in the context of plans supplied), as well as to identify and reduce potential conflicts between subject trees and site development. Accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction have been provided.
- 1.1.3 Tree retention values have been determined based upon a modified version of the British Standard and which have been prescribed into one of the following four (4) categories, A, B, C and U. Refer to Appendix C for further detail. Generally, relevant consent authorities will consider:
  - A retention value trees as a site constraint and may require alterations to the proposed development design and/or specific protection measures to allow retention, unless the proposed development outweighs the retention value of the tree
  - B retention value trees as a site constraint consideration, lesser changes should be considered to retain such trees
  - C retention value trees are not considered a site constraint
  - U retention value trees are considered a site opportunity, as such trees are recommended for removal regardless of the proposed development.

Ca			Removal		Retain	
Category	Description	Total	located within development footprint	irrespective of future development	with specific protection	with generic protection
A	High retention value trees	0				
В	Moderate retention value trees	5	1, 2, 4, 5		6	
С	Low retention value trees	4	3, 7, 8, 9			
U	Trees to be removed irrespective of proposed development	0				

#### 1.1.4 Trees impacted by the proposed development:



#### 2 Introduction

- 2.1.1 ArborSafe Australia Pty Ltd was engaged by Mr Adam Kapinkoff (The Client) to complete an Arboricultural Impact Assessment Report on nine (9) trees located within or adjacent to the Bassendean Hotel located on the Old Perth Road, Bassendean, Perth.
- 2.1.2 The report has been requested as part of a Development Application (DA) that involves the renovation of the existing buildings and parking areas and the construction of a new alfresco dining area and children's playground.
- 2.1.3 The report was intended to provide information on site trees and how they may be impacted upon by the proposed development. Report findings and recommendations provided are based upon guidance provided within Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.
- 2.1.4 Observations and recommendations provided within this report are based upon information provided by the Client and an arborist site visit.

#### 3 Scope

- 3.1.1 Carry out a visual examination of the nominated trees located within the vicinity of the proposed development.
- 3.1.2 Provide an objective appraisal of the subject trees in relation to their species, estimated age, health, structural condition, useful life expectancy (ULE) and viability within the landscape.
- 3.1.3 Based on the findings of this investigation, provide independent recommendations on the retention value of the subject trees.
- 3.1.4 Nominate subject trees that can be retained or require removal to facilitate the development.
- 3.1.5 Identify and reduce potential conflicts between subject trees and site development by providing accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction.
- 3.1.6 Provide information on restricted activities within the area nominated for tree protection, as well as suitable construction methods to be adopted during demolition and/or construction.



#### 4 Methodology

#### 4.1 Data Collection

- 4.1.1 Nick Arnold of ArborSafe Australia Pty Ltd carried out a site inspection of the subject trees on 26 November 2020.
- 4.1.2 Trees that are the subject of this report (Figure 3) were identified during discussions with the Client, reviewing relevant (supplied) development documentation and reviewing the description of a non-exempt 'Tree' as identified within the Town of Bassendean *Local Planning Policy No. 13 Tree Retention and Provision.*
- 4.1.3 Pursuant with the consent authorities tree management policy (*Local Planning Policy No. 13 Tree Retention and Provision*), all site significant site trees were included within the scope of this report. Small trees/shrubs have been omitted from the report based on their species, current size and/or potential future size and contribution to local amenity.
- 4.1.4 The subject trees were inspected from the ground using the initial component of Visual Tree Assessment (VTA) (Matthek, 1994). No foliage or soil samples were taken and no aerial, underground or internal investigations were undertaken.
- 4.1.5 Tree height and canopy width were estimated and have been provided to the nearest range (in meters). Trunk diameter at breast height (DBH) and trunk diameter at the root crown (DRB) were measured with a diameter tape and provided to the nearest centimetre
- 4.1.6 Heritage information was sourced from the WA heritage register (inHERIT). The source of all information has been referenced accordingly.
- 4.1.7 No additional environmental or biodiversity searches were included within the scope of this report.
- 4.1.8 Data collected on site was analysed by Nick Arnold, collated into report format, and relevant recommendations were formulated.
- 4.1.9 Tree protection zones (TPZ) and structural root zones (SRZ) were calculated in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* (refer to Section 7.6).
- 4.1.10 Retention values have been determined based upon a modified version of the British Standard BS 5837– 2012: *Trees in Relation to Design, Demolition and Construction* (refer to Appendix C).
- 4.1.11 All photographs were taken at the time of the site inspections by the author and have not been altered for brightness or contrast, nor have they been cropped.
- 4.1.12 Plans of the existing site and of the proposed development were provided to ArborSafe on 26.11.20.
- 4.1.13 No proposed underground service locations have been reviewed in the preparation of this report.



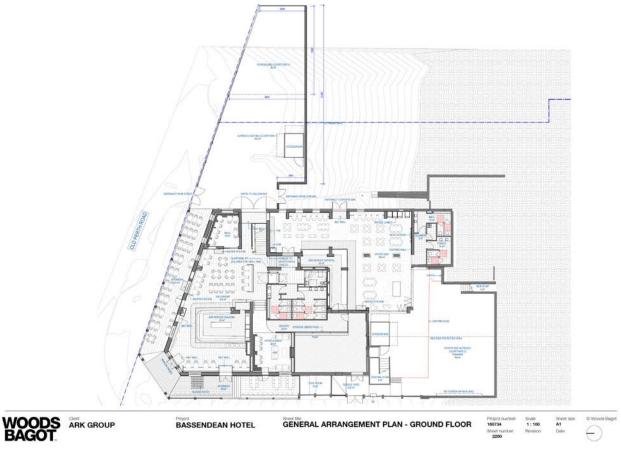


Figure 1. Excerpt from the General Arrangement – Ground Floor Plan. (Client, 26 November 2020).



#### 5 Observations

#### 5.1 Location

- 5.1.1 The site was located within the grounds of the Bassendean Hotel located on the Old Perth Road (Figure 2), the area designated in this report has been outlined in red by the author.
- 5.1.2 The site was located within the Town of Bassendean (TOB) Local Government Area (LGA).
- 5.1.3 Site soils are likely to consist of altered Bassendean sands as would be considered typical in a modified urban environment. No formal soil testing was undertaken in the preparation of this report.



Figure 2. Whole site image (location). Red lines delineate the site and area containing the subject trees that are to be impacted by the proposed development. (Landgate, November 2020).



#### 5.2 Site Trees

5.2.1 A nominal numbering convention was applied to the subject trees (Figure 3). Trees were not tagged as part of this report.



Figure 3. Site map showing subject trees. Tree attributes are to be obtained from Appendix E – Tree Assessment Data. (Landgate/ArborSafe, November 2020).



#### 5.3 Tree Retention Values

5.3.1 Retention values were determined based upon a modified version of the British Standard BS 5837–2012: Trees in Relation to Design, Demolition and Construction. This standard categorises tree retention value based upon assessment of the tree's quality (health and structure), and life expectancy. Other criteria such as its physical dimensions, age class, location and its Amenity, Heritage and Environmental significance are also considered. A breakdown of attributes required for each category can be obtained from Appendix C – Tree Retention Values.

Category	Tree numbers
Α	
В	1, 2, 4, 5, 6
С	3, 7, 8, 9
U	

#### 5.4 Environment Status

5.4.1 No additional environmental or biodiversity searches were undertaken in the preparation of this report. Findings of the site inspection indicated that none of the subject trees were considered to be of special environmental significance (as known to the author at time of assessment).

#### 5.4.2 Heritage Status

- 5.4.3 The proposed development site has no trees identified as being of national, state or local heritage significance (inHERIT).
- 5.4.4 The site is within the grounds of the Bassendean Hotel, which is considered to have significant heritage value (Category 2/2a). The site is listed within the WA Heritage Inventory as identified below:

Heritage Council (WA)Bassendean Hotel00133May 2018163	Heritage Listing	Listing Title	Place Number	Listing Date	M.I Place Number
	Heritage Council (WA)	Bassendean Hotel	00133	May 2018	163

(WA State Heritage Register, 2020)

5.4.5 No individual listings were identified within the state heritage register pertaining to any of the trees subject to this report, furthermore, site assessment did not indicate any exceptional (tree) heritage significance.



#### 6 Discussion

#### 6.1 Proposed Construction

6.1.1 The proposed development has been reviewed and in summary consists of the renovation of the existing Bassendean Hotel building and the additional construction of a new alfresco dining and play area to the Hotel's east. The existing car park area is also to be resurfaced.

#### 6.2 Impact of Proposed Development

- 6.2.1 A review of the proposed design has been undertaken in the context of tree retention and removal across the site.
- 6.2.2 The trees affected by direct conflict with the proposed construction footprint would require removal under the current design. In order to retain any/all of these trees a redesign or relocation of the development would be required. Refer to Appendix E for full details.
- 6.2.3 The other main development impact which affects trees, but not necessarily to the point of requiring immediate removal, is through significant root damage due to major TPZ encroachment. This damage can largely be placed into three (3) categories soil compaction, level changes or direct root severance.
- 6.2.4 Negative tree impacts can manifest as either a reduction in health and/or vigour due to root loss (absorption and/or transport roots) resulting in a reduction in water and nutrient absorption capability or on tree stability if larger roots are impacted. Ultimately, the outcome for the trees depends on a number of variable factors including species, age, current health, TPZ encroachment percentage, soil type, topography, previous site use and the proposed design and construction methodology.
- 6.2.5 Compacted soils, especially artificially compacted soils such as those found under driveways or building platforms, have a higher bulk density down to a deeper level of subsoil. Bulk density is the term used for describing the weight of soil per unit volume. The broad engineering thinking is that the higher the density the more stable the road surface due to less soil movement in expansion, contraction, or compression. A higher bulk density is produced by compacting the soil to reduce available pore space between the soil particles. It should be noted however that deep base courses can be used to encourage roots to take a downward trajectory.
- 6.2.6 The effect of compacted soils on plants is somewhat influenced by the soil type but generally a reduction in available pore space reduces the available area for oxygen and water within the soil. A reduction in available soil water and oxygen inhibits root activity within the soil, as they are essential for root elongation and growth, and the lack of these properties is considered a major limiting factor.
- 6.2.7 A similar reduction in root activity, due to a reduction in pore space, can occur following significant soil level changes across the TPZ, although this generally occurs over a longer time frame than if the roots were directly severed. Root severance has the same effect, reduction in root function and capability, but on an instantaneous time scale where there is no time for the tree to adjust.
- 6.2.8 The assumption of allowable encroachment and minimal long-term health or structural impacts to the trees rely on a combination of the following being used root sensitive construction methods being adhered to within the TPZ, minimal excavation within the TPZ to limit root severance (i.e. construction placed outside the TPZ where possible), fill rather than excavation utilised to affect level changes where possible (i.e. to minimise root severance and allow the trees root system time to adjust), no construction occurring within the SRZ, compensatory area being available around the unimpacted aspects of the trees and the enhancement of the existing TPZ area (i.e. mulched, soil conditioning and irrigation when required).



- 6.2.9 Resurfacing works around existing trees can lead to mechanical damage (including the scraping and severance of roots) which can negatively impact the condition of healthy trees or even push struggling trees into a spiral of decline.
- 6.2.10 The development is expected to affect nine (9) site trees through encroachment via excavation into their respective TPZs.

#### 6.3 Determining TPZ Encroachment

- 6.3.1 **Major encroachment**. As per the Australian Standard AS 4970–2009: Protection of Trees on Development Sites, a major encroachment into the TPZ of any tree is considered to occur when it is beyond 10% of the total TPZ area. Trees with major encroachment may require removal or, in certain instances, be retained with specific protection requirements throughout the construction stage.
- 6.3.2 **Minor encroachment**. Under the aforementioned standard, a minor encroachment is determined as being less than 10% of the total TPZ area. Trees with minor encroachment may be retained with specific, generic or no protection requirements throughout the construction stage.
- 6.3.3 **No encroachment**. Trees with no encroachment may be retained with generic or no protection requirements throughout the construction stage.
- 6.3.4 For the purposes of this report, trees to be removed or retained have been identified as those:
  - Requiring removal due to a level of encroachment into their TPZ that would likely result in a detrimental impact upon their future health and/or stability
  - Retainable and requiring specific protection requirements throughout construction (i.e. generic requirements plus arborist supervision and careful construction methods within their TPZ)
  - Retainable and requiring generic tree protection measures only (i.e. protective fencing and restriction of activities within the TPZ).



#### 6.4 Tree 1

6.4.1 Tree 1 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 1 showed signs of reduced health and vigour with evidence of previous significant limb failures.



Figure 4. View of Tree 1 in its growing environment. (Author, November 2020).



#### 6.5 Tree 2

6.5.1 Tree 2 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 2 was located in close proximity to an inspection pit.



Figure 5. View of Tree 2 in its growing environment. (Author, November 2020).



#### 6.6 Tree 3

6.6.1 Tree 3 was a semi-mature WA Red Flowering Gum (*Corymbia ficifolia* – hybrid). Tree 3 showed signs of reduced health and vigour including tip dieback and minor deadwood accumulation.



Figure 6. View of Tree 3 in its growing environment. (Author, November 2020).



#### 6.7 Tree 4

6.7.1 Tree 4 was a semi-mature Lemon-scented Gum (*Corymbia citriodora*). Although frequently used as an urban planting within Metropolitan Perth, the species (indigenous to Queensland and Northern NSW) is now considered undesirable and has proved to be invasive in banksia/tuart woodland to the south-west of WA. Tree 4 showed signs of reduced health and vigour with evidence of previous root damage.



Figure 7. View of Tree 4 in its growing environment. (Author, November 2020).



#### 6.8 Tree 5

6.8.1 Tree 5 was a mature Hill's Weeping Fig (*Ficus microcarpa var. hillii*). The tree was located within a car park setting, surrounded by hard surfaces, and is a native fig species that commonly possesses expansive root systems. Historic root exposure, damage and compaction were evident and had likely contributed to an apparent reduction in tree health manifested by dieback/thinning in the tree's upper eastern crown (see Figure 8). Cracking observed beyond the extent of the tree's dripline would suggest that significant roots extend out into the existing car park area.

#### 6.9 Tree 6

6.9.1 Tree 6 was a mature Hill's Weeping Fig (*Ficus microcarpa var. hillii*). The tree was located within a car park setting, surrounding by hard surfaces, and is a native fig species that commonly possesses expansive root systems. Although likely suffering from the effects of compaction and impermeable surfacing, Tree 6 presented as in better health when compared to Tree 5 (see Figure 8). This difference could potentially be attributed (in part) to lower levels of observed root severance and damage when compared to Tree 5. Lower trunk wounding, possibly a result of historic limb failure, poor pruning or vehicle strike was observed on Tree 6.

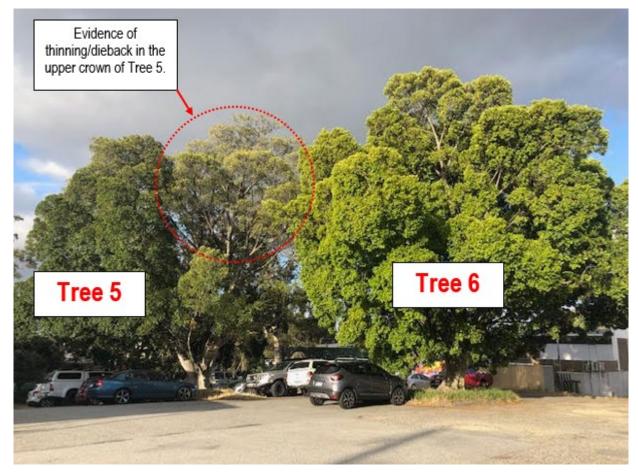


Figure 8. View of Trees 5 and 6 in their growing environment. (Author, November 2020).



#### 6.10 Trees 7, 8 and 9

- 6.10.1 Trees 7 and 8 were semi-mature Jacarandas (*Jacaranda mimosifolia*). Both trees displayed diminished form (e.g. degrading pruning wounds, poor regrowth attachments) and reduced ULEs as a result of historic lopping practices. A lack of observable basal flare at the base of Tree 8 also indicated historical soil grade changes.
- 6.10.2 Tree 9 was a Bottlebrush (*Callistemon* sp.) and although the tree provided some shade/screening value, its form and ULE were deemed to have been diminished by historic poor pruning practices.



Figure 9. View of Tree 7 (left), Tree 8 (centre) and Tree 9 in their respective growing environments. (Author, November 2020).

#### 7 Tree Protection and Management Recommendations

#### 7.1 Tree Numbering Conventions

7.1.1 It is recommended that the tree numbering convention used in this report be applied to all subject trees included within any subsequent site plans to aid transparency.

#### 7.2 Tree Removal

7.2.1 Eight (8) trees would require removal based upon the supplied design proposal(s). The following trees would require removal to allow the proposed development:

Recommendation	Category A High retention value		Category B Moderate retention value		Category C Low Retention value		Category U No retention value	
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers
Remove for development	0		4	1, 2, 4, 5	4	3, 7, 8, 9	0	



- 7.2.2 Trees 1, 2 and 4 where considered to be Category B status Lemon-scented Gums. Although established, all three trees showed signs of reduced health and vigour possibly associated with soil compaction and/or a lack of permeable surfacing within their respective driplines. A reduction in tree health can often result in an accumulation of deadwood and reduce an individual trees resilience to potential root disturbances associated with development.
- 7.2.3 Based on the supplied plans (Figure 1 and Section 6), a significant encroachment into the SRZ of Trees 1, 2, 3 and 4 would be required to accommodate the proposed design. It is recommended that each of these trees is replaced (Section 7.14) with a tree of medium dimensions (at maturation). It is further recommended that replacement tree(s) with a proposed planting location to the north of the alfresco seating area (adjacent to Old Perth Road) be deciduous in nature and of a species approved by the Town of Bassendean.
- 7.2.4 Tree 5 presented as an established Hill's Weeping Fig also showing signs of reduced health and vigour. There was evidence of extensive historical root damage, severance and compaction which is likely to have contributed to a drop in vitality. This type of root damage and corresponding reduction in health could be expected to reduce the useful life of this tree and limit its resilience to further excavation works within the TPZ. Anecdotal evidence additionally indicated that significant roots emanating from Tree 5 extended past the drip line (as would be expected from this species). Consequently, a degree of further root severance would likely be required to accommodate the proposed design.
- 7.2.5 Due to these factors it is recommended that Tree 5 be removed and replaced with a single large tree or a minimum of two medium trees (at maturation).
- 7.2.6 Where replacement trees are located within the proposed car parking/hard surface area, root sensitive design principles are recommended (see Section 7.3).

#### 7.3 Tree Pit Design (replacement trees located in hard surface/car park areas)

- 7.3.1 Once established, off-set plantings located within the car park area will have a significant proportion of their respective root zones covered by a 'hard surface'.
- 7.3.2 Urban trees growing in poorly designed or insufficient tree pits are typically surrounded by compacted soils or restricted soil volumes forcing roots up into cavities below paved surfaces where water (in the form of condensation) and air are often present. This kind of root activity can cause premature damage to hard surfaces and creates a sub-optimal growing environment for the tree.
- 7.3.3 In order to provide a sustainable growing environment and reduce the probability of premature root conflicts with surrounding hard surfaces, structured soil cell system should be incorporated into the mandated (subsoil) growth zone of each tree, where this zone is proposed to be covered by a 'hard surface'. Cellular systems are designed to preserve a non-compacted root zone whilst minimising future damage/lifting of paved areas. An example of a structured cell system is the Stratacell<sup>™</sup> Soil Vault System:

https://citygreen.com/wp-content/uploads/2020/04/cgs-soil-vault-systems-healthy-trees-digital-1.pdf

7.3.4 The selected system is to be installed as per the manufacturer's guidelines and should provide a minimum soil volume of 20m<sup>3</sup> (extending to a minimum radial distance of 4m from the centre of each respective tree's trunk when in-situ) for a medium tree or 50m<sup>3</sup> (extending to a minimum radial distance of 6m from the centre of each respective tree's trunk when in-situ) for a large tree.



- 7.3.5 Back-filled soil should consist of a suitably sourced and clean (i.e. free of weeds/contaminants and providing a beneficial environment for the promotion of plant growth) sandy loam, with an indicative organic matter content of between 2–5% and clay content of between 10–20% by mass. Backfill is to be consolidated/compacted as per the manufacturer's (cellular system) guidelines.
- 7.3.6 It is recommended that the surrounding surface paving type and configuration be permeable in nature allowing water to freely drain through the hard surface, reducing runoff and allowing water to reach the tree's root zone. Permeable paving should extend in a radial fashion to the outer edge of the sub-surface soil vault system at a minimum.
- 7.3.7 Permeable paving options are to incorporate approved base course layers and geotextiles/membranes as per manufacturer's guidelines (e.g. Midland Aqua Tri-Pave or similar).
- 7.3.8 The site's landscape design should aim to maximise the 'open' (water permeable) garden area at the base of each tree, whilst accommodating other elements of the design. The above ground tree pit 'cut-out' for each new planting should be as large as possible but at a minimum should extend past the estimated SRZ (Structural Root Zone) of the subject tree at maturation. Where space permits, understorey plants and ground covers are also recommended within tree cut-outs to reduce potential foot traffic through planting areas.
- 7.3.9 Trees 7, 8 and 9 where deemed to hold diminished retention values as a result of defects linked to historic pruning practices. Consequently, removal and replacement with small to medium tree species on a one-to-one basis (minimum) within the site footprint is recommended.

#### 7.4 Tree Retention

7.4.1 One (1) tree was recommended for retention and requires specific protection measures during construction to ensure it remains viable following the completion of works.

Recommendation (Refer Section 7.5–7.9)		Category A High retention value	Moder	Category B rate retention value	Category C Low Retention value			
	Qty	Tree numbers	Qty	Tree numbers	Qty	Tree numbers		
Retain with specific protection requirements	0		1	6	0			

#### 7.5 Specific Protection Measures

- 7.5.1 Tree 6 would be impacted by excavation works (resurfacing) within a portion of its TPZ as part of the proposed works.
- 7.5.2 Excavation within the TPZ is to be carried out under arborist supervision. No unsupervised excavation should occur within the SRZ of this tree. It is recommended that the proposed excavation commence at the outer extent of the TPZ and move inwards to minimise root damage to the trees.



- 7.5.3 Works should be undertaken using techniques that are sensitive to tree roots to avoid unnecessary damage. Such techniques include:
  - Excavation using a high-pressure water jet and vacuum truck
  - Excavation using an Air Spade with vacuum truck
  - Excavation by hand.
- 7.5.4 Machine excavation is prohibited within the TPZs of retained trees unless undertaken at the direct consent of the project arborist.
- 7.5.5 Roots discovered are to be treated with care and minor roots (<40mm diameter) pruned with a sharp, sterile handsaw or secateurs. All significant roots (>40mm diameter) are to be recorded, photographed and reported to the project arborist.
- 7.5.6 Other proposed surfacing within the TPZ is to be installed above the existing grade and be of a permeable nature to allow the passage of air and moisture. If the surfacing is to be load bearing, then it is suggested that a geogrid/web or similar is incorporated to ensure the rooting area below does not become compacted or contaminated.
- 7.5.7 It is further recommended that the existing tree cut-out be expanded to the full extent permitted by the design but at a minimum should extend past the SRZ/basal flare of this tree to improve the tree's growing environment and future reduce root vs infrastructure conflicts (see Figure 10).

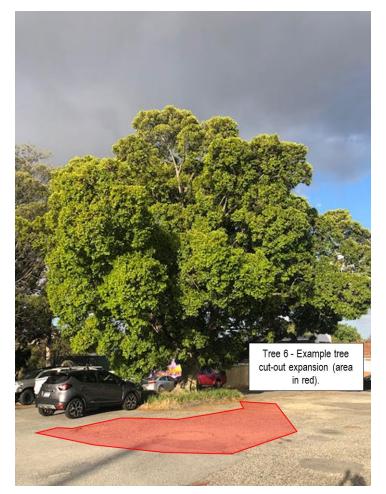


Figure 10. View of Tree 6 in its growing environment. (Author, November 2020).



#### 7.6 Proposed Pruning

- 7.6.1 Zero (0) trees have proposed development within their respective crowns. It is anticipated that minor pruning only will be required of no greater than 10% of the trees total crown spread.
- 7.6.2 All pruning is recommended to be completed in accordance with the Australian Standard AS 4373–2007: *Pruning of Amenity Trees* (Standards Australia, 2007) and undertaken by a suitably qualified arborist (minimum AQF 3 arborist).
- 7.6.3 Reduction pruning should focus on the removal of smaller diameter branches where feasible and remove no greater than 10% of the total crown. Branches no greater than 50mm diameter are to be removed unless specifically approved by the project arborist.
- 7.6.4 Pruning >10% of a retained tree's crown will need the express approval of the nominated project arborist.

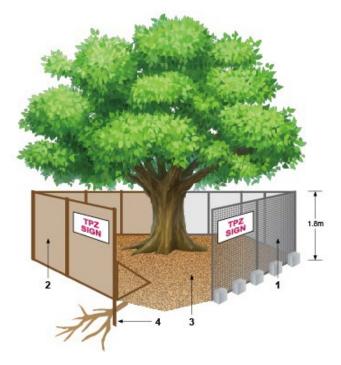
#### 7.7 Generic Protection and Reporting Measures

- 7.7.1 All retained trees require generic protection measure. Refer to Section 7.7–7.18 for further details.
- 7.7.2 All trees to be retained require protection during the construction stage. Tree protection measures include a range of:
  - Activities restricted within the TPZ
  - Protective fencing
  - Trunk and ground protection
  - Tree protection signage
  - Involvement from the project arborist
  - Project milestones
  - Compliance reporting
- 7.7.3 Activities Prohibited within the TPZ
  - Machine excavation including trenching
  - Storage
  - Preparation of chemicals, including cement products
  - Parking of vehicles and plant
  - Refuelling
  - Dumping of waste
  - Wash down and cleaning of equipment
  - Placement of fill
  - Lighting of fires
  - Soil level changes
  - Temporary or permanent installation of utilities and signs
  - Physical damage to the tree



#### 7.8 Protective Fencing Specification

- 7.8.1 Protective fencing (Figure 11) is to be installed as far as practicable from the trunk of any retained trees. Fencing should be erected as per the image below before any machinery or materials are brought to site and before commencement of works (including demolition).
- 7.8.2 In some areas of the site (i.e. protection of trees on neighbouring properties) existing boundary fencing may be used as an alternative to protective fencing.
- 7.8.3 Once erected, protective fencing must not be removed or altered without approval from the project arborist. The TPZ fencing should be secured to restrict access.
- 7.8.4 TPZ fencing is to be a minimum of 1.8m high and mesh or wire between posts must be highly visible. Fence posts and supports should have a diameter greater than 20mm and should ideally be freestanding, otherwise be located clear of the roots. See image below.
- 7.8.5 Tree protection fencing must remain intact throughout all proposed construction works and must only be dismantled after their conclusion. The temporary dismantling of tree protection fencing must only be done with the authorisation of a consulting arborist and/or the responsible authority.
- 7.8.6 The subject trees themselves must also not to be used as a billboard to support advertising material. Affixing nails or screws into the trunks of trees to display signs of any type is not a recommended practice in the successful retention of trees.



Legend:

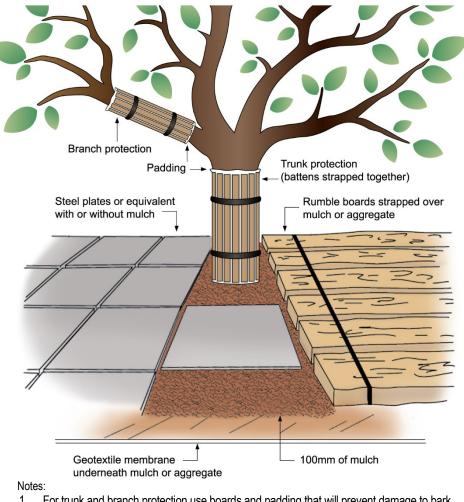
- 1. Chain wire mesh panels with shade cloth attached (if required), held in place with concrete feet
- 2. Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ
- Mulch installation across surface of TPZ (at discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage materials of any kind are permitted within the TPZ
- 4. Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 11. Depicts standard fencing techniques. (AS 4970-2009).



#### 7.9 Trunk and Ground Protection

- 7.9.1 Given that proposed works are often within the TPZs of retained trees, standard protective fencing may not always be a viable method of protection. In these areas trunk protection and ground protection should be installed prior to the commencement of works and remain in place until after construction works have been completed.
- 7.9.2 Where construction access into the TPZ of retained trees cannot be avoided, the root zone of each tree must be protected using either steel plates or rumble board strapped over mulch/aggregate until such a time as permanent above ground surfacing (cellular confinement system or similar) is to be installed.
- 7.9.3 Trunk and ground protection (Figure 12) should be undertaken in line with the Australian Standard AS 4790–2009: *Protection of Trees on Development Sites* as per the image below:



- 1. For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- 2. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 12. Depicts trunk and ground protection techniques. (AS 4970-2009).



#### 7.10 Tree Protection Signs

7.10.1 Signs identifying the TPZ (Figure 13) should be placed at 10m intervals around the edge of the TPZ and should be visible from within the development site.



Figure 13. Depicts standard fencing techniques. (AS 4970–2009).

#### 7.11 Project Arborist

- 7.11.1 An official "Project Arborist" must be commissioned to oversee the tree protection, any works within the TPZ's and complete regular monitoring compliance certification.
- 7.11.2 The project arborist must have minimum five (5) years industry experience in the field of arboriculture, horticulture with relevant demonstrated experience in tree management on construction sites, and Diploma level qualifications in arboriculture AQF Level 5.
- 7.11.3 Inspections are to be conducted by the project arborist at several key points during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.



#### 7.12 Project Milestones

7.12.1 The following visits and milestones were recommended as to when on-site tree inspection by the project arborist is required:

Item	Purpose of Visit	Timing of Visit(s)	Prerequisites
1	Pre-start induction	Following sign off from Item 1. Contractor to provide a minimum of five days advance notice for this visit.	Prior to commencement of works. All parties involved in the project to attend.
2	Supervision of works in TPZ's including all regrading and excavations	Whenever there is work planned to be performed within the TPZ's. Contractor to provide a minimum of five days advance notice for such visits.	
3	Regular site inspections	Minimum frequency monthly for the duration of the project.	The checklist must be completed by the Project Arborist at each site inspection and signed by both parties.
4	Final sign off	Following completion of works.	Practical completion of works and prior to tree protection removal.

#### 7.13 Compliance Reporting

- 7.13.1 Following each inspection, the project arborist shall prepare a report detailing the condition of the trees. These reports should certify whether or not the works have been completed in compliance with the consent relating to tree protection.
- 7.13.2 These reports should contain photographic evidence where required to demonstrate that the work has been carried out as specified.
- 7.13.3 Matters to be monitored and included in these reports should include tree condition, tree protection measures and impact of site works which may arise from changes to the approved plans.
- 7.13.4 The reports and Compliance Statements shall be submitted to the Project Manager (as well as the Clients' nominated representative) following each inspection.
- 7.13.5 The reports and any Non-Compliance Statements shall be submitted to the Project Manager (as well as the Clients' nominated representative) if tree protection conditions have been breached. Reports should contain clear remedial action specifications to minimise any adverse impact on any subject tree.

#### 7.14 Offset Tree Planting

- 7.14.1 Offset planting should reflect the number of trees removed and the initial loss of amenity and biomass. New trees should be of long-term potential and sourced from a reputable supplier.
- 7.14.2 Replacement tree species must suit their location on the site in terms of their potential physical size and their tolerance(s) to the surrounding environmental conditions. To avoid unethical or unprofessional tree selection and/or their placement within the landscape, replacement tree species must be selected in consultation with a consulting arborist, who can also assist in implementing successful tree establishment techniques.
- 7.14.3 Replacement tree species must have the genetic potential to reach a mature size potential of those trees removed to facilitate the development. As a guide, potential height will be a minimum of 10m (or more) for large trees and produce a spreading canopy so as they may provide amenity value to the property and contribute to the tree canopy of the surrounding area in the future.



#### 7.15 Additional Excavation/Trenching within TPZs

- 7.15.1 In the event additional excavation is required within the TPZs of retained trees identified within this report, or any other site trees, arborist involvement will be required to ensure works are undertaken in accordance with the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.
- 7.15.2 Where excavation or trenching is required to facilitate installation of underground services within the TPZs of any site trees arborist supervision is required. Works should be undertaken using techniques that are sensitive to tree roots to avoid unnecessary damage. Such techniques include:
  - 1. Excavation by hand
  - 2. Excavation using a high-pressure water jet and vacuum truck
  - 3. Excavation using an Air Spade with vacuum truck.
- 7.15.3 Machine excavation should be prohibited within the TPZs of retained trees unless undertaken at the direct consent from the project arborist and/or the responsible authority.

#### 7.16 Plant Health Care

7.16.1 When managing a tree affected by development incursions within its TPZ, plant tonic and growth stimulant drenching should be undertaken. Plant tonic and growth stimulant drenching is the process of adding diluted products directly to the root area of a tree to promote and assist trees to cope with loss of roots during the development process. They also assist trees to provide better resistance to sap sucking insects and fungal attack/disease and improve the establishment of beneficial microbial populations and nutrient uptake. See Appendix D – Plant Health Care and Mulching

#### 7.17 Irrigation

7.17.1 Regular checks are required to ensure retained trees are receiving the correct amount of water. The majority of a tree's fine water absorbing roots are located in the top 10–30cm of soil. To undertake a basic soil moisture test, dig a small hole to a depth of 40cm at the dripline of the tree. If the soil is moist at this depth, water is not needed. Slow irrigation that provides an even coverage and targets the absorbing roots is the key to successful irrigation and encourages a deeper tree root system. Irrigation near the trunk is unnecessary as for most trees there are generally fewer water absorbing roots in this area. Irrigating the soil from half-way between the trunk and the dripline as well as beyond the dripline will provide water where it will most effectively be used. Preferably, water your trees during the cooler evening and early morning period when temperatures are lower, humidity is higher, and the air is calmer thereby reducing water evaporation from the soil surface. Irrigation in the middle of the day is not harmful to most trees however it is less efficient.

#### 7.18 Mulching

- 7.18.1 Mulching regulates soil moisture and temperature levels, suppresses weeds, minimises soil compaction and reduces run off during periods of heavy rain. Acquiring wood chip mulch from programmed tree works (and by purchasing it from local tree contractors) would be a proactive way to improve the growing conditions around trees that ultimately will result in improved tree health and vitality.
- 7.18.2 Mulch should aim to cover an area at least as large as a tree's crown projection (and preferably larger) for it to be effective. It should also be laid at a uniform thickness of 75–100mm. Mulch should also be placed over damp to wet soil and never over dry soil. Application during the cooler months of the year is ideal. In areas where grass exists where you wish to mulch, spray the grass first with a non-selective herbicide and allow it to wilt and die before placement. This practice will negate grass growing up through the mulch over time.



7.18.3 Mulching within the canopy areas of trees not only improves long term tree health but also acts to reduce tree risk by reducing targets that pass and/or congregate under their canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.

#### 8 References

- Heritage Council, 2020. in HERIT State Heritage Register. Government of Western Australia.
- Matthek, C. a. B. H., 1994. The Body Language of Trees: A Handbook for Failure Analysis. H. M. Stationery Office: University of Michigan.
- Standards Australia, 2007. AS 4373–2007 Pruning of Amenity Trees, GPO Box 476 Sydney NSW 2001: Standards Australia.
- Standards Australia, 2009. AS4970–2009: Protection of Trees on Development Sites, Sydney: Standards Australia.
- The British Standards Institution, 2012. *BS5837–2012: Trees in relation to design, demolition and construction,* London: BSI Standards Limited.
- Town of Bassendean 2020. Local Planning Policy No. 13. Tree Retention and Provision.
- Urban, J., 2008. Up By Roots Healthy Soils and Trees in the Built Environment. Champaign (Illinois): International Society of Arboriculture.

Plans of the existing site and of the proposed development were provided to ArborSafe on 26.11.20 and include:

- Bassendean Hotel Concept Design Reports, Seedesign Studio, 16 November and 19 November 2020
- Bassendean Hotel Site Plan, Project No. 160734, Sheet 1100, Woods Bagot, November 2020
- Bassendean Hotel General Arrangement Plan Ground Floor, Project No. 160734, Sheet 2200, Woods Bagot, November 2020



#### Appendix A. Arboricultural Reporting Assumptions and Limiting Conditions

- 1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership of any property are assumed to be good. No responsibility is assumed for matters legal in character.
- 2. It is assumed that any property/project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
- 3. Care has been taken to obtain all information from reliable sources. All data has been verified in so far as possible, however, the consultant can neither guarantee nor be responsible for the accuracy of the information provided by others.
- 4. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
- 5. Loss or alteration of any part of this report invalidates the entire report.
- 6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of the consultant.
- 7. Neither all nor any part of the contents of this report, nor any copy thereof, shall be used for any purpose by anyone but the person to whom it is addressed, without the written consent of the consultant. Nor shall it be conveyed by anyone, including the Client, to the public through advertising, public relations, news, sales or other media, without the written consent of the consultant.
- 8. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
- 10. Information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection.
- 11. Inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the plants or property in question may not arise in the future.



#### Appendix B. Explanation of Tree Assessment Terms

**Tree number:** Refers to the individual identification number assigned within the ArborSafe software to each assessed tree on the site and the number which appears of the tree's tag.

**Tree location:** Refers to the easting and northing coordinates assigned to the location of the tree as obtained from the geo-referenced aerial image within the ArborSafe software.

**Tree species:** Provides the botanic name (genus, species, sub-species, variety and cultivar where applicable) in accordance with the International Code of Botanical Nomenclature (ICBN), and the accepted common name.

**Trees in group:** The number of trees encompassing a collective assessment of more than one tree. Typically grouped trees have similar attributes that can be encompassed within one data record.

**Height:** The estimated range in metres attributed to the tree from its base to the highest point of the canopy. Where required height will be estimated to the nearest metre.

**Diameter at Breast Height (DBH):** Refers to the tree's estimated trunk diameter measured 1.4m from ground level for a single trunked tree. These estimates increase in 50mm increments. Where required DBH will be measured to give an accurate measurement for single trunked trees, trees with multiple trunks, significant root buttressing, bifurcating close to ground level or trunk defects and will be measured as per the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites*.

**Tree Protection Zone (TPZ)**: A specified area above and below ground and at a given distance measured radially away from the centre of the tree's trunk and which is set aside for the protection of its roots and crown. It is the area required to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. The radius of the TPZ is calculated by multiplying its DBH by 12. TPZ radius = DBH × 12. (Note "Breast Height" is nominally measured as 1.4m from ground level).TPZ is a theoretical calculation and can be influenced by existing physical constraints such as buildings, drainage channels, retaining walls, etc. (Standards Australia, 2009).

**Structural Root Zone (SRZ):** The area close to the base of a tree required for the tree's anchorage and stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. SRZ radius =  $(D \times 50)^{0.42 \times 0.64}$  (Standards Australia, 2009).

**Canopy spread:** The estimated range in metres attributed to the spread of the tree's canopy on its widest axis. Where required crown spread will be estimated to the nearest metre.

Category	Description
Locally Endemic	Occurs naturally in the local area and is native to a given region or ecosystem.
WA Native	Occurs naturally within the state but is not indigenous.
Australian Native	Occurs naturally within Australia and its territories but is not a state native or indigenous.
Exotic Evergreen	Occurs naturally outside of Australia and its territories and typically retains its leaves throughout the year.
Exotic Deciduous	Occurs naturally outside of Australia and its territories and typically loses its leaves at least once a year.

Origin: Refers to the origin of the species and its type.



#### Health: Refers to the health and vigour of the tree.

Category	Description
Excellent	Canopy full with even foliage density throughout, leaves are entire and are of an excellent size and colour for the species with no visible pathogen damage. Excellent growth indicators, e.g. seasonal extension growth. Exceptional specimen.
Good	Canopy full with minor variations in foliage density throughout, leaves are entire and are of good size and colour for the species with minimal or no visible pathogen damage. Good growth indicators, none or minimal deadwood.
Fair	Canopy with moderate variations in foliage density throughout, leaves not entire with reduced size and/or atypical in colour, moderate pathogen damage. Reduced growth indicators, visible amounts of deadwood, may contain epicormic growth.
Poor	Canopy density significantly reduced throughout, leaves are not entire, are significantly reduced in size and/or are discoloured, significant pathogen damage. Significant amounts of deadwood and/or epicormic growth, noticeable dieback of branch tips, possibly extensive.
Dead	No live plant material observed throughout the canopy, bark may be visibly delaminating from the trunk and/or branches.

#### Age: Refers to the life cycle of the tree.

Category	Description
Young	Newly planted small tree not fully established may be capable of being transplanted or easily replaced.
Juvenile	Tree is small in terms of its potential physical size and has not reached its full reproductive ability.
Semi- mature	Tree in active growth phase of life cycle and has not yet attained an expected maximum physical size for its species and/or its location.
Mature	Tree has reached an expected maximum physical size for the species and/or location and is showing a reduction in the rate of seasonal extension growth.
Senescent	Tree is approaching the end of its life cycle and is exhibiting a reduction in vigour often evidenced by natural deterioration in health and structure.

#### Structure: Refers to the structure of the tree from roots to crown.

Category	Description
Good	Sound branch attachments with no visible structural defects, e.g. included bark or acute angled unions. No visible wounds to the trunk and/or root plate. No fungal pathogens present.
Fair	Minor structural defects present, e.g. apical leaders sharing common union(s). Minor damage to structural roots. Small wounds present where decay could begin. No fungal pathogens present.
Poor	Moderate structural defects present, including bifurcations with included bark with union failure likely within 0–5 years. Wounding evident with cavities and/or decay present. Damage to structural roots.
Hazardous	Significant structural defects with failure imminent (3–6 months). Defects may include active splits and/or partial branch or root plate failures. Tree requires immediate arboricultural works to alleviate the associated risk.



**Useful Life Expectancy (ULE):** Useful life expectancy refers to an expected period of time the tree can be retained within the landscape before its amenity value declines to a point where it may detract from the appearance of the landscape and/or presents a greater risk and/or more hazards to people and/or property. ULE values consider tree species, current age, health, structure and location. ULE values are based on the tree at the time of assessment and do not consider future changes within the tree's location and environment which may influence the ULE value.

Category
0 Years
<5 Years
5–10 Years
10–15 Years
15–25 Years
25–50 Years
>50 Years

**Defects:** Visual observations made of the presenting defects of the tree and its growing environment that are, or have the capacity to impact upon, the health, structural condition and/or the useful life expectancy of the tree. Defects may include adverse physical traits or conditions, signs of structural weaknesses, plant disease and/or pest damage, tree impacts to assets or soil related issues.

**Tree Significance:** Includes environmental, social or historical reasons why the tree is significant to the site. The tree may also be rare under cultivation or have a rare or localised natural distribution.

**Arborist Actions:** A list of arboricultural and/or plant health care works that are aimed at maintaining or improving the tree's health, structural condition or form. Actions may also directly or indirectly reduce the risk potential of the tree such as via the removal of a particular branch or the moving of infrastructure from under its canopy.



#### Appendix C. Tree Retention Values

Based upon a modified version of the British Standard BS 5837–2012: Trees in relation to design, demolition and construction – recommendations.

Category and definition	Criteria (incl	uding sub-categories when	re appropriate)				
Category U							
Trees in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than 5 years.	<ul> <li>Trees that have a severe structural defect that are not remediable such that the failure is expected within 12 months.</li> <li>Trees that will become unviable after removal of other Category U trees (e.g., where for whatever reason the loss of companion shelter cannot be mitigated pruning).</li> <li>Trees that are dead or are showing signs of significant, immediate and irreversible overall decline.</li> <li>Trees infected with pathogens of significance to the health and or safety of ot trees nearby</li> <li>Low quality trees suppressing adjacent trees of better quality.</li> <li>Noxious weeds or species categorised as weeds within the local area.</li> <li>Note: Category U trees can have existing or potential conservation value* whim might make it desirable to preserve.</li> </ul>						
	1. Arboricultural Qualities	2. Landscape qualities	3. Cultural and environmental values				
Category A							
Trees of High Quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years.	Trees that are particularly good examples of their species, especially if rare or unusual (in the wild or under cultivation); or those that are important components of groups or avenues.	Trees or groups of significant visual importance as arboricultural and/or landscape features. (e.g. feature and landmark trees).	Trees, groups or plant communities of significant conservation, historical, commemorative or other value (e.g. remnant trees, aboriginal scar trees, critically endangered plant communities, trees listed specifically within a Heritage statement of significance).				
Category B							
Trees of Moderate Quality with an estimated remaining life expectancy of 15–25 years and of dimensions and prominence that cannot be readily replaced within 10 years.	Trees that might be included within Category A but are downgraded because of diminished condition such that they are unlikely to be suitable for retention beyond 25 years.	Trees that are visible from surrounding properties and/or the street but make little visual contribution to the wider locality.	Trees with conservation or other cultural value (trees within conservation areas or landscapes described within a statement of significance, locally indigenous species).				
Category C							
Trees of Low Quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable.	Trees of very limited value or such impaired condition that they do not qualify in higher categories.	Trees offering low or only temporary/transient landscape benefits. Trees with no materia conservation or other cultural value.					

