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TOWN OF
Bassendean

LOCAL PLANNING SCHEME NO. 11

DISCLAIMER

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

Local Planning Scheme Gazettal Date xx

TOWN OF BASSENDEAN LOCAL PLANNING SCHEME NO. 11 AMENDMENTS

Amendment No.	Gazettal Date	Updated		Details
		When	By	

SCHEME DETAILS

TOWN OF BASSENDEAN

LOCAL PLANNING SCHEME NO. 11

The Town of Bassendean under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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Part 1 – Preliminary

1. Citation

This local planning scheme is the Town of Bassendean Scheme No. 11.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme Revoked

The following local planning scheme is revoked -

Local Planning Scheme No. 10 Gazettal date 24 June 2008 as amended.

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Town of Bassendean is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

Note: The Scheme area (or part) is also subject to the Metropolitan Region Scheme (see clause 12) and other local planning schemes (see clause 11).

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following -

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2);

(b) the Scheme Map;

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to -

(a) set out the local government's planning aims and intentions for the Scheme area; and

(b) set aside land as local reserves for public purposes; and

(c) zone land within the Scheme area for the purposes defined in this Scheme; and

(d) control and guide development including processes for the preparation of structure plans and local development plans; and

(e) set out procedures for the assessment and determination of development applications; and

(f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and

(g) make provision for the administration and enforcement of this Scheme; and

(h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are to -

(a) respect the community vision for the development of the district with appropriate land uses and development;

(b) ensure new built form responds to, protects and enhances the local character and amenity;

(c) provide greater housing choice to cater for a diverse and sustainable population;

(d) optimise and facilitate appropriate development around railway stations;

(e) promote greater use of alternative modes of transport and public transport;

(f) protect, preserve and maintain the Town's cultural and heritage values;

(g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;

(h) facilitate and protect the establishment of an attractive and efficient industrial area;

(i) ensure an appropriate transitional interface between industrial and residential land uses;

(j) encourage and provide for local economic development and employment opportunities to improve the vibrancy of the Town in particularly the Bassendean Town centre; and

(k) ensure the health and safety of residents, businesses and visitors of the district.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

The following local planning schemes of the Town of Bassendean also apply in the Scheme area -

Guided Scheme No. 4A Gazettal date 20 January 1981

12. Relationship with region planning scheme

The Metropolitan Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Metropolitan Region Scheme is the Western Australian Planning Commission.

Part 2 - Reserves

13. Regional reserves

(1) Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.

(2) The lands marked as regional reserves are lands reserved for a public purpose under the Metropolitan Region Scheme.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the *Land Administration Act 1997* section 41.

14. Local reserves

(1) In this clause -

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows -

Table 1 - Reserve Objectives

Reserve Name	Objectives
Public Open Space	• To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Civic and Community	• To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
Public Purposes	• To provide for a range of essential physical and community infrastructure.
Infrastructure Services	• Public Purposes which specifically provide for a range of essential infrastructure services.
Education	• Public Purposes which specifically provide for a range of essential education facilities.
Drainage / Waterway	• To set aside land required for significant waterways and drainage.

Reserve Name	Objectives
Primary Distributor Road	• To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
District Distributor Road	• To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy.
Local Distributor Road	• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

15. Additional Uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

Part 3 - Zones and Use of Land

16. Zones

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.

(2) The objectives of each zone are as follows -

Table 2 - Zone Objectives

Zone Name	Objectives
Residential	• To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Light Industry	• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Mixed Use	• To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
District Centre	• To designate land for future development as a town centre or activity centre. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
Local Centre	• To provide for predominantly convenience retailing and community facilities which serve the local community, and provides a high level of accessibility for local residents. • To encourage high quality, pedestrian-friendly, street-orientated development that is compatible with surrounding uses. • To encourage mixed use development of a scale appropriate to a locality.

17. Zoning Table

The zoning table for this Scheme is as follows -

Table 3 - Zoning Table

Use and Development Class	Zones					
	Residential	Light Industry	General Industry	Mixed Use	District Centre	Local Centre
Aged or Dependant Persons Dwelling	P	X	X	D	Refer to clause 18(6)	D
Amusement Parlour	X	X	X	D		P
Animal Establishment	X	D	A	X		X
Art Gallery	X	D	X	D		A
Bed and Breakfast	A	X	X	D		D
Betting Agency	X	X	X	D		D
Brewery	X	D	A	X		X
Bulky Goods Showroom	X	D	X	A		X
Caretaker's Dwelling	X	D	D	D		D
Carpark	X	D	D	D		D
Child Care Premises	A	X	X	D		D
Cinema/Theatre	X	X	X	D		D
Civic Use	D	D	A	P		P
Club Premises	X	A	A	D		D
Commercial Vehicle Parking	D	P	P	D		D
Community Purpose	A	D	X	A		A
Consulting Rooms	A	X	X	P		P
Convenience Store	X	X	X	P		P
Educational Establishment	A	A	X	P		P
Exhibition Centre	D	D	X	D		D
Family Day Care	P	X	X	D		D
Fast Food Outlet	X	X	X	A		A
Funeral Parlour	X	P	D	A		A
Garden Centre	X	A	A	X		X
Grouped Dwelling	P	X	X	D		D
Holiday Accommodation	A	X	X	D		D
Holiday House	A	X	X	D		D
Home Business	A	X	X	D		D
Home Occupation	P	X	X	D		D
Home Office	P	X	X	D		P
Home Store	A	X	X	A		A
Hospital	A	X	X	X		A
Hotel	X	X	X	A		A
Independent Living Complex	D	X	X	D		D
Industry - General	X	A	P	X		X
Industry - Light	X	P	D	X		X
Industry - Service	X	P	P	X		A
Liquor Store – Large	X	X	X	X		X
Liquor Store – Small	X	X	X	D		P
Lunch Bar	X	D	A	A		A