\*Where trees would otherwise be categorised as U, B or C but have significant identifiable conservation, heritage or landscape value even though only for the short term, they may be upgraded, although they might be suitable for retention only.



		Health**										
		Excellent/ Good	Fair	Poor	Dead							
	Good	A	В	С	U							
ture	Fair	В	В	С	U							
Structure	Poor	С	С	U	U							
	Hazard*	U	U	U	U							

#### **Tree Quality**

\* Structural hazard that cannot be remediated through mitigation works to enable safe retention.

\*\* Trees of short term reduced health that can be remediated via basic, low cost plant health care works (e.g. mulching, irrigation etc.) may be designated in a higher health rating to ensure correct retention value nomination.

Category A	Typically trees in this category are of high quality with an estimated remaining life expectancy of at least 25 years and of dimensions and prominence that it cannot be readily replaced in <20 years. The tree may make significant amenity contributions to the landscape and may make high environmental contributions. In some cases, trees within this category may not meet the above criteria, however possess significant heritage or ecological value. Trees of this retention value warrant design consideration and amendment to ensure their viable retention.
Category B	Typically trees in this category are of moderate quality with an estimated remaining life expectancy of 15– 25 years and prominence of size dimensions that cannot be readily replaced within 10 years. They may make moderate amenity contributions to the landscape and make low/moderate environmental contributions. Trees with this retention value warrant lesser design consideration in an attempt to allow for their retention.
Category C	Trees in this category are of low quality with an estimated remaining life expectancy of 5–15 years, or young trees that are easily replaceable, may have poor health and/or structure, are easily replaceable, or are of undesirable species and do not warrant design consideration.
Category U	Trees in this category are found to be in such a condition that they cannot realistically be retained as viable trees in the context of the current land use for longer than five years. These trees may be dead and/or of a species recognised as a weed that resulted in them being unretainable.



#### Appendix D. Plant Health Care and Mulching

#### Guide to plant health tonics and root growth stimulants

Considering the varying sizes of trees in common urban landscapes, it is suggested that an application volume of combined water and product solution of 80–150L for small to medium sized trees (5-10m height), 150–250L for medium to large sized trees (10-20m height) and 250–400L for large to very large sized trees (+20m height). Note: a lesser volume of total mixed product could be used if a more concentrated mix is drenched and water irrigation used to further drench the area and therefore dilute the stronger mix application.

The following product recommendations have been based on previous successful works undertaken by ArborSafe. The information provided is to be used as a general guide only, depending on your tree species, health or location. We recommend you always refer to the manufacturers label before applying any product. You may need to further consult with ArborSafe or your Project Arborist to develop a more specific program for your tree needs.

- Soil Conditioner concentrate such as Kelpro, Seasol or similar 600–800mL/100L of water. A concentration of beneficial nutrients stimulating plant growth and root establishment, ideal for trees under stress.
- Nitrogen Boost concentrate such as Nitrosol liquid plant food or similar 300mL/100L of water. A generalpurpose fertilizer that contains a nitrogen boost (the most abundantly used element for tree growth). NB: Care must be taken when applying general fertilizer, particularly where plants can be affected Phosphorus toxicity.
- **Root Biostimulant** concentrate such as Auxinone or similar 400mL/100L of water. A scientific blend of hormone root growth stimulants and vitamins assisting in the regeneration of roots.
- Microbial Formulation concentrate such as Noculate Liquid or similar 500mL/100L of water. Generally
  containing strains of beneficial soil microorganisms, humic acid, kelp, essential amino acids, vitamins, biotin,
  folic acid and natural sugars designed to enhance the establishment of beneficial microbial populations.
- Carbohydrate Energy Source such as Molasses 500-800mL/100L of water. Molasses is the by-product of sugar refining. It contains all the nutrients from the raw sugarcane plant and is a carbohydrate energy source that feeds soil microorganisms and increases microbial activity.
- **Surfactant/Wetting Agent** (optional) such as Dispatch (Liquid) 200–300ml/100L of water. Improves the infiltration and penetration of applied water and irrigation.

We recommend you always refer to the manufacturers label before applying any product using the above as a guide only.

#### Guide to mulching and maintenance for established trees

Whether a tree is a newly planted young tree, or a well-established mature tree, the area around its base is a key factor in its long-term retention and viability. Maintaining a soil environment that is conducive to tree root development is vital for trees of all ages. This guide provides information on appropriate maintenance practices around the base of trees including mulching and the restriction of activities that may cause harm to tree roots or trunks.



#### 1. Why mulch?

Mulching is a plant health care action which can be undertaken to improve plant and soil health (Figure 14), as well as overall landscape aesthetics. Placing an organic (or sometimes inorganic) material on the soil surface reduces the level of direct sunlight contact. Mulching should not be confused with composting which involves incorporating organic matter such as composts or manures into the soil profile. All plants in their natural ecologies (except for some arid and coastal ecologies) are naturally mulched by the falling of leaves, bark, flowers and other organic material.

This action is of great importance in successful cultivation of plants as it:

- assists in the regulation of soil moisture and temperature levels
- helps to suppress weeds
- minimises soil compaction
- reduces run-off during periods of heavy rain
- adds organic matter to the soil, and
- improves overall structure, nutrition and water holding composition.

Mulch is best comprised of organic materials such as wood chips, leaf litter, straw or hay as these will degrade over time. Long-term mulching improves soil health and structure as it encourages the activities of earthworms, microflora and beneficial fungi. Inorganic materials such as stones and gravel can be moderately effective as mulch but will not provide the ongoing improvements to soil health.



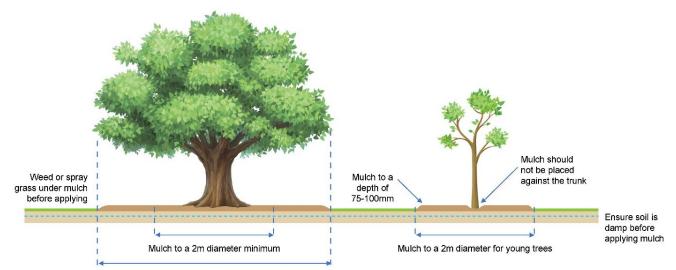
Figure 14. An excellent example of how to mulch a young tree. (Lachlan Andrews, September 2015).



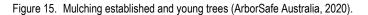
#### 2. How to mulch

- Apply mulch to damp soil, as placing over dry soil makes it difficult to rehydrate. Applying during the cooler months of the year is an ideal time.
- If mulching on top of a pre-existing grass area, grass or weeds must first be hand weeded and/or sprayed with a
  non-selective herbicide and left to wilt and die before applying mulch.
- Mulch should be applied at a uniform thickness of 75–100mm and re-applied approximately every 12 months. Do not place mulch up against the trunk of a tree as the damp mulch can cause bark to decay.
- Apply over a wide area, at least as large as a tree's crown projection (preferably larger), within and outside the current root mass to encourage lateral root development and expansion.
- Wood chip mulch (such as that generated from wood chippers) is considered an ideal mulch for landscape use as it contains a wide variety of materials that are of different sizes (such as bark, foliage and timber), is relatively cheap to purchase, and can be obtained in large quantities. Stockpiling of mulch after tree contractors have conducted works at a site is a way of generating 'free' mulch and ensuring that plant material from tree pruning and/or removals is recycled on site, not imported from external suppliers, saving costs and making the site more self-sustaining.
- The use of mulch made from pine bark or red gum chips are discouraged as they seldom degrade and therefore do not add nutrition to the soil profile. The uniform particle size and resin content can provide an impervious layer to water as well as retarding gaseous exchange.
- Mulching within the canopy areas of larger trees (Figure 15) can not only improve long-term tree health but can
  also act to reduce tree risk by decreasing the number of targets that pass and/or congregate under their
  canopies. This in turn will minimise the likelihood of injury in the event of a branch failure.
- When using wood chip mulch, ensure that if it has been made from live plant material that is stored and allowed to compost for between 3 and 6 months prior to use. Never apply fresh, 'green' mulch around trees as this can induce what is called the nitrogen drawdown, which can result in the removal of nitrogen from the soil resulting in plants with nutrient deficiencies.

For further information refer to the Australian Standard AS 4454–2012: Composts, Soil Conditioners and Mulches.



Mulching to edges of tree canopy or further for larger trees is ideal





#### 3. Root and trunk damage

The function of tree roots is primarily to provide water and nutrient uptake for the tree, provide stability through structural roots that anchor it to the ground and as a means of food and nutrient storage. Damage to tree roots can lead to a reduction to any or all of these functions.

Damage to tree roots (Figure 16 and Figure 17) and the lower portion of a tree's trunk is a common and often unnecessary occurrence that can lead to the entry of decay fungi into a tree's structural framework. Once present, decay may develop in larger structural roots and/or the base of the trunk, which can result in a reduction in tree health and in severe cases even compromise stability.

Works such as trenching and excavation are often the cause of root damage to trees. Refer to ArborSafe's Guide – Tree protection during construction or the Australian Standard AS 4970–2009: *Protection of Trees on Development Sites* for things to consider when performing construction activities near trees.

Everyday activities such as grass cutting via mowing or brush cutters can result in serious root damage or wounding to the lower trunk. Young trees with their trunks damaged by machinery often need replacing, while damage to the trunks and/or surface roots of established trees is not only detrimental to tree health but can also result in costly repairs to machinery.

Another advantage to mulching around the trunk and root crown is that it limits damage to both parts from mowing equipment. This in turn reduces mechanical damage and compaction.



Figure 16. An example of damage to tree roots caused via mowing. (Luke Dawson, June 2017).



Figure 17. Image showing wound caused to upper portion of surface root by mower. (Luke Dawson, June 2017).



#### 4. How to avoid root and trunk damage

The following points serve to highlight ways to avoid damage to tree roots and trunks caused via grass cutting activities:

- Mulching around young and established trees negates the need for brush cutter and/or lawn mower use around the base of a tree. Mulching therefore not only creates a barrier between tree roots and trunk that are susceptible to damage, it improves soil condition, minimises soil compaction and decreases the total area required for mowing.
- Where mulching is not feasible, raising the cutting height of mowers and maintaining grass at a greater height can avoid unnecessary 'scalping' of roots and damage to mowers/blades.
- Where surface roots are located away from the trunk and in a location where neither the application of mulch
  nor the raising of mower height is inappropriate, it may be possible to raise the soil grade directly around the
  root/s to minimise damage. It is important that the application of new material does not result in significant
  changes to the soil profile that may inadvertently damage roots. Material applied should be permeable and allow
  the development of turf which will protect the roots. Coarse sand or a planting mix with a high sand to organic
  matter ratio (e.g. 80/20 mix) spread at a depth of 75–100mm could suitably protect the surface root from
  damage, while allowing turf to redevelop within the area.
- ArborSafe is able to answer any questions regarding the material, depth and method of application to be used to ensure the tree/s remain viable for the long-term.

#### Appendix E. Tree Assessment Data

Tree no.	Botanical Name	Common Name	Trees in group	DBH Total (cm)	DRB (cm)	Radial TPZ (m)	TPZ area (m2)	Radial SRZ (m)	Tree Height (m)	Canopy (m)	Health	Structure	Age	TLE (Yrs.) Defects	Significance	Arborist comments	Tree Quality Score	Tree Retention value subcategory	Recommendation
1	Corymbia citriodora	Lemon-scented Gum	1	69	85	8.3	215.38	3.1	15-20	10-15	Fair	Fair	Semi- Mature	Crossing/rubbing branches; Deadwood/stubs > 100mm; 10-15 Dieback; Previous failure(s); Resin exudation/kino; Soil compaction;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree showing signs of reduced health/vigour. Evidence of previous limb failure(s).	В	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
2	Corymbia citriodora	Lemon-scented Gum	1	41	52	4.9	76.05	2.5	15-20	5-10	Fair	Fair	Semi- Mature	10-15 Co-dominant stems; Deadwood/stubs < 30mm; Inappropriate location;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Located in close proximity to adjacent inspection pit. Contacting pole at base.	В	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
3	Corymbia ficifolia (hybrid)	West Aust. Red Flowering Gum	1	30	35	3.6	40.72	2.1	5-10	5-10	Fair	Fair	Semi- Mature	10-15 Co-dominant stems; Deadwood/stubs < 30mm; Dieback; Epicormic growth;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree showing signs of reduced health/vigour.	с	1	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
4	Corymbia citriodora	Lemon-scented Gum	1	50	63	6.0	113.10	2.7	15-20	10-15	Fair	Fair	Semi- Mature	10-15 Deadwood/stubs < 30mm; Dieback; Exposed root(s); Mechanical damage to root(s); Soil compaction;	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree by entrance way showing signs of reduced health/vigour.	В	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
5	Ficus microcarpa var. hillii	Hill's Weeping Fig	1	127	137	15.0	706.86	3.8	10-15	15-20	Fair	Fair	Mature	Co-dominant stems; Damaging infrastructure; Deadwood/stubs > 30mm; Decay, Dieback; Disease 10-15 pathogens; Exposed root(s); Hanger(s); Included bark; Major root damage/severance; Mechanical damage to root(s); Poor pruning; Soil compaction; Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : An establised tree located within existing parking area exhibiting exposed/damaged roots, minor sooty mould and noticable crown thinning/die back possibly associated with root damage/soil compaction. Site observations would indicate that significant roots extend well beyond dripline under existing surfacing.	В	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
6	Ficus microcarpa var. hillii	Hill's Weeping Fig	1	106	99	12.7	508.30	3.3	15-20	15-20	Good	Fair	Mature	Co-dominant stems; Damaging infrastructure; Deadwood/stubs > 30mm; Disease pathogens; Included bark; Mechanical damage to root(s); Previous failure(s); Soil compaction; Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree located within existing parking area showing signs of good health and vigour despite minor sooty mould affliction and possible sun scorch in upper crown. Evidence of previous scaffold limb failure/vehicle impact on lower stem. Roots lifting adjacent asphalt seal.	В	12	Retain tree with specific protection requirements (i.e. Generic measures plus supervision of works within the TPZ and/or use of root sensitive construction techniques).
7	Jacaranda mimosifolia	Jacaranda	1	38	44	4.6	65.33	2.3	5-10	5-10	Fair	Poor	Semi- Mature	10-15 Co-dominant stems; Decay; Epicormic growth; Exposed root(s); Poor pruning; Weak union(s); Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Tree form has been diminished by historic lopping practices.	с	12	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
8	Jacaranda mimosifolia	Jacaranda	1	55	55	6.6	136.85	2.6	5-10	5-10	Fair	Poor	Semi- Mature	Co-dominant stems; Crack(s)/split(s); Crossing/rubbing 10-15 branches; Decay; Epicormic growth; Poor pruning; Soil grade changes; Weak union(s); Wound(s);	Attractive landscape feature; Amenity value/shade;	26-11-2020 : Nick Arnold : Form has been diminished through historic lopping practices and clearances for adjacent overhead lines. Additional evidence of soil grade changes.	с	12	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.
9	Callistemon sp.	Bottlebrush	1	45	47	5.4	91.61	2.4	5-10	5-10	Fair	Fair	Semi- Mature	5-10 Co-dominant stems; Crossing/rubbing branches; Decay; Epicormic growth; Poor pruning; Wound(s);	Amenity value/shade; Screen value;	26-11-2020 : Nick Arnold : Historic lopping has dimished form and likely reduced ULE.	с	2	Remove - tree located within proposed development footprint or has major encroachment into its TPZ.





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ArborSafe

## Bassendean Hotel Landscape Architecture Concept Design Report



05/02/2021



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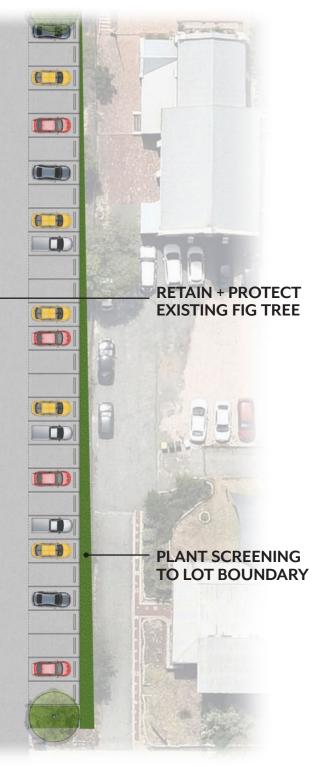
05. Elevations + Sections

06 Tree Strategy

## **02. Landscape Plan**



COURTYARD TWO





### **CONCEPT PLAN - COURTYARD 1**



#### LOCATION PLAN

#### LEGEND

- 1 Play Space refer to detail plan
- 2 Entrance from street
- 3 Alfresco courtyard screen
- 4 Banquette seating
- 5 Garden bed
- 6 Arbor
- (7) Undercover alfresco zone
- 8 Outdoor bar
- 9 Circular planter
- 10 Brick paving
- (1) Timber decking
- (12) Cobblestone threshold
- (13) Washed aggregate concrete
- 14 Play space 'bar'



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4

## **DESIGN IMAGERY**









1

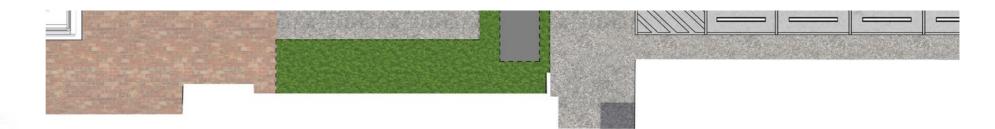
## COURTYARD ONE CONT...







### CONCEPT PLAN - COURTYARD 2





#### LOCATION PLAN

#### LEGEND

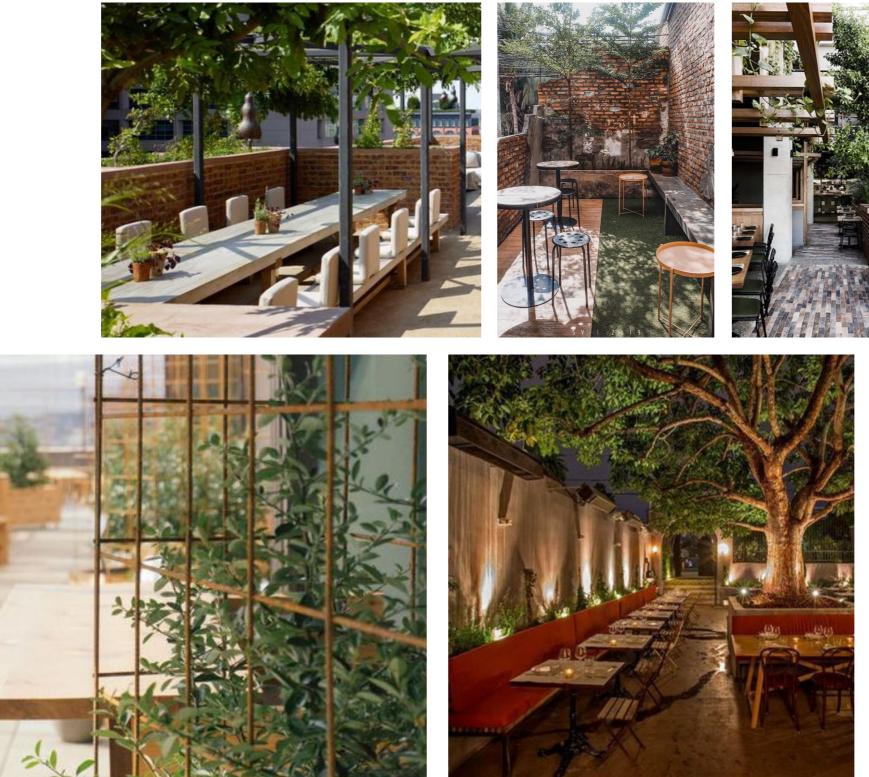
- 1 New stairs
- 2 Outdoor bar
- 3 Banquette seating
- (4) Circular planter with feature tree
- 5 Timber decking
- 6 Washed aggregate concrete type l
- (7) Washed aggregate concrete type 2







### **DESIGN IMAGERY**





# **03.** Materiality















# 04. Playground

## OVERLAY 1: HISTORIC BASSENDEAN

A playground design which tells the stories of Bassendean's local history in a way that is exciting and playful. Children connect strongly to memorable, recognisable elements such as a train or animals. The playground could draw inspiration from the following:





1. Railway



2. Connection to the Swan River



3. Historic Architecture







## **OVERLAY 2:** PLAYFUL AND WHIMSICAL

A memorable and colourful playground which allows children's imaginations to run wild. A playground which fits in as many different playable elements and play experiences as possible using different senses and catering for a range of physical abilities. An underlying focus on play outcomes rather than story telling.





7



1. Open Ended Play



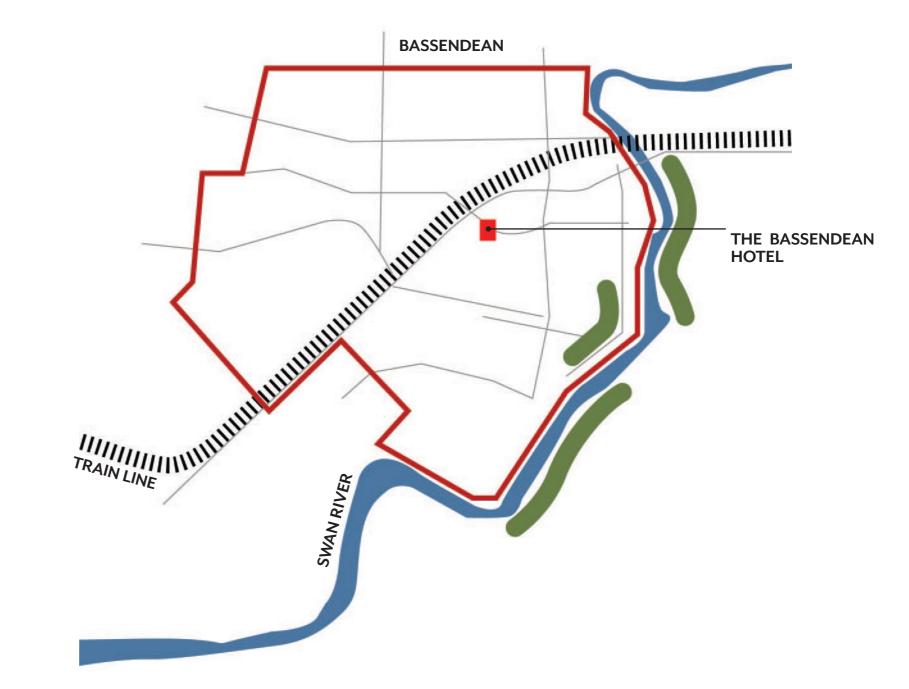
2. Maximise diverse play opportunities



3. Colourful and fun







### PLAYGROUND DRIVING CONCEPT

The proposed playground concept celebrates the Bassendean Hotel's surrounding context. The Swan River and the train line will form the structure of the playground design. Local fauna found along the river and it's banks provides the inspiration for a draw card play element.

+



1. Midland Train Line



2. The Bassendean Hotel



3. The Swan River

+



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4. Local Wildlife



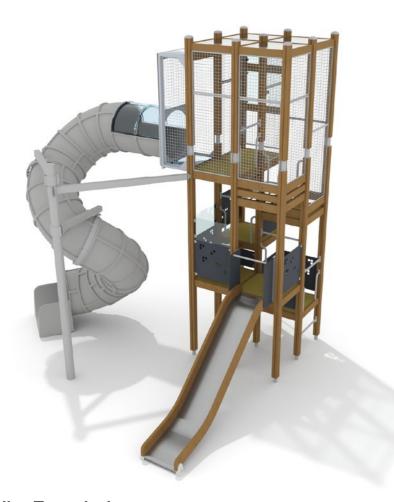
8







# PLAY ELEMENTS



**Custom Train** 



**Chalk Board** 



Skyline Tower by Lappset





Hop Scotch

Boat

Drum Tubes

Log Steppers



Swan Inspired Art Mural



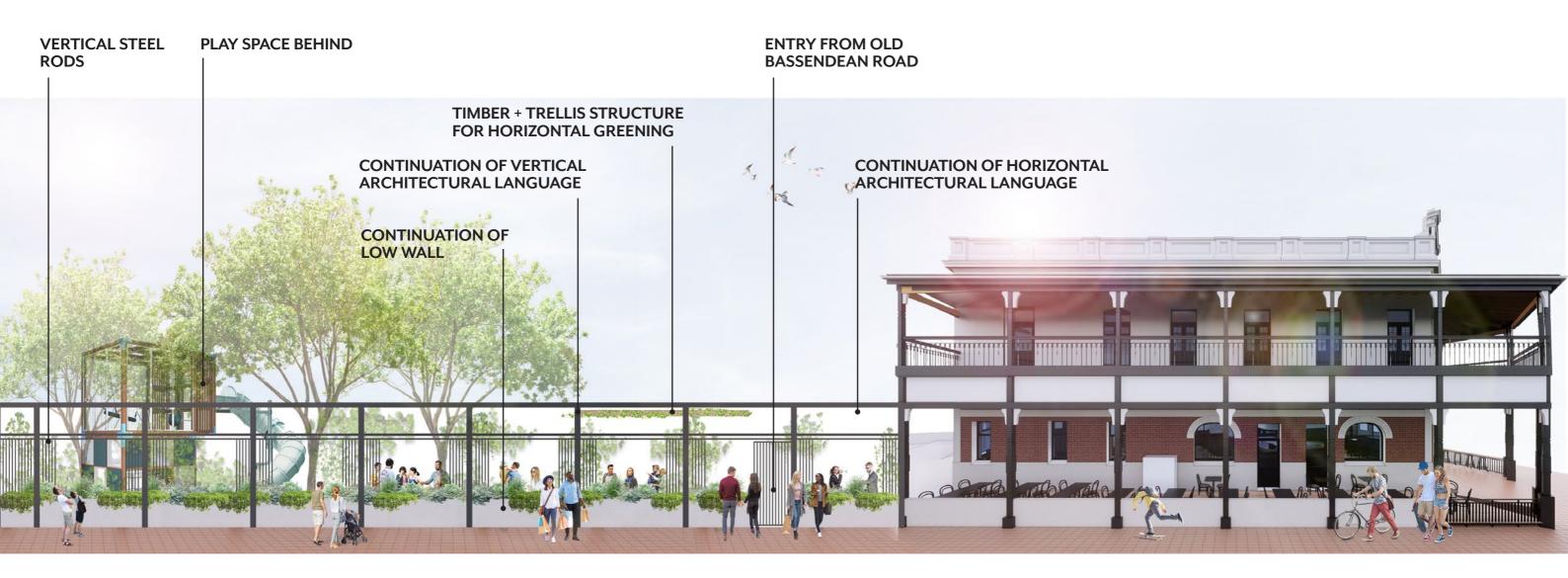
Noughts +

10

Crosses

# **05. Elevations + Sections**

# OLD BASSENDEAN ROAD ALFRESCO FACADE



# PARKER STREET FACADE



# SECTION THROUGH COURTYARD 1



LOCATION PLAN



# **06. Tree Strategy**



Existing street tree to be retained and protected

Ficus sp. to be retained and protected

Caesalpinia ferrara 'Leopard Tree'

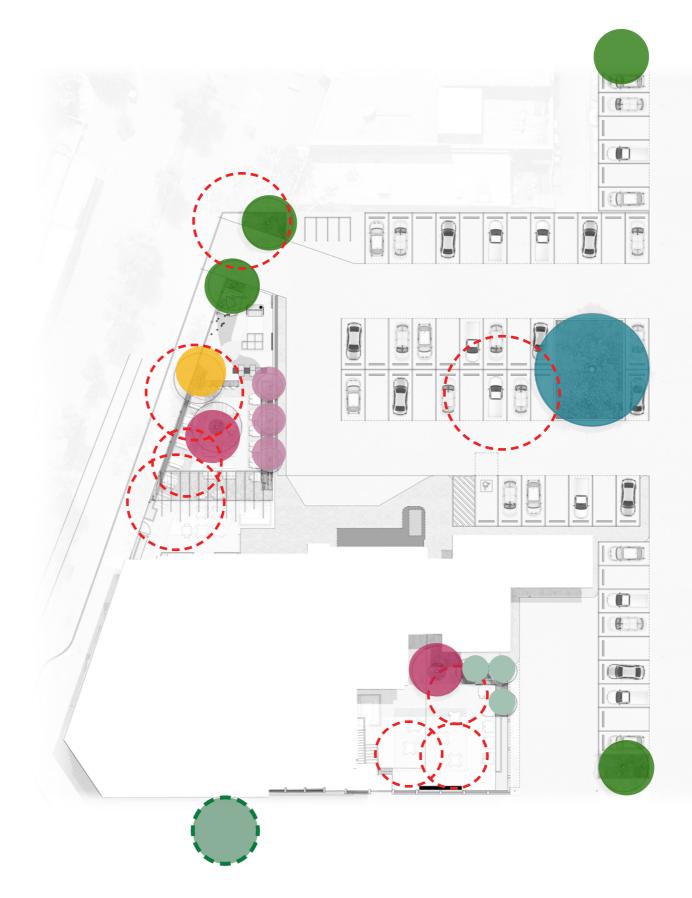
Pyrus calleryana 'Chanticleer'

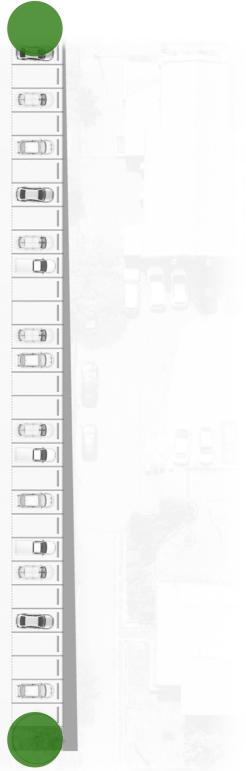
Pistacia chinensis 'Chinese Pistachio'

Eucalyptus victrix 'Little Ghost Gum'

Agonis flexuosa in car park

Existing tree to be removed





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# **07. Planting Palette**

# TREES











Caesalpinia ferrara 'Leopard Tree'

Pyrus calleryana 'Chanticleer'

Pistacia chinensis

Agonis flexuosa

Eucalyptus victrix 'Little Ghost Gum'

# **GROUND COVERS/LOW SHRUBS**



Helichrysum petiolare



Viola hederacea



Dichondra 'Silver Falls'



Dichondra repens



Trachelospermum 'Flat Mat'





Senecio 'Chalk sticks' Lavender species

# **STRAPPY LEAF PLANTS**













Lomandra 'Seascape'



Dianella revoluta



Liriope Emerald Cascade

Festuca glauca

Lomandra 'Tanika

Dietes bicolor



Hardenbergia meema



Casaurina "Cousin it"

# SHADE



Asplenium nidus

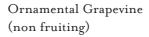


Liriope Emerald Cascade

Amethyst Liriope muscari 40 x 40 cm

# **CLIMBING PLANTS**







evine Trachelospermum climbing star jasmine

ermum -





Westringia Low Horizon







Cyathea cooperi

Blechnum 'Silver Lady'

Clivia miniata



Ficus pumila



Hoya australis



Liriope Isabella



Viola hederacea



Hibbertia scandens



Hibbertia scandens

# PLAYGROUND MIX



Dwarf Woolly Bush



Eremophila glabra 'Roseworthy'



Lomandra 'Tanika'



Eremophila 'Blue Horizon'

Please feel free to contact us on the below regarding any inquiries.

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# Bassendean Hotel Refurbishment

# Acoustic Report

**Development Application** 

Prepared for: Queenrise Corporation Pty Ltd Date: 03 December 2020 Prepared by: Imran Khan Ref: 301270003

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# Revision

Revision	Date	Comment	Prepared By	Approved By
001	02/12/2020	Draft DA Issued for Review	IK	IK
002	03/12/2020	DA Issued for Information	IK	IK

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# Executive Summary

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

Noise impact from the proposed introduction of outdoor areas has been assessed to criteria in accordance with the "WA *Environmental Protection (Noise) Regulations 1997*" (EPNR).

Noise modelling was used to assess patron noise emissions from the alfresco areas (being the dominant source of noise outside the building) and recommendations have been made based on predicted results. A 3D noise model was developed using the software package SoundPLAN 8.2 to predict the noise impact of patron activity on the nearest sensitive receivers located on Old Perth Rd, Kenny St, Parker St and Wilson St.

Noise management measures have been provided for other noise sources associated with the development. The noise sources considered are:

- Patron activity;
- Music;
- Mechanical services equipment;
- Car parking;
- Loading bays;
- Playground; and
- Waste collection and rubbish disposal.

In determining the impact on the acoustic amenity of the area, the existing acoustic environment must be considered. Noise emissions from the refurbished venue should be managed such that they do not increase above current levels. Stantec are not aware of any noise complaints against the venue in its current operation.

In summary, in view of the available information, we consider that the refurbishment and proposed expansion of the Bassendean Hotel will be able to comply with the EPNR. The predictions in this report consider that the assumptions, building recommendations and noise management measures provided will be implemented.



# 1. Introduction

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

This report has been prepared as part of supporting documentation pertaining to the Development Application for the project. The noise regulations applicable to the project are the *"WA Environmental Protection (Noise) Regulations 1997"* (EPNR).

## 1.1 Site Description

The site is located on the corner of Old Perth Rd and Parker St in Bassendean, being approximately 100m east of Guildford Rd and the Bassendean passenger train station.

The project location and surrounds are indicated in Figure 1. New alfresco areas are shown in solid magenta.

The project site is largely surrounded by commercial developments, being located in a town centre area, with residentially zoned areas to the south.



Source: Nearmaps / Google Maps Figure 1: Project Location



# 1.2 Scope Limitations

The following items are not part of this scope of work:

- Internal acoustic aspects of the building (e.g. internal noise levels, reverberation time);
- Construction noise and vibration management; and
- Provision or update of an operational noise management plan for the hotel.



# 2. Acoustic Criteria

### 2.1 Environmental Noise Emissions

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A:

"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."

Town of Bassendean Local Planning Scheme Maps No. 1 & 2 (dated 11 January and 09 July 2019 respectively) were accessed via the WA Department of Planning Lands and Heritage website and were used in the determination of the influencing factor. The maps show the zoning of the area around the project site with reference to Local Planning Scheme 10 (LPS4) and the Metropolitan Regional Scheme (MRS).

The immediate area of the site is zoned as a 'Town Centre' area, surrounded by commercial or mixed-use developments, with residentially zoned premises further south along Kenny, Parker and Wilson streets. Residentially zoned areas will be considered as noise sensitive premises in highly sensitive areas, while areas zoned as 'Town Centre' will be considered as noise sensitive premises in 'areas other than highly sensitive areas', which per the EPNR have the same criteria as commercial developments (Table 2). Stantec believe that these criteria are appropriate for a vibrant Town Centre area.

The nearest noise sensitive receivers in the vicinity of the project are identified in Table 1 and shown in Figure 2.

Receiver	Zoning
Residences at 12 & 15 Kenny St	Residential
Residences at 13 & 16 Parker St	Residential
Residences at 3 & 4 Wilson St	Residential
St Mark's Anglican Church (2 Wilson St)	Town Centre
Bassendean Memorial Library (46 Old Perth Rd)	Town Centre
Commercial developments along Old Perth Rd	Town Centre

#### Table 1: Noise sensitive receivers





Source - Nearmaps

#### Figure 2: Nearby noise sensitive receivers and town centre areas

#### 2.1.1 Assigned Levels

Table 2 summarises the assigned levels at the nearest noise sensitive premises. For highly sensitive areas, this includes an Influencing Factor (IF) as described in Section 2.1.2. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

#### Table 2: Assigned levels

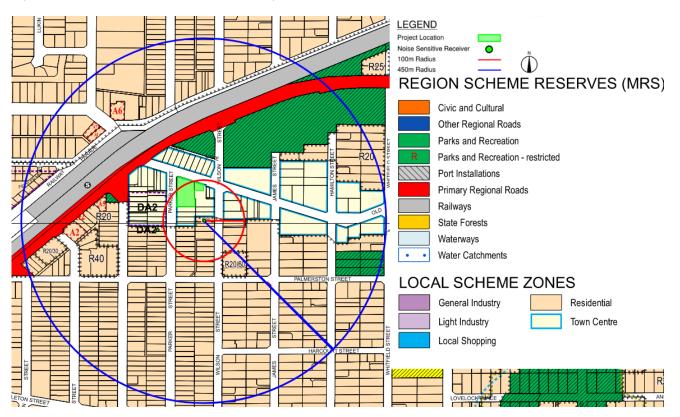
Type of premises receiving noise	receiving Time of day		Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>	
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF	
	0900 to 1900 hours Sunday & public holidays	40 + IF	50 + IF	65 + IF	
	1900 to 2200 hours all days	40 + IF	50 + IF	55 + IF	
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	35 + IF	45 + IF	55 + IF	
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80	
Commercial premises	All Hours	60	75	80	
Industrial and utility premises	All Hours	65	80	90	



#### 2.1.2 Influencing Factor

The influencing factors for the residential premises identified above are 4 - 7 dB, as summarised in Table 4. This results from identifying major roads and land zoning types surrounding the premises.

Figure 3 indicates the land use zones surrounding 4 Wilson St.



Source: WA Department of Planning, Lands and Heritage Figure 3: Zoning map of areas surrounding receiver at 4 Wilson St

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on the 30<sup>th</sup> November 2020. The available traffic data has been presented in Table 3. Guildford Rd is identified as the nearest major transport corridor, with data for other minor roads within 450m of the site not recorded by MRWA.

#### Table 3: Traffic count data (MRWA)

Tropoport Corridoro	EPNR		Average Daily Traffic Volumes					
Transport Corridors	Classification <sup>1)</sup>	2015/16	2016/17	2017/18	2018/19	2019/20		
Guildford Rd (West of West Rd)	Major Road	-	-	-	20,142	-		

1) As defined by the EPNR. Secondary roads have between 6000-15000 vehicles per day. Major roads have greater than 15000 vehicles per day.



Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors / Sporting Venues	Influencing Factor
12 Kenny St	19 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	7 dB
	7 % within 450m radius	0 % within 450m radius	in inner circle	7 UB
15 Kenny St	25 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	4 dB
	8 % within 450m radius	0 % within 450m radius	in outer circle	4 UB
13 Parker St	31 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	4 dB
15 Faiker St	9 % within 450m radius	0 % within 450m radius	in outer circle	4 00
16 Parker St	33 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	4 dB
TO FAIREI SI	8 % within 450m radius	0 % within 450m radius	in outer circle	4 UB
3 Wilson St	36 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	4 dB
	9 % within 450m radius	0 % within 450m radius	in outer circle	4 00
4 Wilson St	27 % within 100m radius	0 % within 100m radius	Guildford Rd (major road)	4 dB
	12 % within 450m radius	0 % within 450m radius	in outer circle	4 00

#### Table 4: Influencing factor (IF) for noise sensitive (residential) receivers

#### 2.1.3 Noise Character Adjustments

Regulation 7 states that the noise character must be "free" of annoying characteristics, namely ---

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 5.

#### Table 5: Noise character adjustment

	here noise emission i are cumulative to a m	Adjustment where no	ise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

#### 2.1.4 Noise Emissions from Mechanical Services

Typically, projects of this type involve noise emissions from mechanical services such as air conditioning units, refrigeration condensers and mechanical plant.

It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

Given that data from mechanical plant manufacturers is generally limited to broadband data or in 1/1 octave band value, it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required yet is typically unavailable.

Therefore, a -5 dB penalty shall be conservatively assigned to the noise criteria when assessing noise emissions from mechanical equipment.

As the mechanical design is still in progress, mechanical plant selections will be reviewed in the later stages of design to ensure compliance to the EPNR.



# 3. Predictive Noise Assessment

Noise emissions from the proposed development will be primarily due to:

- Music and patron activity;
- Mechanical equipment; and
- Waste collection and rubbish disposal.

#### 3.1 Noise Model Scenario

#### 3.1.1 Operating Hours

Trading hours of the proposed development will be defined in its liquor license. Indicative operating hours for the refurbished Hotel are summarised in Table 6. These hours span the day, evening and night-time periods of the EPNR. Night-time operations and maximum patronage in the outdoor areas will be considered as a worst-case scenario for noise emissions.

#### Table 6 : Operating Hours

Day	Open	Close
Monday to Sunday	10 AM	12 Midnight

## 3.2 Noise Model Inputs

Noise emissions from the outdoor area were calculated using 3D noise modelling software (SoundPLAN 8.2).

ISO 9613-2:1998 industry noise propagation standard has been used for the noise model predictions. The noise model has taken into account noise source levels, distance from sources to receivers and screening effects due to the existing buildings, retaining walls/terrain effects and proposed outdoor bars.

#### Receivers

All noise receivers were located at 1.4 m above ground or each floor level and 1 m away from the receiving façade. Reflected noise from the building façade is included in the received noise levels.

#### Topography

Ground topography of the area surrounding the project site has been sourced from Geoscience Australia, '5 Metre Digital Elevation Model (DEM) of Australia derived from LiDAR' and processed with QGIS 3.6 software for use in SoundPLAN 8.2.

As the alfresco areas are intended to be partially or fully sunken, topographical data in these areas (Courtyard 1, Playground and Courtyard 2) was modified to represent the intended landscaping that forms part of the project.

A ground absorption coefficient of 0.6 was used to suit suburban conditions, which is in between a soft ground condition (1) and reflective ground condition (0).

#### **Patron Noise Levels**

A predictive desktop study has been undertaken to determine the impact of patrons in the new alfresco areas on the nearest noise sensitive receivers. Patron activity in the outdoor areas is expected to have a significantly greater noise impact on the nearest noise sensitive receivers than patron noise from within the building.

It is noted that patrons are able to move freely between the venue's indoor and outdoor areas. The maximum capacity of patrons in the alfresco areas has been considered as the worst-case scenario for environmental noise emissions.

Patrons were assumed to be evenly distributed around the alfresco areas and predominantly seated. Patrons were represented by area noise sources at heights of 0.8m.

The following papers were considered for the computation of Sound Power Levels of patrons in the alfresco areas:



- 1. Australian Acoustical Society (Western Australian Division), Technical Meeting 10 Mar 2016 on the topic of "Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens." (refer Appendix C);
- 2. Technical research paper "Prediction of Noise from Small to Medium Sized Crowds", (Hayne et al., Nov 2011, *Proceedings of Acoustics*, Conference Gold Coast Australia, pp. 133-140);
- 3. Association of Australian Acoustical Consultants, AAAC, 2019. "Licenced Premises Noise Assessment Technical Guideline". Version 1.0; and
- 4. J H Rindle, 2015, "The Acoustics of Places for Social Gatherings", Proceedings of EuroNoise, Maastricht.

Table 7 presents the relevant  $L_{10}$  Sound Power Level (SWL) formulae for 'N' number of patrons from each reference above, with appropriate corrections where the formula predicts the  $L_{eq}$ .

Ref.	L <sub>10</sub> SWL Formula	Comments		
1	91 + 10.Log (N/100) + 3	Paper presents $L_{eq}$ SWL of 100 patrons in alfresco area. Correction of +3 dB per Ref.2 for $L_{10}$ SWL. Logarithmic average of 5 acoustic consultants' data, excluding the highest and lowest values.		
2	15.Log (N) + 67 – 3	Paper presents L <sub>10</sub> SWL formula of up to 100 patrons in a typical outdoor social setting. Correction of -3 dB for random orientation of patrons, per paper.		
3	87 + 10.Log (N/100) + 3	Based on Table 1 Talker $L_{WA}$ of 100 patrons (Scenario N). Correction of +3 dB per Ref.2 for $L_{10}$ SWL. Patron SWLs include indoor room effects.		
4	76 + 10.Log (N) + 3	Paper presents $L_{eq}$ SWL for a single patron. Correction of +3 dB per Ref.2 for $L_{10}$ SWL. Patron SWLs include indoor room effects.		

 Table 7: Sound Power Level prediction formulae for 'N' number of patrons

Based on the literature review, References 1 and 2 address outdoor area patron noise, which excludes room effects that are not applicable to outdoor areas. The method in Reference 2 was selected to calculate the  $L_{10}$  Sound Power Level of patrons, as it presents a direct  $L_{10}$  formula with spectral data, provides a correction value for random orientation of sources and is applicable to outdoor social settings. In addition, the formula outputs a value in the middle of the range of papers reviewed.

The predicted Sound Power Level of patrons in the alfresco areas are summarised in Table 8. As a worst-case for noise emissions, the maximum allowable number of patrons for each area has been used. Typical spectrum is from Reference 2.

	Sound		1/1 Octave Band Sound Power Level (dB)				
Noise Source	Power Level, L <sub>10</sub> dBA	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Courtyard 1 – 185 Patrons	98	84	85	88	91	92	93
Courtyard 2 – 209 Patrons	99	84	86	89	92	93	93

As music in the alfresco areas is to be ambient in nature only, the contribution of music noise at the receiver is considered to be insignificant compared to patron noise levels. Document 2 also notes that larger crowds of patrons tend not to exhibit tonal characteristics, hence no adjustments to the received noise level for intrusive characteristics have been applied.



#### Music and Patron Noise within the Building

It is expected that patron noise from within the building will be adequately attenuated by the external façades, with the contribution to received noise emissions being insignificant compared to the noise from music and patrons in the alfresco areas.

During the refurbishment of the building, the following actions should be taken:

- Doors should be fitted with acoustic perimeter and drop seals; and
- Existing door and window seals should be checked to ensure there are no paths of noise leakage present.

Any amplifier / PA system used must be calibrated in level such that noise emissions from within the building do not become dominant at the site boundary. This should be determined by site measurements.

Given these considerations and the prescribed managements measures (Section 4.1), this noise source has not been included in the model.

#### **Outdoor Music Noise**

Music is expected to be present in the alfresco areas through the use of outdoor speakers.

Music must be at a 'conversational' level only and not be audible at nearby receivers.

Note that where the noise received at a premises is music, adjustments to the received level are required when assessing compliance to the EPNR. Should music become audible and dominant, adjustments of +10 to 15 dB are required per Table 5. This would likely result in non-compliance to the EPNR.

Noise management measures to control music emissions have been provided in Section 4.1. This source has therefore not been considered in the noise model.

#### **Mechanical Services Noise**

Mechanical services noise must comply with the EPNR criteria at all receivers and at all times of the day.

Assuming that mechanical plant will be selected/attenuated such that compliance with the EPNR will be achieved, it has not been considered in the noise model.

Treatment to mechanical services vents may be required such that noise emanating from within the building is adequately attenuated.

#### **Noise Barriers**

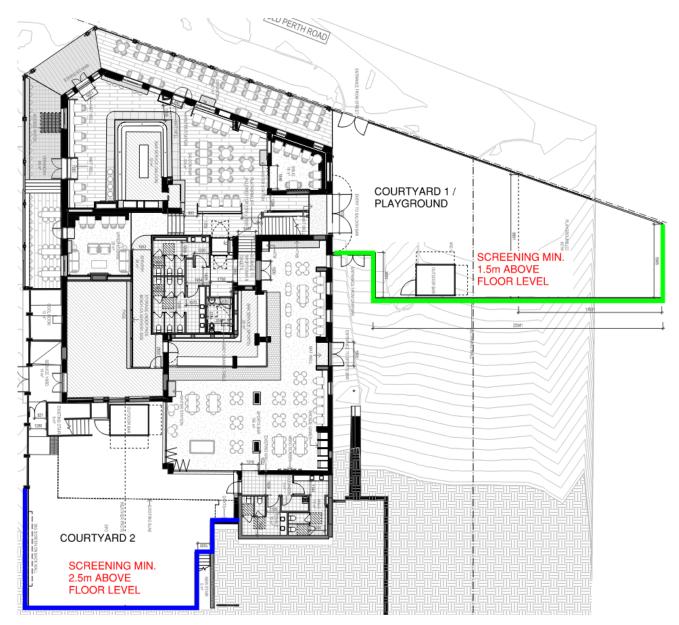
The slightly less elevated alfresco areas have been included in the noise model.

The following minimum changes in elevation are required around the sunken courtyards to produce an adequate barrier effect, to the extent shown in Figure 4:

- Courtyard 1 / Playground retaining wall/ solid barrier to a minimum height of 1.5m above courtyard floor level;
- Courtyard 2 retaining wall/ solid barrier to a minimum height of 2.5m above courtyard floor level.

This may be achieved through the planned landscaping (with retaining walls shielding the courtyards at lower elevation) and/or the provision of solid noise barriers. Adequate construction for solid noise barriers would include 90mm brick masonry or a solid continuous fence with minimum 15 kg/m<sup>2</sup> surface mass.





#### Figure 4: Extent of screening required

3.3 Noise Model Results

#### 3.3.1 Patron Noise

The noise emissions from patrons have been modelled to predict the impact on the nearest sensitive receivers. As a worstcase, the maximum allowable patronage in Courtyards 1 and 2 has been assessed against the night-time criteria of the EPNR.

The predicted noise levels are summarised in Table 9, with noise contours provided in Appendix B.



Nearest Sensitive Receiver	Zoning	Predicted Noise Level dB(A)	EPNR Night-time Criteria L₁₀ dB(A)	EPNR L <sub>10</sub> Comparison
12 Kenny St	Residential	35	42	Complies
15 Kenny St	Residential	33	39	Complies
13 Parker St	Residential	37	39	Complies
16 Parker St	Residential	36	39	Complies
3 Wilson St	Residential	37	39	Complies
4 Wilson St	Residential	39	39	Complies
32 – 34 Old Perth Rd	Town Centre	60	60	Complies
26 – 32 Old Perth Rd	Town Centre	59	60	Complies
St Mark's Church	Town Centre	54	60	Complies
Bassendean Memorial Library	Town Centre	51	60	Complies

#### Table 9: Predicted alfresco area patron noise levels

As the maximum number of patrons in the alfresco areas are predicted to comply with the EPNR in a night-time scenario, compliance is also expected in the less stringent day and evening times.

Noise management measures should be put in place to ensure music noise is not dominant at the site boundary.

# 3.4 Acoustic Amenity Impact

The impact on the acoustic amenity of the area will be determined by the change in existing noise levels, if any, due to the proposed development. Noise emissions from the refurbished venue should be managed such that they do not increase above current levels. Stantec are not aware of any noise complaints against the venue in its current operation.

Based on predicted noise emissions, patron noise from the project is not expected to have a significant impact on the acoustic amenity of the community. Noise management measures for music in the new alfresco areas should be included in the venue's noise management plan.



# 4. Noise Management

This section presents noise management measures that may be relevant for inclusion in the venue noise management plan.

The key objective of noise management is to actively engage with affected properties to address the amenity impacts of noise emissions from the development, to the greatest practical extent possible.

Achieving this objective should minimise the number of complaints received, which reduces the likelihood of ongoing issues and compliance investigations.

The venue noise management plan should:

- Identify noise emission sources from this venue;
- Establish appropriate noise management measures to reduce amenity impacts as far as practicable;
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- Encourage engagement with nearby noise sensitive premises on managing noise impacts.

The approach is to provide for ongoing dialogue, communication and mitigations with potentially affected residents, in the context of the intended use of the development.

### 4.1 Patrons and Music

It is critical that any music from the venue be level calibrated such that music noise is inaudible at all nearby receivers.

Any amplifier / PA system used should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

It is recommended that any amplifier / PA system incorporate a frequency equalizer that is set to control low frequency sound (bass).

The following indicative patron numbers have been predicted to comply with the EPNR:

- 185 patrons in the Courtyard 1 and verandah areas;
- 209 patrons in the Courtyard 2 area; and
- The noise from any amplifier / PA system (within the building and/or in alfresco areas) is to be calibrated by field measurements, limited so as not to exceed the set levels and made tamper proof.

Given the movement of patrons between indoor and outdoor areas, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time.

In addition, the following administrative controls are recommended:

- The venue amplifier / PA system should be locked away, accessible by management only; and
- Venue staff are to monitor dispersal of patrons after closing and manage any noise issues arising.



# 4.2 Mechanical Plant

The design should ensure that mechanical plant selected for the development is the quietest possible, is located away from noise sensitive premises and shielded and/or attenuated as required to meet the assigned levels of the EPNR.

The development is expected to use the following typical plant:

- Refrigeration condensers;
- Kitchen extract fans; and
- Condenser units.

The existing plant deck (shown in Figure 5) is intended to be used for new air conditioning condensers. Kitchen extract fans and refrigeration condenser locations are to be advised by the kitchen consultant.

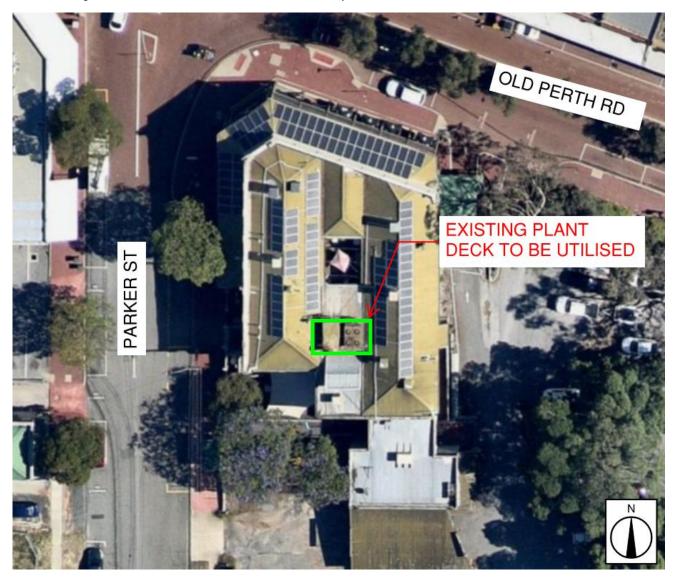


Figure 5: Rooftop plant deck



# 4.3 Car Parking

Patrons are encouraged to use the existing available parking facilities available on the site and consider public transport options.

Given the location of the development in a Town Centre area and proximity of the Bassendean train station within 150m of the site, the impact on premises near the site is expected to be minimal.

## 4.4 Loading Bay

It is expected that the existing loading bay outside the venue on Parker St will be continued to be used. Loading bay usage should be limited to daytime hours Monday to Saturday where possible.

### 4.5 Waste Collection

#### 4.5.1 Refuse and Recycling Collection

The follow administrative measures are recommended:

- Where possible, in communication with the Town of Bassendean, endeavor to have waste and recycling collected after 7 am, as this is the 'daytime' period of the EPNR and may be less of a disruption to local residents;
- An effort should be made to avoid the waste collection and recycling trucks being on site at the same time;
- If a truck is waiting in the carpark for bin access, the engine should be switched off; and
- Glass recycling trucks should not crush the bottles on premises but rather at a less noise sensitive location.

#### 4.5.2 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.

The follow administrative measures are recommended:

- Venue staff should take care to reduce the drop height of glass onto glass when filling bins; and
- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community.

### 4.6 Playground

Playground noise emissions due to children playing were predicted via a desktop study.

The cumulative Sound Power Level of groups of children playing has been sourced from the 'Guideline for Child Care Acoustic Assessment', Association of Australian Acoustical Consultants, 2013.

Mixed ages were used, with the mid-point of the stated Sound Power Level range selected for each age group. The resultant Sound Power Level for a group of 25 children aged between 0 - 6 years is 89 dBA. As this is approximately 10 dB below predicted patron Sound Power Levels, noise emissions from the playground are not expected to contribute significantly to overall noise levels.



# 5. Conclusion

Stantec were commissioned by Queenrise Corporation Pty Ltd to undertake an acoustic assessment for the proposed refurbishment of the Bassendean Hotel, located on Old Perth Road in Bassendean WA.

The Development Application proposes the refurbishment of the interior of the existing building and the introduction of new outdoor bars, alfresco courtyard areas and a playground. The venue will trade day and night 7 days a week.

A 3D noise model was developed using the software package SoundPLAN 8.2, with noise emissions assessed for maximum patronage in the new alfresco areas. Noise emissions from patrons have been assessed to comply with the EPNR criteria and not have a significant impact on acoustic amenity. Any increase in area noise levels due to the refurbishment shall be assessed by measurement and controlled using the provided management measures.

Noise management measures have been provided and are particularly relevant for "night-time". The venue operator must ensure that noise emissions from the proposed development do not increase noise levels at the nearest noise sensitive receivers.



# Appendix A Glossary of Acoustic Terms

NOISE	
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
LAmax	The maximum A-weighted sound pressure level measured over a period.
LAmin	The minimum A-weighted sound pressure level measured over a period.
LA1	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
LA10	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
LA90	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of $dB(A)$ .
LAeq	The A-weighted "equivalent noise level" is the summation of noise events and integrated over a selected period of time.

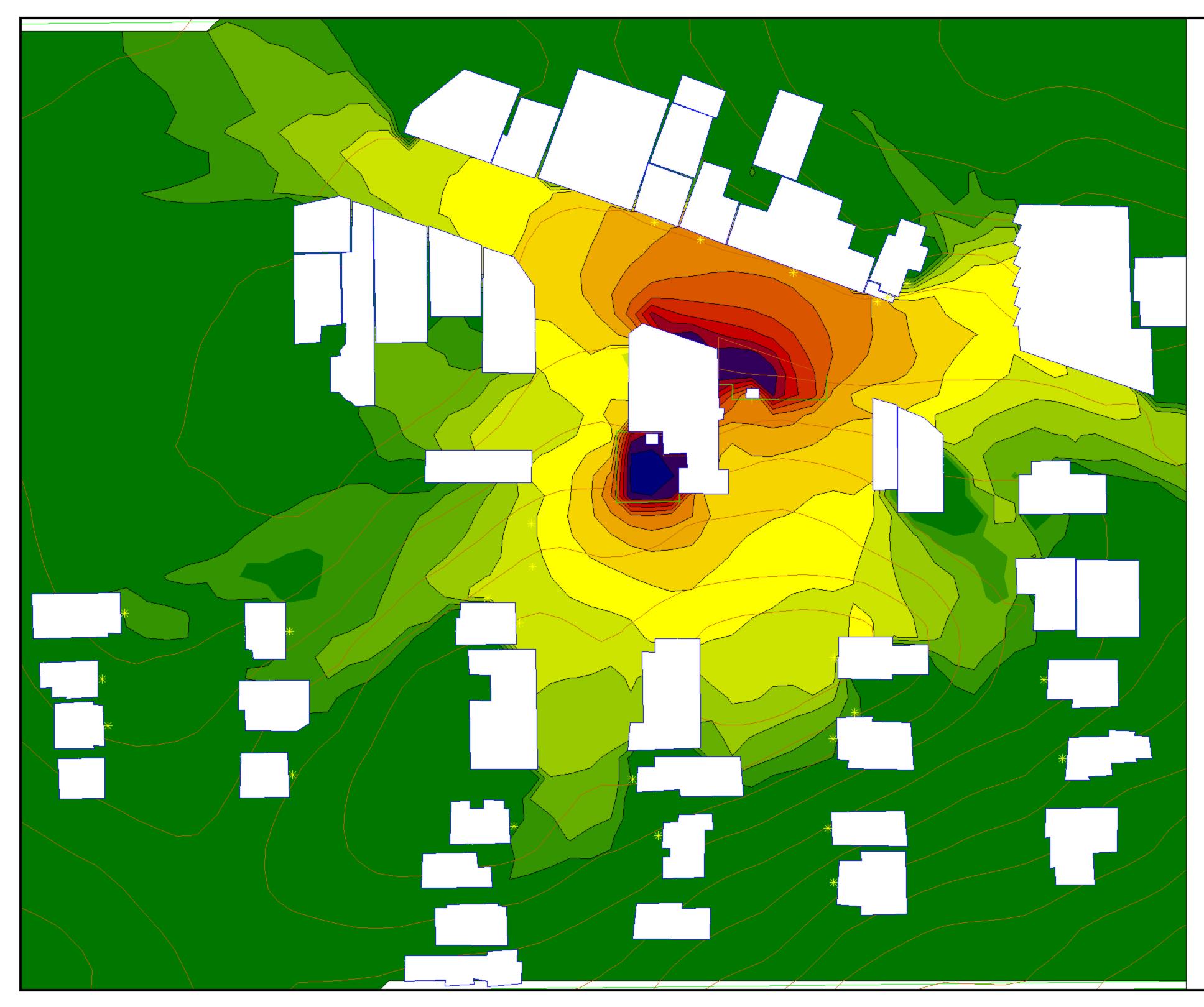


LAeqT	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.



# Appendix B Noise Contours





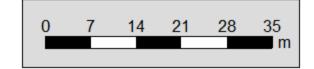
# Bassendean Hotel Refurbishment

301248343 2/12/2020 BEM

COURTYARD 1 & 2 MAXIMUM PATRONAGE

NOISE CONTOUR AT 1.5m RECIEVER HEIGHT

> Noise level in dB(A) < 39.0 39.0 <= < 42.0 < 45.0 42.0 <= 45.0 <= < 48.0 < 51.0 48.0 <= < 54.0 51.0 <= < 57.0 54.0 <= < 60.0 57.0 <= < 63.0 60.0 <= < 66.0 63.0 <= < 69.0 66.0 <= < 72.0 69.0 <= < 75.0 72.0 <= 75.0 <= < 78.0 78.0 <=





# Appendix C AAS Technical Meeting Note Mar '16



#### CROWD NOISE SOUND POWER LEVEL FOR ALFRESCO AREAS / BEER GARDENS

The following Sound Power Levels ( $L_{rq}$ ) were provided by members for a crowd of 100 patrons within an external area of a licenced venue:

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	dB(A)
Consultant 1	-	76.3	83.5	87.0	83.7	79.7	74.2	68.8	88.2
Consultant 2	73.4	79.9	84.6	88.7	85.2	80	74.4	69.1	89.5
Consultant 3	-	-	-	-	-	-	-	-	90.0
Consultant 4	72.6	73.6	83.6	90.6	88.6	82.6	78.6	73.6	92.1
Consultant 5	-	-	-	-	-	-	-	-	98.0
Log average of all									93
Log average, excluding highest and lowest values									91
Hayne et all									94
(draft AAAC Guideline) <sup>1</sup>									94

<sup>1</sup> Hayne, MJ, Taylor, JC, Rumble RH & ME, DJ 2011, "Prediction of Noise from Small to Medium Sized Crowds", Proceedings of Acoustics 2011, Conference Gold Coast Australia, pp. 133-140

#### Tonality

Generally not evident with high patron numbers, but potentially evident with small numbers (eg < 20)?

#### Modelling

Modelled as a plane source, or a point source? Modelled at average height between seated and standing patrons?



Design with community in mind

Ground Floor 226 Adelaide Terrace Perth WA 6000 Tel +61 8 6222 7000

For more information please visit www.stantec.com



# Waste Management Plan

# The Bassendean Hotel

17 Old Perth Road, Bassendean, WA 6054





2/48 Kishorn Road Applecross WA 6153 admin@hospitalitytotalservices.com.au Ph 08 9316 8699 Fax 08 9316 9699 www.hospitalitytotalservices.com.au

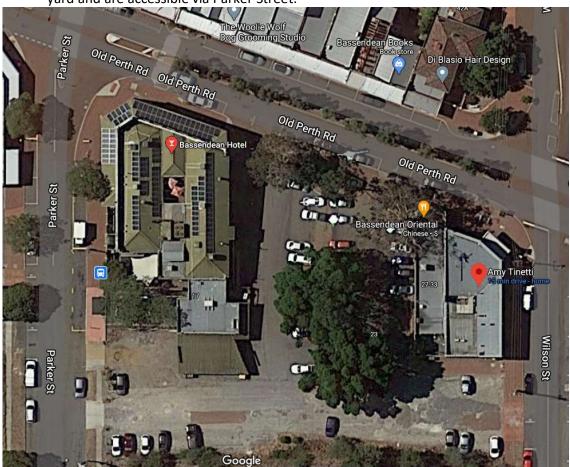
www.hospitalitytotalservices.com.au

#### 1. Objective

The objective of this plan is to ensure that Waste Management is undertaken effectively, efficiently, safely and sustainably.

#### 2. Location of Bins.

The bins will be placed at the rear of the premises in a screened and secure service yard and are accessible via Parker Street.



#### 3. Bin Storage

The bin store area has been designed to host two (2) 660L General Waste Bins and one (1) 1100L Co-Mingled Recycle Bin, including the minimum required clearances of 50mm on each side of each bin.

#### **Bin Quantity and Type of Waste**

	660L	1100L
Height:	1200mm	1330mm
Depth:	770mm	1070mm
Width:	1360mm	1240mm

#### By Private Waste Removal Contractor

- 2 x 660L General Waste Bin (by private waste removal contractor)
- 1 x 1100L Co-mingled Recycling Bin (by private waste removal contractor)

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The bins will be emptied twice weekly, and more regularly during peak periods.

General Waste bins have red lids, and Co-Mingled Recycling bins have yellow lids:



#### 4. Management of the Bins.

- The bins will be kept in an enclosure and only taken outside of said enclosure to be collected.
- The bins will be well maintained at all times.
- A tap with running water, hose attachment and drain are available for cleaning of the bins.
- The bins will be hosed down periodically to ensure cleanliness at all times.
- The premises will have a regular Pest Control preventative maintenance program.

#### 5. Waste Collection Procedure

Waste bin area will be the dedicated enclosed bin area at the rear of the tenancy.

- The clearly marked Bins will be stored in the designated bin area.
- The bin area is fully enclosed.
- The bins are clearly identifiable by coloured lids.
- The bin area has natural air flow to permit ventilation.
- Bins emptied twice weekly.
- Waste collection drivers will leave vehicles and collect waste in a manner that is safe.

#### 6. Managing Waste Spill

According to a waste management plan prepared by the anticipated waste contractor, incidents of waste spill are to be managed as follows:

#### Water Spill within Building Perimeter:

A. Prevent the spill from escaping into immediate environment

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- B. Prevent the spill from escaping into immediate environment bund spills to prevent flowing into storm water drains or onto land. Enclose or cover litter to prevent wind blowing litter into the environment.
- C. Take action to stop further spilling / leakage if safe to do so. Use appropriate PPE if required to handle waste or waste equipment.
- D. Notify reporting manager within the waste company and building facilities manager immediately.
- E. Secure area to prevent access by public.
- F. Await further direction from reporting manager and / or building facilities manager.

#### Waste spill after waste leaves site:

- A. Contractor to follow their spills procedure to limit environmental impacts.
- B. Contractor to comply with any corporate reporting / response procedures.
- C. Contractor to comply with any regulatory reporting procedures.
- D. Contractor to notify building facilities manager by email with 24 hours of the spill occurring.

# Performance Solution Report Ark Group

25 Old Perth Road, Bassendean WA 6054

1 December 2020



ohaccess.com.au



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### **INTRODUCTION**

I understand that Kevin Liew, Graduate Architect from Woods Bagot and Karl Russell, Building Certifier of Russell Building Approvals has recommended that you seek advice regarding the redevelopment of the Bassendean Hotel at the above address that does not meet the Premises Standard requirements for a Class 9b Building where access must be provided to and within all areas. Access to a small Upper Lounge is via a stairway only.

The following communication relates to this issue only, no further aspect of this project was reviewed at this time.

## **QUALIFICATIONS AND EXPERIENCE**

O'Brien Harrop Access is a Western Australian based consultancy that is dedicated in a full-time capacity to the provision of independent Access Consultancy services. Our expertise is in matters pertaining to the functional requirements of people with disabilities as well as equitable and dignified access for people with disabilities. O'Brien Harrop Access provides consultancy services to architects and landscape architects, interior designers, local and state government authorities, building managers, project managers, developers, builders, building surveyors and building certifiers across a broad range of public and private sector projects.

#### **SILVIA ROSSI**

Position	Access Consultant
Qualification	Occupational Therapist BAppSc (OT)
	Graduate Diploma of Business
Access qualifications	Certificate IV in Access Consulting
Registrations	Occupational Therapy Board of Australia No. 0CC0001751608
Memberships	Associate Member Association of Consultants in Access, Australia #510
	Occupational Therapy Australia Ltd (WA)

#### **KEY CAPABILITIES**

Access Consultant Silvia Rossi is registered with the Occupational Therapy Board of Australia, is an experienced Occupational Therapist and member of Occupational Therapy Australia Limited (WA). Silvia is an Associate Member of the ACAA.

Silvia has completed a Graduate Diploma of Business and for several years worked in the corporate health sector implementing her knowledge of health and corporate business to deliver in house Injury Management and Occupational Safety and Health services.

Silvia, together with Ann O'Brien (retired), developed and delivered the Independent Living Centre of WA's Access Consultancy Service at its inception in 1994. In 2012 Silvia re-joined Ann and Anita at OHA to continue her work in the field of access consulting. Silvia takes the lead at OHA in undertaking luminance contrast testing.



Silvia has the qualifications and experience to provide an *expert judgement* in determining whether a **Performance Solution** meets the performance requirements of the BCA in so far as they relate to access for people with disabilities.

## **COMPLIANT BUILDING SOLUTION**

A Building Solution will comply with the BCA if it satisfies the Performance Requirements. Compliance with the Performance Requirements can only be achieved by:

- (a) Evidence to support that the use of a material or product, form of construction or design meets the Performance Requirement of a Deemed-to Satisfy Provision as described in A2.2.
- (b) Verification Methods such as-
  - (i) the Verification Methods in the NCC; or
  - (ii) such other Verification Methods as the appropriate authority accepts for determining compliance with the Performance Requirements.
- (c) Expert Judgement.
- (d) Comparison with the Deemed-to-Satisfy Provisions.

#### BCA 2016 A0.5

## PURPOSE AND ASSESSMENT METHODOLOGY

The purpose of this report is to provide an *expert judgement* in determining whether the following *Performance Solution* meets Performance Requirement DP1 of the BCA in so far as it relates to access for people with a disability.

BCA 2016 A0.2(a), A0.3(b) and A0.5(c)

## REFERENCES

In the formation of my judgment, to be addressed below, reference is made to the following:

- Disability (Access to Premises Buildings) Standard 2010
- National Construction Code Series Volume One. Building Code of Australia 2016 Class 2 to Class 9 Buildings



## **PERFORMANCE SOLUTION**

#### PERFORMANCE REQUIREMENT

#### Performance Requirement DP1 states:

Access must be provided, to the degree necessary, to enable

- (a) people to:
  - (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and
  - (ii) approach the building from any accessible associated building; and
  - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and
- (b) identification of accessways at appropriate locations which are easy to find.

#### **Deemed-to-Satisfy Provisions**

The **Deemed-to-Satisfy Provision D3.1** of the Building Code of Australia that is the subject of the Performance Solution is as follows:

Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4. Table D3.1 requires for a Class 9b (Assembly Building) building that access is provided *"To and within all areas normally used by the occupants"*.

#### Compliance with the Deemed-to Satisfy provisions

Compliance with the Deemed-to-Satisfy provisions of the BCA would require that access is provided to all areas of the hotel, required to be accessible. This would necessitate that access is provided to the Upper Lounge by either a lift or a ramp, however access is only provided via a stairway.

## **PROPOSED PERFORMANCE SOLUTION**

#### **CORRESPONDENCE AND CONSULTATION**

Since engagement on this project I have provided information and advice to Kevin Liew, Graduate from Woods Bagot, and the following information was provided for my reference:

• Sheet number 2200A – General Arrangement Plan Ground Floor

#### **Project background**

Upgrade works proposed to the existing split level Bassendean Hotel are documented on the provided drawing to incorporate a range of patron dining and bar areas.

Two enclosed /semi-private lounge areas are documented that provide similar amenity, the Snug Lounge is located on the ground level and the Upper Lounge is located on the upper level accessible by stairs only.



#### Proposal

Retain the Upper Lounge as documented on the provided drawing with stair only access.

#### Factors taken into consideration in the formation of this proposal

- Given the inherent variation in levels at the existing Bassendean Hotel, upgrading this aged building to eliminate the levels would require extensive structural works.
- The space necessary to incorporate a ramp, given the level change of around 800mm, would be extensive, with no functional space to do so.
- There is no available space to install a low-rise platform lift adjacent the existing stairway, nor the available stairway width to install a stairway platform lift (see orange highlight on Figure 1).
- A lift is documented to provide access between most of the hotel premises, i.e. between the Sports Bar and Saloon Bar, significantly enhancing and extending the accessible areas of this hotel inclusive of both internal and alfresco areas (See yellow highlight on Figure 1).

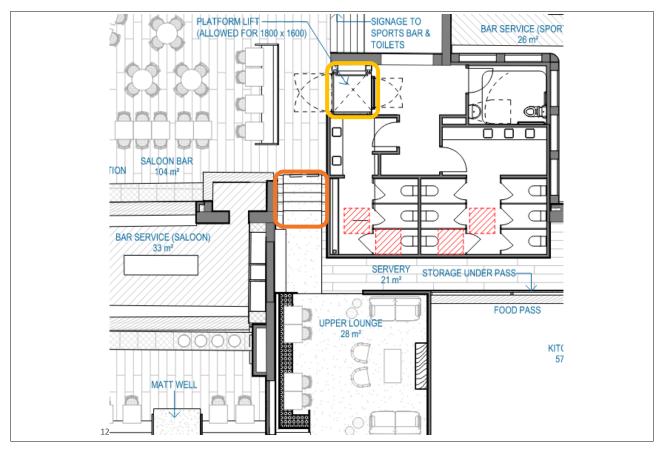


Figure 1: Snapshot from Architectural Plan of the Ground Floor detail with the stairway to the Upper Lounge highlighted in orange



• As two similar lounges have been incorporated in the design that offer the same amenity, it is deemed reasonable that for a person with a disability, to the extent that stairs cannot be negotiated, the Snug Lounge is available on the ground floor. The design team have provided alternative layout options, allowing flexibility of use for the Snug (See Figure 2 and 3).

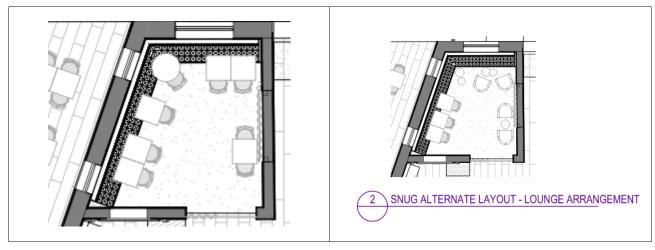


Figure 2: Proposed Snug layout

Figure 3: Alternative Snug layout, providing similar amenity to the Upper Lounge

- The stairway in question only services the Upper Lounge, access for people with disability is achieved to all other areas.
- The drawing documents the Snug Lounge with compliant clear open entry gap and sufficient internal circulation space for a person using a wheelchair to manoeuvre within the space.
- Given the availability of similar lounge spaces on the upper and ground levels, the risk of not providing access to the Upper Lounge is considered to be very low.

## CONCLUSION

In conclusion, I consider that the non-provision of access for people unable to negotiate stairs to the Upper Lounge within this aged, and structurally challenging building, is adequately addressed by the inclusion of a similar lounge space on the ground floor and would therefore reasonably meet Performance Requirement DP1 of the BCA 2016 to the degree necessary.



Should you require any further information, I would be pleased to assist,

Yours sincerely

Moser

Silvia Rossi for O'Brien Harrop Access Occupational Therapist BSc(OT) ACAA Associate member No. 510

This report remains the intellectual property of O'Brien Harrop Access. The use of this report and the professional opinions provided within this report cannot be used for any other purpose or project or replicated in any manner. Any design changes to the drawings of this project without further assessment or certification by O'Brien Harrop Access will invalidate the content of this report.



#### **Schedule of Submissions**

## Joint Development Assessment Panel Application – Renovation and additions to the Bassendean Hotel and adjacent carpark

#### Object

1	Affected Property:		
	Not Listed		
Sum	Summary of Submission		
Objection to the proposal			
1.1	I am opposing the removal of the 8 trees near the Bassendean hote renovation/redevelopment.		
2	Affected Property:		
	12 Mary Crescent		

Eden Hill WA 6054

#### **Summary of Submission**

Objection to the proposal

2.1 I am writing to object to the Development Application put forward for the Bassendean Tavern. Whilst I support redevelopment, I do not wish to see Tree #1, #2, #3, #4 and #5 destroyed.

### 2.2 Trees #1-#4

- Government studies indicate Perth could see temperate increases of up to 5.1 degrees in a high emission scenario by 2100. (1)
- Inland suburbs such as Bassendean are likely to be harder hit, due to their distance from the ocean
- These trees are significant in size, and provide much needed shade to the community in summer as they straddle the footpath along the main town road.

2	.3	Tree #5
		<ul> <li>Aerial Photos from Landgate indicate the Fig Tree was planted in ~1965</li> </ul>
		<ul> <li>Trees of this size and age should be maintained for their connection to the past, in addition to providing much needed shade.</li> </ul>
2	.4	I urge the town to conduct their own arborists report, and ask the developers to prepare a design that incorporates Trees #1-5 into their plan.

#### Support

3	Affected Property:
	58 (Lot 1) Parker Street
	Bassendean WA 6054

#### **Summary of Submission**

Support to the proposal

3.1 I live at 58 Parker St Basso, the same street as the pub. I really love the proposed design and I'm keen for the pub to get this makeover so that it can be a facility actually used by locals. It's been long overdue and the current condition as well as the food have kept me away for a while now. I would love to have a local pub I can visit more frequently and especially like the outdoor areas. Hopefully our pub will rival those others in the area.

#### 4 Affected Property:

5 (Lot 5) Earlsferry Court Bassendean WA 6054

Summary of Submission

## Summary of Submission

- 4.1 To whom it may concern,
  I have been a resident and home owner in Bassendean for past six years. I grew up in Bassendean as a child and returned to bring up my own kids in a town that I am familiar with and enjoy.
  4.2 Bassendean has many great attributes that make the suburb feel like home and the latest
- proposal to redevelop the Bassendean hotel is a wonderful step in the right direction. The proposal looks very appealing and will be an attraction for the town. It is sympathetic to the town's heritage and will add significant value to Old Perth road street front.
- 4.3 I would like to see the application approved and the hotel redeveloped according to the draft submitted.

5	Affected Property:

Not Listed

#### **Summary of Submission**

Support to the proposal

5.1 Hi there,

You have a member of council who appears to be actively encouraging people to write in and complain about the trees bring removed on the Bassendean Hotels development application. As such you are likely to receive many negative complaints about the proposal as trees bring removed on the Bassendean Hotels development application. As such you are likely to receive many negative complaints about the proposal as opposed to positive ones. I feel that as a Councillor for the Town of Bassendean they should be impartial to such things. I am writing to let you know I support the application and business owners investment on Old Perth Road.

#### 6 Affected Property:

23 (Lot 84) Parker Street

Bassendean

#### Summary of Submission

Support to the proposal

# 6.1 I am a resident of Parker St and received your notice of public advertisement of planning proposal for the Bassendean Hotel (your reference OPA 9172212). I would like to let you know that I support the application.

- 6.2 Please pass on to the council my appreciation for the open nature of the documents accessible for consideration. On review of these, I feel it is unfortunate that so many of the existing trees are to be removed however my understanding is that this has been taken on best professional advice and an extensive planting plan is in place.
- 6.3 As a resident in very close proximity to the Bassendean Hotel I am excited to see a large investment to be made in our local community, and whilst the offerings of the hotel are not likely to meet the needs of my family, I am excited to see the improvements and hope that it will help other local shops and services to remain viable.

7	Affected Property:		
	37 (Lot 244) Kathleen Street		
	Bassendean		
Sum	Summary of Submission		
Supp	Support to the proposal		
7.1	I am completely for this application. The Bassendean Hotel has so much potential and this new application would make it a far more family friendly place. I am sure that it would attract people to the Bassendean Town Centre which will bring much needed life to the strip. Very excited for this to happen. It would be amazing to have a great local to walk down to and walk home safely.		

#### **Conditional Support**

8	Affected Property:	
	Not listed	
Sum	mary of Submission	
Cond	Conditional support to the proposal	
8.1	Love the pub redevelopment idea, particularly extending the beer garden and kids playground Along old Perth road.	
8.2	I did notice however the 3 mature eucalyptus trees and one of the big fig trees will be removed. I don't want to see these trees removed, given the location of the trees do not fall within structural plans ie no buildings there, please can the plan for the beer garden and car park be revised to keep these trees. This would also align to the ToB stated desire to keep trees.	

9	Affected Property:	
	36 (Lot 50) Anzac Terrace	
	Bassendean WA 6054	
Sum	mary of Submission	
Cond	Conditional support to the proposal	
9.1	I wish to object to the removal of mature trees as part of this development.	
9.2	These trees, that have provided, still provide, and should continue to provide, more health and environmental benefits than any single human being.	
9.3	They provide protection for humans against our warming climate, help to manage our need for oxygen and absorb carbon dioxide. Additionally they provide habitat and a food source for birds, reptiles and insects - these are essential for the health of the environment.	

9.4 I support the development of the hotel - which can occur by using the mature trees as assets rather than impediments - and encourage Council to protect the trees and ask for a design that incorporates the trees. A little more creativity on the part of the designers would be welcome

10	Affected Property: 129 (Lot 1) Kenny Street Bassendean WA 6054	
Sum	mary of Submission	
Cond	Conditional support to the proposal	
10.1	Good morning, I would like to voice my opinion regarding the upgrade of the Bassendean Hotel and grounds.	
10.2	I love the new plan, especially regarding the carpark (which is in desperate need of an upgrade) and courtyard, however I think the trees should remain, or at least as many as possible.	
10.3	These trees provide not just shade for the area, but also aesthetic and ecological benefit, not to mention the birdlife etc that rely on these trees.	
10.4	Looking forward to this upgrade of one of our Suburbs icons.	

#### 11 Affected Property:

5 (Lot 13) Broun Way

Bassendean WA 6054

#### Summary of Submission

Conditional support to the proposal

- 11.1 Hi, I am particularly interested in trees and urban canopy so my comments are focussed on the trees component:
- 11.2 I think that is great that the largest ficus is being retained.
- 11.3 I am prepared to see the Eucalyptus trees along the Old Perth Rd frontage removed as I don't think that they are a WA species (certainly not endemic to this area) and they do not provide effective shade anyway.
- 11.4 We should not be accepting any loss of canopy. I know that the Town of Bassendean is addressing our urban canopy. I think that new trees should be planted to at least make up for the loss of canopy of all trees removed. At the moment there is a net deficit so more trees are needed.
- 11.5 I think that more trees should be installed within the car park area. Without this it will just be a large heat soak and will detract from the new outdoor area. New trees could be planted in a medium strip in the middle of the parking bays north of the retained ficus and in the long strip at the far south of the site. These should be shade trees. Possibly more Agonic flexuosa (although these will require regular trimming as they naturally droop), Queensland box (these might be the best for planting within a bituminised car park) or Jacaranda's (there are many others in this area).
- 11.6 In general I am supportive of this re-development provided the above points are satisfactorily addressed.

12	Affected Property:
	4 (Lot 10) Wilson Street
	Bassendean
Sum	mary of Submission
Cond	litional support to the proposal
12.1	As residents in the Town of Bassendean, living at The Old Rectory, 4 Wilson Street, we are very pleased to read of the plans to develop the lovely old Bassendean Hotel.
12.2	When we first arrived in Bassendean in 2016 we were disappointed to find that the pub, about to be our local, was quite shabby. It has since revived and the food, ambience, service etc is pretty good. To sit out on the balcony and enjoy a meal, as we do at least once a month, is one of life's little pleasures. It is a unique setting and well worth preserving.
12.3	Just a few comments:
	* "Clear panelling", will, I presume, be plastic or a perspex plastic product.
	This community was the first to introduce the ban on single use plastic bags. This community doesn't like plastic products used when another material would be more in keeping, more Bassendean. (though plastic is useful in other situations) Surely there is a material more suited to a 100? year old hotel's beautiful balcony setting than 20C perspex?
12.4	* "Removal of 8 trees."
	I was very sorry to read this. The huge white barked Eucalyptus are iconic. Do they really ALL have to go? They are used such a lot by the Australian Hobby Falcon - who helps keep the mouse population at bay, the many Black-faced Cuckoo-shrikes, that feast on the hairy black caterpillars that plague the many Cape Lilacs in the area, and the Ravens who clear up after bin spillages and debris and food on the footpath - part of the pub street scene. You could easily upset the ecological balance by removing habitat for these key avian predators.
	Please reconsider leaving at least two of these beautiful trees. Once again, Bassendear residents love and will defend these trees.
	Thank you for the opportunity to comment. We look forward to a revitalised and restored Bassendean Hotel.

#### 13 Affected Property:

6 (Lot 2) Barton Parade

Bassendean WA 6054

#### Summary of Submission

Conditional support to the proposal

13.1 Thank you for the opportunity to comment on the proposed development of the Bassendean Hotel site.

Firstly, we think it is positive that the proponent intends to retain the Hotel for use as a venue. The building has Historic and Social value and it is good to see it continuing to be used for its original purpose. The building would obviously benefit from some upgrades, particularly to the toilet facilities. We are pleased to see there is intent to retain one of the mature Ficus trees but it would be even better to retain both of them as an outdoor space feature.

- 13.2 To enable this in a redesign it would be fair to reduce the number of parking bays required for the following reasons:
  - Discourage drink driving
  - Encourage alternative transport options such as Walking, Cycling and Ride Sharing (Uber, Didi, Ola etc). Provide secure bicycle parking and a dedicated Pick Up / Set Down bay for ride share and taxis.
  - Nearby Public Transport Note that the 55 Bus Route now has a terminus stop adjacent to the Hotel and this bus services much of Bassendean, Ashfield, Bayswater and Maylands.

The Bassendean Train Station is also within easy walking distance. With Metronet improvements this will connect to an even broader range of suburbs. There is also a Bus terminus on the northern side of the Train Station which services the north of Bassendean and many of Perth's Eastern suburbs, even Ellenbrook. The Perth Stadium bus service also has a stop within walkable catchment of the Bassendean Hotel venue.

- 13.3 The mature trees provide many benefits and would enhance the experience of visitors to the venue
  - Amenity shade, comfort / cooling, moderate wind, acoustic buffer / sound attenuation from events & performances
  - Aesthetics opportunity for fairy lighting or atmospheric uplighting
  - Neighbours trees provide a visual and acoustic screen. With previously approved plans for an apartment development on the church site adjacent to the hotel, existing mature trees would be of benefit to all parties should apartments be built next door.
- 13.4 We are supportive of the development generally but would like to see retention of both mature Ficus trees and some efforts towards encouraging diverse transport options.

#### Comments

14	Affected Property:	
	127a (Lot 62) Whitfield Street	
	Bassendean	
Sum	Summary of Submission	
Com	ment to the proposal	
14.1	Thank you for the opportunity to comment:	
	Please specify the final landscape plan and maintenance recommendations for new plantings as conditions of the final approval in sufficient detail so that compliance can be held to account? In particular:	
	<ul> <li>the retention and care of the specific tree/s to be retained</li> <li>specification of any replacement trees so that any new plantings do not meet the same fate as those they have replaced</li> <li>the care and maintenance of the additional trees in the landscape plan.</li> </ul>	
14.2	Removal of eight existing trees and retention of one tree;	
	Appreciation for the protection of mature trees is growing within and beyond Bassendean. In my view this redevelopment, while it will be good for the Town, does not seem to offer adequate justification for the value of the proposed design above the removal of the trees which in this instance seem to have been largely condemned by poor care in the past. It is alarming that the ArborSafe Report has been written in the past tense! They should stop doing that.	
14.3	Specific comments	
	1. Courtyard 2	
	- The bold proposal to excavate Courtyard 2 removes two functional shade trees (Jacarandas 7 & 8), citing poor care in the past and reduced life expectancy. While unfortunate I see this as a reasonable design improvement but would like to suggest a change to the planting plan:	
	- The proposed Caesalpinia ferrara 'Leopard Tree' seems oddly placed close to the wall on the eastside. Can any large tree planned for this courtyard be planted centrally or to south west quarter where it will receive more sun and also in time, with a predicted 5m wide x 8m high canopy, provide some shade over the wall as shown in the Design Report (p.15)?	