Market	X	A	A	A		D
Medical Centre	X	D	X	D		P
Motel	X	X	X	A		A
Motor Vehicle, Boat or Caravan Sales	X	D	A	X		X
Motor Vehicle Repair	X	D	D	X		X
Motor Vehicle Wash	X	D	A	D		D
Multiple Dwelling	P	X	X	P		D
Night Club	X	X	X	X		A
Office	X	D	X	P		P
Place of Worship	A	D	X	A		A
Reception Centre	X	D	X	A		A
Recreation – Private	X	D	A	D		D
Residential Aged Care Facility	A	X	X	D		A
Resource Recovery Centre	X	A	A	X		X
Restaurant/Cafe	X	X	X	D		P
Restricted Premises	X	X	X	X		X
Serviced Apartments	X	X	X	A		P
Service Station	X	P	D	X		X
Shop	X	X	X	P		P
Single House	P	X	X	X		D
Small Bar	X	X	X	A		P
Tavern	X	X	X	A		A
Telecommunications Infrastructure	A	A	P	A		A
Trade Display	X	D	D	X		X
Trade Supplies	X	D	D	X		X
Transport Depot	X	D	P	X		X
Veterinary Centre	X	D	A	D		D
Warehouse/ Storage	X	P	P	X		X
Waste disposal facility	X	A	A	X		X
Waste storage facility	X	A	A	X		X

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings –

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Note:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(5) If a use of land is identified in a zone as being a class P use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

(6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land –

(a) a structure plan;

(b) a local development plan.

19. Additional uses

(1) Table 4 sets out –

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and

(b) the conditions that apply to that additional use.

Table 4 - Specified additional uses for zoned land in Scheme area

No.	Description of Land	Additional Use(s)	Conditions
1	Lot 2 (No. 77) West Road, Bassendean	Shop Restaurant/Café	Nil.

(2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional classes of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

There are currently no restricted uses which apply to this Scheme.

21. Special use zones

There are currently no special use zones which apply to this Scheme.

22. Non-conforming uses

(1) Unless specifically provided, this Scheme does not prevent –

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or

(b) the carrying out of development on land if –

(i) before the commencement of this Scheme, the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if –

(a) the non-conforming use of the land is discontinued; and

(b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government –

(a) purchases the land; or

(b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming uses

(1) A person must not, without development approval –

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use –

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

(1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.

(2) A register prepared by the local government must set out the following –

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government –

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

(3A) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 – General Development Requirements

25. R-Codes

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.

(2A) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(4) The R-Codes apply to an area if –

(a) the area has a coding number superimposed on it in accordance with subclause (3); or

(b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

(1) Notwithstanding any other provision of the Scheme, where a site has been approved for or developed for residential purposes at a density greater than that permitted under the relevant R-Code applicable under the Scheme, the local government may permit the site to be re-developed at the same density, provided it is satisfied that the standard of development will be significantly improved as a result.

(4) Where a split density code is depicted on the Scheme maps, any subdivision/ development shall conform to the lower density code applicable to the lot, unless the Western Australian Planning Commission/ local government determines that development to the higher density code is acceptable, having regard to the following –

(i) whether the lots can be adequately serviced;

(ii) The heritage, character and amenity of the existing streetscape and how the development impacts that streetscape.

27. State Planning Policy 3.6 to be read as part of Scheme

(1) State Planning Policy 3.6 - Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.

(2) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.

(3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

29. Other State planning policies to be read as part of Scheme

There are no other State planning policies that are to be read as part of the Scheme.

30. Modification of State planning policies

There are no modifications to a State Planning Policy that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. Additional site and development requirements

(1) Table 5 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.

Table 5 - Additional requirements that apply to land in Scheme area

No.	Description of Land	Requirement
1	All Residential zoned land	1. All new non-residential development within the residential zone shall comply with the provisions of the R-Codes with respect to setbacks, building height and open space unless otherwise specified in a precinct structure plan or Local Planning Policy.
2	Lot 74 (No. 68) & Lot 75 (No. 72) Walter Road East, Eden Hill	1. Vehicle access is not permitted from Walter Road East, Eden Hill. Vehicle Access must be provided from the secondary street (Ivanhoe Street or Marion Street).
3	Ida Street Local Centre (Lot 10 (No.71), Lot 50 (No.77) & 51 (No.85) Walter Road East, Bassendean)	1. The local government may at its discretion, permit residential development within the Ida Street Local Centre to a maximum density of R60. Residential Development shall only be permitted where the local government is satisfied that the development is consistent with the provisions of an appliable precinct structure plan and/or Local Planning Policy.
4	Eden Hill Local Centre (Lot 4 (No.248) & Lot 5 (No.246) Morley Drive , Eden Hill)	1. Prior to providing recommendations on applications for the subdivision and development of land within the Eden Hill Local Centre, the local government shall require the applicant prepare and submit a local development plan or precinct structure plan demonstrating building envelopes, indicative building configurations, setbacks, pedestrian and vehicular access, car parking layouts and any access easements required, tree retention and fencing. 2. The local government may at its discretion, permit residential development within the Eden Hill Local Centre to a maximum density of R60. Residential Development shall only be permitted where the local government is satisfied that the development is consistent with the provisions of an applicable local development plan, precinct structure plan and/or Local Planning Policy.
5	All zoned land	Ceding of rights-of-way and laneway widening.

No.	Description of Land	Requirement
		1. The owner of land affected by a right-of-way or laneway identified by the Scheme or structure plan may be required to, at the time of developing or subdividing the land: (a) cede to the local government that part of the land affected by the right-of-way or laneway; and (b) construct the relevant section of the right-of-way or laneway to the satisfaction of the local government, or alternatively, make a financial contribution to such works. 2. The intention expressed in subclause (1) may be reinforced by a condition of subdivision or development approval.