14.3	2. Courtyard 1	
	The existing trees on this boundary are well located to shade the courtyard yet they have been dismissed as subordinate to the redevelopment design.	
14.4	Trees 1, 2 & 4 Lemon-scented Gums	
	Once were common in Bassendean gardens but have largely disappeared as they became too large for shrinking back yards as extensions, alfresco areas, pools and subdivisions have extended into the garden spaces – but where they occur in public places – especially along the northern boundary of a beer garden - seems like an opportunity to let them mature.	
14.5	Tree 3 WA Red Flowering Gum	
	Seems unhappy and I see no strong case to retain it as long as it is replaced.	
14.6	6 Car park	
	- Tree 5 Hill's Weeping Fig	
	This tree has had a rough life but still contributes to heat reduction in the car park and also the vista from Old Perth Road. I disagree that the tree is less valuable than the car parking bays that would replace it and think it reasonable to ask the proponent to retain and nurture it.	
	<ul> <li>Tree 6 Hill's Weeping Fig It is good to see that this tree is proposed for retention and care. Can this be included in the conditions of approval to ensure it is treated with due respect.</li> </ul>	

15	Affected Property:		
	15 (Lo	ot 88) Parker Street	
	Bassendean WA 6054		
Sum	Summary of Submission		
Com	nment to the proposal		
15.1	1 I would like to bring the following points to your notice:-		
	1)	There is obviously a conflict between the Bus Stop and the area for deliveries and rubbish removal. I must assume this has been taken into account.	
		In this context, as rubbish removal vehicles will have to reverse in, will there be a curfew because the reversing warning sounds are very intrusive on a quiet residential street?	
15.2	2)	Car park exit into Parker Street	
	a)	Parker Street is residential as far up as the empty block on the other side of the road	
	b)	There will be a conflict between busses and exit from the car park	
	c)	Car headlights from exiting cars in the middle of the night will severely impact any future development on the empty block on the other side of the road.	
15.3	3)	More than one car bay should be provided for the disabled.	
15.4	4)	Even in its present dilapidated state, the car park is used as a rat run by drivers too lazy to drive an extra 50 metres. An improved surface will exacerbate this. Speed bumps are not much of an impediment to over exuberant drivers. Maybe the layout could be amended to avoid the straight through from Parker to Wilson St.	
15.5	15.5 We are very happy to see the refurbishment of the Hotel and think it will be a good am for Bassendean. We hope that the revolting green roof will be painted to better fit wit upgraded front facade. There will disagreement about the trees, and I think that stress must be laid on the dar being done to building foundations by some of the current trees.		

16	Affected Property:	
	114 Eighth Avenue	
	MAYLANDS WA 6051	
Summary of Submission		
Comment to the proposal		
16.1	Hi. I don't know a great deal about trees but I know we need more so I think the more the merrier.	
	I would encourage the developer to retain as many of the trees as possible.	
	They will add to the aesthetic and help keep the area cool. There is nothing less inviting than bricks and steel constructions part of the charm of the Basso is that local pub feel	
16.2	I would ask that they keep as much of the original as possible and am glad to read they intend to restore that beautiful building.	
16.3	I like that a kid's play area is included as well.	

17	Affected Property:
	15 (Lot 692) North Road
	Bassendean
Sum	mary of Submission
Com	ment to the proposal
17.1	Thank you for the opportunity to offer feedback on the proposed major renovation of the Bassendean Hotel.
17.2	I feel the building and grounds have become run down so offer qualified support for the proposed concept of retaining it as a hotel and improving the condition of the building and the surrounding land. My support is conditional on all the established trees being maintained – the large eucalypts, the fig trees, the box tree and the jacarandas. I also feel the grevilleas on the boundary with St Marks could be retained if pruned and nurtured.
17.3	In several recent community surveys the preservation of trees and open green space has consistently been considered to be high value to residents, i.e. it is why many people moved to the Town and continue to live in the Town. As the carpark is large it is suggested the proposal is reworked to consider the established trees as a feature rather than an impediment (to straight line planning). It is also likely that patronage will be the greatest outside of working hours allowing the use of the Wilson St carpark. The proximity of the train/bus station also questions the need to remove trees to gain a few extra parking places – especially when the responsible consumption of alcohol is not consistent with drinking & driving.
17.4	Any claim the established trees pose an unacceptable risk to people and property is considered to be an argument of convenience. Many popular spots around Perth that encourage visitors have large established trees, viz. Kings Park, South Fremantle Beach and UWA's Sommerville Theatre while trees are central to the outdoor areas of many public houses / hotels, e.g. Mundaring Hotel, the Queens Hotel, the Rose & Crown, the Left Bank, the Norfolk Hotel and the Ravenswood Hotel, amongst many others.
17.5	It is also argued that the retention of the trees is immaterial from a financial perspective, i.e. they do not encroach on the footprint of the main building.
17.6	In summary, it is argued it is important to maintain the ambience of the area of which the tree canopy is a central component. If the proponents remain committed to removing the trees then it is suggested they are required to provide a justification that is open for public scrutiny and comment prior to any decision being made.

18	Affected Property:	
10	81 (Lot 55) Parker Street	
	Bassendean WA 6054	
Sum	mary of Submission	
Comment to the proposal		
18.1	The Development Application has been submitted with some in depth and detail and appears to be a very cohesive plan however we would like to point out an anomaly with the Arborist report by ArborSafe and to some extent the design report by Woods Bagot. Note the following extract from the Woods Bagot report:	
	Extract from the design report by Woods Bagot:	
	"The new venue will be underpinned by casual, yet high quality food and beverage offerings, honest service and an inclusive environment to welcome the community and appeal to a diverse group of patrons."	
	This statement regarding an inclusive environment welcoming the community seems to overlook the value the community places on the significant trees that are on site.	
	The renovations to the buildings have been looked at in detail and we are sure that they will be a huge improvement to the Hotel.	
18.2	The Arborists report on the other hand has some basic issues; it states that it is based upon BS 5837 (2012) this is a standard setting out how developments should deal with existing trees on sites to be redeveloped.	
	Note this extract from the ArborSafe report and then the overview of BS 5837 that follows at 1.5 of this submission.	
18.3	"1 Executive Summary	
	1.1.1The following Arboricultural Impact Assessment (Report) covers nine (9) trees located within the grounds of Bassendean Hotel. The subject site was identified by Ark Hospitality Group (the Client) as possessing trees that may be impacted upon by a proposed development.	
	1.1.2 In part, the project scope was to nominate subject trees that can be retained, or require removal to facilitate the proposed development (in the context of plans supplied), as well as to identify and reduce potential conflicts between subject trees and site development. Accurate information on the area required for tree retention and methods/techniques suitable for tree protection during construction have been provided."	
	Overview from BS 5837 (2012).	
	There are several elements of BS 5837 that are vital when considering a development site that contains trees or has trees in close proximity.	
18.4	Tree Constraints Plan	
	The first and most vital stage in the design and layout of any site is the creation of a Tree Constraints Plan.	
	The early availability of a Tree Constraints Plan to the development design team will benefit the developer by:	
	- Reducing redesign time as trees will be identified before the initial design is drawn up	
	<ul> <li>Reducing the risk of applications not being registered by Development Control</li> <li>Reducing the risk of tree issues being raised during the planning application process</li> <li>Increasing the speed at which tree issues can be dealt with during the application process</li> </ul>	
18.5	The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.	

- 18.6 The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.
- 18.7 The tree survey should be carried out in accordance with BS 5837 (2012), and contain the following information about each tree on the site that has a stem diameter above 75mm measured at 1.5m above ground level, and those trees of smaller diameter that are of particular interest or potential value:
  - A tree reference number (this should relate to the to the Tree Constraints Plan)
  - Tree species
  - Height
  - Stem diameter taken at 1.5m from ground level (Diameter at Breast Height)
  - Branch spread (in four directions North, East, South and West)
  - Height of crown clearance above ground
  - Age class
  - Physiological condition
  - Structural condition
  - Preliminary management requirements
  - Estimated safe useful life expectancy
  - Category grading (see BS 5837)

It is important to remember that the parts of a tree that lie below the soil surface, its roots, are just as important as those above ground (trunk, branches, leaves).

Every effort should be made to ensure that the roots of retained trees are not damaged during the construction process.

Root problems can lead to a decline in a tree's health resulting in the need for a tree to be removed or even structural collapse.

Tree roots can be easily damaged by:

- Abrasion
- Crushing by vehicles/plant equipment and/or storage of building materials or soil
- Compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water)
- Severing and removal of roots by excavation
- Poisoning from spillage or storage of fuel, oil, chemicals etc.
- Changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation
- Installation of impermeable surfaces leading to a decline in tree health due to lack of water

It is vital therefore that the Tree Constraints Plan should also clearly show the Root Protection Area of each tree.

A tree's Root Protection Area can be equated to a circle, using the tree as the centre-point, with a radius that is twelve times the tree's Diameter at Breast Height for a single stemmed tree, or alternatively ten times its basal diameter measured above the root flare for a multi-stemmed tree.

- 18.8 Reading through the ArborSafe report it is evident that they are addressing the trees on a basis of the Woods Bagot design rather than making a subjective report on the Age class, Physiological condition Structural condition of the trees prior to the redesign drawing being put in place I.E. the cart before the horse.
- 18.9 Note that part of the intent of BS 5837 (2012) is to avoid problems arising during the building application by;

"The early availability of a Tree Constraints Plan to the development design team will benefit the developer by:

- Reducing redesign time as trees will be identified before the initial design is drawn up
- Reducing the risk of applications not being registered by Development Control
- Reducing the risk of tree issues being raised during the planning application process

	<ul> <li>Increasing the speed at which tree issues can be dealt with during the application process</li> </ul>
18.10	In the very short period of time that this application has been public it would appear that there is considerable concern with regards to the removal of the trees on site which is directly related to the fact that there was not a Tree Constraints Report in place prior to the design report by Woods Bagot.
18.11	Note; in ArborSafes report at 2.1.3 "The report was intended to provide information on site trees and how they may be impacted by the proposed development. Report findings are based upon guidance provided within AS 4970-2009 Protection of trees on development sites. This standard is for determining the protection of the tree once it is considered that it can be kept under the provisions of BS 5837 at the pre planning stage as per the Tree Constraints Report.
18.12	ArborSafe report at 3.1.4 states 'Nominate trees that can be retained or removed to facilitate the development" This statement is in contravention of the intent of BS 5837 in that the report is being constrained by the development rather than the development being sympathetic the trees that are existing on site.
18.13	ArborSafe report at 6.4.1 and 6.5.1 state that these three trees , tree #1#2 and tree #4 "are undesirable and have been proven to be invasive in banksia/tuart woodland to the southwest of WA". As these particular trees are not in those environs the comment seems to be out of context.
18.14	Arborsafe report at 6.8.1 and 6.9.1 relating to tree #5 and tree #6 seem to contradict each other as both trees are in the current car park in similar positions but one is designated to remain and one is designated for removal which begs the question whether the report is based on the condition of the trees or the constraints of the Woods Bagot design.
18.15	Arborsafe report at 6.10 regarding trees #7,8 and 9 also seem to be based more on their removal based on the Woods Bagot report rather than the actual value of the trees.
18.16	ArborSafe report at 7.2 states that "Eight trees would require removal based upon the supplied design report proposal" This statement shows that the ArborSafe report was totally based upon the constraints of the Woods Bagot design and not on the retention value of the 8 trees that have been listed for removal. This once again show a disregard for the intent of BS 5837 which requires the arborists report to consider the trees prior to the design being considered I.E. a Tree Constraints Report.

19	Affected Property:
	55 (Lot 769) Broadway
	Bassendean WA 6054
Sum	mary of Submission
Com	ment to the proposal
19.1	Can you imagine the Bassendean Hotel without its old collection of great trees that make this hotel a great place to have a drink with good company with friends and family, this photo shows what we will lose under this proposed plan, it's a bit like a tree oasis on Old Perth Rd that need to be valued and not destroyed, this much loved hotel needs its old trees that have really important significance to all the community that worth keeping.
19.2	Submission regarding the proposed plans for the Bassendean Hotel and carpark site, My comments are regarding the planned tree strategy for the Carpark and the small kids play ground that is connected to the court yard on then Parker Street side of the Bassendean Hotel,
19.3	Anyone who buys the Bassendean Hotel, must see it's the total package the hotel building and its trees within the car park, that's how the community see this iconic hotel in the heart of Bassendean. To think the owners now want to take out these much treasured trees that the community value and think the pub will be more appealing with the young replacement

	trees that will take years to grow and provide the same amount of shade that currently there, needs to understand what's unique about the Bassendean Hotel and not try a sanitise the hotel with token trees that offer little shade.
19.4	Anyone who visits the Bassendean Hotel will tell you that you can park your car under shade, go into the hotel have a meal and a drink and come back to a cool car that hasn't been baked in our hot summer heat,
19.5	If you have ever experienced having a quite drink with friends in the court yard on the Parker Street side, you get the benefit of having some shade from the one tree on the fence line,
19.6	if your children are playing in the small adjacent play space, these children have the benefit of playing in the shade of two decent sized Jacaranda trees make it a pleasant place to play,
19.7	I think the proposed plan that has been submitted seems to ignore one the fact that the surrounds of the Hotel Car Park with its collection of trees should be seen as a great asset and be incorporated into the final proposed plan,
19.8	Looks like no consideration for the Ficus tree in the centre of the car park is destined for removal, the large Gum tree near the Chinese Restaurant wall, the 2 smaller in size gum trees all destined for removal at the entrances on Old Perth Road, all this trees all provide important shade, removing these trees in question will only create a very hot environment known as a hot Island effect, the removal of the smaller 3 three trees won't have the same impact if removed as they don't provide the same degree of shade as the three tall gum trees would that are located at the Old Perth road two entry points.
19.9	The Hotel owners expect to build out door open structure to provide an inviting cooler place for patrons to enjoy a beer and a meal, is really poor planning, looks like no study on the impact of loss of shade has been taken into account, the proposed design in my opinion is destroying a great asset that needs to capitalised and incorporated into the final design,
19.10	The fact that with the proposed plan that shows no intention to even replace the Ficus tree destined for removal with an appropriate tree that would in the long term provide good tree canopy and help reduce the hot island effect created by the removal of the ficus tree well established large tree just shows poor planning with this proposal.
19.11	What watering systems have the owners have in place for the proposed 15 new trees within the hotel grounds and car park ????
19.12	The current small existing children play area and the court yard again in wanting to take out the two existing established Jacaranda trees that really are providing excellent shade in the right place for the afternoon sun, same could be said for one existing tree in the court yard, all these trees provide serous shade in the hot afternoon sun, the proposed plan wants remove these trees.
19.13	When you look at the plans where new trees are to be planted basically there are no really benefits in providing decent shade the hotel in the late afternoon when one can expect 30 - 40 plus degree heat to occur at the location , also the statement entry points for 2 tree to be located at the Wilson Street entry, the Old Perth Rd entry point and then again at Parker Street entry point, all these locations just seem to be cosmetic and don't justify the removal of some very large well established trees that add to the inviting nature that these existing established trees provide for its patrons from the 2 ficus trees and the three lemon scented gum trees in question, any removal of these trees in the car park area shows poor judgement, Basically it's just a very poor option being submitted that has no merit.
19.14	The City of Melbourne have conducted a study on how much one established tree's shade can reduce the temperature by 10% to 15%, a collection of trees reduce the heat temperature even more like 15% to 25% or more on hot summer days. Just imagine how hot the surrounds of the hotel and the car park would get because of the serious loss of tree canopy, that needs to be taken into account ,the report also states with well established trees you get higher pedestrian activity, established trees create more activity because of the shade these large trees produce, I don't think this proposed plan has even considered that these established trees at the hotel would generate more good business for the hotel.

- 19.15 While I like the idea of patrons enjoying a drink in an open space on Old Perth Rd end of the carpark and hopefully a small play area that doesn't look like a McDonalds hamburger joint that would take away this local grand old hotel's charm and more importantly makes what is unique for Bassendean , currently the Bassendean Hotel is a great meeting place for the locals and metro visitors, there can be some room for improvements but without destroying what is really much a loved space in keeping ones heritage and in this case these iconic large trees that the community would expect remain intact , these trees are part of our collective sense of place and connection in the heart of Bassendean, removing these great trees out would create a great sense off great loss for the community in Bassendean.
- 19.16 If we were in Sydney none of these proposed 7 trees would be even considered for removal and would never be permitted, so why in WA is this allowed to be even put forward in this proposed plan in the first place, I would like to think the owners and the TOB do recognise people value trees, this proposed plan seems to think it's just easy to discard trees that may have taken up to 40 plus years for the Gum trees 80 years plus for the Ficus, 45 year plus for the Jacarandas to grow at the hotel, all these trees need to be retained and treasured as a valuable asset for the hotel and valuable asset the community at large.
- 19.17 Please see the attached photos below, take in the afternoon, the shade that these trees provide in these photos show they are in fact making the Bassendean Hotel a cool place to visit and not a hot house because of total 7 trees could be destined to be removed and replaced by 15 trees that will take easy 20 years to grow that will have a serious impact in providing shade for the hotel's patrons when in fact there are existing trees already doing great job in providing important tree canopy and valued shade for the hotel and the car park.
- 19.18 There needs a better proposal to be put forward that fully understands what's required in reducing the hot island effect and not make the hotel a lot hotter place, enhance the existing passive cooling environment in the car park and in the current court yard, the small kids play area that these trees provide at the hotel.

20	Affected Property:	
	Not listed	
Sum	mary of Submission	
Com	Comment to the proposal	
20.1	I would like to submit a request to retain more of Bassendean's trees, and stress the importance of established trees to the community of Bassendean.	
20.2	While it is recognised that the trees will not all be saved, surely more can be! We are not respecting the value of all these trees.	
20.3	I would like to see the 2 Jacarandas retained at least (7 & 8). These Spring and early Summer trees provide a colourful show which is appreciated widely around our suburb.	

 21 Affected Property: 21 (Lot 85) Parker Street Bassendean WA 6054
 Summary of Submission
 Comment to the proposal
 21.1 In regard to Development Application 2021-022 I wish to express some concern.
 21.2 Possible increased use of the neighbouring streets Parker and Wilson for parking at the venue have not been discussed in the application.
 21.3 From my understanding some existing car park will be making way for more building area for the patrons in the playground and beer garden. This means there will be less parking than there is now, and increased patronage. Although there are bus and train routes near

	the venue, many people will be using their vehicles and the overflow (if there is not adequate parking) will spill into the closest residential streets being Parker and Wilson.
21.4	I anticipate that many people shall be choosing to dine at the tavern, many families with children due to the playground space and not necessarily to consume alcohol. The use of their vehicles to get to and from the venue will be common, and finding parking space may prove to be an issue which should be addressed at this early stage.
21.5	It is already difficult for residents to park in front of their properties when events are on such as the markets when they were in Old Perth road. Not all properties on these streets have adequate off-street parking, some families have more than one vehicle, and many residents may find they cannot park near their houses and may have to park further away if the tavern generates large crowds of which it is capable. It is also problematic for Sunday nights when people need to put their bins out on the street for the Monday morning rubbish collection.
21.6	Has the suggestion of resident only parking on portions of the streets been discussed? Something that may involve a resident only parking permit for the car windows of affected residents may be an option?
21.7	Another concern is the amount of traffic that is going to be directed down Parker and Wilson Streets due to the no right turn on Old Perth Road. Many people use these streets as a shortcut to get to the tavern and the majority of the houses on Parker St are families with multiple children. It is not uncommon to hear many cars driving at speed from the tavern and this is only going to get worse with greater volumes due to increased patronage. I would suggest that an effort is made to see whether amendments can be made at those traffic lights opposite the train station so that patrons can turn right onto Old Perth road and use this as the main access to the business district rather than residential streets.
21.8	I have had a car written off that was parked outside my house many years ago as a patron exited the hotel inebriated on Parker street. It makes sense to direct the flow of traffic away from as many residential houses as possible.

## **ATTACHMENT NO. 2**



Document #: ILSE-14302418 Date: 19.03.2018 Officer: SALVATORE SICILIANO File: LEGL/AGMT/76

## Lease

Premises	11 Hamilton Street, Bassendean	
Landlord	Town of Bassendean	
Tenant	Casa Mia Montessori Community School Inc.	
Commencement Date	1 January 2018	
Term	Five (5) years	
Date of lease	19th March 2018	

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Level 7 150 St Georges Terrace Perth WA 6000 Australia T +61 8 9323 0999 F +61 8 9323 0900 Ref 37429113

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## **Reference Table**

ltem 1.	Landlord	Town of Bassendean
		Address: 48 Old Perth Road, Bassendean, WA, 6054
ltem 2.	Tenant	Casa Mia Montessori Community School Inc.
		Address: 11 Hamilton Street, Bassendean, WA, 6054
ltem 3.	Premises	Lot 67 on Plan 1786 being the whole of the land comprised in Certificate of Title Volume 1067 Folio 313, part of BIC Park Reserve being an area of approximately 849m2 and all buildings situated thereon
Item 4.	Term	Five (5) years
ltem 5.	Commencement Date	1 January 2018
ltem 6.	Expiry Date	31 December 2022
ltem 7.	Permitted Use	Montessori Community School (Pre-primary and primary school)
ltem 8.	Rent	\$12,800.00 (plus GST)
ltem 9.	CPI Review Dates	Each anniversary of the Commencement Date
ltem 10.	Option for Further Term	Five (5) yeas

## Lease

## Parties

- (A) The Landlord.
- (B) The Tenant.

## Terms and Conditions of lease

#### 1. Defined terms and interpretation

#### 1.1 Defined terms

In this lease, unless a contrary intention appears:

**Approvals** means all necessary consents, permits, approvals, licences and certificates from all municipal and other Authorities having jurisdiction over the Premises to lawfully:

- (a) conduct any works in or around the Premises; and
- (b) use and occupy the Premises for the Permitted Use.

**Authority** means any government, statutory, public or other authority having jurisdiction over the Building or any matter or thing relating to the Building.

Business Day means a day that is not a Saturday, Sunday or public holiday in the State.

**Commencement Date** means the date in **Item 5** and is the date on which the demise of the Premises commences.

CPI Review Date means each date in Item 9.

Expert means an expert appointed in accordance with clause 21.

Expiry Date means the date in Item 6.

**Financial Year** means each year (being 1 July to 30 June) falling within the Term or any proportionate period that results from this lease commencing or this lease being assigned or ending.

Further Term means the term(s) in Item 10.

Index Number means:

- (a) the Consumer Price Index (All Groups) for Perth published from time to time by the Australian Bureau of Statistics; or
- (b) if the Consumer Price Index (All Groups) for Perth is discontinued or suspended:
  - (i) a replacement index agreed by the parties which reflects fluctuations in the cost of living in Perth; or

(ii) if the parties do not agree on a replacement index, a replacement index which reflects fluctuations in the cost of living in Perth determined by a valuer nominated by the president for the time being of the Australian Property Institute Inc. (WA Division) whose determination shall be binding upon the parties. The cost of that determination shall be shared equally between the parties.

**Landlord** means the person entitled to the reversion under this lease, which at the Commencement Date is the party or parties named in **Item 1**.

**Landlord's Property** means anything in the Premises that is not the Tenant's Property and includes:

- (a) Built in sink
- (b) Built in kitchen benches
- (c) 1 x Rinnai heater
- (d) 1 x electric hot water system mounted in wall cupboard

**Law** includes any present or future provisions of any statute, rule, regulation, proclamation, ordinance or by-law whether state, federal or otherwise and includes any common law.

**Outgoings** means all amounts properly incurred and paid or payable by the Landlord for a Financial Year concerning the Premises or a proportionate part of the Premises and includes:

- rates, taxes, (including land tax on the basis that the Premises is the only property owned by the Landlord), levies (including any fire services levies), charges, assessments and impositions assessed, charged or imposed in relation to the whole or any part of the Premises; and
- (b) the Landlord's costs of insuring the Premises (but excluding all additions to the Premises carried out by the Tenant and all Tenant's Property) against loss or damage in the full replacement value thereof.

Permitted Use means the use of the Premises in Item 7.

Premises means the premises in Item 3:

Reference Table means the reference table at the beginning of this lease.

Rent means the rent in Item 8 as adjusted under this lease.

**Requirement** means any present or future requirement, notice, order or direction received from or given by any Authority.

**Services** means all gas, electricity, telephone, water, sewerage, fire prevention and all other services or utilities.

State means the state or territory in Australia in which the Building is located.

**Tenant** means the party or parties named in **Item 2** and, unless a contrary intention appears, includes the Tenant's employees, agents, suppliers, invitees (whilst on the Premises or in the Building doing business with the Tenant), contractors, licensees or any other person claiming through or under the Tenant.

**Tenant's Property** means anything installed or placed in or on the Premises or the Building by or for the Tenant (whether financed or not) and includes the Tenant's stock, fixtures, fittings and signage.

Term means the period in Item 4 beginning on the Commencement Date.

#### 1.2 Interpretation

In this lease, unless a contrary intention appears:

- (a) a reference to this lease is a reference to this document whether or not this document is registered;
- (b) words beginning with capital letters are defined in **clause 1.1**;
- (c) a reference to a **clause** is a reference to a clause in this lease;
- (d) a reference to an **Item** is a reference to an item in the Reference Table;
- (e) a reference to an **annexure** is a reference to an annexure attached to this lease.
- words or expressions used in this lease which are defined in the A New Tax System (Goods and Services Tax) Act 1999 (Cth) have the same meaning in this lease;
- (g) an agreement, representation, covenant or warranty in favour of 2 or more persons is in favour of and binds them jointly and severally;
- (h) words importing the singular include the plural and vice versa;
- the word **person** includes corporations, firms, unincorporated associations, bodies corporate, authorities and agencies and includes a reference to the person's executors, administrators, successors, substitutes and permitted assigns and includes the employees, contractors and agents of that person;
- (j) the word costs when used in connection with a payment to or reimbursement of the Landlord includes legal costs and any advisor or expert fees on a full indemnity basis;
- (k) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them occurring at any time;
- headings are inserted for convenience and do not affect the interpretation of this lease;
- (m) a reference to the whole of a thing includes a reference to a part of that thing; and
- (n) including (in any form) or such as when introducing a list of items or giving an example does not limit the meaning of the word to which the list relates to those items or to items of a similar kind.

#### 1.3 Parties to act reasonably

- (a) In this lease:
  - unless stated to the contrary, each party will act reasonably in regard to all matters under this lease and will not unreasonably withhold or delay consent to any approval requested;

- (ii) in giving any consent or approval the Landlord may do so conditionally or unconditionally; and
- (iii) no consent or approval of the Landlord is valid unless it is in writing and signed by the Landlord.
- (b) Despite **clause 1.3(a)**, the Landlord may withhold its consent in its absolute discretion to any request to vary a term or condition of this lease.

#### 2. Grant of lease

Subject to the provisions of this lease, the Landlord grants and the Tenant accepts a lease of the Premises for the Term

#### 3. Term, Holding Over and Further Term

#### 3.1 Starting and ending

This lease commences on the Commencement Date and ends at 11:59pm on the Expiry Date, subject to early termination in accordance with this lease.

#### 3.2 Holding over

- (a) If the Tenant, with the Landlord's consent, continues to occupy the Premises after the Expiry Date, the Tenant does so as a monthly tenant and the following provisions of this clause 3.2 apply.
- (b) The terms of the monthly tenancy are the terms of this lease which apply on the Expiry Date modified so as to apply to a monthly tenancy except that the Rent will reviewed in the same manner as it was last reviewed.
- (c) The Landlord or the Tenant may terminate the monthly tenancy on any day by giving at least 1 month's notice to the other.

#### 3.3 Option for Further Term

- (a) The Tenant has an option to extend this lease for the period specified in **Item 10** to be exercised in accordance with this **clause 3.3**.
- (b) The Tenant may exercise the option by notice to the Landlord:
  - (i) at least three months and not more than six months prior to the expiry of the Term; and
  - (ii) provided the Tenant is not in default under this lease (of which default the Tenant has received notice of) when the option is exercised.
- (c) If the Tenant validly exercises its option for a Further Term, the Landlord must prepare a deed of extension of lease extending the lease on the same terms except for any exercised options or any terms specific as applicable to the initial term.
- (d) The Tenant must execute the deed of extension of lease within 14 days of receiving the deed of extension of lease and return it to the Landlord.

#### 4. Rent

The Tenant must pay the Rent to the Landlord from the Commencement Date by equal consecutive quarterly instalments in advance payable on the first day of each quarter during the Term (except the first and last payments which, if necessary, will be proportionate ones).

#### 5. Annual rent review

#### 5.1 CPI increase

On each CPI Review Date, the Rent will be varied in accordance with the following formula:

$$BR = A \times \frac{B}{C}$$

Where:

- **BR** = the Rent payable on and from the relevant CPI Review Date;
- A = the Rent payable immediately prior to the relevant CPI Review Date (disregarding any rental concession);
- **B** = the Index Number last published before the relevant CPI Review Date; and
- **C** = the Index Number last published before the Commencement Date or the last CPI Review Date whichever is the later.

#### 6. Outgoings and Services

#### 6.1 The Tenant must pay the Outgoings

The Tenant must pay the Landlord the Outgoings.

#### 6.2 Accounting for Outgoings

Within 3 months after the end of each Financial Year, the Landlord must notify the Tenant the Tenant of the actual amount of Outgoings with reasonable details thereof and the Outgoings for that Financial Year.

#### 6.3 Adjustment

If the Tenant's Share of the actual Outgoings is greater than the estimated Outgoings paid, the Tenant must pay the Landlord any difference with the Tenant's next monthly payment. If it is less, the Landlord must credit the Tenant with this in the next monthly statement or refund the difference.

#### 6.4 Service charges

The Tenant must pay all charges and other costs separately imposed for Services provided to or in respect of the Premises to the supplier before those charges become overdue or, in the case of any such charges imposed on the Landlord, to the Landlord on request.

#### 7. Goods and Services Tax

#### 7.1 Payments do not include GST

All Payments under this lease have been set or determined exclusive of the impact of GST.

#### 7.2 Liability to pay GST

- (a) Subject to **clause 7.2(b)**, if the whole or any part of a Payment by a party (**Payer**) to this lease is the consideration for a taxable supply by another party (**Payee**), the Payer must pay the GST Amount in respect of the Payment to the Payee as an additional amount, at the same time and in the same manner as the Payment is otherwise payable or as otherwise agreed in writing.
- (b) If and to the extent that a Payment under this lease is consideration for a supply to which Division 156 of A New Tax System (Goods and Services Tax) Act 1999 (Cth) applies, that payment shall be treated as if it constitutes consideration for a separate supply.

#### 7.3 Reimbursements

- (a) If this lease requires a party to this lease to pay for, reimburse or contribute to any expense or liability (**Reimbursable Expense**) incurred by the Payee to a third party, the amount to be paid, reimbursed or contributed will be the amount of the Reimbursable Expense net of any input tax credit to which the Payee is entitled in respect of the Reimbursable Expense (**Net Expense**). The Payee will be presumed to be entitled to a full input tax credit unless it demonstrates otherwise.
- (b) If a payment of a Net Expense is consideration for a taxable supply, the provisions of **clause 7.2** will apply to the Payment.
- (c) In this **clause 7.3**, Payee includes the representative member of a GST group in which the Payee is a member.

#### 7.4 Tax invoice

A party's right to payment under **clause 7.2** is subject to a tax invoice being delivered to the party liable to pay for the taxable supply.

#### 7.5 Adjustments

If there is an adjustment event in relation to a supply made by the Payee to the Payer which results in the amount of GST being different from the amount of GST previously recovered by the Payee from the Payer (**Previous GST Amount**), then the Payee or the Payee's representative member must issue the necessary adjustment note, and, as appropriate:

- in the case of an increasing adjustment, the Payer must pay to the Payee the amount by which the amount of GST on the supply exceeds the Previous GST Amount; and
- (b) in the case of a decreasing adjustment, the Payee must refund to the Payer the amount by which the Previous GST Amount exceeds the amount of GST on the supply.

#### 7.6 Indemnity

The Payer must indemnify the Payee on demand in respect of any claim arising from a breach by the Payer of the Payer's obligations under this **clause 7**. For the avoidance of doubt, the indemnity does not include the Payee's normal obligations under GST Law.

#### 7.7 Survival

This clause 7 survives termination of this lease.

#### 8. Other costs and payments

#### 8.1 Other costs

- (a) Each party shall pay its own costs of and incidental to preparing, negotiating and executing this lease. The Tenant must pay the duty on this lease (if any) and any registration fees to register this lease.
- (b) The Tenant must pay on demand the Landlord's reasonable and proper costs in relation to:
  - (i) obtaining the consent of any mortgagee of the Land to this lease;
  - (ii) any dealing requested by the Tenant arising out of this lease (for example: variation, surrender, assignment), even if the dealing does not proceed;
  - (iii) any consent or approval requested by the Tenant, even if consent or approval is not given; and
  - (iv) the Landlord's costs and expenses (including legal costs), on a full indemnity basis, incurred as a result of any default under or breach of this lease including any expenses incurred by the Landlord in enforcing and/or terminating this lease.

#### 8.2 Interest

If the Tenant is late in paying the Landlord any money, the Landlord may charge daily interest on it:

- (a) from the date the payment becomes due until the date the payment is made; and
- (b) at a rate equal to 5% per annum.

#### 8.3 Method of payments

The Tenant must pay all money payable to the Landlord under this lease:

- (a) on or before the date that the payment is due or, if this lease does not specify a particular date for payment, within 5 Business Days of demand;
- (b) without set-off, counter-claim, withholding or deduction; and
- (c) to the Landlord or as the Landlord directs.

#### 9. Insurance

#### 9.1 Tenant's insurance

- (a) The Tenant must during the Term:
  - (i) insure in an occurrence based policy against public liability for not less than \$20,000,000.00 for a single claim or for another minimum sum that the Landlord may reasonably require;
  - (ii) insure the Tenant's Property for the full insurable replacement value;
  - (iii) insure all plate or float glass in the Premises against breakages;
  - (iv) any other insurance required by law including any law relating to workers' compensation or the WHS Laws;
  - (v) whenever there are works being effected on or to the Premises a contractor's all risk policy to the full value of the works being conducted which policy may be maintained by the Tenant's contractor on behalf of the Tenant; and
  - (vi) any other insurance required by law.
- (b) The Tenant must effect each insurance policy with an insurer of good repute and sound financial backing in the name of the Tenant and noting the interest of the Landlord (except for the insurance under **clause 9.1(a)(ii)**).
- (c) The Tenant must provide to the Landlord a valid certificate of currency for the insurances required under this lease prior to the Commencement Date and within three days of renewal of each policy.

#### 9.2 Landlord's insurance

- (a) The Tenant must not knowingly do anything:
  - (i) which may increase the insurance premium; or
  - (ii) which may allow the insurer to refuse a claim

under any insurance policy taken out by the Landlord.

(b) The Tenant must pay the reasonable cost of any extra premiums which the Landlord pays because of the Tenant's particular use of the Premises.

#### 10. Use of Premises

#### 10.1 Permitted Use

The Tenant must use the Premises only for the Permitted Use;

#### 10.2 Compliance with laws

The Tenant must:

(a) comply with all Laws and Requirements concerning the Premises, the Permitted Use and the use and occupation of the Premises; and

(b) keep all Approvals in force.

#### 10.3 Use of Toilets

The Tenant must not use or permit to be used the toilets, grease traps and other sanitary appliances for any purpose other than that for which they were constructed and not to do or allow any act or thing to be done that might choke or otherwise affect or damage the same.

#### 10.4 Pest Control

- (a) The Tenant must take all proper precautions to keep the Premises free of all rodents, vermin, insects and pests and, if required by the Landlord, employ pest exterminators approved by the Landlord for that purpose at the Tenant's own cost.
- (b) The Tenant must, at the Tenant's cost:
  - (i) arrange for a termite inspection of the Premises to be undertaken by a suitably qualified person within three months of the Commencement Date and each anniversary of the Commencement Date; and
  - (ii) provide the termite inspection report to the Landlord within 14 days of receipt of the report.
- (c) If the terminate inspection report discloses any termite damage to the Premises, the Tenant must at the Tenant's cost repair such structural damage.

#### 10.5 Rubbish

The Tenant must not dispose of rubbish in the Premises except in proper rubbish containers.

#### 10.6 Safety and security

The Tenant must:

- (a) keep the Premises safe and secure;
- (b) give the Landlord prompt oral notice (followed by written notice) of any:
  - accident to or defects or damage to the Premises of which the Tenant is, or ought reasonably to be, aware;
  - (ii) infectious disease on the Premises; or
  - (iii) circumstances likely to be or cause a threat, danger, risk or hazard to the Premises or any person.

#### 10.7 Contact details

The Tenant must:

- (a) give to the Landlord contact details for a responsible individual of the Tenant for the Landlord to use in emergencies; and
- (b) notify the Landlord of any changes to those details from time to time.

#### 10.8 General restrictions

The Tenant must not:

- (a) use or permit the Premises to be used:
  - (i) in a manner that creates a nuisance or disturbs or interferes with other users of the Building or properties adjoining the Building; or
  - (ii) for any illegal purpose;
- (b) create any actual or potential fire hazard in the Premises or the Building; and
- (c) hold an auction, bankrupt, fire or closing down sale without the Landlord's consent.

#### 11. Maintenance of Premises

#### 11.1 Obligation to repair and maintain

The Tenant must, at the Tenant's own cost throughout the Term and otherwise while the Tenant is in possession of the Premises:

- (a) keep and maintain the Premises and the Landlord's Property in good and tenantable repair except for fair wear and tear;
- (b) immediately repair or replace any broken glass in or forming part of the Premises with glass of the same or similar quality;
- (c) immediately replace all damaged or broken lighting, electrical equipment (including light globes, fluorescent tubes and starters, inoperative switches and power points);
- (d) immediately repair and make good any damage to the Premises caused by the Tenant; and
- (e) keep and maintain the Premises and the Tenant's Property in a clean and good working condition and remove any rubbish from the Premises.

#### 11.2 Structural repairs

- (a) The Tenant is not obliged to carry out structural work unless that work is required because of:
  - (i) the Tenant's act, neglect or default;
  - (ii) the Tenant's particular use of the Premises; or
  - (iii) an express requirement in this lease to carry out structural work.
- (b) The Tenant must repair or pay the Landlord's reasonable cost of repairing:
  - (i) the structure of the Premises;
  - (ii) the Landlord's Property; and
  - (iii) the appliances, fittings or fixtures providing services to the Premises

if the need for repair arises from the Tenant's act, neglect or default.

#### 11.3 Painting

If the Tenant validly exercises the option for the Further Term, the Tenant must repaint any areas within the Premises which were previously painted, using good quality paint, in colours approved by the Landlord within 6 months of the commencement of the Further Term.

#### 12. Tenant works, signs and alterations to Premises

#### 12.1 Landlord's consent

The Tenant must not, without the Landlord's consent, make any alterations to or conduct any works affecting the Premises or the Landlord's Property or install any signage to the exterior of the Premises.

#### 12.2 Tenant's obligations

For any works or signage proposed by the Tenant in relation to the Premises:

- (a) the Tenant must first obtain the Landlord's approval and if applicable, all Approvals;
- (b) the Tenant must ensure that the insurance policies specified in clause 9 are current and properly relate to and cover any works or signage works carried out by the Tenant;
- (c) the proposed works or signage works must be carried out:
  - (i) at the Tenant's cost by contractors who are suitably qualified, competent and experienced in carrying out works in the nature of the proposed works;
  - (ii) in accordance with Landlord's approval, all Approvals and the requirements of all Authorities; and
  - (iii) in a proper and workmanlike manner using good quality materials; and
- (d) once the works or signage works are completed the Tenant must promptly give the Landlord such documents or certificates required by the Landlord to the effect that the works have been completed in accordance with the Approvals.

#### 12.3 Works carried out for the Tenant

If the Landlord carries out the whole or any part of the works under this **clause 12** on behalf of the Tenant, the Tenant must pay the Landlord upon demand:

- (a) the cost of the works as invoiced by the relevant contractor; and
- (b) the Landlord's reasonable costs in connection with the works.

#### 13. Release and Indemnity

#### 13.1 Release

The Tenant releases the Landlord from any claim which the Tenant may have against the Landlord in connection with the Tenant's occupation and use of the Premises and the

Land except if and to the extent that that Claim arises because of the Landlord's default or negligent act or negligent omission.

#### 13.2 Indemnity

The Tenant indemnifies and must keep the Landlord indemnified against all claims against the Landlord as a consequence of the Tenant's:

- (a) use of the Premises;
- (b) fraud, misconduct, dishonesty or breach of any law; or
- (c) default or negligence

except if and to the extent that the claim arises because of the Landlord's default or negligent act or negligent omission.

#### 14. Restriction against assignment, parting with possession and security

The Tenant must not assign, transfer, sublet, mortgagee, charge, encumber this lease.

#### 15. Landlord's Rights and Obligations

#### 15.1 Quiet enjoyment

Except as this lease otherwise provides, the Tenant may peacefully occupy the Premises for the Term without interruption or disturbance by the Landlord provided the Tenant pays the Rent and other money payable and complies with the Tenant's obligations under this lease

#### 15.2 Rights of entry

- (a) The Landlord may, upon giving reasonable notice (except in the case of an emergency when no notice is required), enter the Premises at all reasonable times to:
  - (i) inspect the state of repair of the Premises, the Landlord's Property, the Tenant's Property and the Building Services;
  - (ii) carry out work to the Premises, the Land or adjacent land or any other work required by an Authority;
  - (iii) comply with any laws or the requirements of any relevant Authority that are not the Tenant's responsibility to comply with; and
  - (iv) at the reasonable cost of the Tenant, do anything which the Tenant should have done under this lease but which the Tenant has not done or which the Landlord reasonably considers that the Tenant has not done properly.
- (b) In exercising the Landlord's rights under this **clause 15.2(a)** the Landlord must cause as little inconvenience to the Tenant as is practicable in the circumstances.

#### 15.3 **Prospective tenants or purchasers**

After giving reasonable notice to the Tenant, the Landlord may enter the Premises to show prospective purchasers and in the last 3 months of the Term (or if the option for the Further

Term has been exercised, in the last 3 months of that Further Term), to show prospective tenant provided the Landlord endeavours to minimise inconvenience to the Tenant.

#### 16. Resumption, Damage or Destruction to Building or Premises

#### 16.1 Resumption

The Landlord or the Tenant may terminate this lease by notice to the other if the Premises or any part of it is resumed by the Commonwealth or State government and, due to that resumption, the Premises cannot be used under this lease or are inaccessible due to that resumption.

#### 16.2 Abatement of payments for damage or destruction

- (a) If the Premises is damaged or destroyed the Landlord must reduce the Rent and the Outgoings by a reasonable amount depending on the extent to which the Premises are unfit for use or inaccessible, until the Premises are accessible and fit for use by the Tenant.
- (b) The Tenant is not entitled to an abatement under this clause 16.2 if:
  - the event resulting in the damage, destruction or inaccessibility arises from the Tenant's act, neglect or default; or
  - (ii) the Landlord fails to recover the benefit of any insurance for loss or damage to the Building or the Premises because of the Tenant's act, neglect or default.

#### 16.3 Termination rights for damage or destruction

If the Premises is damaged or destroyed so as make the Premises are unfit for use or inaccessible then either party may terminate this lease by written notice to the other within two months of the damage or destruction. This lease will end of the date specified in the notice.

#### 17. Default and termination

#### 17.1 Events of default by Tenant

The Tenant will be in default of this lease if:

- the Rent or any other money payable to the Landlord under this lease is in arrears for 14 days;
- (b) the Tenant does not comply with any other obligation under this lease within 28 days of receipt of a written notice requiring the Tenant to remedy the breach; or
- (c) an administrator, a liquidator, a receiver, receiver and manager, a manager or an inspector is appointed in respect of the Tenant.

#### 17.2 Effect of default

If the Tenant is in default of this lease the Landlord may, without prejudice to any other right it has, terminate this lease and re-enter the Premises without further notice to the Tenant.

#### 17.3 No waiver

A demand for or acceptance of Rent or any other amount by the Landlord after the Tenant is in default of this lease under **clause 17.1** will be without prejudice to any rights the Landlord may have.

#### 17.4 Essential terms

Each obligation of the Tenant to pay money under this lease and the Tenant's obligations under **clauses 4,6, 9, 10 and 14** are essential terms of this lease.

#### 18. Tenant's additional termination rights

#### 18.1 Tenant right to terminate

lf:

- (a) the Tenant purchases 16 Whitfield Street, Bassendean; or
- (b) the Crown disposes of the portion of the BIC Reserve leased as part of the Premises,

the Tenant may by notice to the Landlord terminate this lease.