(2) To the extent that a requirement referred to in subclause (1) (2) is inconsistent with a requirement in the R-Codes, a precinct structure plan, a local development plan or a State or Local Planning Policy, the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by structure plan or local development plan

There are currently no areas covered by a structure plan or local development plans under this scheme.

34. Variations to site and development requirements

(1) In this clause –

additional site and development requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must -

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that –

(a) approval of the proposed development would be appropriate having

regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and

(b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 - Special Control Areas

36. Special control areas

(1) Special Control Areas are marked on the Scheme Map according to the legend on the Scheme Map.

(1) The purpose, objectives and additional provisions that apply to each Special Control Area is set out in Table 6.

(2) Development within a Special Control Area marked on the Scheme Map shall require development approval from the local government.

Table 6 - Special control areas in scheme area

Name of Area	Purpose	Objectives	Additional Provisions
SCA 1 - Swan River Floodway and Flood Fringe.	To appropriately regulate development and subdivision of land identified as being at risk of flooding.	To ensure new development: (a) minimises the potential for loss of life and property damage due to floods. (b) conserves the floodplain environment and ensures that proposed development within the floodplain is compatible with the locality.	In considering applications for development, the local government shall have regard to any relevant State Planning Policy and the requirements of the Department of Water and Environmental Regulation.

Part 6 - Terms Referred to in Scheme

37. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:

building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
building height	in relation to a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.
commercial vehicle	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including – (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).
floor area	has meaning given in the Building Code.
plot ratio	means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.
precinct	means a definable area where particular planning policies, guidelines or standards apply.
predominant use	means the primary use of premises to which all other uses carried out on the premises are incidental.
retail	means the sale or hire of goods or services to the public.
Scheme commencement day	means the day on which this Scheme comes into effect under section 87(4) of the Act.
short-term accommodation	means temporary accommodation provided on a commercial basis, either continuously or from time-to-time with no guest accommodated for periods totally more than 3 months in any 12-month period.
wholesale	means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme –

(a) has the meaning it has in the *Planning and Development Act 2005*; or

(b) if it is not defined in that Act - has the same meaning as it has in the R-Codes.

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows –

amusement parlour means premises –

(a) that are open to the public; and

(b) that are used predominantly for amusement by means of amusement machines including computers; and

(c) where there are 2 or more amusement machines.

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.

art gallery means premises –

(a) that are open to the public; and

(b) where artworks are displayed for viewing or sale.

bed and breakfast means a dwelling —

(a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and

(b) containing not more than 2 guest bedrooms;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*.

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*.

bulky goods showroom means premises –

(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes:

(i) automotive parts and accessories;

(ii) camping, outdoor and recreation goods;

(iii) electric light fittings;

(iv) animal supplies including equestrian and pet goods;

(v) floor and window coverings;

(vi) furniture, bedding, furnishings, fabrics, manchester and homewares;

(vii) household appliances, electrical goods and home entertainment goods;

(viii) party supplies;

(ix) office equipment and supplies;

(x) babies' and childrens' goods, including play equipment and accessories;

(xi) sporting, cycling, leisure, fitness goods and accessories;

(xii) swimming pools; or

(b) used to sell goods and accessories by retail if –

(i) a large area is required for the handling, display or storage of the goods; or

(ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

caretaker's dwelling means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.

car park means premises used primarily for parking vehicles whether open to the public or not but does not include:

(a) any part of a public road used for parking or for a taxi rank; or

(b) any premises in which cars are displayed for sale.

child care premises means premises where –

(a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* Section 5(1), other than a family day care service as defined in that section, is provided; or

(b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

cinema/ theatre means premises where the public may view a motion picture or theatrical production.

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest.

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include –

(a) any part of a public road used for parking or for a taxi rank; or

(b) parking of commercial vehicles incidental to the predominant use of the land.

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

convenience store means premises –

(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

(b) operated during hours which include, but may extend beyond, normal trading hours; and

(c) the floor area of which does not exceed 300m^2 net lettable area.

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.

family day care means premises where a family day care service as defined in the Education and Care Services National Law (Western Australia) is provided.

fast food outlet / lunch bar means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten –

(a) without further preparation; and

(b) Primarily off the premises.

funeral parlour means premises used

(a) to prepare and store bodies for burial or cremation;

(b) to conduct funeral services.

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

(a) does not involve employing more than 2 people who are not members of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 50m^2; and

(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and

(f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and

(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that –

(a) does not involve employing a person who is not a member of the occupier's household; and

(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and

(c) does not occupy an area greater than 20m^2; and

(d) does not involve the display on the premises of a sign with an area exceeding 0.2m^2; and

(e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and

(f) does not –

(i) require a greater number of parking spaces than normally required for a single dwelling; or

(ii) result in an increase in traffic volume in the neighbourhood; and

(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and

(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; an

(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation –

(a) is solely within the dwelling; and

(b) does not entail clients or customers travelling to and from the dwelling; and

(c) does not involve the display of a sign on the premises; and

(d) does not require any change to the external appearance of the dwelling.

home store means a shop attached to a dwelling that –

(a) has a net lettable area not exceeding 100m^2; and

(b) is operated by a person residing in the dwelling.

hospital means premises used as a hospital as defined in the Private Hospitals and Health Services Act 1927 section 2(1).

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises.

independent living complex means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –

(a) the storage of goods;

(b) the work of administration or accounting;

(c) the selling of goods by wholesale or retail;

(d) the provision of amenities for employees;

(e) incidental purposes.

industry - general means an industry other than a cottage, extractive, light, mining, rural or service industry;

industry - light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

industry – service means:

(a) an industry – light carried out from premises which may have a retail shop front and form which goods manufactured on the premises may be sold; or

(b) premises having a retail shop front and used as a depot for receiving goods to be serviced;

liquor store - large means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300m^2.

liquor store - small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300m^2.

market means premises used for the display and sale of goods from stalls by independent vendors.