#### 18.2 Termination

If the Tenant purchases 11 Hamilton Street, Bassendean, this lease will automatically terminate on the date the Tenant becomes entitled to become the registered proprietor of 11 Hamilton Street, Bassendean.

#### 19. End of this lease

#### 19.1 Condition of Premises at end of this lease

- (a) At the end of this lease, the Tenant must:
  - (i) vacate and deliver the Premises to the Landlord in good and substantial repair, except for fair wear and tear;
  - (ii) remove the Tenant's Property, except where nominated in writing by the Landlord;
  - (iii) rectify any damage done to the Premises or the Landlord's Property as a result of the Tenant complying with this **clause 19.1**; and
  - (iv) deliver to the Landlord certificates certified by a competent service repair company that any mechanical and air-conditioning equipment within the Premises in in sound working condition except for fair wear and tear.
- (b) Any items nominated in writing by the Landlord to remain in the Premises will become the Landlord's Property.

#### 19.2 Keys

Upon vacating the Premises, the Tenant must give the Landlord all keys, access cards and similar devices for the Building and the Premises held by the Tenant and any other person it has given them to.

#### 20. Notices

#### 20.1 Service

Any notice, demand or consent concerning this lease must be in writing and must be:

- (a) left at or sent to the address or email address of the addressee in the Reference Table (or such other address or email address previously notified in writing by the addressee as the addressee's alternative address for notices); or
- (b) if addressed to the Tenant may also be left at or sent by pre-paid post to the Premises.

#### 20.2 When effective

- A communication in accordance with **clause 20.1** will take effect:
  - (a) if left at an address or sent by email, on the day the communication was delivered provided the communication was delivered by 5.00pm on that day and that day is a Business Day. Otherwise, the communication will take effect from the next Business Day; or
  - (b) if sent by post, 3 Business Days after the communication was sent.

#### 21. Dispute Resolution

#### 21.1 Obligation to confer

- (a) Unless otherwise provided for in this lease, the parties, through their respective directors or appointed representatives, must use their collective and respective best endeavours to amicably resolve any dispute arising under this lease within 15 Business Days after it occurs.
- (b) In **clause 21.1(a)**, best endeavours means promptly doing every act, matter and thing which a prudent, determined and reasonable person, committed to resolving the dispute, would do.

#### 21.2 Failure to resolve dispute

- (a) If any difference or dispute between the parties is not resolved by the procedure set out in clause 21.1, then the dispute may be referred by either party for determination by an Expert who is an appropriate practising professional appointed at the request of either party, by:
  - (i) the President of the professional body most appropriate to determine the dispute or, if the parties are unable to agree on the appropriate body, the President for the time being of the Australian Property Institute; or
  - (ii) if there is no such body in existence at the time of the request, the President for the time being of an equivalent body.

- (b) Each party may make a submission either orally or in writing to the Expert within 10 Business Days after that appointment.
- (c) In making a determination the Expert must:
  - (i) act as an expert and not as an arbitrator;
  - (ii) consider any submission made to it by a party; and
  - (iii) provide the parties with a written statement of reasons for the determination.
- (d) In the absence of manifest error, the determination of the Expert is conclusive and binding on the parties.
- (e) The costs of the Expert will be shared equally between the parties unless otherwise determined by the Expert.
- (f) If the Expert fails to deliver a determination within 10 Business Days after the last day on which the parties are entitled to make submissions, either party may require the appointment of a further Expert under 21.2 to determine the dispute.

#### 22. Sale of 11 Hamilton Street, Bassendean

The Tenant acknowledges that the Landlord will only consider selling 11 Hamilton Street, Bassendean to the Tenant on such terms and conditions as the Landlord requires if:

- (a) the Tenant purchases 16 Whitfield Street, Bassendean; or
- (b) the Crown disposes of the portion of the BIC Reserve leased as part of the Premises.

#### 23. General

#### 23.1 Waiver and variation

A provision of or a right created under this lease may not be waived or varied except in writing signed by the party to be bound.

#### 23.2 Survival of indemnities

Each indemnity in this lease:

- (a) is a continuing obligation, separate from the other obligations of a party; and
- (b) survives termination of this lease.

#### 23.3 Antecedent breaches

The expiry or termination of this lease does not affect the rights of a party arising out of a breach of this lease by any other party that occurs before the expiry or termination.

#### 23.4 Reading down

If any provision in this lease is contrary to any law, the provision must be read down to such an extent as is reasonable in the circumstances so as to give it valid operation. If the provision cannot be read down, it will be deemed to be void and severed from this lease.

#### 23.5 Jurisdiction

The laws of the State govern this lease.

#### 23.6 Set off

The Landlord may at any time, without any demand or notice, set off and apply any money or liability the Landlord owes to the Tenant against any money or liability owing to the Landlord by the Tenant, whether or not the amount owed by the Landlord or the Tenant is immediately payable.

#### 23.7 Counterparts

This lease may consist of a number of counterparts and the counterparts taken together constitute one and the same instrument.

#### 23.8 Lease registration and caveats

- (a) The Tenant must not register this lease, without the consent of the Landlord.
- (b) The Tenant must not lodge an absolute caveat against any title to the Premises. Nothing in this **clause 23.8** will prevent the Tenant from lodging a subject to claim caveat against any title to the Premises in order to protect the Tenant's interests under this lease.
- (c) If a caveat is lodged against any title to the Premises in respect of the Tenant's interest under this lease, the Tenant must give to the Landlord a withdrawal of caveat in registrable form duly executed by the Tenant within 7 days of the Expiry Date or sooner determination of this lease together with the registration fee payable to Landgate.
- (d) The Tenant must reimburse the Landlord upon demand from all costs and expenses incurred by the Landlord in withdrawing any unauthorised caveat or withdrawing any caveat the Tenant has failed to withdraw.

#### 23.9 Exclusion of statutory provisions

- (a) The covenants and powers implied in every lease made under or to which the provisions in the *Transfer of Land Act 1983 (WA)* are implied in or apply to this lease, whether registered under the Act or not, do no apply other than:
  - (i) sections 92 to 95 (inclusive); and
  - (ii) section 103,

except to the extent of any inconsistency between these sections and this lease the terms of this lease will prevail.

- (b) The covenants, powers and provisions implied in leases by sections 80 and 82 of the *Property Law Act 1969 (WA)* do not apply to this lease; and
- (c) Part 1F of the *Civil Liability Act 2002 (WA)* is excluded from operation with respect to any dispute, claim, or any matter whatsoever arising under, out of or in connection with this lease.

## Signing page

Executed as a deed.

THE COMMON SEAL of the **TOWN OF BASSENDEAN** was hereunto affixed by the authority of a resolution of the Council in the presence of:



nhere

Mayor

A Chief Executive Office

)

THE COMMON SEAL of **CASA MIA MONTESSORI COMMUNITY SCHOOL INC** was hereunto affixed by the authority of a resolution of the Council in the presence of:

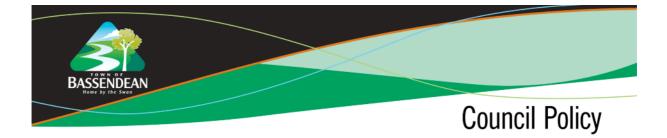


President (signature)

NIJAZ BRKICH Print name

Secretary (signature) Print name

# ATTACHMENT NO. 3



#### LOCAL PLANNING SCHEME NO. 10

#### LOCAL PLANNING POLICY NO 8

**PARKING SPECIFICATIONS** 

#### OBJECTIVE

To ensure a high standard of construction of car parking bays in all developments within the Town, and to ensure that all parking bays and manoeuvre areas are constructed to an adequate size.

#### **APPLICATION**

This policy applies to all land within the Local Planning Scheme No. 10 area.

#### POLICY

Where provision of parking bays is required as a condition of planning approval, the following minimum construction requirements shall apply:

	DEVELOPMENT TYPE				
Material Type	Residential	Other			
Asphalt	<ul> <li>25mm of 7mm high bitumen asphalt over:</li> <li>a) 150mm crushed rock roadbase (CRRB); or</li> <li>b) 50mm CRRB above 150mm crushed limestone.</li> </ul>	<ol> <li>25mm of 10mm asphalt over:         <ul> <li>a) 200mm CRRB or</li> <li>b) 75mm CRRB above 200mm crushed limestone.</li> </ul> </li> <li>50mm of 14mm asphalt over 250mm crushed limestone.</li> </ol>			
Concrete	100mm (preferably reinforced with one layer of F63 mesh) over a minimum thickness of 150mm compacted clean sand.	125mm reinforced with F62 mesh over a minimum thickness of 150mm compacted clean sand.			
Brick- paving	50mm (minimum) thick solid paving bricks over 25mm bedding sand and 100mm CRRB or crushed limestone. All 'free' edges to be supported by a header course on a 250mm x 50mm mortar bed.	80mm thick solid paving bricks paid in accordance with manufacturer's specifications (to be supplied with a Building Licence Application).			

The dimension of car parking bays and manoeuvre areas shall be as follows:

Parking Angle	Width of Bay metres	Depth of Bay metres	1 Way	e Width y 2 Way etres	Distance Along Kerb	Kerb Overhang metres	1 Way	Depth 2 Way tres
00%	0.5	<b>F</b> 4	<u> </u>	<u> </u>	metres	0.7	44.0	44.0
90°	2.5	5.4	6.2	6.2	2.5	0.7	11.6	11.6
	2.7	5.4	5.8	5.8	2.7	0.7	11.2	11.2
	2.9	5.4	5.4	5.8	2.9	0.7	10.8	11.2
60°	2.5	5.7	4.6	5.8	2.9	0.6	10.3	11.5
	2.7	5.7	4.2	5.8	3.1	0.6	9.9	11.5
	2.9	5.7	4.0	5.8	3.3	0.6	9.7	11.5
45°	2.5	5.3	3.7	5.8	3.5	0.5	9.0	11.1
	2.7	5.3	3.3	5.8	3.8	0.5	8.6	11.1
	2.9	5.3	2.9	5.8	4.1	0.5	8.2	11.1
30°	2.5	4.4	2.9	5.8	5.0	0.3	7.3	10.2
	2.7	4.4	2.9	5.8	5.4	0.3	7.3	10.2
	2.9	4.4	2.9	5.8	5.8	0.3	7.3	10.2
0°	2.5	2.5	3.0	5.8	6.3	0.0	5.4	8.3
	2.5	2.5	3.3	5.8	6.1	0.0	5.8	8.3
	2.5	2.5	3.6	5.8	5.9	0.0	6.1	8.3

#### Requirements

- 1. Bays situated adjacent to walls or other obstructions which affects door opening, shall be increased in width by 0.3 metres on the side of the obstruction.
- 2. The length of parallel parking bays may be reduced to 5.4 metres for end bays where free access is available.
- 3. For dead-end aisles, an aisle extension of 2 metres shall be provided to facilitate access.
- 4. Where access aisles intersect, adequate truncations shall be provided to facilitate the simultaneous movement of vehicles to and from the access aisles (Refer AS 2890.1 85 percent to vehicle swept path with 300mm clearances each side).



# Policy Number:Local Planning Policy No 8Policy Title:Car Parking and End-of-Trip Facilities

#### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). This Policy may be cited as Local Planning Policy No. 8 – Car Parking and End-of-Trip Facilities.

#### 2. Policy Statement

The Town recognises the need to ensure adequate car parking is provided to support land uses. The balance between providing too much or too little car parking has implications on affecting the areas character, amenity and vibrancy as well as the feasibility and affordability of the use and development of land.

This policy seeks to provide the framework in which car parking ratios are to be applied, incentives to reduce car parking (where appropriate) and the provision of end of trip facilities. This Policy shall be used to guide decision making on applications which involve variations to the minimum car parking standards required in Local Planning Scheme No. 10.

#### 3. Policy Objectives

- (a) To stipulate the minimum number of parking and end of trip facilities to be provided to support development, as well as the circumstances in which the Town will consider a reduction in parking bays.
- (b) To establish the requirements for the design and access of parking facilities.
- (c) To balance the provision of sufficient on-site car parking with the need to encourage pedestrians and promote alternative transport methods.

#### 4. Application

This policy applies to all applications for development approval for land within the district.

#### 5. Definitions

Shared parking: means parking facilities the subject of a shared parking arrangement and available to the public at all times.

#### 6. Policy Requirements

#### 6.1 Car Parking Provision

6.1.1 Car parking is to be provided in accordance with Table 1. Where a development contains a variety of uses, car parking shall be calculated on an individual-use basis.

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- 6.1.2 The car parking requirements applicable under Table 1 may be varied, having regard to:
  - (a) The nature of the proposed development;
  - (b) The number of employees likely to be employed on site;
  - (c) The anticipated demand for parking; and
  - (d) The orderly and proper planning of the locality.

Variations will only be supported where it will not adversely affect access arrangements, the safety of pedestrians or persons in vehicles, open bay, street trees or service infrastructure and the number of car parking bays to be provided will be adequate for the demands of the development, having regard to the likely use of the car parking bays, the availability of off-site parking facilities and the likely use of alternative means of transport.

- 6.1.3 Where car parking requirements are not prescribed in Table 1, the amount of car parking required will be determined based on the considerations contained in Clause 6.1.2.
- 6.1.4 For large commercial or mixed-use developments, consideration shall be given to providing taxi/ride-share bays.

#### 6.2 Car Parking Design

- 6.2.1 The design of car parking facilities is to be in accordance with AS 2890.1-1993 -Parking Facilities - Off-street Car Parking and AS 2890.5-1993 - Parking facilities - On-street parking.
- 6.2.2 The design of parking for people with disability is to be in accordance with AS 2890.6 Parking Facilities Off-street parking for people with disabilities and AS 1428.4.1:2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment tactile ground surface indicators.
- 6.2.3 Vehicle parking, manoeuvring and circulation areas, including crossovers, must be designed, constructed, sealed, drained, kerbed, marked and landscaped to the specifications and satisfaction of Town.
- 6.2.4 Tandem parking bays will only be accepted where the bays are provided for the use of a single tenancy and are for the use of long term or staff car parking.
- 6.2.5 Where car stacking systems are proposed, they are to be located behind the building or where visible from the street, screened or finished in materials to the satisfaction of the Town.
- 6.2.6 Manoeuvring areas shall be external to any buildings and shall not impact the use of any car parking bays.
- 6.2.7 Where a development involves 10 or more car parking bays, it shall include electric vehicle charging points or the capacity for electric vehicle charging points to be installed at a later time.

#### 6.3 Shared and Payment-in-Lieu of Parking

- 6.3.1 The Town may consider varying the minimum car parking standards outlined in Table 1 where shared parking arrangements are proposed. In determining whether reciprocal parking is appropriate, the Town will consider:
  - (a) Whether the peak hours of operation of each site are suitable for a shared arrangement;
  - (b) Whether a shared arrangement will impede the use of delivery or service areas on the shared site;
  - (c) Whether adequate car parking is likely to be available at all times for both sites;
  - (d) Whether the parking facilities are conveniently located to both developments;
  - (e) The relationship between the proposed development and the shared site will be such that the shared car parking bays are likely to be used by persons using the proposed development; and
  - (f) The parking facilities serving the uses will be located on the one lot, or if located on a separate lot, the parking arrangements are permanent (e.g. through an easement, amalgamation, legal agreement, condition of approval, or any other formal arrangement acceptable to the Town).
- 6.3.2 Where shared use arrangements are proposed, the Town will require a shared parking arrangement to be prepared, approved and implemented to the satisfaction of the Town as a condition of development approval.
- 6.3.3 Where a payment-in-lieu of parking plan has been prepared by the Town, a condition requiring the payment-in-lieu of parking may be imposed as a condition of approval. Payment shall be calculated in accordance with the Regulations.

#### 6.4 Bicycle Parking Provision and Design

- 6.4.1 Bicycle parking is to be provided in accordance with the Table 2 unless otherwise varied by the Town having regard to the nature of the proposed development and anticipated demand for bicycle parking.
- 6.4.2 Bicycle parking is to be located in accordance with the following requirements:
  - (a) be located as to not obstruct pedestrian paths;
  - (b) be well lit by appropriate existing or new lighting;
  - (c) be protected from the weather;
  - (d) be placed in public view in an area that is highly visible by passers-by, staff, clients etc.
- 6.4.3 The design of bicycle parking facilities is to be in accordance with AS 2890.3-2015 - Parking facilities Park 3 - Bicycle parking facilities.
- 6.4.4 The Town may consider the provision of bicycle parking within the public realm where an agreement is formalised to the satisfaction of the Town for the on-going maintenance of the facilities.

#### 6.5 End-of-Trip Facilities

- 6.5.1 End-of-Trip Facilities are to be provided in accordance with the Table 3 unless otherwise varied by the Town having regard to the nature of the proposed development, existing, available facilities and anticipated demand for end-of-trip-facilities.
- 6.5.2 End-of-Trip Facilities are to meet the following requirements:
  - (a) Lockers shall be provided and be of suitable volume and dimensions to allow storage of clothing, towels, cycling helmets and footwear;
  - (b) Shower and change facilities must be located in a secure area to ensure the safety of occupants and their belongings; and
  - (c) Showers are to dispense both hot and cold water.

#### 6.6 Access

Vehicular access shall be located and designed so that:

- (a) Access is via secondary streets, rights of way or existing crossovers where available.
- (b) Access to developments on corner lots should be located the maximum distance away from the intersection.
- (c) To avoid an excessive number of access points.
- (d) All vehicles utilising car parking bays are able to enter and exit the site in forward gear.
- (e) Where possible, new parking facilities and access points are to be linked to existing parking facilities.
- (f) Access points shall be designed to minimise:
  - (i) traffic or pedestrian hazards;
  - (ii) conflict with pedestrian/cyclist pathways and public transport facilities;
  - (iii) the impact on nearby residential uses; and
  - (iv) traffic congestion.

#### **Document Control**

Directorate	Community Planning	
Business Unit	Development and Place	
Inception Date	[Insert OCM RESOLUTION NO & DATE]	
Version		
Next Review Date	[Insert date – maximum 2 years generally is considered good practice]	

Land Use	Car Parking Requirement	
Amusement Parlour	1 bay per 10m <sup>2</sup> of NLA	
Animal Establishment	1 bay per staff member plus a minimum of 3 bays for visitors	
Bed & Breakfast	1 bay for every bedroom available to lodgers (in addition to the bay required for the dwelling)	
Betting Agency	1 bay per staff member and 1 bay per 20m <sup>2</sup> NLA with a minimum of 10 bays, whichever is the greater	
Brewery	1 bay for every 2m <sup>2</sup> of bar area, plus	
	1 bay for every 4m <sup>2</sup> of lounge, dining or beer garden area	
Bulky Goods Showroom	1 bay per 100m² NLA	
Caretaker's Dwelling	2 bays	
Child Care Premises	<ol> <li>bay for every 10 children the facility is designed to accommodate, plus</li> <li>bay per staff member</li> </ol>	
Cinema/Theatre	1 bay for every 4 seats	
Civic Use	1 bay for every 4 persons the facility is designed to accommodate	
Club Premises	1 bay for every 4 persons the facility is designed to accommodate	
Community Purpose	1 bay for every 4 persons the facility is designed to accommodate	
Consulting Rooms	4 bays per consultant	
Convenience Store	1 bay per 20m² NLA	
Corner Shop	1 bay per 50m <sup>2</sup> NLA	
Educational Establishment		
- Pre-Primary	1 bay per staff member, plus	
	1 bay for every 2 students	
- Primary School	1 bay per staff member, plus 14 drop-off bays for every 100 students (may include on-street	
	bays)	
<ul> <li>Secondary School</li> </ul>	<ul><li>1 bay per staff member, plus</li><li>7 drop-off bays for every 100 students (may include on-street bays)</li></ul>	
- Tertiary Institution	1 bay per staff member, plus	
	1 bay for every 5 students	
Exhibition Centre	1 bay per 4 persons the building is designed to accommodate	
Fast Food Outlet	1 bay for every 5m <sup>2</sup> seating area, plus	
	4 car queuing bays for any drive through facility	
Funeral Parlour	1 bay for every 4 persons for which any assembly area, plus 1 bay per staff member	
Garden Centre	1 bay per 100m <sup>2</sup> of land or buildings used for display or sale	
Holiday Accommodation	2 bays	
Holiday Home	2 bays	
Home Store	1 bay for every 15m <sup>2</sup> NLA (in addition to the bays required for the dwelling)	

#### Table 1 – Minimum Car Parking Requirements

Hospital	1 bay for every 4 patients beds, plus	
Tospital	1 bay for each staff member on duty at any one time	
Hotel	1 bay for each bedroom	
Industry - General	3 bays per 100m <sup>2</sup> NLA; or	
Industry - General	2 bays per staff member;	
	whichever is the greater, with a minimum of 6 bays	
Industry - Light	1 bays per 100m <sup>2</sup> NLA; or	
industry Light	2 bays per staff member;	
	whichever is the greater, with a minimum of 6 bays	
Industry - Service	4 Bays per 100m <sup>2</sup> NLA of shop area and 2 bays per 100m <sup>2</sup> industrial NLA	
Liquor Store – Large	1 bay per 20m <sup>2</sup> NLA	
Liquor Store – Small	1 bay per 50m² NLA	
Lunch Bar		
	1 bay for every 5m <sup>2</sup> seating area, plus 4 car queuing bays for any drive through facility.	
Market	3 bays per stall or 1 bay per 10m <sup>2</sup> whichever is the greater	
Medical Centre	4 bays per medical practitioner	
Motel	1 bay for each bedroom	
Motor Vehicle, Boat or Caravan Sales	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member	
Motor Vehicle Repair	1 bay per staff member	
Motor Vehicle Wash	1 bay per wash bay plus 0.5 bay per staff member	
Night Club	1 bay for every 2m <sup>2</sup> of bar area	
Office	1 bay per 50m <sup>2</sup> NLA.	
Place of Worship	1 bay for every 5 persons the facility is designed to accommodate	
Plant Nursery	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member	
Reception Centre	1 bay for every 5 persons the facility is designed to accommodate	
Recreation – Private	1 bay for every 20m <sup>2</sup> NLA, plus 1 bay per staff member	
Residential Aged Care	1 bay for every 4 patients beds plus	
Facility	1 bay for each staff member on duty at any one time	
Resource Recovery Centre	3 bays per 100m² NLA; or	
	2 bays per staff member;	
	whichever is the greater, with a minimum of 6 bays	
Restaurant/Cafe	1 bay for every 4 persons the facility is designed to accommodate	
Restricted Premises	1 bay per 20m² NLA	
Serviced Apartments	2 bays	
Service Station	1 bay per 20m <sup>2</sup> NLA, plus 1 bay per staff member	
Shop	1 bay per 20m² NLA	
Small Bar	1 bay per staff member	
Storage	2 bays per 100m <sup>2</sup> NLA; or	
-	2 bays per staff member;	

Tavern	1 bay for every 3m <sup>2</sup> of bar area
Trade Display	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Trade Supplies	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Transport Depot	1 bay per 100m <sup>2</sup> NLA or 1 per staff member, whichever is the greater
Veterinary Centre	4 bays per veterinary practitioner
Warehouse	1 bay per 100m <sup>2</sup> NLA or 1 bay per staff member, whichever is the lesser
Waste disposal facility	3 bays per 100m <sup>2</sup> NLA; or
	2 bays per staff member;
	whichever is the greater, with a minimum of 6 bays
Waste storage facilities	3 bays per 100m <sup>2</sup> NLA

Note 1: Car parking requirements for ancillary dwellings, grouped dwellings, multiple dwellings, residential dwellings and single houses are as per State Planning Policy 7.3. Note 2: Car parking requirements for Family Day Care, Home Occupation and Home Business land uses are

as per Local Planning Policy 17.

Note 3: Where the car parking ratio specified in Table 1 results in a requirement for a part bay, the car parking requirement shall be rounded up to the nearest whole number.

Table 2 – Minimum Bi	cycle Parking Requirements
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Land Use	Bicycle Parking Requirement
Bulky Goods Showroom (for premises greater than 300m <sup>2</sup> )	1 bay per 500m² NLA
Convenience Store	1 bay per 100m <sup>2</sup> NLA
Fast Food Outlet / Lunch Bar	1 bay per 200m² NLA
Office	1 bay per 200m² NLA
Recreation - Private	1 bay per 100m² NLA
Service Station	2 bays per Service Station
Shop	1 bay per 250m <sup>2</sup> NLA

#### Table 3 – Minimum End-of-Trip Facilities Requirements

Number of bicycle parking bays provided	End-of-Trip Facilities Requirement	
0-2	Nil	
3-5	1 shower and change facility	
6-10	2 showers (one male, one female) and change facilities	
11-20	4 showers (two male, two female) and change facilities	
nore than 20 6 showers (three male, three female) and change faciliti		

#### **Car Parking Comparison**

	Car Parking Comparison	
Land Use	LPS 10 Requirement	Draft LPP 8 Car Parking Requirement
Amusement Parlour	Not Prescribed	1 space per 10m <sup>2</sup> of NLA
Ancillary Dwelling	Not Prescribed	As per the R-Codes
Animal Establishment	Not Prescribed	1 space per staff member plus a minimum of 3 spaces for visitors
Bed & Breakfast	Not Prescribed	As per the R-Codes plus 1 space for every bedroom available to lodgers
Betting Agency	Not Prescribed	1 space per staff member and 1 space per 20m <sup>2</sup> NLA with a minimum of 10 spaces, whichever is the greater
Brewery	Not Prescribed	<ol> <li>bay for every 2m<sup>2</sup> of bar area, plus</li> <li>bay for every 4m<sup>2</sup> of lounge, dining or beer garden area</li> </ol>
Bulky Goods Showroom	Not Prescribed	1 bay per 100m <sup>2</sup> NLA
Caretaker's Dwelling	Not Prescribed	2 bays
Child Care Premises	1 per employee and 1 per 6 children	1 bay for every 10 children the facility is designed to accommodate, plus 1 bay per staff member
Cinema/Theatre	1 per 5 seats	1 bay for every 4 seats
Civic Use	Not Prescribed	1 bay for every 4 persons the facility is designed to accommodate
Club Premises	Not Prescribed	1 bay for every 4 persons the facility is designed to accommodate
Community Purpose	Not Prescribed	1 bay for every 4 persons the facility is designed to accommodate
Consulting Rooms	5 spaces per consultant	4 bays per consultant
Convenience Store	Not Prescribed.	1 bay per 20m² NLA
Corner Shop	1 space per 20m <sup>2</sup> of gross floor area	1 bay per 50m² NLA
Dwelling	As per the R-Codes	As per the R-Codes
Educational Establishment		
Pre-Primary	1 per staff member	1 space per staff member, plus 1 space for every 2 students
Primary School	1.25 per classroom	1 space per staff member, plus 14 drop-off spaces for every 100 students (may include on-street spaces)
Secondary School	5 spaces per classroom	1 space per staff member, plus 7 drop-off spaces for every 100 students (may include on-street spaces)
Tertiary Institution	Not Prescribed	1 space per staff member, plus 1 space for every 5 students

Exhibition Centre	Not Prescribed	1 space per 4 persons the building is designed to accommodate
Fast Food Outlet	1 per 1m length of queuing area	<ol> <li>bay for every 5m<sup>2</sup> seating area, plus</li> <li>car queuing spaces for any drive through facility</li> </ol>
Funeral Parlour	Not Prescribed	1 bay for every 4 persons for which any assembly area, plus 1 bay per staff member
Garden Centre	Not Prescribed	1 bay per 100m <sup>2</sup> of land or buildings used for display or sale
Grouped Dwelling	As per the R-Codes	As per the R-Codes
Holiday Accommodation	Not Prescribed	2 bays
Holiday Home	Not Prescribed	2 bays
Home Store	Not Prescribed	1 bay for every 15m <sup>2</sup> NLA (in addition to the bays required for the dwelling)
Hospital	1 per 2 beds	<ol> <li>bay for every 4 patients beds, plus</li> <li>bay for each staff member on duty at any one time</li> </ol>
Hotel	1 per bedroom plus 1 space for every 3m2 of bar and public area	1 bay for each bedroom
Industry - General	Not Prescribed	3 spaces per 100m <sup>2</sup> NLA; or 2 spaces per staff member; whichever is the greater, with a minimum of 6 spaces
Industry - Light	Not Prescribed	1 spaces per 100m <sup>2</sup> NLA; or 2 spaces per staff member; whichever is the greater, with a minimum of 6 spaces
Industry - Service	Not Prescribed	4 Spaces per 100m <sup>2</sup> NLA of shop area and 2 spaces per 100m <sup>2</sup> industrial NLA
Liquor Store – Large	Not Prescribed	1 bay per 20m² NLA
Liquor Store – Small	Not Prescribed	1 bay per 50m <sup>2</sup> NLA
Lunch Bar	1 per 20m2 of gross floor area	1 bay for every 5m <sup>2</sup> seating area, plus 4 car queuing spaces for any
Market	Not Prescribed	drive through facility. 3 spaces per stall or 1 space per 10m <sup>2</sup> whichever is the greater
Medical Centre	5 spaces per consultant	4 bays per medical practitioner
Motel	1.5 spaces per unit	1 bay for each bedroom
Motor Vehicle, Boat or Caravan Sales	1 space for each 20m2 of display area	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Motor Vehicle Repair	Not Prescribed	1 bay per staff member
Motor Vehicle Wash	Not Prescribed	1 bay per wash bay plus 0.5 bay per staff member

Multiple Dwelling	As per the R-Codes	As per the R-Codes
Night Club	1 space for every 5m2 of bar and lounge	1 bay for every 2m <sup>2</sup> of bar area
Office	1 space for every 20m2 of lettable floor area	1 bay per 50m² NLA.
Place of Worship	1 per 5 seats	1 bay for every 5 persons the facility is designed to accommodate
Plant Nursery	Not Prescribed	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Reception Centre	Not Prescribed	1 bay for every 4 persons the facility is designed to accommodate
Recreation – Private	Not Prescribed	1 bay for every 20m <sup>2</sup> NLA, plus 1 bay per staff member
Residential Aged Care Facility	1 per 5 beds	<ol> <li>1 bay for every 4 patients beds plus</li> <li>1 bay for each staff member on duty at any one time</li> </ol>
Residential Building	1.5 spaces per bed	As per the R-Codes
Resource Recovery Centre	Not Prescribed	3 spaces per 100m <sup>2</sup> NLA; or 2 spaces per staff member; whichever is the greater, with a minimum of 6 spaces
Restaurant/Cafe	1 space for every 4 seats	1 bay for every 4 persons the facility is designed to accommodate
Restricted Premises	Not Prescribed	1 bay per 20m <sup>2</sup> NLA
Serviced Apartments	Not Prescribed	2 bays
Service Station	Not Prescribed	1 bay per 20m <sup>2</sup> NLA, plus 1 bay per staff member
Shop	8 per 100m <sup>2</sup> gross floor area	1 bay per 20m <sup>2</sup> NLA
Small Bar	Not Prescribed	1 bay per staff member
Storage	Not Prescribed	2 bays per 100m <sup>2</sup> NLA; or 2 bays per staff member; whichever is the greater, with a minimum of 6 spaces
Tavern	1 space for every 3m2 of bar and public area	1 space for every 3m2 of bar area
Trade Display	Not Prescribed	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Trade Supplies	Not Prescribed	1 bay per 100m <sup>2</sup> of display or sale area, plus 0.5 bays per staff member
Transport Depot	Not Prescribed	1 space per 100m <sup>2</sup> NLA or 1 per staff member, whichever is the greater
Veterinary Centre	Not Prescribed	4 bays per veterinary practitioner

Warehouse	1 per 100m <sup>2</sup> of gross floor area	1 bay per 100m <sup>2</sup> NLA or 1 bay per staff member, whichever is the lesser					
Waste disposal facility	Not Prescribed	3 spaces per 100m <sup>2</sup> NLA; or 2 spaces per staff member; whichever is the greater, with a minimum of 6 spaces					
Waste storage facilities	Not Prescribed	3 bays per 100m <sup>2</sup> NLA					

# **ATTACHMENT NO. 4**

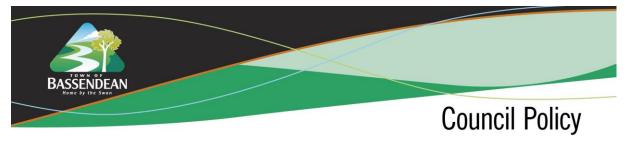
#### Part 2 - Implementation plan

This implementation plan outlines the actions which your local government will take over the next 5+ years to contribute to the achievement of relevant Waste Strategy targets and objectives. It is where the priorities described in the summary (Part 1 – 7.0 Summary, Table 20) are translated into actions. Please refer to the Guidance Document under sections: 4.0 How to complete Part 2 – implementation plan, 5.0 Better practice and 6.0 Waste management tools, when developing this implementation

		Table 21: Implementation plan											
	Waste	Action (OR link to existing local government plan/document that	Is the action new or existing?	Detailed actions/sub-actions (OR link to existing local	Milestones (SMART - Specific, Measurbale, Achievable,	Target (SMART)	Timeframe for delivery (completion date)	r Cost of implementation incorporated into annual budget and Corporate	Aligns to Waste Strategy Objective/s			Responsibility for implementation	
	Management Tool	details this activity)		government plan/document that details this activity)	Relevant, Timed)	ranger (empirity)		Business Plan? Y/N - (if not, why?)	Avoid	Recover	Protect	(branch, team or officer title, not the names ( of individual officers)	strategies)
1	Waste services	Review Domestic Waste Collection Contract - Celection of FOGO, recycling, general waste, processing of recycling, collection of verge waste, on demand collections and the supply and delivery of MGBs	New	The Torwn of Bassendean uses a comprehensive suite of documented procedures and Council Policies covering all the requirements of the Legislation (including the Local Government Act 1996 & Local Government (Functions and General) Regulations 1996) for procurement of goods and services. To secure a waste management contract the Torwn will: 1. Follow the Purcashing Policy & Plan 2. Review current contract and establish a Tender Plan 3. Submit for publication a Request for Tender 4. Once received evaluate Tenders/Cuotations 5. Generate an Evaluation Report with specific recommendations 6. Report to Executive and Council	1. Contract reviewed, tendre proposal and statement of work generated — Mar 2021     2. RFT circulated – Apr/May 2021     3. Tendre reviews – May 2021     4. Report and recommendation — May/June 2021     5. Council approval — June/July 2021     6. Tender awarded – Aug 2021	Waste collection contract reviewed and awarded by September, 2021	Mid to end 2021	Y	~	~	~	Waste Operations	Risks: Inaccurate Statement of Work: Insufficient budget allocation: contract awarded to inappropriate organisation: contract underperforming; lack of effective stakeholder communication. <b>Mitigation</b> : Experienced project management to drive the contract review and allocation process from the onset to successful fruition; ensure all internal stakeholders are well engaged, informed and provide accurate and meanigful data for the Statement of Work; well executed project implementation and delivery plan adhering to council procurement policy; report for council approvil; structured ongoing contract performance reviews.
2	Waste services	Rollout FOGO to shared services properties/MUDS	New	and options. 3. Financial model and Complementary Measures identifying the	Better Practice - Go FOGO reviewed and business case completed and preferred service process options established – mit to late 2020 (completed) 2. Rollout strategy submitted to Council for endorsement by mid 2021 3. Community education and infomation strategy - mid to late 2021 4. Rollout of FOGO to commence by the end of 2021 5. Monitor and evaluate rollout - late 2022	Comprehensive rollout ensuring, where practicable, shared service properties are provided with a FOGO service by June 2022.	Jun-22	Y		*		Waste Operations	Risks: Community resistant to change/uncoperative; contamination; lack of effective communication; poor rollout service; waste facility cannot accept FCGG material. Mitigation: Ensure ongoing and effective communication with a stakeholders and engage community; careful planning with effective milestones; have options for people with special need/large families; bin audits/lagging to reduce contamination levels.
3	Waste services	Rolleut FOGO to Commercial Customers	New	I. Consult. Better Practice kerbaids collection guidelines and develop a financial model/Complementary Measures for new service delevery. 2. Collaborate with the EMRC to identify FOGO processing capacity and options: 3. Financial model and Complementary Measures identifying the preferred service and implementation timeline submitted to executive and council for endorsement. 4. Client consultation and engagement on FOGO rationale, methodology and implementation timeline. 6. Induct FOG service. 6. Induct FOG service. 6. Induct FOG service.		All our commercial customers will be provided a FOGO service by June 2022. Our aligning engagement and educational policies will be concurrently delivered to ensure successful ongoing participation.	Jun-22	Y		*		Waste Operations	Bisks: Customers resistant to changelunoperalive; contamination; lack of effective communication; poor contout service; waste facility cannot accept FOGO material. Mitigation: Ensure ongoing and effective communication with all stakeholders and storag engagement with clientele; careful planning with effective mileschers; bin audits and constructive feedback to reduce contamination levels.
4	Waste infrastructure	Recycling Collection and Asset (bin (type) Provision Review	New	I. Focus group objective to ensure recycling wate collection option nand receptate choics is established to coincide with the Domestic Water Collection Contract newlew. Z. Focus group and stakeholder meeting to evaluate statistical water data, community feedback and peer reviews to establish the most appropriate frequency and receptacle size. 3. Preferred collection cycle and receptacle submitted to Council for approval. 4. New service delivery model Incorporated into statement of work for Waste Collection review/ contract renewal.	<ol> <li>Focus group and stakeholder meeting – Feb 21</li> <li>Jewy preferred collection service &amp; receptack eletermined and submitted to directorate for approval – Feb/March 21</li> <li>Statement of Nork for the Waste Collection Contract altered to reflect the new service requirement – March 21</li> </ol>	By April 2021 we will have revewed the recycling weater codecion service and incorporated findings into the Waste Collection Contract process	Apr-21	¥	1	*	~	Waste Operations	Risks: respecting collection service not wineward and actioned as required for the Statement of Work for the Waste Collection Contract. Inappropriate choice of service and or receptacle, Mitigation: Elective and congoing project management to stere the focus group and stakeholders ensuring timeline commitments are met; thorough research to establish new service delivery model, encompassing community needs-frequests. Better Practice and peer review of similar existing operations.

5	Policies and procurement	Update Local Planning Scheme to Include Waste Definitions	New	Review of Local Planning Strategy aligning to present Local Planning Schemes     Consult Local Planning Regulations 2015 as amended (2020)     Betermine applicable waste definitions in conjunction with zoning requirements where applicable     A Produce draft amendments to planning scheme for directorate Submit to the Government Casterle for publication (subject to successful Department of Planning, Lands and Heritage consultation and review)	Local Planning Scheme approved for advertisement - Mar 21     Local Planning Scheme advertised for comment - April - June     21     Loca Planning Scheme adopted by Council - September 21     Local Planning Scheme published in the Government     Gazzetle and in force - November 21	November 2021	Nov-21	¥				Planning	Risks - Approval for advertising not given, public to not accept the Scheme Mitigation - Elective project management throughout; appropriate professional bodies consulted and guidance documentation reviewed.
6	Data	Gathering Data to Formulate an Illegal Dumping and Litter Prevention Strategy	New	Data gathering and resultant strategies will be established by: – Prosecuting lingeal dumping activities as per DWERS Compliance and enforcement policy and to promote/publicies successful prosecutions. – Effectively engaging & informing the community. – Aligning (where expliciable) to WALGA's Better Practice Optical Surveillance Devices guidance document. Illegal Dumping. – Aligning (where expliciable) to WALGA's Better Practice Optical Surveillance Devices guidance document. Illegal Dumping. – Participating in the WALGA Reduce Illegal Dumping Working Group.	1. Stakeholder meeting to establish a focus group to investigate, establish and coordinate data colection strategies – Jan 2023 2. Focus group to liaise with WALGA, the EMRC and other member councils to ensure the current best practoce guidance is obtained – Jan 2023 abare to a strate the strate of the strate of the strate determined to stakeholders the most adventageous data collection strategies to implement – Fek 2023 5. Data collead and disseminated to stakeholders meetings barbolder meeting to discuss new lilegal dumping and litter prevention strategies – May 2023 7. Strategies implemented – June 2023 Stakeholder do months following implementation and results circulated – Dec 2023 Stakeholder action in response to data assessment – Early 2024	By mid-2023 the Town will have developed new litter and ligal dumping reduction strategies after reviewing and acting upon credibly sourced data	Jun-23	Y	*	*	*	Ranger Services	Risks: Inappropriate and/or ineffective data modelling initiated; Inconsistent data capture due to lack of training or technology. State-holder Inaction following the submission of focus group reports, project management and stateholder management and stateholder professional bodies consulted and guidance documentation reviewed; structured training for all field officers and Investment in new technologies for data capture where appropriate
7	Bohaviour change programs and initiatives	Promote recycling and FOGO	New	Two important directions in our Strategic Community Plan are to demonstrate strong leadership in waste reduction and to foster an empowered community that drives usualizability. Adjing to these policies and to promote recycling and FOGO the Town will. - Arthere to Vaste Authority Beater Practice FOGO Kerbaide C existing and the strate the Practice FOGO Kerbaide C existing and the strate and the strate and the strate and the strate strate and the strate and the strate and there to and normal the Waste Authority Waste Sorted Tocklit. - Utilize determinations schlabilished by the Consistent Communications Collective (DWER & WALGA participation) - Consult with and reacive guidance from the EMRC Waste Education Dept. - Update the Town's webpage, undertake social media campaigns and provide manned information stalls at public events/shopping centres. - Disseminate the Towns' goals and objectives through the Wastewise Schools program.	Consultation with the EMRC, WALGA and applicable professional bodies to ascertain legislative guidance and grant funding opportunities that could impact or affect the recycling/FGGC initiatives the Town wishes to employ – Jan 2015 abended the meetings to discass: initiatives and the Strategies are Town will use to promote them – Feb 2022. 3. Communication & consultation with the community via wetpage, social media and attending public events – March to May 2022. 4. Initiatives and promotions delivered – June 2022.	Mid 2022 will see that the Town has, following consultation with the community, ensured that is recycling and FOGG delivery services are promoted to further encourage effective participation.	Jun-22	Y	*	*	*	Waste Operations	Risks: Insufficient/ ineffective advertising/promotions or community engagement indiaves; Stakeholders unaware of current/impending legislative guidatives; Stakeholders are applicative; advertise or grants are applicative; advertise of grants are application; orgoing dialogue with WALGA, Wash authority and the EMRC to ensure current & future initiatives; grant and information is available to the Torwn for appropriate actor; clear and meaningful messaging to actively encourage local community participation and feedback.
8	Behaviour change programs and initiatives	Roads to Reuse Trial	New	1. Stakeholder meeting with the Chill Works Department to advise them of the Roads to Reuse Schwen and to asserbarian the engineering material types and quantities they require. 2. Consultation with C&D contractors participating in the Waste Authority scheme & generating certified recycled material, to establish available material types and quantities that would be fit for purpose. 3. Small trial chill works project using recovered materials from the scheme actioned and a report generated on completion. 4. Stakeholder meeting following the trial to review successfallures and the future adoption of the scheme in civil works activities.	1. Stakeholder meeting - January, 2023.     2. Engaging with GSD contractors participating in the scheme and investigating the suitability of their end product - January 2023.     4. Civil works trial utilizing the recovered material - early 2023.     5. Report generated and review meeting held - late 2024.	By mid 2023 the Town will have piloted a new scheme using circular economy and sustainable procurement principles to establish if Roat 0 Reuse materials are suitable for ongoing specific civil works activities.	Dec-21	Y	*	*		Waste Operations & Civil Works Department	Risks: Material is contaminated: material is unsuitable for user report following trial is inaccurate. <i>Mitigation</i> : Material is sourced only from suppliers adhering to Waste Authority guidelines and generating certified and analysed material; various suppliers and associated materials investigated to ensure suitability for specific activities; trial is closely project managed to ensure resultant data is accurate and meaningful.
9	Behaviour change programs and initiatives	Support Waste Authority Great Sort Campaign	New	In order to advocate for the Waste Authority Program - Waste Sorted Behaviour Change Campaign B e a Great Sort, the Town will: 1. Follow Campaign guidelines; 2. Utilize the Creat Sort Tooklik for consistent messaging; 3. Update the Town's webpage, undertake social media campaigns and man information stalls at public events/shopping centres, to support the campaign and seek community feedback for initiatives to further promote this initiative; and 4. Generate a promotion campaign following feedback and stakeholder consultations	usage and feasibility analysis – Jan/Feb 2023 2. Towns' webpage updated in conjunction with social media coverage and visibility at community events – Feb 2023 3. Community consultation and feedback – Arch to May 2023 4. Development and rollout of collaborative initiatives to support	From mid-2023 the Town will have orchestrated a Great sort Campaign that will generate engoing and increasing community participation.	Jun-23	Å	*	*	*	Waste Operations	Risks: Slateholder Inaction and targets not met. Community feels disenfranchised. Towns: campaign inconsistent with Waste Authority guidelines. <i>Mitigation</i> : Effective & consistent project management throughout, orgoing dialogue with the EMRC as a resource, feedback from local groups and residents welcomed and encouraged, careful planning with effective milestones.
	Other												

# **ATTACHMENT NO. 5**



# 5.8 Temporary Holiday Accommodation In Caravans

## Objective

To allow visitors on holidays to stay in caravans with friends or relatives for short periods of time.