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

motel means premises, which may be licensed under the *Liquor Control Act 1988* -

(a) used to accommodate guests in a manner similar to a hotel; and

(b) with specific provision for the accommodation of guests with motor vehicles.

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans.

motor vehicle repair means premises used for or in connection with -

(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or

(b) repairs to tyres other than recapping or re-treading of tyres.

motor vehicle wash means premises primarily used to wash motor vehicles.

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*.

office means premises used for administration, clerical, technical, professional or similar business activities.

place of worship means premises use for religious activities such as a chapel, church, mosque, synagogue or temple.

reception centre means premises used for hosted functions on formal or ceremonial occasions.

recreation private means premises that are -

(a) used for indoor or outdoor leisure, recreation or sport; and

(b) not usually open to the public without charge.

residential aged care facility means residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

(a) appropriate staffing to meet the nursing and personal care needs of residents;

(b) meals and cleaning services; and

(c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste.

restaurant/café means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -

(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); and

(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or

(c) smoking-related implements.

serviced apartment means a group of units or apartments providing -

(a) self-contained short-term accommodation for guests; and

(b) any associated reception or recreational facilities.

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for -

(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or

(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.

shop means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*.

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*.

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises -

(a) automotive repairs and servicing;

(b) building including repair and maintenance;

(c) industry;

(d) landscape gardening;

(e) provision of medical services;

(f) primary production;

(g) use by government departments or agencies, including local government.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including -

(a) any ancillary maintenance or refuelling of those vehicles; and

(b) any ancillary storage of goods brought to the premises by those vehicles; and

(c) the transfer of goods or persons from one vehicle to another.

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.

warehouse/ storage means premises including indoor or outdoor facilities used for

(a) the storage of goods, equipment, plant or materials; or

(b) the display or the sale by wholesale of goods.

waste disposal facility means premises used -

(a) for the disposal of waste by landfill; or

(b) the incineration of hazardous, clinical or biomedical waste.

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.

Schedule 1 – Supplemental Provisions to the Deemed Provisions

3A. Design review

(1) The local government may share or appoint a Design Review Panel for the purposes of considering and providing advice on design elements of planning proposals.

(2) The operation of and the matters considered by the Design Review Panel shall be in accordance with an adopted Local Planning Policy in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

(3) The local government shall have due regard to any advice or recommendations made by the Design Review Panel when considering planning proposals.

13A. Significant Tree Register

(1) The local government must establish and maintain a significant tree register to identify trees within the Scheme area that are of worthy of preservation, based upon their aesthetic quality, rarity, habitat and/or other significance.

(2) The significant tree register —

(a) must set out a description of each tree, its location and the reason for its entry in the significant tree register; and

(b) must be available, with the scheme documents, for public inspection during business hours at the offices of the local government; and

(c) may be published on the website of the local government.

(3) The local government must not enter a tree in, or remove a tree from, the significant tree register or modify the entry of a tree in the significant tree register unless the local government —

(a) notifies in writing each owner and occupier of the land which contains the tree and provides each of them with a description of the tree and the reason for its proposed entry; and

(b) invites each owner and occupier to make submissions on the proposal within 21 days of the day on which the notice is served or within a longer period specified in the notice; and

(c) carries out any other consultation the local government considers appropriate; and

(d) following any consultation and consideration of the submissions made on the proposal, resolves that the tree be entered into the significant tree register with or without modifications, or that the tree be removed from the significant tree register.

(4) If the local government enters a place in the significant tree register or modifies an entry of a tree in the significant tree register, the local government must give notice of the entry or modification to each owner and occupier of the land which contains the tree.

(5) The local government may require assessment or certification by an arboriculturist to be carried out prior to the determination of an application for development approval for land which contains a tree identified on the significant tree register.

61. Development for which development approval is not required

(1) Table

	Column 1 **Works**	**Column 2** **Conditions**
6.		(d) The subject site is not located within Special Control Area 1 (Swan River Floodway and Flood Fringe).
7.		(d) The subject site is not located within Special Control Area 1 (Swan River Floodway and Flood Fringe).
22.	The cutting, removal or destruction of a tree.	The works do not involve a tree identified on the significant tree register.

67. Matters to be considered by local government

(zc) Any advice of the Design Review Panel

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME

Adopted by resolution of the Council of the Town of Bassendean at the Ordinary Meeting of Council held on the 25 October 2022.

CHIEF EXECUTIVE OFFICER

MAYOR

COUNCIL RESOLUTION TO SUPPORT / NOT SUPPORT* SCHEME FOR APPROVAL

Council resolved to support approval of the draft Scheme of the Town of Bassendean at the Ordinary Meeting of Council held on the _____.

The Common Seal of the Town of Bassendean was hereunto affixed by authority of a resolution of the Council in the presence of:

_____
CHIEF EXECUTIVE OFFICER

_____
MAYOR

WAPC Recommended for Approval

_____
Delegated under S.16 of the Planning and Development Act 2005

_____
Date

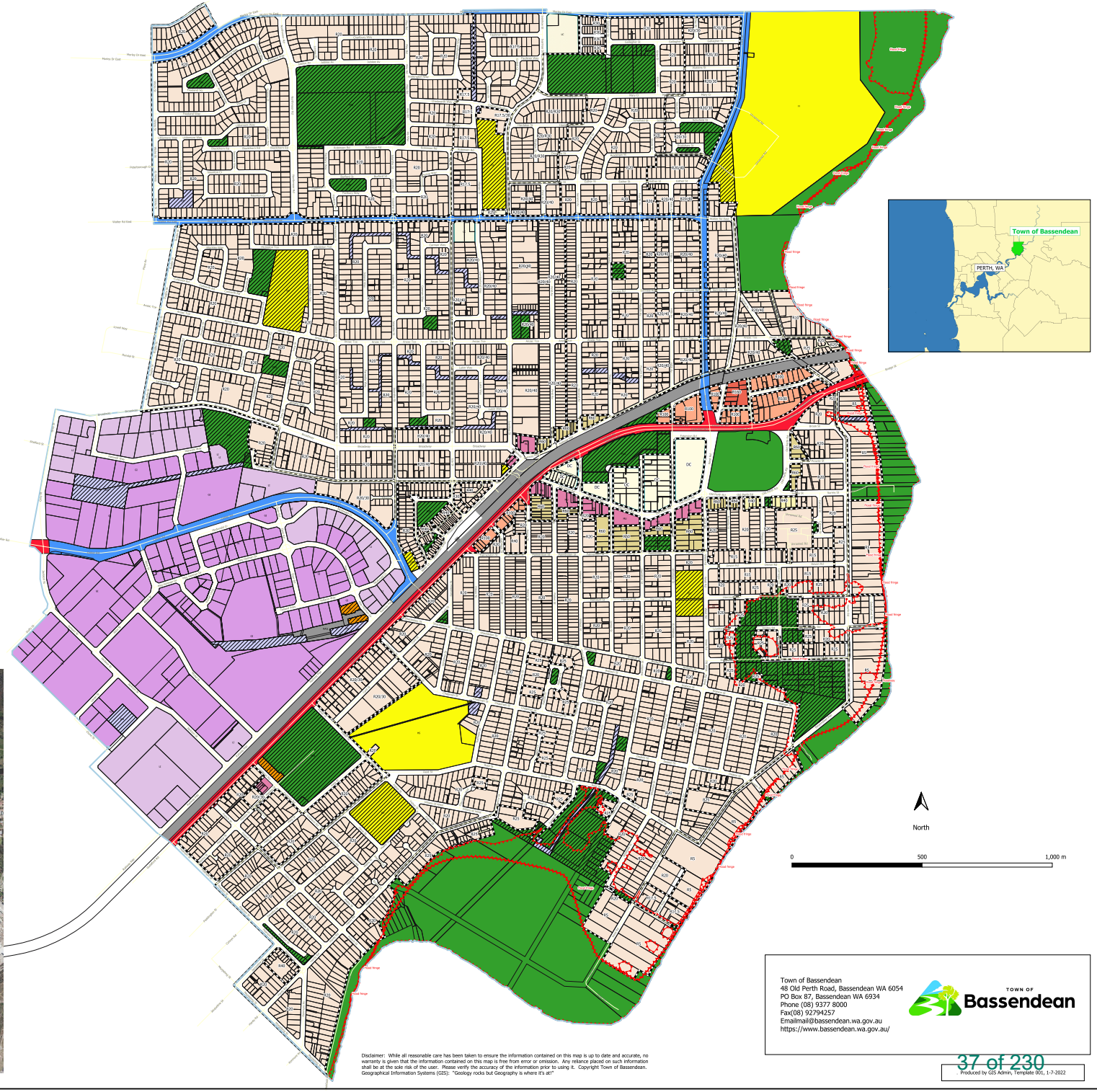
Approval granted

_____
MINISTER FOR PLANNING

_____
Date

Town of Bassendean
Local Planning Scheme 11

Last Updated Apr 6, 2023



Legend - Local Planning Scheme 11

- Town of Bassendean Boundary
- Special Control Areas SCA1 Swan River Flood and Fringe
- Local Planning Scheme Rcode Line and Labels
- Cadastre

District Centre Rcodes

- R40
- R50
- R100
- R160
- Mixed Use
- District Centre

Local Planning Scheme 11 Zoning

- LOCAL CENTRE
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- LOCAL RESERVE - DRAINAGE/WATERWAYS
- LOCAL RESERVE - RAILWAYS
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- CIVIC AND COMMUNITY
- RESIDENTIAL
- ADDITIONAL USE
- MIXED USE

Metropolitan Regional Scheme

- Other regional roads
- Parks and recreation
- Primary regional roads
- Public purposes - high school
- Public purposes - hospital
- Public purposes - State Energy Commission
- Railways
- Waterways

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TOWN OF Bassendean

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Produced by GIS Admin, Template 001, 1-7-2022

No.	Property Address	Summary of Submission	Officer Response
1	N/A – not a resident nor a landowner	I am not yet a resident of Bassendean but have a keen interest in the Scheme amendments of established suburbs undergoing infill and the development of new greenfield sites. I have a number of concerns about infill which are not the council's domain but affect the amenity. School accommodation, roads for additional traffic, power reliability and water pressure. I am not sure that simply pitting in more people without upgrades or solutions to these issues is beneficial, but understand that there is little that the council can do. I have noticed that there has been no provision for tree canopy retention in your scheme amendment. I am firmly of the opinion, that one area that should remain Council responsibility is tree retention. Not only are there environmental issues to consider there is both property value and amenity for all residents. Ideally developers should be required to work around mature trees. Trees that need to be removed because they are "in the way" sick or dying need to be replaced with established/mature trees. In order that Bassendean retains its feel, amenity and value I believe that consideration should be given to including clauses that allow the Council to have Planning approval over established trees within the LGA and require zones for planting trees in new developments or demolitions. We know that most established trees are lost in the metro area were originally on private property. Perth is the only capital city without tree protection. I would suggest that this scheme amendment is not yet fit for purpose and needs to be amended to support the LGA to achieve a canopy cover of 30% by 2040. Please review and update your scheme amendment to meet the contemporary needs of a warming and drying climate for the benefit of all residents within the metro area.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
2	6 Maley Court, Ashfield	The scheme woefully lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected"	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
3	74 Kenny Street, Bassendean	Loss of tree canopy provisions and heightened density requirements will have a disastrous impact on Bassendean's character. The high density allotments need to be centralised around the commercial hubs as dictated in the ToB proposals that were originally distributed.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