## Policy

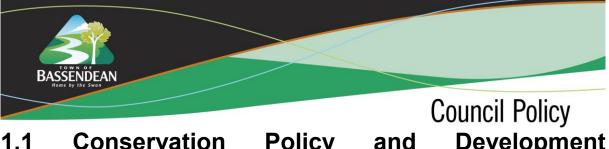
Occupancy of a caravan shall be allowed only in certain circumstances. Applications are to be in writing, and may only apply to:

- a) holidaying visitors;
- b) a maximum period of 3 months;
- c) caravans are to be used for sleeping purposes only; and
- d) caravans are to be parked behind the building line, where practicable.

## Application

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

Policy Type: Strategic Policy	<b>Policy Owner:</b> Chief Executive Officer & Manager Development Services
Link to Strategic Community Plan:	Last Reviewed: March 2014 Version 2
Town Planning and Built Environment	Next Review due by: December 2016



## 1.1 Conservation Policy and Development Guidelines

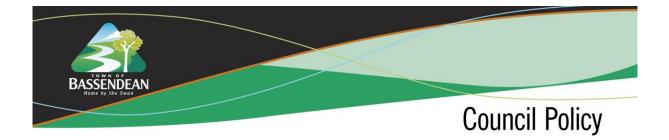
## Objective

The Conservation Policy and Development Guidelines sets out the Town's commitment to manage and care for site features and significant buildings and should take into account the changes that have occurred with time and provide guidance for the management and future use of the place.

## Strategy

Places identified as culturally significant have been placed on the Heritage Council of Western Australia, "Register of Heritage Places" list and they are to be conserved in accordance with the principals of the Australian International Council on Monuments and Sites (ICOMOS) Charter for places of Cultural Significance principals being:

- Conservation of cultural significant places is an integral part of good management and therefore should be safeguarded and not put at risk or left in a vulnerable state.
- Conservation of a place should identify, and take into consideration, all aspects of Cultural and Natural Heritage without unwarranted emphasis on any value at the expense of others and that the relative degree of cultural significance may lead to different conservation actions within a place.
- Conservation requires the retention of an appropriate setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusion or other changes, which would adversely affect the setting or relationships, are not appropriate.
- The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable, unless it is the sole practical means of ensuring its survival.
- Restoration is appropriate only if there is sufficient evidence of an earlier state of fabric.
- Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place. Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.
- Competent direction and supervision should be maintained at all stages, and people with appropriate skills should implement any changes.
- Records associated with conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, where this is culturally appropriate.



Where elements, or spaces of significance are likely to be effected by compliance with regulations, these works should be evaluated in terms of the conservation policy and the likely impact on significance.

Professional assistance will be sought to ensure proper evaluation of conservation, interpretation safety and maintenance issues and to ensure that the impact of restoration works will be in keeping with the Heritage Council of Western Australia conservation, maintenance and development requirements.

The Conservation Plan is to identify significant fabric, guide conservation and assist in planning improvements and future development and include implementation strategies and cost estimates for Council consideration that can be used for funding applications.

The Interpretation Plan is a means of communicating ideas and feelings which help people enrich their understanding and appreciation of their world, and their role in it (Interpretation Australia Association) and involves partnerships between interpreters and a range of different stakeholders.

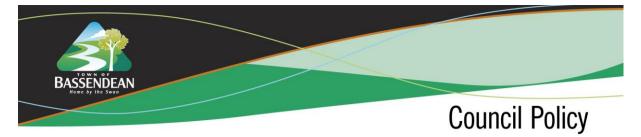
Sites listed the State "Register of Heritage Places" such as the Pensioner Guard Cottage, Bassendean Oval Gates, Bill Walker Grandstand & MacDonald Grandstand and other public cultural heritage places.

As such Council has adopted a 1 Surrey Street - Pensioner Guard Cottage (c.1856-1857, c. 1991-1993) Residence (c.1893, c.1952) Conservation Management Plan and Interpretation Plan which will guide the development of detailed design plans for the restoration, reconstruction and refurbishment works which will be progressively developed and implemented.

## Application

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

Policy Type: Strategic Policy	<b>Policy Owner:</b> Director Operational Services				
		First Adopted: OCM - 16/06/05			
		Last Reviewed: March 2014			
Link to Strategic Community PI Town Planning & Built Environment	an:	Version 1			
		Next Review due by: December 2016			



## 2.5 Landscaping with Local Plants Policy

The existing remnant native vegetation is a primary environmental feature contributing to amenity, biodiversity and natural heritage value. The loss of local native vegetation, replacement with exotic landscaping and increased water and fertiliser use is increasingly recognised as an issue impacting on water quality and the health of the Swan-Canning catchment. There is an expectation that Local Governments will make informed decisions and act in a sustainable way to preserve and enhance the natural amenity of their areas.

## **Objectives**

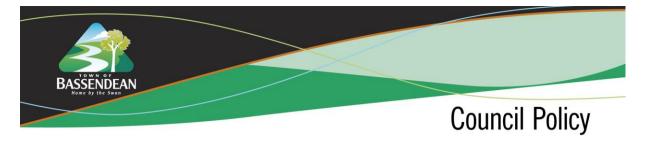
The Town of Bassendean's Landscaping with Local Plants Policy objectives are:

- To increase the use of species from local plant communities and those of the South Western Province in landscaping across the public and private land;
- Ensure that landscaping is more sustainable by:
  - Reducing the amount of irrigation water required;
  - Reducing the amount of fertiliser required, minimise nutrient export to groundwater, wetlands and the Swan-Canning river system;
  - Reducing threats to biodiversity by avoiding plant selection that may lead to future environmental weed problems;
  - Preserving and enhancing, the identity and 'sense of place' for the local community through appropriate landscaping, with consideration for historical relationships of other tree types for specific town features.
- Enhance local biodiversity by conserving existing native vegetation areas and by restoring and creating new native vegetation areas with a mix of species that would occur naturally in any one location, to create habitat for indigenous fauna;
- Build pride in the Town of Bassendean's natural environment and 'sense of place' for the local community through appropriate landscaping.

## Strategy

The Town of Bassendean strives to achieve these objectives by:

- Promoting the use of local native plants in sustainable landscaping across the public and private land;
- Ensuring that Council, developers and private property owners are aware that landscaping with local native species is more sustainable;



- Encouraging reduction of water use by planting local native species which can survive successfully without excessive watering;
- Reducing the amount of fertiliser required for landscaping purposes, which will minimise nutrient export to groundwater, wetlands and the Swan-Canning river system;
- Raising awareness of non-local plant species that have the potential to become environmental weeds;
- Using local native species to enhance local biodiversity by conserving existing native vegetation areas and by restoring and creating new native vegetation areas that aim to replicate the mix of species that would occur naturally in a location to create habitat for indigenous fauna.

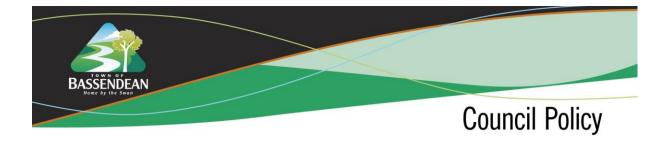
#### Detail

- Council adopted Local Planning Policy NO.18 Landscaping with Local Plants and Local Planning Policy NO 13 – Trees on Development Sites applies to all subdivisions, land development and redevelopments proposals;
- This policy applies to all Council landscape and streetscape projects

## Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and the Chief Executive Officer. The Chief Executive Officer (ECO) has the authority to administer the requirements of this policy. This policy is to be reviewed every three years.

Policy Type: Strategic Policy	<b>Responsible Officer:</b> Director Operational Services			
	First Adopted: June 2011			
Link to Strategic Community Plan:	Last Reviewed: March 2014			
Environmental sustainability and adaption to climate change	Version			
	Next Review due by: December 2016			



## 2.7 Acid Sulfate Soils Policy

Acid Sulfate Soils (ASS) occur naturally in Western Australia and are harmless when left in a waterlogged, undisturbed environment. However, when exposed to air through drainage or excavation, the iron sulfides in the soils react with oxygen and water to produce iron compounds and sulfuric acid. This acid can release other substances, including heavy metals, from the soil and into the surrounding environment and waterways.

## Objectives

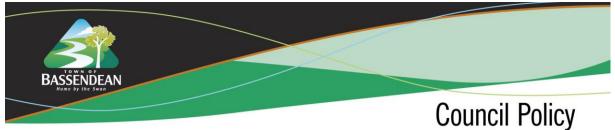
The Town of Bassendean's objectives for the Acid Sulfate Soils policy are:

- That all activities with the potential to disturb ASS must be managed in accordance to the State Government's guidelines to avoid potential adverse effects on the natural and built environment (including infrastructure);
- To avoid, where possible, or to minimise the disturbance of ASS;
- To ensure any disturbance of ASS in subdivision and developments is planned and managed using best practice standards to mitigate potential adverse outcomes;
- To require the rehabilitation of disturbed ASS and acid drainage;

## Strategy

In order to protect the Town of Bassendean from the adverse effects of Acid Sulfate Soils and to achieve the objectives the following will be undertaken:

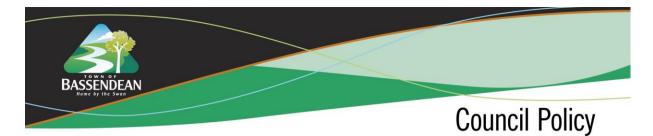
- Any significant risk of disturbing ASS should be accompanied by a Preliminary Site Assessment prepared in accordance with State guidelines where developments are located on Class One, Two or/and Three ASS or moderate to high PASS. An ASS risk map for the Town of Bassendean can be found in the Appendix;
- Where a Preliminary Site Assessment has identified PASS or ASS risks, the application should also be accompanied by a detailed site assessment and an Acid Sulfate Soil Management Plan prepared in accordance with State guidelines. The feasibility of remediation options/ priorities should be identified;
- Any application for development on land where disturbance of ASS is proposed or likely to occur should be referred to the relevant State government authorities, for advice prior to a decision being made;



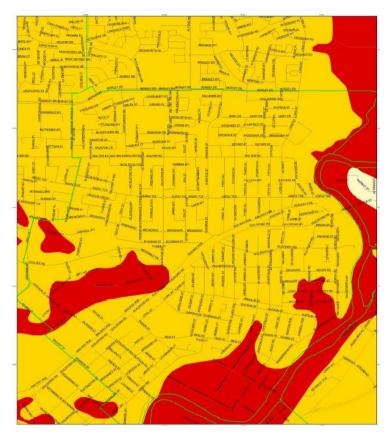
• Ensure all of the Town's operations likely to affect or be affected by ASS or PASS be planned and carried out to best management standards.

## Application

- This policy applies to all planning projects including Council projects, subdivisions (administered by the WA Planning Commission), land development and redevelopments and is to be carried out in accordance with State policies and guidelines;
- This policy provides direction to Council in respect of any application for rezoning, subdivision and planning approval. The Council will have due regard to the objectives of the policy before making its determination;
- Provide training to all relevant employees to ensure that they are aware of this Policy;
- Openly communicate the Policy to the community.



# Appendix



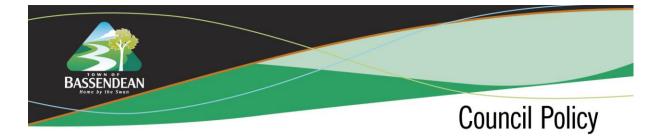
Indicates Class 2 Acid Sulfate Disturbance Risk

Indicates Class 1 Acid Sulfate Disturbance Risk

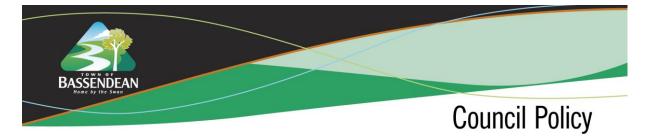
## Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and the Chief Executive Officer. The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. This policy is to be reviewed every three years.

Fig 1: Acid Sulfate Soil Risk Map for the Area within the Town of Bassendean (Source: Land and Water Quality Branch, Department of Environment and Conservation)



Policy Type: Strategic Policy Link to Strategic Community Plan: Environmental sustainability and adaption	Responsible Officer: Director Operational Services First Adopted: Last Reviewed: March 2014 Version
to climate change	Next Review due by: December 2016



# 5.9 Keeping of Other Cage-Birds & Poultry Policy

## Objective

The objective of this policy is to ensure that Other cage birds and approved poultry are kept in an appropriate manner by controlling the number and type of birds and poultry allowed so that they do not cause diseases or a nuisance in the community.

## Interpretation

CAGE-BIRDS - includes small birds such as budgerigars, canaries, finches, quails, doves, and the like.

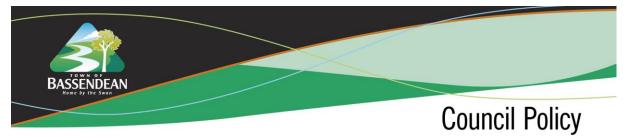
OTHER CAGE-BIRDS – includes larger birds, such as, parrots, galahs, corellas, and the like.

PROHIBITED POULTRY- includes geese, turkeys, peafowl, roosters, and the like.

## Policy

The keeping of Other Cage-Birds and poultry will only be permitted in accordance with Council's Health Local Law 2001 and the following:

- 1. Council's approval is required to keep Other Cage-Bird species, such as parrots, galahs, corellas, and the like, on any land within the Town.
- 2. Council's approval is required to keep geese, turkeys, peafowl, or roosters on any land within the Town.
- 3. The applicant is to provide a plan showing where the cages are intended to be located relative to the dwelling and property boundaries, including the size of the cage and the construction materials to be used.
- 4. Council will consult with adjoining property owners and occupiers prior to the application being considered by Council.
- 5. This policy shall not apply to cages that are smaller than 0.25 cubic metres in volume and which house Cage-Birds only.
- 6. This policy shall not apply to premises used for veterinary purposes, or as a pet shop.



## Application

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

Policy Type: Strategic Policy	<b>Policy Owner:</b> Chief Executive Officer & Manager Development Services
Link to Strategic Community Plan: Inclusive, Lifelong Learning, Health and	Last Reviewed: March 2014 Version 2
Social Wellbeing	Next Review due by: December 2016

# **ATTACHMENT NO. 6**

	B	C	D	E	E	G	Н
1	D			E		-	I DEFENDMENTS - MARCH 2021 BUDGET REVIEW
2					EIS	ST OF FROPOSED BOD	
~					Proposed Budget	Proposed Amended	
3	ledger Code	Account Description	Original Budget	Current Budget	Amendment	Budget	
4	Leager cour		onginar budget	current budget	Amenument	Dudger	
5		OPERATIONAL PRIORITY PROJECTS					
6							
7		Health					
8	751526	Strategic River Assessment	30,000	30,000	2,155	32.155	Additional costs anticipated
9					,		
10		Recreation & Culture					
11	181596	Town Driven Community Events	21,600	21,600	17,151	38,751	Australia Day expense
12						-	
13		Community Amenities					
14	261372	Town Planning - Land Sale Expense	-	50,785	195	50,980	Costs associated with the Sale of 48 Chapman Street, Bassendean and 93 Lord Street, Eden Hill
15	751527	Green Power Purchasing	20,000	20,000	(20,000)	-	Expenditure for Green Power Purchasing project unlikely to occur this financial year.
16							
17		TOTAL OPERATIONAL PRIORITY PROJECTS	71,600	122,385	(499)	121,886	
18							
26		CAPITAL EXPENDITURE					
27		Land and Buildings					
28	AL2110	Purchase 100 Hyland Street, Bassendean	725,000	725,000	(23,624)	701,376	Reflect the acquisition price for Lot 100 Hyland Street
29	AB1905	Office and Staff Room Ashfield	30,000	30,000	(3,972)	26,028	Office and Staff room improvement less than budget.
30	AB2101	Customer Service Centre - 35 OPR Security Upgrade	6,000	6,000	(6,000)	-	Improvements to protect against COVID_19 considered sufficient at this stage, pending decision on co-location of adm
31							
32		Plant and Equipment					
33	AF2107	Bobcat Attachments	-	6,271	(641)	5,630	Bobcat attachment purchase was less than expected.
							Dual Axle 3 Tonne Multi use trailer capable of transporting Works roller to multiple sites, rescue various Plant and assist
34	NEW	Dual Axle 3 Tonne Multi use trailer	-	-	15,000	15,000	by the proposed sale of redundant assets.
35							
36		Health					
37	AE1806	FOGO Introduction of 3 Bin System	396,074	396,074	(119,820)	276,254	Carried forward budget less than estimated.
38 39							
39	100100	Roads	100.055		////		
40	AD2102	Drainage - Bridson St - Whitfield St - Watson St - Install Storage Cells	120,000	120,000	(110,000)	10,000	Propose to remove this project (\$24,500 funded from Drainage Reserve). Propose to spend remaining \$10,000 to purch
40	401004	Frances as Densire Askfield Densis Designed		20.000	00.000	110.000	Drainage Network.
	AB1904	Emergency Repairs - Ashfield Parade Drainage		30,000	80,000	110,000	An existing drainage feature at Ashfield Parade is failing. It is difficult to predict if the failing item would survive the wi
							would be significantly more expensive to repair. A detailed design has been developed for it. The existing approach is t
41							
42		Parka Candons and Pasanias					
43 44	402445	Parks, Gardens and Reserves		70.000	100.000	470.000	Additional \$100,000 cognized to perform competizion works
44		Success Hill Jetty Remediation Works	- 10.000	70,000	100,000		Additional \$100,000 required to perform remediation works.
45	AP2107	Library External Garden Bed Upgrade	19,000	19,000	3,500		\$3,500 (LGIS insurance claim) received towards Library External Garden Bed Upgrade.
16	AP2110	Palmerston Reserve and Padbury Way Reserve Upgrades	80,246	80,246	30,000	110,246	Replace existing plastic/metal fort structure which does not meet current standards; with nature play system more in l
46 47							fort into exiting upgrade as part of a place development occurring in May/June.
47		TOTAL CAPITAL EXPENDITURE	1,376,320	1,482,591	(35,557)	1,447,034	
40			1,370,320	1,402,391	(35,557)	1,447,004	

dministration staff
dministration staff
ssist with various projects (eg Tree planting). Acquisition partially subsidised
urchase/rent equipment to undertake accurate data collection of the Towns
winter period and what a critical failure would look like, however a failure
is to repair this in-house.
in keeping with councils vision of the park upgrade. Opportunity is integrate

<b>— —</b>					I		
	В	C	D	E	F	G	Н
1					LIS	ST OF PROPOSED BUD	GET AMENDMENTS - MARCH 2021 BUDGET REVIEW
2					Proposed Budget	Proposed Amended	
3	edger Code	Account Description	Original Budget	Current Budget	Amendment	Budget	
49							
50		OPERATING EXPENDITURE - OTHER					
51							
52	Various	Functional Review - Salaries and Wages Adjustment			92,416	92,416	February Salary Review
53 54							
54		Governance					
55		Governance - Recovery - Activity Based Costing (ABC) Recovered	(4,524,874)	(4,511,615)	(45,380)		Activity Based Costing (ABC) Recovery of Governance Administration
56 57	441202	Corporate Services Salaries and Wages	1,173,734	1,208,937	(30,049)	1,178,888	Salary review amendments funded through Corporate Services vacancy
57		Town Planning & Regional Development					
59		Design Review Panel	-		5,000	5 000	Costs higher than expected.
60	2010/0				5,000	5,000	
61		Recreation & Culture					
62	131291	Loss on Disposal of Assets	12,324	10,324	3,750	14,074	Estimated loss on disposal of redundant trailers
63	131508	New Fertilizer Spreader	-	4,500	(140)	4,360	Fertilizer Spreader acquisition less than budget.
64	131390	Sandy Beach Design Playground and Ablutions	10,000	10,000	10,000	20,000	Sandy Beach Design Playground and Ablutions
65 66							
66		Community Amenities					
67		Loss on Disposal of Assets	305,000	305,000	(27,273)	212,727	Loss on Sale of Lot 8713 (No. 48) Chapman Street, Bassendean less than budget.
68 69	101291	Loss on Disposal of Assets			(65,000)		Loss on Sale of Lot 7557 (No. 93) Lord Street, Eden Hill less than budget.
70		Transport					
70		Transport Whitfield Street - Safe Active Street	1,428,150	1,428,150	(7,040)	1 //21 110	Reduce Carried Forward. Budget less than estimated
72		Legal Fees - Street Tree Damage	-	-	3,319		Costs higher than estimated.
73	222,000				3,515	5,515	
74		Education & Welfare					
75	811327	Wind in the Willows - Consumables	13,300	13,300	(3,000)	10,300	WIW budget transfer (\$3000)
76	811340	Wind in the Willows - Excursions	1,500	1,500	3,000	4,500	WIW budget transfer \$3000
77							
78		Economic Services					
79		EMRC Regional Development	-	-	6,359		Regional Integrated Transport Projects
80	271508	EMRC Regional Development	-	-	9,102	9,102	Regional Economic Development
81 82		Other Property & Services					
83		Asset Services - Recovery - Wages Overhead	(1,692,346)	(1,706,978)	(11,923)	(1 718 901)	Recovery - Asset Services Overheads
84		Asset Services - Recovery - Plant ABC Admin Recovery	24,434	24,362	812		Recovery - Plant Overheads
85			2.,	2.,002	512	20,214	
86		All Programs					
87	Various	All Programs - Activity Based Costing (ABC) Recovery			45,380		
88		All Jobs					
89	Various	Job Costed			11,110		
90							
91		TOTAL OPERATING EXPENDITURE - OTHER	(3,248,778)	(3,212,520)	445	(3,268,566)	
92 93 94							
93		CAPITAL REVENUE					
94 95	122015	Sport & Recreation - Capital Grants			(460,000)	(460.000)	Sandy Beach Ablutions - Local Roads & Community Infrastructure Grants - Proposed funding
96		Sport & Recreation - Capital Grants			(480,000) (73,121)	,	Success Hill Jetty (Shortfall) - Local Roads & Community Infrastructure Grants - Proposed Funding
96 97		Sport & Recreation - Capital Grants			(7,604)		Change in accounting treatment - recognised as revenue to match capital payments
98		Road Maintenance - Capital Grants Other	(532,041)	(532,041)	(1,120,426)		Whitfield Street Change in accounting treatment - recognised as revenue to match capital expenditure
99		Sanitation Grant Income	(23,250)	(23,250)	(253,004)		EMRC Fogo distribution-Change in accounting treatment - recognised as revenue to match capital payments
100							
101		TOTAL CAPITAL REVENUE	(555,291)	(555,291)	(1,914,155)	(2,469,446)	



	В	С	D	E	F	G	Н
1	U			L			GET AMENDMENTS - MARCH 2021 BUDGET REVIEW
2							
						Proposed Amended	
	Ledger Code	Account Description	Original Budget	Current Budget	Amendment	Budget	
102 103		OPERATING REVENUE					
103							
105	322002	General Purpose Grants	(166,487)	(166,487)	7,014	(159,473)	Year to date income less than budget
106	332151	Municipal Interest	(70,000)	(70,000)	35,000	(35,000)	Interest less than anticipated.
107	132015	Reserves - Operating Grants	(30,640)	(30,640)	(45,000)	(75,640)	Bassendean Oval Business Case-Change in accounting treatment - recognised as revenue to match expenditure
108 109		Tour Diaming & Regional Development					
1109	262084	Town Planning & Regional Development Property & Zoning Enquiries	(15,000)	(15,000)	(19,974)	(34 974)	Income higher than estimated.
111		Development Application Fees	(50,000)	(70,000)	(68,779)		Income higher than estimated.
112		Design Review Panel	-	-	(3,000)		Income higher than estimated.
113							
114		Recreation & Culture		()		/	
115 116	112131 112132	Halls - Hire Senior Citizens Centre Halls - Hire Bassendean Community Hall	(6,500) (9,500)	(6,500)	(1,393) (5,195)	,	Income higher than estimated. Income higher than estimated.
117	112132	Halls - Hire Bassendean Community Han	(13,000)	(9,500) (13,000)	(14,077)		Income higher than estimated.
118	132141	Reserves - Hire of Jubilee Reserve	(10,659)	(10,659)	(14,077) (9,995)		Income higher than estimated.
119	172096	Leisure Courses - B.I.C Hall	(22,500)	(22,500)	(3,541)		Income higher than estimated.
120	182184	Australia Day Income	-	(1,000)	(17,151)	(18,151)	Increased to reflect Australia Day grant received.
121							
122		Transport			(2.255)	(2.255)	In some high a theory antimated
123 124	212207 212208	Road Maintenance Verge Permits Road Maintenance - Street Trees (Damaged)	-	-	(2,255) (11,566)		Income higher than estimated. Income higher than estimated.
125	212200				(11,500)	(11,500)	
126		Other Property & Services					
127	702175	LGIS - Building Damage (Library External Bed Upgrade)			(3,500)	(3,500)	Utilise \$3,500 (LGIS insurance claim) in the unspent grants reserve for the Library External Garden Bed Upgrade (AP2
128	612013	Assets - Other Income	(3,000)	(3,000)	(3,338)		Income higher than estimated.
129		Admin Recovery Fee Compliance Officer	(12,000)	(12,000)	(6,777)		Income higher than estimated.
130 131	252086 252094	Build Control - Building Licenses Build Control - Strata Title Applications	(40,000) (300)	(40,000) (300)	(15,000) (400)		Income higher than estimated. Income higher than estimated.
132		Rates - Interim Rating	(50,000)	(50,000)	(400)		Income higher than estimated.
133	752014	Environment - Operating Grants	-	-	(2,500)		Bassendean Preservation Group -Change in accounting treatment - recognised as revenue to match expenditure
134							
135		Health					
136 137	762089	Income - Sanitation	(2,828,670)	(2,864,889)	(7,873)	(2,872,762)	Income higher than estimated.
137		TOTAL OPERATING REVENUE	(3,328,256)	(3,385,475)	(224,667)	(3,610,142)	
139			(0,0-0,-00)	(0,000,0)	())	(0,0-0,)	
140		PROCEEDS FROM DISPOSAL OF ASSETS					
141	92996	Proceeds on sale of assets	(1,515,000)	(1,514,000)	(27,273)		Sale of Lot 8713 (No. 48) Chapman Street, Bassendean higher than budget.
142	92996	Proceeds on sale of assets			(65,000)		Sale of Lot 7557 (No. 93) Lord Street, Eden Hill higher than budget.
143	92996 92996	Proceeds on sale of assets Proceeds on sale of assets			(800) (400)		W7040-Trailer Tandem Axle Bobcat #482 – Trailer Single Axle
144	92996	Proceeds on sale of assets			(400)		#139 – Trailer 2 Tonne Tandem Axle
144 145 146 147	92996	Proceeds on sale of assets			(300)		#300 - Trailer Single Axle
147	92996	Proceeds on sale of assets			(2,500)		P7133 - Ransome Gang Five
148	92996	Proceeds on sale of assets			(500)		P7172 - Verti mower Farmgard
149 150			(1 515 000)	(1 544 000)	(07.472)	14 644 470)	
150		TOTAL PROCEEDS FROM DISPOSAL OF ASSETS	(1,515,000)	(1,514,000)	(97,173)	(1,611,173)	
152		SUMMARY					
153		Total Operating Expenditure	(3,177,178)	(3,090,135)	(55)	(3,146,680)	
154		Total Capital Expenditure	1,376,320	1,482,591	(35,557)	1,447,034	
155		Net Expenditure Change	(1,800,858)	(1,607,544)	(35,612)	(1,699,646)	
156		Total Occurting Jacoma	(2.222.255)	12 225 17-1	100 - 00=	10 000 000	
157 158		Total Operating Income Total Capital Income	(3,328,256) (555,291)	(3,385,475) (555,291)	(224,667) (1,914,155)	(3,610,142) (2,469,446)	
150		Net Income Change	(3,883,547)	(3,940,766)	(1,914,155)	(2,469,446)	
160			(-,,,,-)	(-,,,-	(,,=)	(1,2,2,2,50)	
161		Movement between opening/closing surplus	745,317	745,317	50,950	796,267	Adjusted opening balance.
162							
163		TRANSFER TO RESERVES					
164 165		Land and Buildings Infrastructure Reserve Transfer in	1,522,367	1,522,367	27,273		Sale of Lot 8713 (No. 48) Chapman Street, Bassendean higher than budget.
165	69954	Land and Buildings Infrastructure Reserve Transfer in			65,000		Sale of Lot 7557 (No. 93) Lord Street, Eden Hill higher than budget.
167		Total Transfer to Reserves	1,522,367	1,522,367	92,273	1,614,640	
<u> </u>				,- ,	- ,		2

vP2107).

	В	С	D	E	F	G	н
1					LIS	T OF PROPOSED BUD	IGET AMENDMENTS - MARCH 2021 BUDGET REVIEW
2							
					Proposed Budget	Proposed Amended	
3	Ledger Code	Account Description	Original Budget	Current Budget	Amendment	Budget	
168							
169		TRANSFER FROM RESERVES					
170	69952	Land and Buildings Infrastructure Reserve	(1,389,731)	(1,440,516)	23,624	(1,344,259)	Acquisition of Lot 100 Hyland Street was less than budget.
171	69952	Land and Buildings Infrastructure Reserve	(664,731)		72,633		Sandy Beach Playground - Funding
172	65780	Waste Management Reserve	(722,824)	(782,158)	372,824	(409,334)	Reduce Transfer from Reserve-Change in accounting treatment-EMRC Fogo distribution classified as contract liability 19/20
173	58962	Drainage Infrastructure Reserve Funds	(126,620)	(126,620)	24,500	(102,120)	Drainage project removed (\$110,000). \$24,500 was funded by Drainage Reserve.
174	69942	Underground Power Reserve	(20,000)	(20,000)	20,000	-	Expenditure for Green Power Purchasing project unlikely to occur this financial year.
175	57962	Unspent Grants Reserve	(1,397,033)	(1,397,033)	7,604	-	Men's Shed Fit-Out change in accounting treatment.
176	57962	Unspent Grants Reserve			1,127,466		Whitfield Street Reduce Transfer from Reserve-Change in accounting treatment-classified as deferred revenue 19/20
177	57962	Unspent Grants Reserve			2,500		Bassendean Preservation Group -Reduce Transfer from Reserve-Change in accounting treatment-classified as contract liability
178	57962	Unspent Grants Reserve			45,000		Bassendean Oval Business Case-Reduce Transfer from Reserve-Change in accounting treatment-classified as contract liability
179	57962	Unspent Grants Reserve			210,000	-	Sandy Beach Ablution - Remove allocation. Proposed funding through LRCI.
180	57962	Unspent Grants Reserve			4,463	-	Sandy Beach Playground - Remove allocations
181	29957	POS	(250,000)	(250,000)	250,000	-	Sandy Beach Ablutions - Remove allocation for Sandy Beach Ablutions. Proposed funding through LRCI.
182	29957	POS	(490,806)	(490,806)	2,106	(488,700)	Sandy Beach Playground - Remove allocations
	77962	Future Projects Reserve	(140,000)	(140,000)	(80,000)	(220,000)	An existing drainage feature at Ashfield Parade is failing. It is difficult to predict if the failing item would survive the winter pe
							would be significantly more expensive to repair. A detailed design has been developed for it. The existing approach is to repair
183							
184	63780	WIW Reserve Funds	(30,000)	(30,000)	3,972	( -))	Office and Staff room improvement less than budget.
185	62780	Plant and Equipment Reserve	-68000.00	(29,731)	641	, ,	Bobcat attachment purchase was less than expected.
186	62780	Plant and Equipment Reserve			140		Fertilizer Spreader acquisition less than budget.
187							
188			(5,299,745)	(4,706,864)	2,087,473	(2,619,391)	
189							

t liability 19/20 t liability 19/20

winter period and what a critical failure would look like, however a failure is to repair this in-house.

CORPORATE SERVICES							
		Authority to set Fee (S-Statute) (C-Council)	Fee 2020/21 GST Inclusive (If Applicable)				
	Waste Charges - FOGO System						
New Fee	Replacement or additional Kitchen Caddy	С	\$11.00				

#### TOWN OF BASSENDEAN STATEMENT OF FINANCIAL ACTIVITY

	Current Budget	March 2021 Budget Amendments	Amended Annual Budget
		\$	\$
Opening Funding Surplus(Deficit)	745,317	50,950	796,267
Revenue from operating activities	22,981,116	224,667	23,205,784
Expenditure from operating activities	(26,963,381)	55	(26,963,326)
Operating activities excluded from budget			
Add back Depreciation	3,559,374	-	3,559,374
Adjust (Profit)/Loss on Asset Disposal	302,324	(88,523)	213,801
Movement in Leave Reserve	2,706	-	2,706
Amount attributable to operating activities	(117,861)	136,200	18,339
Investing Activities			
Non-operating Grants, Subsidies and Contributions	1,760,467	1,914,155	3,674,622
Proceeds from Disposal of Assets	1,514,000	97,173	1,611,173
Capital Expenditure	(6,267,274)	35,557	(6,231,717)
Amount attributable to investing activities	(2,992,807)	2,046,885	(945,922)
Financing Activities			
Self-Supporting Loan Principal	24,130	-	24,130
Transfer from Reserves	4,230,308	(2,087,473)	2,142,835
Repayment of Debentures	(97,006)	-	(97,006)
Transfer to Reserves	(1,777,595)	(92,273)	(1,869,868)
Amount attributable to financing activities	2,379,837	(2,179,746)	200,091
Closing Funding Surplus(Deficit)	14,486	54,289	68,775

# ATTACHMENT NO. 7



# FINANCIAL STATEMENTS

# FOR THE PERIOD ENDED

28 February 2021

## MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 28 February 2021

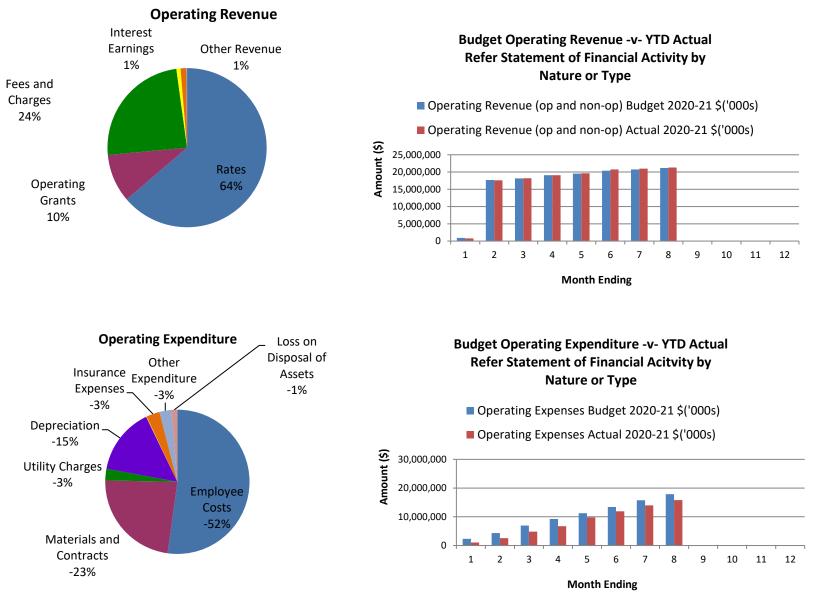
LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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#### Town of Bassendean Information Summary For the Period Ended 28 February 2021



#### TOWN OF BASSENDEAN STATEMENT OF FINANCIAL ACTIVITY (Statutory Reporting Program) For the Period Ended 28 February 2021

	Note	Original Annual Budget	YTD Budget	YTD Actual	Var. % (b)-(a)/(a
	Note	Budget	(a)	(b)	0/
Opening Funding Surplus(Deficit)	3	\$ 745,317	\$ 745,317	\$ 796,267	% 6.849
Revenue from operating activities					
Governance		35,375	32,670	30,590	(6.37%
General Purpose Funding - Rates	2	13,480,660	13,463,996	13,488,193	0.18
General Purpose Funding - Other	-	793,178	606,361	533,210	(12.06%
Law, Order and Public Safety		114,110	84,510	83,345	(1.38%
Health		2,835,170	2,917,845	2,931,894	0.48
Education and Welfare		5,046,381	3,483,536	3,481,767	(0.05%
Community Amenities		112,300	90,708	193,403	113.21
Recreation and Culture		186,812	96,155	156,047	62.29
Transport		104,081	85,018	98,152	15.45
Economic Services		78,222	62,118	95,450	53.66
Other Property and Services		103,771	63,567	73,225	15.19
		22,890,060	20,986,484	21,165,275	0.85
Expenditure from operating activitie	s				
Governance		(1,014,745)	(683,102)	(589,157)	13.75
General Purpose Funding		(893,276)	(607,463)	(538,808)	11.30
Law, Order and Public Safety		(716,355)	(471,465)	(392,268)	16.80
Health		(3,910,909)	(2,611,900)	(2,105,789)	19.38
Education and Welfare		(5,986,717)	(3,955,819)	(3,670,397)	7.22
Community Amenities		(1,495,045)	(1,151,246)	(970,451)	15.70
Recreation and Culture		(5,962,215)	(3,916,401)	(3,395,386)	13.30
Transport		(6,305,828)	(4,118,771)	(3,812,835)	7.43
Economic Services		(549,407)	(336,264)	(295,908)	12.00
Other Property and Services		(63,000)	(34,050)	(43,064)	(26.47%
		(26,897,497)	(17,886,481)	(15,814,062)	11.59
Operating activities excluded from b	udget				
Add back Depreciation		3,559,374	2,369,662	2,368,851	(0.03%
Adjust (Profit)/Loss on Asset Disposal		301,505	285,324	182,727	(35.969
Movement in Leave Reserve		2,706	2,706	5,965	120.44
Amount attributable to operating ac	tivities	(143,852)	5,757,695	7,908,757	
Investing Activities					
Non-operating Grants, Subsidies and					
Contributions		1,837,947	182,053	158,803	(12.779
Proceeds from Disposal of Assets	10	1,515,000	1,514,000	1,592,273	5.17
Land and Buildings	8	(1,500,504)	(1,225,832)	(769,132)	37.26
Infrastructure Assets - Roads	8	(1,834,854)	(1,643,525)	(1,241,650)	24.45
Infrastructure Assets - Footpaths	8	(184,531)	(94,990)	-	100.00
Infrastructure Assets - Other	8	(1,856,166)	(1,260,536)	(34,256)	97.28
Infrastructure Assets - Drainage	8	(319,718)	(229,553)	(62)	99.97
Plant and Equipment	8	(76,000)	(25,960)	(5,430)	79.08
Furniture and Equipment	8	(643,574)	(525,246)	(251,912)	52.04
Amount attributable to investing act	ivities	(3,062,400)	(3,309,589)	(551,366)	
Financing Actvities					
Self-Supporting Loan Principal		24,130	16,615	16,615	0.00
Transfer from Reserves	5	4,158,458	840,904	840,904	0.00
Repayment of Borrowings	4	(97,006)	(57,119)	(57,119)	0.00
Transfer to Reserves	5	(1,620,000)	(1,651,467)	(1,651,467)	0.00
Amount attributable to financing act		2,465,582	(851,067)	(851,067)	5.00
Closing Funding Sumplus (Definite)	2	A C 47	2 242 250	7 202 504	
Closing Funding Surplus(Deficit)	3	4,647	2,342,356	7,302,591	

#### TOWN OF BASSENDEAN STATEMENT OF FINANCIAL ACTIVITY (By Nature or Type) For the Period Ended 28 February 2021

	Note	Original Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(a)
		\$	\$	\$	%
Opening Funding Surplus (Deficit)	3	745,317	745,317	796,267	6.84%
Revenue from operating activities					
Rates	2	13,480,660	13,463,996	13,488,193	0.18%
Operating Grants, Subsidies and					
Contributions		2,619,115	1,951,050	2,074,592	6.33%
Fees and Charges		6,031,127	5,028,880	5,145,268	2.31%
Interest Earnings		285,208	188,046	179,092	(4.76%)
Other Revenue		441,131	324,512	248,130	(23.54%)
Profit on Disposal of Assets	10	32,819	30,000	30,000	
		22,890,060	20,986,484	21,165,275	0.85%
Expenditure from operating activities					
Employee Costs		(13,476,198)	(8,669,006)	(8,251,366)	4.82%
Materials and Contracts		(7,327,227)	(4,987,880)	(3,657,112)	26.68%
Utility Charges		(696,582)	(470,262)	(410,190)	12.77%
Depreciation on Non-Current Assets		(3,559,374)	(2,369,662)	(2,368,851)	0.03%
Interest Expenses		(32 <i>,</i> 689)	(21,678)	(18,738)	13.56%
Insurance Expenses		(492,162)	(492,300)	(472,401)	4.04%
Other Expenditure		(978,941)	(560,369)	(422,677)	24.57%
Loss on Disposal of Assets	10	(334,324)	(315,324)	(212,727)	32.54%
		(26,897,497)	(17,886,481)	(15,814,062)	11.59%
Operating activities excluded from budget					
Add back Depreciation		3,559,374	2,369,662	2,368,851	(0.03%)
Adjust (Profit)/Loss on Asset Disposal		301,505	285,324	182,727	(35.96%)
Movement in Leave Reserve		2,706	2,706	5,965	120.44%
Amount attributable to operating activities		(143,852)	5,757,695	7,908,758	
Investing activities					
Grants, Subsidies and Contributions		1,837,947	182,053	158,803	(12.77%)
Proceeds from Disposal of Assets	10	1,515,000	1,514,000	1,592,273	5.17%
Land and Buildings	8	(1,500,504)	(1,225,832)	(769,132)	37.26%
Infrastructure Assets - Roads	8	(1,834,854)	(1,643,525)	(1,241,650)	24.45%
Infrastructure Assets - Footpaths	8	(184,531)	(94,990)	-	100.00%
Infrastructure Assets - Other	8	(1,856,166)	(1,260,536)	(34,256)	97.28%
Infrastructure Assets - Drainage	8	(319,718)	(229,553)	(62)	99.97%
Plant and Equipment	8	(76,000)	(25,960)	(5,430)	79.08%
Furniture and Equipment	8	(643,574)	(525,246)	(251,912)	52.04%
Amount attributable to investing activities		(3,062,400)	(3,309,589)	(551,366)	
Financing Activities					
Self-Supporting Loan Principal		24,130	16,615	16,615	0.00%
Transfer from Reserves	7	4,158,458	840,904	840,904	0.00%
Repayment of Borrowings	4	(97,006)	(57,119)	(57,119)	0.00%
Transfer to Reserves	7	(1,620,000)	(1,651,467)	(1,651,467)	0.00%
Amount attributable to financing activities	2	2,465,582	(851,067)	(851,067)	
Closing Funding Surplus (Deficit)	3	4,647	2,342,356	7,302,591	
	5	7,047	2,372,330	,,302,331	

## Town of Bassendean STATEMENT OF FINANCIAL POSITION For the Period Ended 28 February 2021

	2020-21 \$	2019-20 \$
CURRENT ASSETS	47 074 007	10 000 101
Cash and cash equivalents	17,971,307	13,223,484
Trade and other receivables	3,404,713	1,762,273
Inventories	7,481	9,037
Other assets	-	41,240
TOTAL CURRENT ASSETS	21,383,499	15,036,035
NON-CURRENT ASSETS		
Financial assets	124,637	124,637
Trade and other receivables	489,498	506,113
Property, plant and equipment	55,180,718	56,339,210
Infrastructure	104,603,716	105,286,633
Right of use assets	318,281	318,281
Investment in Associate	7,852,617	7,852,617
TOTAL NON-CURRENT ASSETS	168,569,465	170,427,489
TOTAL ASSETS	189,952,964	185,463,524
CURRENT LIABILITIES		
Trade and other payables	4,764,147	5,574,582
Contract liabilities	310,504	455,426
Lease liabilities	152,712	152,712
Borrowings	39,887	97,006
Employee related provisions	2,250,071	2,258,170
TOTAL CURRENT LIABILITIES	7,517,321	8,537,896
	00.000	00.000
Contract liabilities	29,286	29,286
Lease liabilities	167,151	167,151
Borrowings	452,310	452,310
Employee related provisions	215,344 864,090	215,344
TOTAL NON-CURRENT LIABILITIES	864,090	864,090
TOTAL LIABILITIES	8,381,411	9,401,986
NET ASSETS	181,571,554	176,061,538
EQUITY		
Retained surplus	31,616,170	26,916,717
Reserves - cash backed	6,970,251	6,159,688
Revaluation surplus	142,985,133	142,985,132
TOTAL EQUITY	181,571,554	176,061,538
	, , , – –	, ,

This statement is to be read in conjunction with the accompanying notes.

## NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

CASH AND CASH EQUIVALENTS           Unrestricted         7,000,239         2,908,670           Restricted         10,971,067         10,314,815           17,971,307         13,223,484           The following restrictions have been imposed by regulations or other externally imposed requirements:         238,191         232,226           Plant & Equipment Reserve         238,191         232,226           Plant & Equipment Reserve         2,65,89         373,872           Community Facilities Reserve         2,772,993         1,921,462           Waste Management Reserve         1,400,33         1,393,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         26,385         88,851           Oralnage Infrastructure Reserve         29,931         29,746           Underground Power Reserve         29,670         54,568           Street Tree Reserve         23,822         511,708           Marine Assets Reserve         21,758         21,623           Information Technology Reserve         25,000         -           HAC Assets Replacement         114,832         114,083           Unspent Grants Reserve         20,002         20,000           Unspent Grants Reserve         20,00	Statement of Financial Position Detailed	2020/2021 \$	2019/2020 \$
Restricted         10,971,067         10,314,815           17,971,307         13,223,484           The following restrictions have been imposed by regulations or other externally imposed requirements:           Employee Entitlements Reserve         238,191         232,226           Plant & Equipment Reserve         366,589         373,872           Community Facilities Reserve         2,772,993         1,921,462           Waste Management Reserve         1,400,363         1,393,497           Wind in the Willows Childcare Reserve         1,400,363         1,393,497           Youth Development Reserve         29,931         29,746           Underground Power Reserve         28,385         88,581           Drainage Infrastructure Reserve         21,758         21,623           Underground Power Reserve         20,000         200,000           Street Tree Reserve         20,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         20,000         -           Marine Assets Replacement         114,432         114,083           Unspent Grants Reserve         20,072         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)<	CASH AND CASH EQUIVALENTS		
17,971,30713,223,48417,971,30713,223,484The following restrictions have been imposed by regulations or other externally imposed requirements:Employee Entitlements Reserve238,191232,226Plant & Equipment Reserve366,589373,872Community Facilities Reserve54,490754,565Land & Building Infrastructure Reserve2,772,9931,921,462Waste Management Reserve2,772,9931,921,462Waste Management Reserve2,772,9931,921,462Waste Management Reserve2,772,9931,921,462Waste Management Reserve1,400,3631,393,497Voith Development Reserve2,9,93129,746Underground Power Reserve29,93129,746Underground Power Reserve20,00020,000Voither Reserve20,00020,000Voither Reserve20,0002Vitue Reserve20,0002Vitue Reserve20,0002Vitue Reserve20,0002Vitue Reserve <td< td=""><td>Unrestricted</td><td>7,000,239</td><td>2,908,670</td></td<>	Unrestricted	7,000,239	2,908,670
The following restrictions have been imposed by regulations or other externally imposed requirements:Employee Entitlements Reserve238,191232,226Plant & Equipment Reserve366,589373,872Community Facilities Reserve54,90754,568Land & Building Infrastructure Reserve1,400,3631,393,497Wind in the Willows Childcare Reserve14,96140,683Aged Persons Reserve564,349560,864Youth Development Reserve29,93129,746Underground Power Reserve209,93129,746Underground Power Reserve21,75821,623Buis Shelter Reserve21,75821,623Information Technology Reserve200,000200,000Future Projects Reserve25,000-HACC Assets Replacement114,832114,083Unspent Grants Reserve23,18,2472,39,859Other Bonds & Deposits2,318,2472,309,859Other Bonds & Deposits2,318,2472,309,859Deferred Revenue (Grants)1,142,1071,142,107TRADE AND OTHER RECEIVABLES10,971,06710,314,815TRADE AND OTHER RECEIVABLES24,13024,130CurrentRates Outstanding3,152,7991,223,711Sundry Debtors - General70,797178,957GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132Proceeds from Dis	Restricted	10,971,067	10,314,815
regulations or other externally imposed requirements:         238,191         232,226           Employee Entitlements Reserve         366,589         373,872           Community Facilities Reserve         54,907         54,568           Land & Building Infrastructure Reserve         2,772,993         1,921,462           Waste Management Reserve         2,772,993         1,921,462           Wind in the Willows Childcare Reserve         1,400,363         1,339,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         564,349         560,864           Youth Development Reserve         29,931         29,746           Underground Power Reserve         286,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318		17,971,307	13,223,484
Employee Entitlements Reserve         238,191         232,226           Plant & Equipment Reserve         366,589         373,872           Community Facilities Reserve         54,907         54,568           Land & Building Infrastructure Reserve         2,772,993         1,921,462           Waste Management Reserve         1,400,363         1,393,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         21,7317         126,402           Street Tree Reserve         23,175         21,623           Information Technology Reserve         200,000         200,000           Street Tree Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Current         33,752,799         1,223,711			
Plant & Equipment Reserve         366,589         373,872           Community Facilities Reserve         54,907         54,568           Land & Building Infrastructure Reserve         2,772,993         1,921,462           Waste Management Reserve         14,400,363         1,393,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         29,3462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Fut Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         2,00,672         218,450           Other Bonds & Deposits         2,016,72         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           Sundry Debtors - General         70,797         178,957	regulations or other externally imposed requirements:		
Community Facilities Reserve         54,907         54,568           Land & Building Infrastructure Reserve         2,772,993         1,921,462           Waste Management Reserve         1,400,363         1,393,497           Wind in the Willows Childcare Reserve         164,349         560,864           Aged Persons Reserve         29,931         29,746           Vouth Development Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         2127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         200,000         200,000           Bus Shelter Reserve         200,000         200,000           Future Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Current           44,712           Rates Outstanding         3,152,799         1,223,711           Sundry Debtors - Ge	Employee Entitlements Reserve	238,191	232,226
Land & Building Infrastructure Reserve         2,772,993         1,921,462           Waste Management Reserve         1,400,363         1,393,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         564,349         560,864           Youth Development Reserve         29,931         29,746           Underground Power Reserve         86,385         58,585           Drainage Infrastructure Reserve         21,7317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         20,000         200,000           Future Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         TRADE AND OTHER RE	Plant & Equipment Reserve	366,589	373,872
Waste Management Reserve         1,400,363         1,393,497           Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         564,349         560,864           Youth Development Reserve         29,931         29,746           Underground Power Reserve         28,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         39,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         325,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Current         -         -           Rates Outstanding         3,152,799         1,223,711           Sundry Debtors - General         70,797         178,957           GST Receivable         51,372	Community Facilities Reserve	54,907	54,568
Wind in the Willows Childcare Reserve         14,961         40,683           Aged Persons Reserve         564,349         560,864           Youth Development Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           Stafe AND OTHER RECEIVABLES         22,238         Accrued Interest         4,483         12,105           Sundry Debtors - General <t< td=""><td>Land &amp; Building Infrastructure Reserve</td><td>2,772,993</td><td>1,921,462</td></t<>	Land & Building Infrastructure Reserve	2,772,993	1,921,462
Aged Persons Reserve         564,349         560,864           Youth Development Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10.971,067         10,314,815         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         51,372         222,238         Accrued Interest         4,483         12,105           Sundry	Waste Management Reserve	1,400,363	1,393,497
Youth Development Reserve         29,931         29,746           Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Corrent         339,790         484,712           TRADE AND OTHER RECEIVABLES         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         51,372         222,238           Accrued Interest         4,483         12,105           Sundry Debtors - SSL         24,130         24,130           Long Service Leave Due from Other Councils         101,132         101,132	Wind in the Willows Childcare Reserve	14,961	40,683
Underground Power Reserve         86,385         85,851           Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         T           TRADE AND OTHER RECEIVABLES         2         222,238           Accrued Interest         4,483         12,105           Sundry Debtors - General         70,797         178,957           GST Receivable         51,372         222,238           Accrued Interest         4,483         12,105           Sundry Debtors - SSL         24,130	Aged Persons Reserve	564,349	560,864
Drainage Infrastructure Reserve         127,317         126,402           Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         51,372         222,238           Accrued Interest         3,462         12,731           Sundry Debtors - General         70,797         178,957           GST Receivable         51,372         222,238           Accrued Interest         4,483         12,105           Sund	Youth Development Reserve	29,931	29,746
Street Tree Reserve         93,462         92,670           Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         51,372         222,3711           Sundry Debtors - General         70,797         178,957         557           GST Receivable         51,372         222,238         32,23,93           Accrued Interest         4,483         12,105         5           Sundry Debtors - SSL         24,130         24,130         24,130           Long Service Leave Due from Other Councils         101,132         101,132	Underground Power Reserve	86,385	85 <i>,</i> 851
Bus Shelter Reserve         21,758         21,623           Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         10,977,067         178,957           GST Receivable         51,372         222,238           Accrued Interest         4,483         12,105           Sundry Debtors - SSL         24,130         24,130           Long Service Leave Due from Other Councils         101,132         101,132	Drainage Infrastructure Reserve	127,317	126,402
Information Technology Reserve         200,000         200,000           Future Projects Reserve         458,782         511,708           Marine Assets Reserve         25,000         -           HACC Assets Replacement         114,832         114,083           Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         -         -         -           Current         -         -         -           Rates Outstanding         3,152,799         1,223,711         -           Sundry Debtors - General         70,797         178,957         -           GST Receivable         51,372         2222,238         -           Accrued Interest         4,483         12,105         -           Sundry Debtors - SSL         24,130         24,130         24,130           Long Se	Street Tree Reserve	93,462	92,670
Future Projects Reserve       458,782       511,708         Marine Assets Reserve       25,000       -         HACC Assets Replacement       114,832       114,083         Unspent Grants Reserve       400,432       400,432         Hyde Retirement Village Retention Bonds       200,672       218,450         Other Bonds & Deposits       2,318,247       2,309,859         Deferred Revenue (Grants)       1,142,107       1,142,107         Contract Liabilities from contracts with customers       339,790       484,712         10,971,067       10,314,815       10,971,067       10,314,815         TRADE AND OTHER RECEIVABLES       70,797       178,957         GST Receivable       51,372       222,238         Accrued Interest       4,483       12,105         Sundry Debtors - SSL       24,130       24,130         Long Service Leave Due from Other Councils       101,132       101,132	Bus Shelter Reserve	21,758	21,623
Marine Assets Reserve       25,000       -         HACC Assets Replacement       114,832       114,083         Unspent Grants Reserve       400,432       400,432         Hyde Retirement Village Retention Bonds       200,672       218,450         Other Bonds & Deposits       2,318,247       2,309,859         Deferred Revenue (Grants)       1,142,107       1,142,107         Contract Liabilities from contracts with customers       339,790       484,712         TRADE AND OTHER RECEIVABLES       10,971,067       10,314,815         Current         Rates Outstanding       3,152,799       1,223,711         Sundry Debtors - General       70,797       178,957         GST Receivable       51,372       222,238         Accrued Interest       4,483       12,105         Sundry Debtors - SSL       24,130       24,130         Long Service Leave Due from Other Councils       101,132       101,132         Proceeds from Disposal       -       -	Information Technology Reserve	200,000	200,000
HACC Assets Replacement       114,832       114,083         Unspent Grants Reserve       400,432       400,432         Hyde Retirement Village Retention Bonds       200,672       218,450         Other Bonds & Deposits       2,318,247       2,309,859         Deferred Revenue (Grants)       1,142,107       1,142,107         Contract Liabilities from contracts with customers       339,790       484,712         10,971,067       10,314,815       10,971,067       10,314,815         TRADE AND OTHER RECEIVABLES        V       V         Current         V       V         Rates Outstanding       3,152,799       1,223,711       Sundry Debtors - General       70,797       178,957         GST Receivable       51,372       222,238       Accrued Interest       4,483       12,105         Sundry Debtors - SSL       24,130       24,130       24,130       24,130         Long Service Leave Due from Other Councils       101,132       101,132       101,132	Future Projects Reserve	458,782	511,708
Unspent Grants Reserve         400,432         400,432           Hyde Retirement Village Retention Bonds         200,672         218,450           Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815         10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         V         V         V           Rates Outstanding         3,152,799         1,223,711         Sundry Debtors - General         70,797         178,957           GST Receivable         51,372         222,238         Accrued Interest         4,483         12,105           Sundry Debtors - SSL         24,130         24,130         24,130           Long Service Leave Due from Other Councils         101,132         101,132           Proceeds from Disposal         -         -         -	Marine Assets Reserve	25,000	-
Hyde Retirement Village Retention Bonds       200,672       218,450         Other Bonds & Deposits       2,318,247       2,309,859         Deferred Revenue (Grants)       1,142,107       1,142,107         Contract Liabilities from contracts with customers       339,790       484,712         10,971,067       10,314,815         TRADE AND OTHER RECEIVABLES       10,971,067       10,314,815         Current         Rates Outstanding       3,152,799       1,223,711         Sundry Debtors - General       70,797       178,957         GST Receivable       51,372       222,238         Accrued Interest       4,483       12,105         Sundry Debtors - SSL       24,130       24,130         Long Service Leave Due from Other Councils       101,132       101,132         Proceeds from Disposal       -       -	HACC Assets Replacement	114,832	114,083
Other Bonds & Deposits         2,318,247         2,309,859           Deferred Revenue (Grants)         1,142,107         1,142,107           Contract Liabilities from contracts with customers         339,790         484,712           10,971,067         10,314,815           TRADE AND OTHER RECEIVABLES         V           Current         V           Rates Outstanding         3,152,799         1,223,711           Sundry Debtors - General         70,797         178,957           GST Receivable         51,372         222,238           Accrued Interest         4,483         12,105           Sundry Debtors - SSL         24,130         24,130           Long Service Leave Due from Other Councils         101,132         101,132           Proceeds from Disposal         -         -	Unspent Grants Reserve	400,432	400,432
Deferred Revenue (Grants)       1,142,107       1,142,107         Contract Liabilities from contracts with customers       339,790       484,712         10,971,067       10,314,815         TRADE AND OTHER RECEIVABLES         Current         Rates Outstanding       3,152,799       1,223,711         Sundry Debtors - General       70,797       178,957         GST Receivable       51,372       222,238         Accrued Interest       4,483       12,105         Sundry Debtors - SSL       24,130       24,130         Long Service Leave Due from Other Councils       101,132       101,132         Proceeds from Disposal       -       -	Hyde Retirement Village Retention Bonds	200,672	218,450
Contract Liabilities from contracts with customers339,790484,71210,971,06710,314,815TRADE AND OTHER RECEIVABLESCurrentXRates Outstanding3,152,7991,223,711Sundry Debtors - General70,797178,957GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	Other Bonds & Deposits	2,318,247	2,309,859
International	Deferred Revenue (Grants)	1,142,107	1,142,107
TRADE AND OTHER RECEIVABLESCurrentRates Outstanding3,152,799Sundry Debtors - General70,797ST Receivable51,372Accrued Interest4,483Sundry Debtors - SSL24,130Long Service Leave Due from Other Councils101,132Proceeds from Disposal-	Contract Liabilities from contracts with customers	339,790	484,712
CurrentRates Outstanding3,152,7991,223,711Sundry Debtors - General70,797178,957GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal		10,971,067	10,314,815
Rates Outstanding3,152,7991,223,711Sundry Debtors - General70,797178,957GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	TRADE AND OTHER RECEIVABLES		
Sundry Debtors - General70,797178,957GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	Current		
GST Receivable51,372222,238Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	Rates Outstanding	3,152,799	1,223,711
Accrued Interest4,48312,105Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	Sundry Debtors - General	70,797	178,957
Sundry Debtors - SSL24,13024,130Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	GST Receivable	51,372	222,238
Long Service Leave Due from Other Councils101,132101,132Proceeds from Disposal	Accrued Interest	4,483	12,105
Proceeds from Disposal	Sundry Debtors - SSL	24,130	24,130
	Long Service Leave Due from Other Councils	101,132	101,132
3,404,713 1,762,273	Proceeds from Disposal		-
		3,404,713	1,762,273

## NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

	2020/2021	2019/2020
Statement of Financial Position Detailed	\$	\$
Non-Current		
Rates Outstanding - Pensioners	325,083	325,083
Loans - Clubs/Institutions	164,415	181,030
	489,498	506,113
FINANCIAL ASSETS		
Investments - Government House	124,637	124,637
INVESTMENT IN ASSOCIATE		
Investments- EMRC	7,852,617	7,852,617
INVENTORIES		
Current		
Fuel and Materials	7,481	9,037
	7,481	9,037
OTHER ASSETS		
Current		
Prepayments		41,240
	-	41,240
PROPERTY, PLANT AND EQUIPMENT		
Land and Buildings		
Land	36,381,646	36,381,646
- Less Disposals	(1,775,000)	,,
- Additions	701,376	-
	35,308,022	36,381,646
Buildings	26,823,688	26,275,931
- Additions	67,756	547,758
Less: accumulated depreciation	(9,107,359)	(8,773,190)
	17,784,085	18,050,499
Total Land and Buildings	53,092,107	54,432,145
Furniture and Equipment	1,050,861	446,515
- Additions	251,912	604,346
Less Accumulated Depreciation	(223,662)	(200,323)
	1,079,111	850,538

## NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

	2020/2021	2019/2020
Statement of Financial Position Detailed	\$	\$
Plant and Equipment	2,646,459	2,627,975
- Additions	5,430	37,975
- Less Disposals	-	(19,491)
Less Accumulated Depreciation	(1,705,009)	(1,652,551)
	946,880	993,908
Art Works	62,620	62,620
	62,620	62,620
	55,180,718	56,339,210
INFRASTRUCTURE		
Roads	85,249,199	84,599,588
- Additions	1,241,650	649,611
Less Accumulated Depreciation	(20,591,190)	(19,599,139)
	65,899,658	65,650,060
Footpaths	10,378,616	10,332,111
- Additions	-	46,506
Less Accumulated Depreciation	(3,890,131)	(3,727,755)
	6,488,485	6,650,862
Drainage	40,496,204	40,475,300
- Additions	62	20,905
Less Accumulated Depreciation	(19,056,969)	(18,660,758)
	21,439,298	21,835,447
Parks & Ovals	18,491,383	18,392,206
- Additions	34,256	99,177
Less Accumulated Depreciation	(7,749,365)	(7,341,118)
	10,776,275	11,150,265
	104,603,716	105,286,633

## NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

	2020/2021	2019/2020
Statement of Financial Position Detailed	\$	\$
RIGHT OF USE ASSETS		
Leased Furniture and Equipment	165,062	165,062
Less Accumulated Depreciation	(29,808)	(29,808)
	135,254	135,254
Leased Plant and Equipment	340,232	340,232
Less Accumulated Depreciation	(157,205)	(157,205)
	183,027	183,027
	318,281	318,281
TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors	879,061	1,245,542
Accrued Interest on Debentures	-	2,938
Accrued Salaries and Wages	-	355,606
Rates in Advance	224,060	300,080
Deferred Revenue (Grants)	1,142,107	1,142,107
Bonds & Other Deposits	2,318,247	2,309,859
Hyde Retirement Village Bonds	200,672	218,450
	4,764,147	5,574,582
CONTRACT LIABILITIES Current		
Contract Liability - Current	310,504	455,426
Contract Liability - Current	310,504	455,426
	510,504	455,420
Non-Current		
Contract Liability - Non-Current	29,286	29,286
	29,286	29,286

## NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

	2020/2021	2019/2020
Statement of Financial Position Detailed	\$	\$
LEASE LIABILITIES		
Current		
Lease Liability - Current	152,712	152,712
	152,712	152,712
Non-Current		
Lease Liability - Non-Current	167,151	167,151
	167,151	167,151
BORROWINGS		
Current	20.897	07.000
Loan Liability - Current	39,887 39,887	97,006 97,006
Non-Current Loan Liability - Non Current	452 210	452,310
Loan Liability - Non Current	452,310 452,310	452,310
EMPLOYEE RELATED PROVISIONS		,
Current		
Provision for Annual Leave	1,026,483	1,034,582
Provision for Long Service Leave	1,223,588	1,223,588
	2,250,071	2,258,170
Non-Current		
Provision for Long Service Leave	215,344	215,344
	215,344	215,344
RECONCILIATION		
TOTAL CURRENT ASSETS	21,383,499	15,036,035
TOTAL NON CURRENT ASSETS	168,569,465	170,427,489
TOTAL ASSETS	189,952,964	185,463,524
	7 517 224	
TOTAL CURRENT LIABILITIES	7,517,321	8,537,896
TOTAL NON CURRENT LIABILITIES	864,090	864,090
TOTAL LIABILITIES	8,381,411	9,401,986
NET ASSETS	181,571,554	176,061,538
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#### TOWN OF BASSENDEAN STATEMENT OF CASH FLOWS

Rates         12,776,794         13,680,660           Operating grants, subsidies and contributions         2,619,115         2,619,115           Fees and charges         3,959,719         6,031,127           Interest         3,959,719         6,031,127           Interest         248,130         441,131           Goods and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         8,647,050         (13,411,106)           Materials and contracts         (3,980,794)         (7,34,227)           Utility charges         (410,190)         (666,582)           Insurance expenses         (21,676)         (32,689)           Insurance expenses         (21,676)         (32,689)           Insurance expenses         (474,273)         (425,575)           Other expenditure         (14,696,061)         (23,891,282)           Net cash provided by (used in) operating grants, subsidies and contributions         158,803         1,837,947           Proceeds from sale of assets         1592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for construction of infrastructure         (1,027,968)	CASH FLOWS FROM OPERATING ACTIVITIES Receipts:	2020/21 Actual \$	2020/21 Budget \$
Operating grants, subsidies and contributions         1,929,670         2,619,115           Fees and charges         3,959,719         6,031,127           Interest         186,714         285,208           Goods and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         20,045,144         24,017,724           Payments:         (3,990,794)         (7,354,227)           Utility charges         (410,190)         (696,562)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (21,676)         (32,689)           Insurance expenses         (21,676)         (23,891,282)           Other expenditure         (422,677)         (978,941)           Net cash provided by (used in) operating activities         5,349,083         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         1,582,273         1,515,000           Payments for purchase of property, plant & equipment         1,252,968)         (4,195,269)           Proceeds from sale of assets         1,592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,26,474)         (2,220,078)           Payments:         (551,366)		12 776 79/	13 680 660
contributions           Fees and charges         3,959,719         6,031,127           Interest         186,714         285,208           Goods and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         20,045,144         24,017,724           Payments:         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (472,401)         (492,162)           Goods and services tax         (742,277)         (978,941)           Other expenditure         (422,677)         (978,941)           Net cash provided by (used in) operating activities         5,349,083         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         Receipts:         1,592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)         14,95,269)           Net cash provided by (used in)         (551,366)         (3,062,400)         1,93,90)         -           Payments for purchase of property, plant & equipment         (1,226,474)         (2,220,078)         1,93,90)         - <t< td=""><td></td><td></td><td></td></t<>			
Fees and charges         3,959,719         6,031,127           Interest         186,7114         285,208           Codds and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         20,045,144         24,017,724           Employee costs         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (472,401)         (492,162)           Codes and services tax         (741,273)         (925,575)           Other expenditure         (14,696,061)         (22,891,282)           Net cash provided by (used in)         (14,696,061)         (22,891,282)           operating grants, subsidies and contributions         158,803         1,837,947           Proceeds from sale of assets         1,592,273         1,515,000           Payments         Proceeds from sale of assets         1,592,273         1,516,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for purchase of property, plant & equipment		1,929,070	2,019,115
Interest         186,714         285,208           Goods and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         20,045,144         24,017,724           Payments:         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Insurance expenses         (21,676)         (32,689)           Insurance expenses         (472,401)         (492,162)           Goods and services tax         (741,273)         (925,575)           Other expenditure         (422,677)         (978,941)           operating activities         5,349,083         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         Receipts:         1,592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for construction of infrastructure         (1,275,968)         (4,195,269)           Net cash provided by (used in)         (551,366)         (3,062,400)           CASH FLOWS FROM FINANCING ACTIVITIES         (551,366)         (3,062,400)           CASH FLOWS FROM FINANCING ACTIVITIES         <		3 050 710	6 031 127
Goods and services tax         944,117         960,483           Other revenue         248,130         441,131           Payments:         20,045,144         24,017,724           Payments:         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Insurance expenses         (21,676)         (32,689)           Goods and services tax         (741,273)         (925,575)           Other expenditure         (14,696,061)         (23,891,282)           Net cash provided by (used in)         (978,941)         (14,696,061)         (23,891,282)           Net cash provided by (used in)         5,349,083         126,442         CASH FLOWS FROM INVESTING ACTIVITIES           Receipts:         Non-operating grants, subsidies and contributions         158,803         1,837,947           Proceeds from sale of assets         1,592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for construction of infrastructure         (1,1275,968)         (4,195,269)           Net cash provided by (used in)         (551,366)         (3,062,400)         (3,062,400)	-		
Other revenue         248,130         441,131           20,045,144         24,017,724           Payments:         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (472,401)         (492,162)           Goods and services tax         (741,273)         (925,575)           Other expenditure         (422,677)         (978,941)           Net cash provided by (used in) operating activities         5,349,083         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         Receipts:         (14,696,061)         (23,891,282)           Non-operating grants, subsidies and contributions         158,803         1,837,947           Proceeds from sale of assets         1,592,273         1,515,000           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for construction of infrastructure         (1,275,968)         (4,195,269)           Net cash provided by (used in)         (551,366)         (3,062,400)           CASH FLOWS FROM FINANCING ACTIVITIES         Freeipts:         -         -			
Payments: Employee costs20,045,14424,017,724Employee costs(8,647,050)(13,411,106)Materials and contracts(3,980,794)(7,354,227)Utility charges(410,190)(696,582)Interest expenses(21,676)(32,689)Insurance expenses(472,401)(492,162)Goods and services tax(741,273)(925,575)Other expenditure(422,677)(978,941)Vet cash provided by (used in) operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments for purchase of property, plant & equipment Payments for construction of infrastructure(1,026,474)(2,220,078)Net cash provided by (used in) investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans Transfer from Trust16,61524,494CASH FLOWS FROM FINANCING ACTIVITIES Repayment of borrowings Payments for principal portion of lease liabilities Net cash provided by (used In) financing activities(57,119)(97,370)Payments for principal portion of lease liabilities Cash and cash equivalents at beginning of year Cash and cash equivalents at beginning of year(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents4,747,823(3,008,834)Cash and cash equivalents13,223,48412,653,905			
Payments:         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Ultily charges         (410,190)         (696,582)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (741,273)         (925,575)           Other expenditure         (422,677)         (978,941)           Vet cash provided by (used in)         (14,696,061)         (23,891,282)           Net cash provided by (used in)         (5,349,083)         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         (22,20,78)         (22,20,78)           Proceeds from sale of assets         1,592,273         1,515,000           Payments         (2,220,078)         (4,195,269)           Net cash provided by (used in)         (551,366)         (3,062,400)           OcASH FLOWS FROM FINANCING ACTIVITIES         (551,366)         (3,062,400)           Receipts:         (551,366)         (3,062,400)           Payments         (551,366)         (3,062,400)           CASH FLOWS FROM FINANCING ACTIVITIES         (551,366)         (3,062,400)           Receipts:         (551,366)         (3,062,400)         -           Payments         (551,366)         (2,0770)	Other levenue		
Employee costs         (8,647,050)         (13,411,106)           Materials and contracts         (3,980,794)         (7,354,227)           Utility charges         (410,190)         (696,582)           Interest expenses         (21,676)         (32,689)           Insurance expenses         (472,401)         (492,162)           Goods and services tax         (741,273)         (925,575)           Other expenditure         (422,677)         (978,941)           operating activities         5,349,083         126,442           CASH FLOWS FROM INVESTING ACTIVITIES         Freeceipts:         Non-operating grants, subsidies and contributions         158,803         1,837,947           Proceeds from sale of assets         1,592,273         1,515,000         Payments:           Payments for purchase of property, plant & equipment         (1,026,474)         (2,220,078)           Payments for construction of infrastructure         (1,026,474)         (2,220,078)           Net cash provided by (used in)         (1,1275,968)         (4,195,269)           investment activities         (551,366)         (3,062,400)           CASH FLOWS FROM FINANCING ACTIVITIES         Freelipts:         -           Proceeds from self supporting loans         16,615         24,494           Transfer fro	Paymonto:	20,043,144	24,017,724
Materials and contracts(3,980,794)(7,354,227)Utility charges(410,190)(696,582)Instrance expenses(21,676)(32,689)Insurance expenses(472,401)(492,162)Goods and services tax(741,273)(925,575)Other expenditure(422,677)(978,941)vectors provided by (used in)(14,696,061)(23,891,282)Net cash provided by (used in)(14,696,061)(23,891,282)operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments:1,592,2731,515,000Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in) investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments: Repayment of borrowings(57,119)(97,370)Payments: Repayment for pricipal portion of lease liabilities Net cash provided by (used ln) financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year Cash and cash equivalents12,223,48412,653,905	-	(9,647,050)	(12 411 106)
Utility charges       (410,190)       (696,582)         Interest expenses       (21,676)       (32,689)         Insurance expenses       (472,401)       (492,162)         Goods and services tax       (741,273)       (925,575)         Other expenditure       (422,677)       (978,941)         Net cash provided by (used in)       (14,696,061)       (23,891,282)         Operating activities       5,349,083       126,442         CASH FLOWS FROM INVESTING ACTIVITIES       FReceipts:			
Interest expenses(21,676)(32,689)Insurance expenses(472,401)(492,162)Goods and services tax(741,273)(925,575)Other expenditure(422,677)(978,941)Vet cash provided by (used in)(14,696,061)(23,891,282)Net cash provided by (used in)5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments1,592,2731,515,000Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in)(551,366)(3,062,400)Investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES(551,366)(3,062,400)Receipts:16,61524,494Transfer from Trust(9,390)-Payments:(57,119)(97,370)Payments for principal porting loans16,61524,494Transfer form Trust(49,894)(72,876)Net cash provided by (used In)financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905			
Insurance expenses(472,401)(492,162)Goods and services tax(741,273)(925,575)Other expenditure(422,677)(978,941)(14,696,061)(23,891,282)Net cash provided by (used in) operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments for purchase of property, plant & equipment investment activities(1,026,474)(2,220,078)Payments for construction of infrastructure investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments for principal portion of lease liabilities investment of borrowings Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held (49,894)(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents at beginning of year Cash and cash equivalents at beginning of year4,747,823(3,008,834)12,653,905			
Goods and services tax(741,273)(925,575)Other expenditure(422,677)(978,941)Net cash provided by (used in)(14,696,061)(23,891,282)operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments:1,026,474)(2,220,078)Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in) investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments: Repayment of borrowings Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(57,119)(97,370)Payments: Repayment for principal portion of lease liabilitiesNet cash equivalents at beginning of year Cash and cash equivalents at beginning of year(4,9477,823)(3,008,834)CASH equivalents at beginning of year Cash and cash equivalents13,223,48412,653,905			
Other expenditure(422,677)(978,941)Net cash provided by (used in) operating activities(14,696,061)(23,891,282)Action operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments1,592,2731,515,000Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in) investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments ic proncipal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents at beginning of year Cash and cash equivalents at beginning of year4,747,823(3,008,834)Cash and cash equivalents13,223,48412,653,905Cash and cash equivalents	•		
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operating activities5,349,083126,442CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions Proceeds from sale of assets158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments: Payments for construction of infrastructure(1,026,474)(2,220,078)Payments for construction of infrastructure investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans Transfer from Trust16,61524,494Cash provided by (used in) investment of borrowings(57,119)(97,370)Payments: Repayment of borrowings(57,119)(97,370)Payments: Repayments for principal portion of lease liabilities Net cash provided by (used in) financing activities(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents at beginning of year Cash and cash equivalents4,747,823(3,008,834)Cash and cash equivalents13,223,48412,653,90512,653,905		(14,696,061)	(23,891,282)
CASH FLOWS FROM INVESTING ACTIVITIES Receipts: Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments: Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in) investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments financing activities(57,119)(97,370)Payments financing activities(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents at beginning of year Cash and cash equivalents4,747,823(3,008,834)Cash and cash equivalents13,223,48412,653,905			
Receipts:Non-operating grants, subsidies and contributions158,8031,837,947Proceeds from sale of assets1,592,2731,515,000Payments:1,026,474(2,220,078)Payments for purchase of property, plant & equipment(1,026,474)(2,220,078)Payments for construction of infrastructure(1,275,968)(4,195,269)Net cash provided by (used in)(551,366)(3,062,400)investment activities(551,366)(3,062,400)CASH FLOWS FROM FINANCING ACTIVITIES(551,366)(3,062,400)Receipts:16,61524,494Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments:(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In)(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905Cash and cash equivalents13,223,48412,653,905	operating activities	5,349,083	126,442
Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments: Repayment of borrowings(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905	Receipts: Non-operating grants, subsidies and contributions Proceeds from sale of assets Payments: Payments for purchase of property, plant & equipment Payments for construction of infrastructure Net cash provided by (used in)	1,592,273 (1,026,474) (1,275,968)	1,515,000 (2,220,078) (4,195,269)
Receipts: Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments: Repayment of borrowings(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905	CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from self supporting loans16,61524,494Transfer from Trust(9,390)-Payments: Repayment of borrowings(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held Cash and cash equivalents at beginning of year4,747,823(3,008,834) 13,223,48412,653,905			
Transfer from Trust(9,390)-Payments: Repayment of borrowings(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905	•	16.615	24,494
Payments: Repayment of borrowings(57,119)(97,370)Payments for principal portion of lease liabilitiesNet cash provided by (used In) financing activities(49,894)(72,876)Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905Cash and cash equivalents			
Payments for principal portion of lease liabilities-Net cash provided by (used In) financing activities(49,894)Ket increase (decrease) in cash held(4747,823)Cash and cash equivalents at beginning of year13,223,484Cash and cash equivalents-	Payments:		(97,370)
Net increase (decrease) in cash held4,747,823(3,008,834)Cash and cash equivalents at beginning of year13,223,48412,653,905Cash and cash equivalents	Payments for principal portion of lease liabilities Net cash provided by (used In)		-
Cash and cash equivalents at beginning of year13,223,48412,653,905Cash and cash equivalents	Tinancing activities	(49,894)	(72,876)
Cash and cash equivalents	. ,		
at the end of the year 17,971,307 9,645,071	Cash and cash equivalents		,,
	at the end of the year	17,971,307	9,645,071

This statement is to be read in conjunction with the accompanying notes.

#### TOWN OF BASSENDEAN NOTES TO AND FORMING PART OF THE CASHFLOW

#### NOTES TO THE CASH FLOW STATEMENT

#### (a) Reconciliation of Cash

For the purposes of the cash flow statement, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period ris reconciled to related items in the balance sheet as follows:

	2020/21 Actual \$	2020/21 Budget \$
Cash and Cash Equivalents	17,971,307	9,645,071
(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result		
Net Result	5,510,016	(2,169,490)
Depreciation (Profit)/Loss on Sale of Asset	2,368,851 182,727	3,559,374 301,505
(Increase)/Decrease in Receivables	(2,034,247)	200,000
(Increase)/Decrease in Inventories	1,556	(2,000)
Increase/(Decrease) in Payables & Accruals	(512,918)	(25,000)
Increase/(Decrease) in Employee Provisions	(8,099)	100,000
Grants/Contributions for		
the Development of Assets	(158,803)	(1,837,947)
Net Cash from Operating Activities	5,349,083	126,442

Note 1: Explanation of Material Variances The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget, whichever is higher than \$5000 or 10%.

				Less Expend	
	. 8	Less Revenu	e OR	More Expend	iture
Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenue	\$	%			•
Governance	(2,080)	(6%)			Within variance threshold
General Purpose Funding - Rates	24,197	0%		Permanent	Interim rates tracking above budget
General Purpose Funding - Other	(73,151)	(12%)	8	Timing/ Permanent	Timing of insurance income and interest income under budget offset by late payment fees for rates above YTD budget
Law, Order and Public Safety	(1,165)	(1%)			Within variance threshold
	14,049	0%		Timing/	Waste charges, health licences and legal costs
Health	(1,769)	(0%)		Permanent	recovered above budget Within variance threshold
Education and Welfare	102,695	113%	0		Development application fees and property and
Community Amenities	102,695	113%	<u> </u>	Permanent	zoning enquiries above budget Hall hire and reserve fees income tracking above
Recreation and Culture	59,892	62%	٢	Timing/ Permanent	the YTD budget. Australia Day grant income received not budgeted
Transport	13,134	15%	٢	Permanent	Income recovered for street tree damage not budgeted
Economic Services	33,332	54%	٢	Permanent	Income for building licences above budget
					Private works income and admin compliance fees tracking above the YTD budget offset by
Other Property and Services	9,658	15%	0	Timing	insurance claims income under budget
Operating Expense	\$	%			
Governance	93,945	14%	٢	Timing	Building maintenance, administration costs and projects currently under the YTD budget
General Purpose Funding	68,655	11%	8	Timing	Timing of administration expenses
Law, Order and Public Safety	79,197	17%	8	Timing	Timing of administration expenses and payment
Law, Order and Public Safety	79,197	17%	<b>`</b>	Timing	of the grant to SES
	500 444	400/	_	_	COVID-19 expenses, waste collection charges and
Health	506,111	19%	۲	Timing	environmental projects currently tracking under the year to date budget
					WIW and Seniors salaries and other costs are
Education and Welfare	285,422	7%		Timing	under the YTD budget
					Loss on sale of land assets under budget.
Community Amenities	180,795	16%	٢	Timing	Planning projects & expenses and building
					maintenance under the YTD budget Projects, reserve and building maintenance and
Recreation and Culture	521,015	13%	٢	Timing	library expenses and leisure programs under the YTD budget
Transport	305,936	7%		Timing	Maintenance programs, street lighting charges, projects and street tree program under the YTD budget
Economic Services	40,357	12%	8	Timing	Building employee costs and Town Centre
Other Property and Services	(9,014)	(26%)	8	Timing	revitalisation project under the YTD budget Timing of administration expenses
	(0)0001	(/	_	8	
Operating activities excluded from	budget				
Depreciation	811	(0%)		<b>T</b>	Within variance threshold
Adjust (Profit)/Loss on Asset Disposal	(102,597)	(36%)		Timing/ Permanent	Loss on disposal of land assets less than estimated/timing of disposal of assets
Capital Revenues					
Grants, Subsidies and Contributions	(23,250)	(13%)	8	Timing	Timing of grant payments
Proceeds from Disposal of Assets	78,273	5%		Timing/	Proceeds on disposal of land assets greater than estimated/timing of disposal of assets
				Permanent	estimated/timing of disposal of assets
Capital Expenses					Refer to Note 8 for Capital expenditure detail
Land and Buildings	(456,700)	37%		Timing	Timing of projects
Infrastructure - Roads Infrastructure - Footpaths	(401,875) (94,990)	24% 100%		Timing Timing	Timing of projects Timing of projects
Infrastructure Assets - Other	(1,226,280)	97%		Timing	Timing of projects
Infrastructure Assets - Drainage	(229,491)	100%		Timing	Timing of projects
Plant and Equipment	(20,530)	79%		Timing	Plant and equipment ordered
Furniture and Equipment	(273,334)	52%		Timing	Timing of projects
Financing					
Self-Supporting Loan Principal	0	0%			Within variance threshold
Transfer from Reserves	0	0%	L		Within variance threshold
Repayment of Borrowings	0	0%	[		Within variance threshold
Transfer to Reserves	0	0%			Within variance threshold
Opening Funding Surplus(Deficit)	50,950	7%		Timing	19/20 surplus above budget estimate

Note 2: Rating Informatio	n	Number			YTD A	ctual			Annual B	udget	
		of	Rateable	Rate	Interim	Back	Total	Rate	Interim	Back	Total
	Rate in	Properties	Value	Revenue	Rates	Rates	Revenue	Revenue	Rate	Rate	Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
General Rate	8.3230	4,911	129,473,404	10,776,078	58,705	2,328	10,837,111	10,776,078	50,000	3,500	10,829,578
Sub-Totals		4,911	129,473,404	10,776,078	58,705	2,328	10,837,111	10,776,078	50,000	3,500	10,829,578
	Minimum										
Minimum Payment											
Minimum Rate	1,106	2,397	28,207,128	2,651,082	-	-	2,651,082	2,651,082	-	-	2,651,082
Sub-Totals		2,397	28,207,128	2,651,082	-	-	2,651,082	2,651,082	-	-	2,651,082
Amount from General Ra	ites	7,308	157,680,532	13,427,160	58,705	2,328	13,488,193	13,427,160	50,000	3,500	13,480,660

Totals

13,488,193

13,480,660

#### **Comments - Rating Information**

The general rates have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the local government services/facilities.

The due date for the payment of rates is the 25 September 2020, unless the option to pay by instalments is taken. Rates instalments are subject to an instalment fee of \$36 and 5.5% interest. Instalment dates for 2020/21 are: 1st: 25 September 2020 2nd: 27 November 2020 3rd: 29 January 2021 4th: 1 April 2021

## Note 3: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Last Years Actual Closing	Current
	30 June 2020	28 February 2021
	\$	\$
Current Assets		
Cash - Other	6,435,138	10,381,836
Cash Restricted - Reserves	6,159,688	6,970,251
Restricted Cash - Trust	628,659	619,219
Rates Outstanding	1,223,711	3,152,799
Sundry Debtors	304,219	196,059
GST Receivable	222,238	51,372
Accrued Interest	12,105	4,483
Prepayments	41,240	-
Inventories	9,037	7,481
	15,036,034	21,383,500
Less: Current Liabilities		
Sundry Creditors	(1,245,542)	(879,061)
Accrued Interest on Borrowings	(2,938)	-
Accrued Salaries and Wages	(355,606)	-
Rates in Advance	(300,080)	(224,060)
Hyde Retirement Village Bonds	(218,450)	(200,672)
Bonds and Other Deposits	(2,309,859)	(2,318,247)
Contract liabilities	(455,426)	(310,504)
Deferred Revenue	(1,142,107)	(1,142,107)
Current Employee Provisions	(2,258,170)	(2,250,071)
	(8,288,177)	(7,324,722)
Net Current Assets	6,747,857	14,058,778
Less: Cash Reserves	(6,159,688)	(6,970,251)
Less: SSL Borrowings Repayments	(24,130)	(24,130)
Plus : Liabilities funded by Cash Backed Reserves	232,226	238,191
Net Current Funding Position	796,267	7,302,591

#### Note 4 : Information on Borrowings

	2021
	\$
Borrowings	
ent	39,887
n-current	452,310
	492,197

#### (b) Borrowing Repayments

		Prino Repay	•	Principal Outstanding		Inter Repayr	
Particulars	01 Jul 2020	Actual	Annual Budget Actual Bud		Budget	Actual	Annual Budget
		\$	\$	\$	\$	\$	\$
Recreation and Culture							
Loan 160A - Civic Centre Redevelopment	240,296	26,802	54,471	213,493	185,824	7,248	13,891
Loan 160B- Civic Centre Redevelopment	103,860	13,702	18,405	90,158	85,454	3,296	5,745
Self Supporting Loans-Governance							
Loan 157 - Ashfield Soccer Club	5,285	2,598	5,285	2,687	-	154	224
Loan 162 - TADWA	199,875	14,017	18,846	185,858	181,029	8,041	12,829
	549,316	57,119	97,006	492,197	452,308	18,738	32,689

#### (b) New Borrowings

The Town will be establishing an overdraft facility with the Western Australian Treasury Corporation as part of the COVID-19 pandemic Short-Lending Facility. The facility is not entended to be in use as at 30 June 2021.

Council has entered into a Network Renewal Underground Program Pilot (NRUPP) Co-funding Agreement with Western Power to provide underground electricity distribution to parts of the Town.

The Town is required to maek the following cash calls to Western Power under the co-funding agreement:

29 September 2021	\$1,137,264
29 September 2022	\$1,137,264
	\$2,274,528

The Town proposes to seek a loan from WATC for the full amount of the cash calls and to drawn down on that loan as and when required.

#### (c) Unspent Borrowings

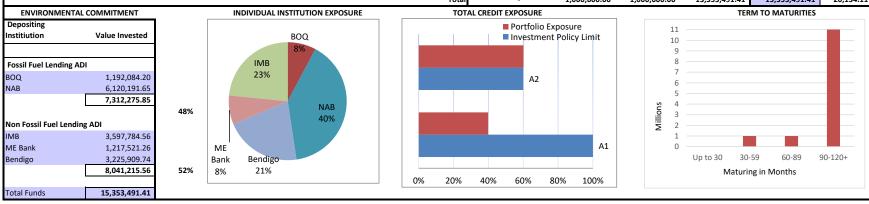
The Town has no unspent borrowings funds as at 30 June 2020 nor is it expected to have unspent borrowing funds as at 30 June 2021.

#### (d) Overdraft Facility

It is anticipated that this facility will not be required in the 2020/21 financial period.

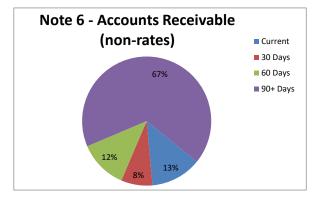
#### Town of Bassendean Monthly Investment Report For the Period Ended 28 February 2021

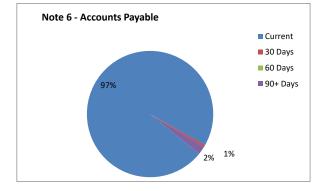
									Amount Invest	ted (Days)	_	Total	
Deposit			S & P		Term								Expected
Ref	Deposit Date	Maturity Date	Rating	Institution	(Days)	Rate of Interest		Up to 30	30-59	60-89	90-120+		Interest
Municipal													1
745260755	2/02/2021	3/05/2021	A1	NAB	90	0.33%	7 1	-	-	-	500,000.00	500,000.00	406.85
502041072	29/01/2021	2/03/2021	A1	NAB	32	0.11%	7 1	-	1,000,000.00	-	-	1,000,000.00	96.44
809867266	27/01/2021	29/03/2021	A1	NAB	61	0.20%	7 1	-	-	1,000,000.00	-	1,000,000.00	334.25
52824	30/11/2020	2/03/2021	A2	IMB	92	0.40%	7 1	-	-	-	1,000,000.00	1,000,000.00	1,008.22
3555613	24/12/2020	24/03/2021	A2	Bendigo	90	0.25%		-	-	-	1,000,000.00	1,000,000.00	616.44
254233	11/02/2021	12/05/2021	A2	ME Bank	90	0.40%		-	-	-	1,000,000.00	1,000,000.00	986.30
Restricted - Bonds	and Deposits:			•									
347112	29/01/2021	29/10/2021	A2	BOQ	273	0.40%		-	-	-	400,000.00	400,000.00	1,196.71
428088111	23/11/2020	24/05/2021	A1	NAB	182	0.45%		-	-	-	1,000,000.00	1,000,000.00	2,243.84
428251206	23/11/2020	24/05/2021	A1	NAB	182	0.45%		-	-	-	500,000.00	500,000.00	1,121.92
755365673	7/01/2021	7/05/2021	A1	NAB	120	0.40%		-	-	-	8,811.72	8,811.72	11.59
Restricted - Contra	ct Liailities/Deferred Re	evenue (Grants)		•									
254015	10/02/2021	11/05/2021	A1	ME Bank	90	0.40%		-	-	-	217,521.26	217,521.26	214.54
		•	•	•				-	1,000,000.00	1,000,000.00	5,626,332.98	7,626,332.98	8,237.09
Reserve													
347130	29/01/2021	29/10/2021	A2	BOQ	273	0.40%		-	-	-	792,084.20	792,084.20	2,369.74
145265771	23/12/2020	23/03/2021	A1	NAB	90	0.40%		-	-	-	1,368,285.90	1,368,285.90	1,349.55
3555244	23/12/2020	23/03/2021	A2	Bendigo	90	0.25%		-	-	-	901,109.59	901,109.59	555.48
53027	22/01/2021	22/04/2021	A2	IMB	90	0.35%		-	-	-	1,004,155.67	1,004,155.67	866.60
52885	16/12/2020	16/03/2021	A2	IMB	90	0.40%		-	-	-	1,001,356.16	1,001,356.16	987.64
53038	27/01/2021	27/04/2021	A2	IMB	90	0.34%		-	-	-	592,272.73	592,272.73	496.54
3522185	19/11/2020	19/05/2021	A2	Bendigo	181	0.55%		-	-	-	1,324,800.15	1,324,800.15	3,613.26
								-	-	-	6,984,064.40	6,984,064.40	10,238.80
Trust													
358770309	19/11/2020	19/05/2021	A1	NAB	181	0.45%		-	-	-	743,094.03	743,094.03	1,658.22
								-	-	-	743,094.03	743,094.03	1,658.22
							-						
							Total	-	1,000,000.00	1,000,000.00	13,353,491.41	15,353,491.41	20,134.11
ENVIRONMEN	TAL COMMITMENT		INDIV	IDUAL INSTITUTION E	XPOSURE		ΤΟΤΑ	L CREDIT EXPOSU	RE		TER	M TO MATURITIES	
Denositing						]		<b>—</b> D <sub>2</sub> + f	lie Franzer				



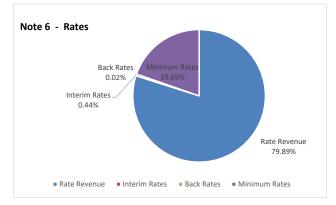
Note 6: Receivables and Payables

<b>Receivables - General</b>	Current	30 Days	60 Days	90+ Days	Total	Payables - General Current 30 Days 60 Days 90+ Days	Total
	\$	\$	\$	\$	\$	\$\$\$\$	\$
Receivables - General	7,675	4,750	7,361	40,566	60,353	Payables - General 631,595 3,426 0 13,748	648,769
Balance per Trial Balance	1					Balance per Trial Balance	
Sundry Debtors					60,353	•	648,769
Total Receivables Genera	Qutstanding				60,353	Total Payables General Outstanding	648,769
Total Receivables Genera	ouisianuing	5			00,555	i otal rayables delletal outstallullig	040,709





**Comments/Notes - Receivables General** The above amounts include GST where applicable.



#### Note 7: Cash Backed Reserves

Name	Opening Balance Original Annual Budget	Original Annual Budget Transfers In (+) Including Interest	0	Original Annual Budget Closing Balance	Actual Opening Balance 01/07/2020	Actual Transfers In (+) Including Interest	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Plant and Equipment Reserve	373,483	4,343	(68,000)	309,826	373,872	2,507	(9,790)	366,589
Community Facilties Reserve	54,620	635	(27,000)	28,255	54,568	339	-	54,907
Land and Buildings Infrastructure Reserve	1,923,292	1,522,367	(1,389,731)	2,055,928	1,921,462	1,603,691	(752,161)	2,772,993
Waste Management Reserve	1,741,533	20,252	(722,824)	1,038,961	1,393,497	6,865	-	1,400,363
Wind In The Willows Child Care Reserve	30,000	349	(30,000)	349	40,683	305	(26,027)	14,961
Aged Persons Reserve	561,281	6,527	-	567,808	560,864	3,485	-	564,349
Youth Development Reserve	29,774	346	(4,000)	26,120	29,746	185	-	29,931
Underground Power Reserve	85,933	999	(20,000)	66,932	85,851	534	-	86,385
Employee Entitlements Reserve	232,721	2,706	(24,250)	211,177	232,226	5,965	-	238,191
Drainage Infrastructure Reserve	126,542	1,472	(126,620)	1,394	126,402	916	-	127,317
HACC Asset Replacement Reserve	120,914	1,406	(5,000)	117,320	114,083	749	-	114,832
Unspent Grants Reserve	1,858,865	-	(1,397,033)	461,832	400,432	-	-	400,432
Street Tree Reserve	-	-	-	-	92,670	792	-	93,462
Bus Shelter Reserve	21,644	252	(4,000)	17,896	21,623	135	-	21,758
Information Technology Reserve	200,000	2,326	(200,000)	2,326	200,000	-	-	200,000
Future Projects Reserve	517,708	6,020	(140,000)	383,728	511,708	-	(52,926)	458,782
Marine Assets Reserve	-	50,000	-	50,000	-	25,000	-	25,000
	7,878,310	1,620,000	(4,158,458)	5,339,852	6,159,688	1,651,467	(840,904)	6,970,251

#### Town of Bassendean NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY For the Period Ended 28 February 2021

#### Note 8: Capital Works Program

Budget						YTD Actual					
Assets		Annual Budget		YTD Budget	New/ Upgrade	Renewal	2020/2021 Capital penditure Total YTD	F	Purchase Order Value	ΥT	D Variance Budget to Actual
Land and Buildings	\$	1,500,504	\$	1,225,832	\$ 716,467	\$ 52,665	\$ 769,132	\$	4,993	\$	(456,700)
Plant and Equipment	\$	76,000	\$	25,960	\$ -	\$ 5,430	\$ 5,430	\$	83,210	\$	(20,530)
Furniture and Equipment	\$	643,574	\$	525,246	\$ 251,912	\$ -	\$ 251,912	\$	18,306	\$	(273,334)
Roadworks	\$	1,834,854	\$	1,643,525	\$ 1,228,802	\$ 12,848	\$ 1,241,650	\$	255,126	\$	(401,875)
Drainage	\$	319,718	\$	229,553	\$ 62	\$ -	\$ 62	\$	49,225	\$	(229,491)
Footpaths	\$	184,531	\$	94,990	\$ -	\$ -	\$ -	\$	5,754	\$	(94,990)
Parks, Gardens and Reserves	\$	1,856,166	\$	1,260,536	\$ 32,121	\$ 2,135	\$ 34,256	\$	46,831	\$	(1,226,280)
	\$	6,415,347	\$	5,005,642	\$ 2,229,364	\$ 73,078	\$ 2,302,442	\$	463,446	\$	(2,703,200)

Note 9: Budget Ame	ndments				
GL Account Code	Description	Current Budget	Amended Budget	Budget Movement	Reason
	No Budget Amendments this Reporting Period	5			Reason

#### Note 10: Disposal of Assets

		Original Annua	al Budget		YTD Actual					
Asset Class	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)		
Plant & Equipment	41,505	15,000	2,819	(29,324)	-	-	-	-		
Land	1,775,000	1,500,000	30,000	(305,000)	1,775,000	1,592,273	30,000	(212,727)		
	1,816,505	1,515,000	32,819	(334,324)	1,775,000	1,592,273	30,000	(212,727)		
Program										
Law, Order and Public Safety	24,000	7,000	-	(17,000)	-	-	-	-		
Community Amenities	1,775,000	1,500,000	30,000	(305,000)	1,775,000	1,592,273	30,000	(212,727)		
Recreation and Culture	17,324	5,000	-	(12,324)	-	-	-	-		
Transport	181	3,000	2,819	-	-	-	-	-		
	1,816,505	1,515,000	32,819	(334,324)	1,775,000	1,592,273	30,000	(212,727)		

#### Note 11: Trust, Bonds and Deposits

Trust Funds held at balance date over which the Town has no control and which are not included in this statement are as follows:

	<b>Opening Balance</b>	Amount	Amount	Closing Balance	
Descripton	1/07/2020	Received	Paid	28/02/2021	
	\$	\$	\$	\$	
Public Open Space	739,976	3,118		- 743,094	
Total Uncontrolled Trust Funds	739,976	3,118		- 743,094	

Bonds and Deposits held at balance date over which the Town has control are as follows:

	Opening Balance	Amount	Amount	<b>Closing Balance</b>
Description	1/07/2020	Received	Paid	28/02/2021
Hyde Retirement Village Retention Bonds	218,450	250	(18,028)	200,672
Other Bonds and Deposits				
Sundry	387,166	4,995	(3,219)	388,941
Securities	1,151,678	314,833	(277,225)	1,189,286
Hall Hire Bonds	28,711	25,600	(22,600)	31,711
Crossover Deposits	108,675	-	-	108,675
Landscaping Bonds	601,965	43,457	(76,452)	568,970
Stormwater Deposits	30,596	3,000	(4,000)	29,596
Lyneham Hostel Residents Trust-T614	1,050	-	-	1,050
Iveson Hostel Residents Trust-T614	18	-	-	18
Total Other Bonds and Deposits	2,309,859	391,885	(383,496)	2,318,247
Total Controlled Trust Funds	2,528,309	392,135	(401,525)	2,518,919

### **ATTACHMENT NO. 8**

### LIST OF PAYMENTS

### FOR PERIOD

### ENDED 28<sup>th</sup> FEBRUARY 2021

Any questions relating to the List of Payments, please raise with Paul White, Director Corporate Services, prior to Briefing Session.

### SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
<b>EFT and Direct Debits</b> 01-31 January 2021	42679 – 42869	1,925,512.67
TRUST FUND		
<b>Cheques</b> Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
<b>Cheques</b> Commonwealth 6100-1015-9128	86275 – 862784	24,195.47
		\$1,949,708.14

DIRECTOR CORPORATE SERVICES' DECLARATION:

This list of payments, covering vouchers as above, will be submitted to Council on 23<sup>rd</sup> March 2021. The List of Payments has been checked and is fully supported by vouchers and invoices, which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings, and the am

Vaul White.

DIRECTOR CORPORATE SERVICES

### 1st February 2021 to

to 28th February 2021

Chq/EFT	Date Name		Amount
EFT42679	02/02/2021 AUSTRALIAN SERVICES UNION	Payroll Deductions	-155.40
EFT42680	02/02/2021 AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-93,522.00
EFT42681	02/02/2021 CHILD SUPPORT AGENCY	Payroll Deductions	-236.27
EFT42682	02/02/2021 LGRCEU	Payroll Deductions	-61.50
EFT42683	02/02/2021 TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-762.00
EFT42684	16/02/2021 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 162 - Self Supporting Loan Tadwa	-7,918.44
EFT42685	16/02/2021 AUSTRALIAN SERVICES UNION	Payroll Deductions	-155.40
EFT42686	16/02/2021 AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-92,668.00
EFT42687	16/02/2021 CHILD SUPPORT AGENCY	Payroll Deductions	-236.27
EFT42688	16/02/2021 LGRCEU	Payroll Deductions	-61.50
EFT42689	16/02/2021 TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-762.00
EFT42690	17/02/2021 ANNETTE TOH	Hyde Ret Village - Wait List Partial Refund	-200.00
EFT42691	17/02/2021 BEN TRAGER HOMES	Development Bond Refund	-5,219.82
EFT42692	17/02/2021 BETTER PETS AND GARDENS	Key Bond Refund	-50.00
EFT42693	17/02/2021 CHRISTOPHER BRINE	Security Bond Refund	-2,805.00
EFT42694	17/02/2021 DALE ALCOCK HOMES PTY LTD	Security Bond Refund	-2,805.00
EFT42695	17/02/2021 DEPARTMENT OF PLANNING, LAND AND HERITAGE	Security Bond Refund	-5,603.00
EFT42696	17/02/2021 EMMA DARBY	Key Bond Refund	-50.00
EFT42697	17/02/2021 F0D0C0 PTY LTD	Security Bond Refund	-4,000.00
EFT42698	17/02/2021 GAYLE HOOPER-REED	Security Bond Refund	-3,000.00
EFT42699	17/02/2021 MG CAR CLUB OF WESTERN AUSTRALIA	Hall & Key Bond Refund	-350.00
EFT42700	17/02/2021 MISTY REINKOWSKY	Security Bond Refund	-2,805.00
EFT42701	17/02/2021 SASSY ABILITY	Hall & Key Bond Refund	-400.00
EFT42702	17/02/2021 SCOTT MAIN	Security Bond Refund	-2,805.00
EFT42703	17/02/2021 SIMON BANTZ & JESSICA HODGKINS	Security Bond Refund	-2,805.00
EFT42704	17/02/2021 VINSAN CONTRACTING PTY LTD	Security Bond Refund	-2,805.00
EFT42705	17/02/2021 A. M BOLTS & NUTS	Depot - Minor Supplies	-175.74
EFT42706	17/02/2021 ABACUS CALCULATORS (WA) PTY LTD	Town Planning - Canon Scanner & Plotter Lease	-213.82
EFT42707	17/02/2021 ABCORP AUSTRALASIA PTY LTD	Library Cards - Artwork And Barcodes	-1,122.00
EFT42708	17/02/2021 ALSCO PERTH	Office Linen And Laundry Services	-147.56

Chq/EFT	Date	Name	Description	Amount
EFT42709	17/02/2021	17/02/2021 AMAZING BRICK PAVING	Various Sites - Repair Verge And Walkway Brick Paving	-2,407.00
EFT42710	17/02/2021	17/02/2021 ANNE-LOUISE WILLOUGHBY	Library - Activity - Literary Salon	-360.00
EFT42711	17/02/2021	AUSTRALIAN INSTITUTE OF MANAGEMENT	Staff Training - New Manager Training	-1,850.00
EFT42712	17/02/2021 BCITF	BCITF	Building & Construction Industry - Levy Collected - January 2021	-2,417.76
EFT42713	17/02/2021	17/02/2021 BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-53,883.28
EFT42714	17/02/2021	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-1,280.42
EFT42715	17/02/2021	17/02/2021 DEMPSEY'S FLOORING & SANDING	Various Sites - Sanding, Sealing And Repairs To Floors	-7,216.00
EFT42716	17/02/2021	17/02/2021 DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy Collected - January 2021	-3,075.36
EFT42717	17/02/2021	17/02/2021 EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-36,476.96
EFT42718	17/02/2021	EGGS EGGS EGGS	Town Driven Community Events - Supplies	-65.00
EFT42719	17/02/2021	17/02/2021 FEDERAL TINWARE MANUFACTURING PTY LIMITED	Depot - Minor Supplies	-49.50
EFT42720	17/02/2021	17/02/2021 GARAGE SALE TRAIL FOUNDATION LTD	Garage Sale Trail - Membership Fee 2021	-4,287.80
EFT42721	17/02/2021	H DAPS FOODS P/L (THE OLD TROUT)	Volunteers - Volunteer Meal Vouchers - Dec/ Jan	-400.00
EFT42722	17/02/2021	HARVEY NORMAN AV/IT SUPERSTORE MIDLAND	Building - Computer Supplies	-4,223.95
EFT42723	17/02/2021	17/02/2021 HATCHET PTY LTD ATF DM TRUST	Keen On Halloween - Website Hosting	-132.00
EFT42724	17/02/2021	17/02/2021 INTELIFE GROUP LIMITED	Various Buildings Cleaning - January 2021	-13,780.57
EFT42725	17/02/2021	JEFF GREEN TREE LOPPING	Various Sites - Street Tree Pruning	-2,915.00
EFT42726	17/02/2021	17/02/2021 JORDAN PHILIP ANDONOVSKI	Relax Program - Term 1 2021 - Booklet Design	-240.00
EFT42727	17/02/2021	17/02/2021 JSM CONSTRUCTION WA	Various Sites - Building & Maintenance Repairs	-5,249.20
EFT42728	17/02/2021	17/02/2021 JUDITH ROURKE & PAUL ANTONI	Rates Refund	-280.29
EFT42729	17/02/2021	17/02/2021 JUNE E MICCAFFERY	Partial Refund - Cat Registration	-42.50
EFT42730	17/02/2021	17/02/2021 KALLAN SHORT	Fleet Vehicle - Battery Replacement	-235.00
EFT42731	17/02/2021	17/02/2021 PAUL MORETTA	Rates Refund	-174.90
EFT42732	17/02/2021	17/02/2021 ROSEMARY STROUD	Partial Refund - Dog Registration	-150.00
EFT42733	17/02/2021	17/02/2021 SASSY ABILITY	Alf Faulkner Hall - Hall Hire Refund - Booking Cancelled	-2,262.00
EFT42734	17/02/2021	17/02/2021 KBEST MÅRINE PTY LTD	Flag Poles - Repairs	-1,141.80
EFT42735	17/02/2021	17/02/2021 KENNARDS HIRE	Old Perth Road Markets - Equipment Hire	-762.60
EFT42736	17/02/2021	17/02/2021 LIVE TO TELL YOUR STORY INC	Fogo Launch - Consumables	-3,300.00
EFT42737	17/02/2021	17/02/2021 LIR MAINTENANCE SERVICES	Point Reserve - Excavation Hire - Water Pipe Repairs	-660.00
EFT42738	17/02/2021 MEET PAT	MEET PAT	Town Driven Community Events - Portable Drink Stations	-3,762.00

Chq/EFT	Date	Name	Description	Amount
EFT42739	17/02/2021	17/02/2021   MEET THE ANIMALS	Library - Extension Activity - Meet The Animals	-400.00
EFT42740	17/02/2021	17/02/2021 MELTWATER AUSTRALIA PTY LIMITED	Website - Media Monitoring	-5,500.00
EFT42741	17/02/2021	17/02/2021 MINT CIVIL PTY LTD	Various Sites - Street Sweeping Services	-8,924.08
EFT42742	17/02/2021	17/02/2021 MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-211.05
EFT42743	17/02/2021	17/02/2021 PEDERSENS HIRE AND STRUCTURES	Australia Day - Hire - Cancellation Fee	-508.21
EFT42744	17/02/2021	PERTH AUDIOVISUAL	Fogo Launch - Audio And Lighting Hire	-825.00
EFT42745	17/02/2021	17/02/2021 PROGRAMIMED PROPERTY SERVICES	Various Sites - Streetscape Watering	-7,047.96
EFT42746	17/02/2021	17/02/2021 SKILL MATTERS PTY LTD	Staff Training - Cultural Change Program	-14,080.00
EFT42747	17/02/2021	17/02/2021 SUPREME SHADES	Children Services - Repair Damaged Shade Sail	-297.00
EFT42748	17/02/2021	THE ECO FAERIES	Library - Extension Activities - Roving Fairies With Craft Activities	-240.00
EFT42749	17/02/2021	17/02/2021 TRANSPLUMB WATER TECHNOLOGIES PTY LTD	Various Sites - Replace Paper Towel Dispenser	-1,342.00
EFT42750	17/02/2021	17/02/2021 TRILLION TREES	Various Street Garden Sites - New Plants	-364.50
EFT42751	17/02/2021	17/02/2021 UMESH THAPA	Various Sites - Office & Facility Cleaning	-2,715.00
EFT42752	17/02/2021	17/02/2021 WA SAFETY TAPE & MESH	Depot - Pedestrian - Crowd Control Metal Barriers	-950.00
EFT42753	17/02/2021	17/02/2021 WALKERS PEST & LAWN MANAGEMENT	Gary Blanch Reserve - Treat Greenheaded Ants	-220.00
EFT42754	17/02/2021	17/02/2021 WATER2WATER PTY LTD	Water Dispenser Rental Maintenance Agreement	00.66-
EFT42755	17/02/2021	17/02/2021 WEST AUSTRALIAN NEWSPAPERS LIMITED	Fogo Advertisement	-375.00
EFT42756	17/02/2021	17/02/2021 WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	Ranger Services - Compostable Dog Poo Bags	-1,364.00
EFT42757	17/02/2021	17/02/2021 XPRESSO LANE CAFE	Volunteer - Volunteer Meal Vouchers	-800.00
EFT42758	17/02/2021	17/02/2021 ZIRCODATA PTY LTD	Records - Document Bin Rental & Storage Fees	-46.48
EFT42759	25/02/2021	101 RESIDENTIAL PTY LTD	Security Bond Refund	-2,805.00
EFT42760	25/02/2021	25/02/2021 BEN TRAGER HOMES	Security Bond Refund	-2,240.50
EFT42761	25/02/2021	25/02/2021 LORRAINE BURTON	Security Bond Refund	-2,805.00
EFT42762	25/02/2021	25/02/2021 MARISSA &ANTHONY BENEIT	Hall & Key Bond Refund	-1,050.00
EFT42763	25/02/2021	25/02/2021 VINSAN CONTRACTING PTY LTD	Security Bond Refund	-2,805.00
EFT42764	25/02/2021	25/02/2021 ABACUS CALCULATORS (WA) PTY LTD	Town Planning - Canon Scanner & Plotter Lease	-213.82
EFT42765	25/02/2021		Seniors - Computer Program - On Site Consultancy	-1,320.00
EFT42766	25/02/2021	ANNE YARDLEY	Library - Local History - Interview With Mrs Stella Turner	-650.00
EFT42767	25/02/2021	25/02/2021 ASSET INFRASTRUCTURE MANAGEMENT	Depot - Consulting Fee Asset Management	-4,486.75
EFT42768	25/02/2021	25/02/2021 AUSTRALIA POST	Various Business Units - Postal Charges - January 2021	-1,821.42

Chq/EFT	Date Name	Name	Description	Amount
EFT42769	25/02/2021 AUSTRAI	25/02/2021 AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD	Various Sites - Airconditioners - Biannual Service & Inspection	-2,822.60
EFT42770	25/02/2021 AUSTRAI	25/02/2021 AUSTRALIAN INSTITUTE OF MANAGEMENT	Staff Training - New Manager Training	-1,850.00
EFT42771	25/02/2021 BARKERS	25/02/2021 BARKERS BEDDING & FUNITURE	Seniors - Client - Independent Living Supplies	-124.75
EFT42772	25/02/2021 BASSENDEAN NEWSAGENCY	DEAN NEWSAGENCY	Library - Magazine Subscriptions	-150.71
EFT42773	25/02/2021 BASSENI	25/02/2021 BASSENDEAN PHYSIOTHERAPY PTY LTD	Seniors - Client - Physiotherapy Session	-140.00
EFT42774	25/02/2021 BAYSWA	25/02/2021 BAYSWATER SHARPENING SERVICE	Depot - Machinery - Sharpen Blades	-385.00
EFT42775	25/02/2021 BEAVER	BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-56,461.90
EFT42776	25/02/2021 BIOBAG	25/02/2021 BIOBAG WORLD AUSTRALIA PTY LTD	Fogo - Compostable Bin Liners	-7,671.84
EFT42777	25/02/2021 BLACKWOODS - ATKINS	OODS - ATKINS	Various Fleet Vehicles - Parts	-2,944.79
EFT42778	25/02/2021 BOLIND/	25/02/2021 BOLINDA PUBLISHING PTY LTD	Library - Book Purchases	-340.36
EFT42779	25/02/2021 BUDGET PEST CONTROL	PEST CONTROL	Various Sites - Terminte, Cockroach & Rodent Treatments	-1,605.00
EFT42780	25/02/2021 BUNNINGS GROUP LIMITED	GS GROUP LIMITED	Various Sites - Maintenance Supplies And Equipment	-1,003.58
EFT42781	25/02/2021 CAI FENCING	CING	Bassendean Oval - Repairs To Fencing Behind Scoreboard	-915.86
EFT42782	25/02/2021 CASA SECURITY PTY LTD	CURITY PTY LTD	Various Sites - Security Alarm Repairs And Monitoring	-1,980.00
EFT42783	25/02/2021 CLANCY WALKER	WALKER	Refund Partial - Dog Registration	-30.00
EFT42784	25/02/2021 CLEANAWAY	WAY	Depot -Dispose Dangerous Goods	-578.25
EFT42785	25/02/2021 COLES SI	25/02/2021 COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-2,520.52
EFT42786	25/02/2021 COMPLE	25/02/2021 COMPLETE CORPORATE HEALTH - ASCOT	Various Business Units - Recruitment - Pre Employment Check	-714.78
EFT42787	25/02/2021 CREATIN	25/02/2021 CREATING COMMUNITIES AUSTRALIA PTY LTD	Consultancy Fees - Town Centre Revitalisation Masterplan	-21,711.25
EFT42788	25/02/2021 CTI RISK MANAGEMENT	MANAGEMENT	Customer Service - Banking Collection - January 2021	-181.50
EFT42789	25/02/2021 DAILY LIVING PRODUCTS	VING PRODUCTS	Seniors - Client Independent Living Supplies	-4,120.00
EFT42790	25/02/2021 DAIMLER TRUCKS PERTH	R TRUCKS PERTH	Depot - Minor Fleet Vehicle Parts	-682.03
EFT42791	25/02/2021 DATA3		Microsoft Office & Server Software Licenses	-4,429.09
EFT42792	25/02/2021 ROBERT MOORE	MOORE	Council Crossover Contribution	-442.50
EFT42793	25/02/2021 AUSTRAI	25/02/2021 AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD	Depot - Minor Fleet Vehicle Parts	-5,510.45
EFT42794	25/02/2021 DI CANDILO & SONS	NLO & SONS	Depot - Minor Plant Parts	-59.20
EFT42795	25/02/2021 DIAL A NAPPY	Ідррү	Children Services - Laundry And Cleaning Supplies	-589.90
EFT42796	25/02/2021 DORMA	25/02/2021 DORMAKABA AUSTRALIA PTY LTD	Library - Front Internal Auto Door Repairs	-809.60
EFT42797	25/02/2021 DS WORKWEAR & SAFETY	KWEAR & SAFETY	Depot - Staff Uniforms	-79.75
EFT42798	25/02/2021 DULUX A	DULUX AUSTRALIA	Depot - Minor Consumable Items	-117.13

Chq/EFT	Date Name	Description	Amount
EFT42799	25/02/2021 E FIRE & SAFETY (WA)	Library - Alarm Panel Testing	-121.00
EFT42800	25/02/2021 EASIFLEET	Payroll Deductions	-1,707.40
EFT42801	25/02/2021 EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-104,851.02
EFT42802	25/02/2021 ELAN ENERGY MATRIX PTY LTD	Depot - Disposal Of Vehicle Tyres On Rims	-156.28
EFT42803	25/02/2021 ELLIOTTS IRRIGATION PTY LTD	Bic Reserve - Servicing Of Iron Filter	-253.00
EFT42804	25/02/2021 ENVIRONMENT HOUSE INCORPORATED	Fogo - Worm Farm With Worms	-169.50
EFT42805	25/02/2021 FUJI XEROX AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-4,249.04
EFT42806	25/02/2021 GARRARDS PTY LTD	Environ Services - Mosquito Control Supplies	-6,498.78
EFT42807	25/02/2021 GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-797.50
EFT42808	25/02/2021 GRAFTON GENERAL PRODUCTS	Seniors - Client Independent Living Supplies	-152.98
EFT42809	25/02/2021 GRANTS EMPIRE	Project Waste Management Award	00.066-
EFT42810	25/02/2021 GREENACRES TURF GROUP	Bassendean Oval - Turf Repairs	-10,640.00
EFT42811	25/02/2021 GREENSTEAM AUSTRALIA	Various Sites - Steam Weeding	-17,710.00
EFT42812	25/02/2021 HEATLEY SALES PTY LTD	Depot - Minor Supplies	-339.51
EFT42813	25/02/2021 HOME CHEF	Seniors - Clients - Meals On Wheels	-437.10
EFT42814	25/02/2021 INSTANT PRODUCTS HIRE	Point Reserve - Portable Toilets Hire	-480.29
EFT42815	25/02/2021 JULIAN CHARLES RICHARDS	Seniors - Home Garden & Maintenance	-275.00
EFT42816	25/02/2021 KLEENIT PTY LTD	Various Sites - Graffiti Removal	-3,029.62
EFT42817	25/02/2021 LANDGATE	Rates - Gross Rental Evaluations	-295.52
EFT42818	25/02/2021 LIFE CARE HOME CARE	Seniors - Client - Physiotherapy Session	-1,705.00
EFT42819	25/02/2021 LIFE READY MOBILE PTY LTD	Seniors - Client - Physiotherapy Session	-1,071.00
EFT42820	25/02/2021 UR MAINTENANCE SERVICES	Anzac Reseve - Public Toilets Repairs	00.022-
EFT42821	25/02/2021 LO-GO APPOINTMENTS	Various Business Units - Labour Hire	-823.50
EFT42822	25/02/2021 M P ROGERS & ASSOCIATES PTY LTD	Town Of Bassendean Foreshore Assessment & Management Plan	-1,607.73
EFT42823	25/02/2021 MACKIE PLUMBING AND GAS PTY LTD	Various Sites - Plumbing Repairs	-5,503.08
EFT42824	25/02/2021 MARSH PTY LTD	Emergency Evacuation Exercises - December 2020	-5,384.50
EFT42825	25/02/2021 MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	Seniors - Client - Physiotherapy Session	-302.50
EFT42826	25/02/2021 MIDLAND MINICRETE	Various Sites - Supply Concrete For Footpath Repairs	-1,505.90
EFT42827	25/02/2021 MOORE AUSTRALIA (WA) PTY LTD	Staff Training - Changes To Financial Manangement Regulations	-198.00
EFT42828	25/02/2021 MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-70.35

Chq/EFT	Date	Name	Description	Amount
EFT42829	25/02/2021	25/02/2021 N & N J HAEUSLER	Library & Volunteer - Daily/Weekly Newspaper Subscriptions	-64.26
EFT42830	25/02/2021	NAPA AUTO PARTS	Depot - Minor Fleet Vehicle Parts	-1,058.68
EFŢ42831	25/02/2021	NATURAL AREA HOLDINGS	Various Sites - Restoration And Planting	-7,764.26
EFT42832	25/02/2021	25/02/2021 NORTH LAKE ELECTRICAL PTY LTD	Various Sites - Electrical Repairs & Maintenance	-265.65
EFT42833	25/02/2021	25/02/2021 NUTRIEN WATER	Various Sites - Reticulation Supplies	-1,268.64
EFT42834	25/02/2021	OFFICEWORKS SUPERSTORES PTY LTD	Various Business Units - Office Stationery	-1,908.25
EFT42835	25/02/2021	25/02/2021 PARAMOUNT ELECTRICAL SERVICES	Jubilee Reserve - Testing Connection Flood Lights To All Towers	-82.50
EFT42836	25/02/2021	25/02/2021 PB LEASING DEPARTMENT	Records - Franking Machine Lease - Quarter	-446.16
EFT42837	25/02/2021	PEP TRANSPORT	Courier Services - Document Delivery - January 2021	-19.46
EFT42838	25/02/2021	PRESTIGE PROPERTY MAINTENANCE	Various Sites - Mowing	-18,458.00
EFT42839	25/02/2021	25/02/2021 PRODUCT RECOVERY INDUSTRIES PTY LTD	Council Recycle Waste - Concrete, Bricks, Sand & Hotmix	-389.40
EFT42840	25/02/2021	25/02/2021 QUALITY TRAFFIC MANAGEMENT PTY LTD	Old Perth Road - High Pressure Steam Clean Of Red Brick Paving	-4,491.90
EFT42841	25/02/2021	QUICK CORPORATE AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-224.08
EFT42842	25/02/2021	25/02/2021 RAECO INTERNATIONAL PTY LTD	Library - Stationery Supplies	-332.81
EFT42843	25/02/2021	25/02/2021 RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Employee Assistance Program - Counselling	-852.50
EFT42844	25/02/2021	RICOH AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-2,249.26
EFT42845	25/02/2021	25/02/2021 RICOH FINANCE AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-206.80
EFT42846	25/02/2021	25/02/2021 ROADS 2000	Various Sites - Road Repairs - Supply Ashphalt	-143.76
EFT42847	25/02/2021	25/02/2021 SCOUTS ASSOCIATION OF AUSTRALIA - SCOUTS WA	Swan Districts Home Game - Clean Up	-2,400.00
EFT42848	25/02/2021	25/02/2021 SEEK LIMITED	Various Business Units - Employment Advertising	-720.50
EFT42849	25/02/2021	25/02/2021 SHOFER PTY LTD	Seniors - Transport For Clients - January 2021	-6,723.00
EFT42850	25/02/2021	25/02/2021 SIFTING SANDS	Various Sites - Reserves - Sand Clean	-667.04
EFT42851	25/02/2021	ST JOHN AMBULANCE AUSTRALIA	Various Sites - First Aid Supplies	-1,035.58
EFT42852	25/02/2021	25/02/2021 STARLET NAPERY	Depot - Uniforms & Safety Gear	-560.00
EFT42853	25/02/2021	25/02/2021 STYLUS DESIGN	Various Business Units - Design & Print Requirements	-48.40
EFT42854	25/02/2021	25/02/2021 SUEZ RECYCLING & RECOVERY PTY LTD	Various Sites - Bin Rubbish Collection & Bulk Rubbish Collection	-1,473.69
EFT42855	25/02/2021	SUPERCHARGE BATTERIES	Depot - Minor Consumables Tools	-209.11
EFT42856	25/02/2021 SYNERGY	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-52,230.07
EFT42857	25/02/2021 T-QUIP	T-QUIP	Depot - Fleet Vehicle - Parts	-1,405.95
EFT42858	25/02/2021	TENDERLINK	Tenderlink Portal - Online Tenders Uploaded	-60.50

Chq/EFT	Date Name	Description	Amount
EFT42859	25/02/2021 TIGER SOFT SERVE	Whitfield Streetsafe Active Street - Launch - Soft Serve Icecream	-152.00
EFT42860	25/02/2021 TRAUMACLEAN	Hyde Retirement Village Unit 24 - Forensic Clean	-4,741.00
EFT42861	25/02/2021 TRUGRADE MEDICAL SUPPLIES	Seniors - Client - Medical Supplies	-2,796.38
EFT42862	25/02/2021 UNICARE HEALTH	Seniors - Client Independent Living Supplies	-9,039.00
EFT42863	25/02/2021 UNITED PETROEUM PTY LTD	Depot - Fuel Supplies	-11,988.24
EFT42864	25/02/2021 VERMEER EQUIPMENT OF WA & NT	Depot - Fleet Vehicle - Parts	-2,750.00
EFT42865	25/02/2021 WATTS WESTERN RUBBER	Various Fleet Vehicle - Tyre Repairs & Replacements	-166.00
EFT42866	25/02/2021 WESKERB PTY LTD	Various Sites - Road Re-Surfacing, Kerbing And Drainage Works	-8,052.00
EFT42867	25/02/2021 WEST TIP WASTE CONTROL PTY LTD	Depot - General Waste Skip Bin - January 2021	-957.00
EFT42868	25/02/2021 WESTBOOKS	Library Book Purchases	-463.58
EFT42869	25/02/2021 ZIPFORM PTY LTD	Rates Instalments & Final Notices 2020/2021	-308.00

Chq/EFT	Date Name	Description	Amount
DD19039.1	01/02/2021 ONHOLD MAGIC	Messages On Hold - February 2021	-138.80
DD19035.1	02/02/2021 AWARE SUPERANNUATION	Payroll Deductions	-47,567.81
DD19035.2	02/02/2021 MANIC SUPERANNUATION SUPER FUND	Payroll Deductions	-727.32
DD19035.3	02/02/2021 VIC SUPER	Superannuation Contributions	-230.17
DD19035.4	02/02/2021 MLC SUPER FUND	Superannuation Contributions	-936.88
DD19035.5	02/02/2021 COLONIAL FIRST STATE	Payroll Deductions	-743.66
DD19035.6	02/02/2021 AMP FLEXIBLE SUPER - SUPER	Superannuation Contributions	-238.23
DD19035.7	02/02/2021 ANZ SMART CHOICE SUPER	Payroll Deductions	-649.42
DD19035.8	02/02/2021 AMP SUPERLEADER	Superannuation Contributions	-111.28
DD19035.9	02/02/2021 DIY MASTER PLAN	Payroll Deductions	-481.78
DD19035.10	02/02/2021 NGS SUPER	Superannuation Contributions	-304.31
DD19035.11	02/02/2021 MLC SUPER FUND	Superannuation Contributions	-214.47
DD19035.12	02/02/2021 WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-62.59
DD19035.13	02/02/2021 AUSTRALIAN ETHICAL SUPER	Payroll Deductions	-737.77
DD19035.14	02/02/2021 CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-163.75
DD19035.15	02/02/2021 BT SUPER FOR LIFE	Superannuation Contributions	-279.92
DD19035.16	02/02/2021 MLC WRAP SUPER	Superannuation Contributions	-108.44
DD19035.17	02/02/2021 LGIA SUPER	Superannuation Contributions	-410.49
DD19035.18	02/02/2021 PLUMMER SUPERANNUATION FUND	Payroll Deductions	-1,005.99
DD19035.19	02/02/2021 TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD19035.20	02/02/2021 B & L SUPER FUND	Superannuation Contributions	-196.24
DD19035.21	02/02/2021 AUSTRALIAN/WESTSCHEME SUPER	Payroll Deductions	-5,508.29
DD19035.22	02/02/2021 HOST PLUS	Superannuation Contributions	-1,735.20
DD19035.23	02/02/2021 REST SUPERANNUATION	Superannuation Contributions	-1,659.85
DD19035.24	02/02/2021 HESTA SUPER FUND	Superannuation Contributions	-2,070.17
DD19049.1	05/02/2021 COMMONWEALTH CREDIT CARDS	Credit Card - January 2021	-20,414.57
DD19054.1	15/02/2021 SG FLEET AUSTRALIA PTY LTD	Fleet Vehicles Leases	-15,033.32
DD19056.1	16/02/2021 AWARE SUPERANNUATION	Payroll Deductions	-45,893.09
DD19056.2	16/02/2021 MANIC SUPERANNUATION SUPER FUND	Payroll Deductions	-727.32
DD19056.3	16/02/2021 VIC SUPER	Superannuation Contributions	-242.25

Chq/EFT	Date Name	Description	Amount
DD19056.4	16/02/2021 MLC SUPER FUND	Superannuation Contributions	-578.36
DD19056.5	16/02/2021 COLONIAL FIRST STATE	Payroll Deductions	-738.98
DD19056.6	16/02/2021 AMP FLEXIBLE SUPER - SUPER	Superannuation Contributions	-242.25
DD19056.7	16/02/2021 ANZ SMART CHOICE SUPER	Payroll Deductions	-580.91
DD19056.8	16/02/2021 AMP SUPERLEADER	Superannuation Contributions	-121.02
DD19056.9	16/02/2021 DIY MASTER PLAN	Payroll Deductions	-472.54
DD19056.10	16/02/2021 NGS SUPER	Superannuation Contributions	-304.31
DD19056.11	16/02/2021 MLC SUPER FUND	Superannuation Contributions	-221.77
DD19056.12	16/02/2021 WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-53.55
DD19056.13	16/02/2021 SUN SUPER	Superannuation Contributions	-31.43
DD19056.14	16/02/2021 AUSTRALIAN ETHICAL SUPER	Payroll Deductions	-703.37
DD19056.15	16/02/2021 CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-163.75
DD19056.16	16/02/2021 BT SUPER FOR LIFE	Superannuation Contributions	-279.92
DD19056.17	16/02/2021 MLC WRAP SUPER	Superannuation Contributions	-73.86
DD19056.18	16/02/2021 LGIA SUPER	Superannuation Contributions	-388.21
DD19056.19	16/02/2021 PLUMMER SUPERANNUATION FUND	Payroll Deductions	-1,005.98
DD19056.20	16/02/2021 TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD19056.21	16/02/2021 B & L SUPER FUND	Superannuation Contributions	-196.24
DD19056.22	16/02/2021 AUSTRALIAN/WESTSCHEME SUPER	Payroll Deductions	-5,846.80
DD19056.23	16/02/2021 HOST PLUS	Superannuation Contributions	-1,656.32
DD19056.24	16/02/2021 REST SUPERANNUATION	Superannuation Contributions	-1,671.85
DD19056.25	16/02/2021 HESTA SUPER FUND	Superannuation Contributions	-2,489.23
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Chq/EFT Date	Name		
		Description	Amount
28/02/2021	28/02/2021 PAYROLL CREDITORS	TOTAL FOR MONTH FEBRUARY 2021	-862,583.53
		TOTAL MUNICIPAL & TRUST EFT PAYMENTS	-1,925,512.67

Chq/EFT       Date       Amount         Image: Date       Date       Amount         Image: Date       Date       Date         Image: Date       Date				
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Chq/EFT	Date Name		Description	Amount
86275	18/02/2021 TOWN	18/02/2021 TOWN OF BASSENDEAN-PETTY CASH	Various Business Units - Petty Cash	-402.75
86276	25/02/2021 ALINTA ENERGY	a energy	Various Sites - Gas Supply Charges	-57.90
86277	25/02/2021 CITY 0	F GOSNELLS	Switch Your Thinking - Annual Subscription Fee	-5,500.00
86278	25/02/2021 WATER CORPORATION	R CORPORATION	Various Sites - Water Rates & Usage Charges	-18,234.82
	2			
			TOTAL MUNICIPAL CHEQUES	-24,195.47

TOTAL PAYMENTS FOR FEBRUARY 2021

-1,949,708.14