4	6/13 Palmerston Street, Bassendean	Need more tree protection, both for street trees and on private property. Need to maintain character of Bassendean, particularly close to the town centre. In particular heritage buildings and sing dwelling lots. More public open spaces would be great.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
5	2a Northmoor Road, Eden Hill	“The scheme woefully lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected”	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
6	N/A – not a resident nor a landowner	I object to removal of clauses from the original draft that were aimed at protecting trees and canopy. I support reinsertion of the clauses that: (a) Define development to include the removal/clearing of significant trees (b) Allow variation of the R-Codes to conserve a significant tree (c) Allow Development Approval conditions requiring - significant tree retention - planting of trees in a tree growth zone - notification on the Certificate of Title that the site contains a protected tree	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

7	27 Iolanthe Street, Bassendean	Modern housing is not visually appealing, or practical for young families. While the houses are large on the inside, they compensate by taking up the backyard space, families have to rely on local parks to exercise animals and for children to play outside. Houses are crammed on top of each other so developers can fit as many houses onto one set of divided land and squeeze out the profits. This means that everyone is tightly packed together. Trees pretty much become non-existent. Bassendean is known for its big trees. As a kid I LOVED climbing the trees in bassendean, building houses like these means that older (heritage) houses will be knocked down and replaced with houses that look the same on the outside. These older buildings all have character, each look unique and what add to our suburb. This is what will hurt Town of Bassendean with that character gone. Not only that, but there are a lot of seniors and young families living in the suburb as it is very inclusive and community oriented. Modernisation, redevelopment and massive change will definitely drive out the seniors living in Bassendean. Young families will more likely move in, but it will be up to the council to ensure that there are things for those kids to do when those kids grow up, otherwise an already high crime rate will increase further. Lots of people are attracted to moving to Bassendean due to its old housing, Large backyards and beautiful trees. Changing all of that would severely impact the sense of community that has made TOB such a wonderful place to reside. There is nothing like driving in the suburbs and seeing all of the Jacarandas in bloom in the suburb, children on their bikes, people walking their dogs, the markets operating. Bassendean wasn't meant to be modernised. Bassendean has always had a homely vibe and with Modernisation, it will be ruined. We already have several roads in the suburb that become gridlocked at several times of the day that cannot handle the current population growth, imagine how it would be with with the entire redevelopment? Please do not do this, you'll be making a huge mistake.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
8	N/A – not a resident nor a landowner	I wish to provide feedback regarding the current LPS being considered. I am confused as to why the clauses regarding tree protections were excluded when it was clear that the community made it clear that this is a priority? I wish to lend support to the protections of trees in an urban environment including private properties and wish to follow provisions such as the City of South Perth and Nedlands recently approved. People already have conditions to private property that require approval, why not an approval process for trees? We put great importance to buildings of advanced age and majesty but currently anyone can remove a tree without reason. We all want lower power bills, higher property prices and nicer coller places to live. This should be a no brainer. Governments large and small need to get on board with the wishes of their constituents and not lagging behind in this.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
9	6 Broun Way, Bassendean	“The scheme woefully lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained or replanted as part of the build. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected”	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

10	3 Eighth Avenue, Bassendean	The scheme does not include sufficient protections against elimination of tree cover with regards to continued urban infill and development/redevelopment of properties containing established and even heritage trees. There should be categorical protections for trees based on the age of tree - the size in relation to its tree species and its contribution to tree cover and shading. The Significant Tree Register is not enough as this does not include the majority of mature trees contributing to urban tree cover. Local Planning should ultimately be directed towards increasing urban tree cover over time and this is, disappointingly, not a realistic outcome under the current or proposed new scheme. There must be more protections to ensure the continued presence of trees of all ages in our suburban environment, including categorical protection of heritage trees on any property (not just the ones listed on the Significant Tree Register), strong requirements to preserve existing trees on properties undergoing development or re-development, and strong incentives to plant new trees on developments where removal of mature trees may be unavoidable. Local Planning should provide incentives to plant new trees on existing developments where possible, with an overall planning goal of increasing urban tree cover. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

11	40a Fourth Avenue, Bassendean	I used to live in South Wales, UK, There were some beautiful areas in Cardiff where I am from, that had character type houses, wide open spaces, trees and the streets were not congested. Until the councils decided that money meant more than sustainability, clean air, beautiful surroundings and non congested roads. The councils allowed small dwellings to be constructed that instead of allowing one family per 500m2, 8+ families would occupy the same space. Yes it brought more council rate payers into the area, but what the trade off was, was more congestion, more emissions from cars, coal fires, rubbish and other methods that cause air pollution. More noise came, less appealing streets as the blocks used to house one dwelling was now being used to house 8 dwellings. Unsightly streets, unsightly buildings, less trees. Then this took its toll on the house prices. Middle income and high income earners moved out, lower social economic families moved in. Crime rates increased. When employment started to take a tumble the council rates that triggered the greed were not getting paid like they used to be, so services such as refuse removal, street lighting and road sweeping reduced. Not too far away, riots broke out between two shop keepers over the selling of daily essentials and the screams of police sirens and helicopters chasing down drug dealers increased. The small alleyways that ran between over populous blocks of multiple houses became no go zones, no one really wanted to risk standing on a needle, being mugged or raped for taking a short cut. I remember seeing the houses going up in Caversham and thinking oh no, this is looking like Roath in Cardiff, there are laneways at the back of properties that encourage fly tipping. My dad lived near the new housing estates in Caversham and I have seen the rubbish pile ups and people running behind houses when the police call with my own eyes. This is about more than trees. About more than cleanliness. Its about preserving an area that has character. Its about keeping Bassendean as safe as it can be by limiting the urban sprawl of multiple dwellings on one half a block so 18 cars are not linked to 500m2, blasting out their exhaust fumes. That the pollution is maintained from one family not 9 per half a block and our grandchildren know what its like to have a tree in their street. We are already in danger of over populating. Every time I see half a block/full block houses go up for sale I say to my partner, how much do you want to bet that house/houses will be coming down to make way for units. In Fourth Avenue between Success and Walter we are already over run with units on our street. Surely you can see that money will eventually destroy this beautiful suburb if the council keeps allowing unit after unit to be built, and relaxes the zoning regulations Please don't do it. Leave a good legacy from your time in the council	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
12	82 Broadway, Bassendean	Supplementary Provision 13A regarding significant trees does not do enough to ensure the tree canopy is sustained. Bassendean should consider adopting the same approach as Nedlands and South Perth where it is mandatory to obtain a development approval before removing a tree with a canopy diameter of 6m or greater or a height of 8m or greater.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

13	2a Scaddan Street, Bassendean	“The scheme woefully lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected”	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

14	1/134 First Avenue, Eden Hill	In the 2020 community consultation the community of TOB made it very clear we want to retain and increase tree canopy cover in our area. This includes protecting existing trees. WAPC removed clauses that we specifically asked for and we want them added back. They are vital to retain the aesthetic feel of our suburbs, to support native species and to reduce the heat island effect. Research shows that trees have a positive effect on both physical and mental health. It is particularly important as an inland suburb with less breeze (compared to coastal suburbs) to cool us in summer. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected Other local governments and communities are also pushing for this to happen such as the City of Nedlands. Wider community attitudes (not just in TOB) are shifting and governments, legislation and the WAPC need to keep up with these changing views. They are starting to appear very backward by not doing so.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
		The 2020 consultation agreed to meet infill targets but to have higher density ONLY in the town centre near Old Perth road and the train station. I object to any plans to make residential areas outside this town centre higher zoning and allowing higher density.	The Town’s adopted Local Planning Strategy seeks to focus the majority of future growth around the district’s three railway stations, however, it does also provide for growth along various urban corridors, in accordance with the State Government’s Central Sub-Regional Framework.
		In Table 5 under 32 (1) 3. The Ida street local centre should NOT allow R60 residential density. This is not in-keeping with the residential area as it will increase traffic, and change the overall feel of the suburb. I'm concerned that it may also allow local businesses to be pushed out in favour of developing the area. I think it's also concerning that such a development wouldn't trigger a community consultation. At a minimum the community should be consulted on any higher density developments (R40 or higher) proposed in this area or anywhere along Walter Road East.	Under the current LPS 10, the centre is zoned Local Shopping, which allows residential development up to a density of Residential R60. Any future development proposal for the site will consider a range of factors including, but not limited to, traffic impacts. It may also involve community consultation if deemed necessary or appropriate.

		Lastly, I oppose the change to zoning allowing R20/R30 and R20/R40 within residential areas, outside of the town centre (near the train station and Old Perth road). For example, why is R20/R40 allow on First Ave near Eden Hill primary? That is a very quiet, family friendly area and making it higher density would be detrimental to the existing residential and school communities. If there is any opportunity to change this zoning to remove the R40 option, please strongly consider doing so, it is what the community wants. Town of Bassendean is a close community that values our trees, green spaces and heritage. Many people moved to this area specifically for these things. Our legislation and planning must reflect these values.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.

15	22 Hyland Street, Bassendean	Supportive of draft LPS 11, keeping nature and trees in Bassendean to support and enhance local flora and fauna. Particularly near river, flood plains and reserves ie. Pickering and Bindaring Parks including lots 17 & 19 Anstey Rd which are considered part of Bindaring Park. Fostering natural settings and environments for current and future generations to come. Whilst also reducing flood risks (as noted by many residents in previous council submissions over the years) CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOTS 17 & 19 ANSTEY ROAD SUPPORT I am in favour of the change of zoning from Residential to Public Open Space (POS) on 17 and 19 Anstey Road under the Draft Local Planning Scheme 11. Furthermore, I'd like to see this part of Anstey Road between 15 and 23 Anstey Road closed to cars. It's not needed for access to housing, local community have previously communicated their support to Council to close this road. This would enhance fauna habitat along with provide great recreational space to enjoy nature, walking and kids riding bikes through the Park. I was surprised that this has come up again given community feedback and special control areas for flooding near Swan River included in LPS 11. The proposal driven by minority to re-zone this land to residential for the sole purposes to generate revenue contradicts the special control areas for flooding. Once land is developed, there is no going back, we will lose some of Bassendean's precious wetlands, flora, fauna and put residents at risks. Is a short-term revenue exercise really worth it? Would it be better directed in 27L Hyland St which is a town asset, above the floodplain, has less conservative value for the wetland and still provide TOB with revenue to repurpose for other parks and shared facilities upgrades. These Lots contain significant environmental values that has been omitted from recent community consultation and engagement. These include but are not limited to: - the fact the "lots" are in fact a part of Bindaring Park and a key ecological linkage (ecological linkages are just one measure of biodiversity conservation value of a patch of native vegetation) - the lots or POS contain conservation significant flora as protected under the Biodiversity Conservation Act and EPBC Act - the lots are prone to flooding and act as a natural sink and migration pathway to groundwater in the event of flooding events. Building on the lots would change the hydrological profile and present an enhanced risk to local residents. Please note that residents have paid a flooding fee and that this land would be protected to mitigate risk. - the lots contain sequestered carbon; clearing would result in the release of such emissions to the atmosphere It is also important to highlight to the residents of Bassendean that lots 17, 19, 21 and 23 Anstey Road were purchased by the Town as part of the TPS 4A using rate payer money. The Lots should therefore be held in trust. Coupled with the environmental values and the Town's sustainability targets and goals, the Lots should not be considered for an insignificant sum of money. LPS11 stipulates that one of the primary aims of the scheme is to 'Protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy'; zoning all or any of the	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

		subject Lots on Anstey road contravenes this aim and does not align with the fundamentals of sustainable development which is one of seven priority areas (Leading Environmental Sustainability) adopted by the Town of Bassendean in July 2020 as part of the Strategic Community Plan (SCP). Rezoning these lots to residential to provide financial ability to develop other areas would not be ideal for the Town's reputation nor strategic goals and would demonstrate a complete disregard for the communities needs and expectations. Including TOB's intention to honour the principles of the 'One Planet Living Framework' and 'deliver a Town that is Green and Natural and Sustainable. By the time this land was remediated the financial benefit would be minimal (again something that was omitted to the general public) and environmental impacts would be far greater. Not to mention the increased risks on residents. Proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road OBJECT The proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11 should stay as they currently are under Local Planning Scheme 10 and that Bindaring Park should not again lose area. This area is currently zoned for POS provides habitat for local fauna. Changing the zoning would lead to severe damage to that habitat and the local natural environment. That natural environment has been recognised in the “Aims of the Scheme” (page 7) stated as “9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;” Furthermore, change of zoning is contrary to the principles in the TPS 4A as made by Feilman Planning Consultants beginning in the late 1970s. It has been the community expectation for more than 4 decades that the land zoned POS would be purchased by the Council as part of Bindaring Park. Again, note that the “Aims of the Scheme” state “9. (a) respect the community vision for the development of the district with appropriate land uses. As previously communicated, the area is low-lying flood-prone nature of the land, putting housing there would require substantial compacted fill to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road, a house that has been given the highest level of heritage recognition in the Town’s Heritage List. I understand the TOB need to generate revenue and increase housing. As mentioned in my submission, supportive of 27L Hyland Street being developed and other areas not low-lying and in flood-prone areas that may be closer to Town central, close to shops, public transport and accommodate a variety of housing options. We certainly choose to live in Bassendean for the nature, community and environment it provides, it is what differentiates us from other suburbs and will keep our community unique and thriving for many years and generations to come.	

16	28 Atlantic Bend, Bassendean	"The scheme lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained or replanted nearby - New development to be planned in a way that prevents the removal / clearing of old trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected"	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
17	43b Fourth Avenue, Bassendean	Removing trees will greatly degrade the character and aesthetic of the suburb, lowering property values as well as quality of life for residents. An increase of high density, multi-story dwellings will do the same!	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
18	7 Carnegie Road, Bassendean	I fully support the retention of 17-19 Anstey Rd and the conversion of 21-23 Anstey Rd as Local Open Space	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
19	7 Carnegie Road, Bassendean	I fully support a part of Anstey Rd and Lots 17-23 Anstey Rd as Local Open Space	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
20	3a Hardy Road, Bassendean	More requirements needed for developers to provide adequate off street parking Roads are clogged with cars on both sides of the road and it's a F n disgrace!! Also large Trees should be saved where and when possible, I'm not against development but knocking over all the trees in Bassendean with be a grave mistake	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
21	N/A – not a resident nor a landowner	I/we object to removal of clauses from the original draft that were aimed at protecting trees and canopy. I support reinsertion of the clauses that: (a) Define development to include the removal/clearing of significant trees (b) Allow variation of the R-Codes to conserve a significant tree (c) Allow Development Approval conditions requiring - significant tree retention - planting of trees in a tree growth zone - notification on the Certificate of Title that the site contains a protected tree	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

22	7b Clarke Way, Bassendean	Support for reinsertion of clauses into the local planning scheme text that aim to protect trees and preserve canopy that: 🌿 Define development to include the removal / clearing of significant trees 🌿 Allow variation of the R-Codes to conserve a significant tree 🌿 Allow Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected"	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
23	15 Fourth Avenue, Bassendean	Need to reinsert clauses relevant to the retention of trees unless being removed for dwelling only.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
24	20 Hyland Street, Bassendean	We support the retention of 17 & 19 Anstey Road as public open space.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”.
25	82b West Road, Bassendean	The scheme woefully lacks provisions that protect the existing tree canopy. I do not see any specific language in the scheme pertaining to the conservation of large, mature trees or the existing tree canopy - I would like to see this implemented. The following should be the minimum standard, to be added to Part 4 - General Development Requirements. - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios. - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected Failure to protect the existing tree canopy will negatively impact the streetscape, heritage-feel, lush environment and unique native birdlife that draw people to the town of Bassendean in the first place - it is the main reason I moved here. I believe if efforts are not made to preserve the current look and feel of the town it will lead to the suburb looking 'cheap' and value of houses in the area will decrease. If I wanted to live in a bleak, hot, concrete jungle with no character I'd have moved to Morley. I have rented in Bassendean for two years and had planned to buy a property in the suburb next year. However, I have been alarmed to see the removal of many of the gorgeous, towering native trees in the short time I have been here. That and the lack of explicit protection in the scheme is making me heavily reconsider my plans.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

26	3 Guildford Road, Ashfield	I brought the property in 2006 with the proposal plan of nearby shopping etc in the plans. Since then the town have amend the zoning continuously. However you still hope that since we are opposite the train line the zoning of our site will still remain high ie R80/100 but now the council is proposing it to go to R20 this is outrageous. Hoping that the council could revise the zoning of my property to be at least R40/60 and around the Ashfield Train station to reflect what the council is proposing near the Bassendean Train station. This R40/60 will facilitate more dwellings to meet increase population goals as in forecast by the State Government's Perth and Peel.	The matter is discussed in the report under the heading “Ashfield”.
27	57 Ida Street, Bassendean	No objection.	Noted.
28	96 Penzance Street, Bassendean	No objection.	Noted.
29	26 Mary Crescent, Eden Hill	Midland hospital is 10 minutes down the road, we love where we live because of the empty land. Why not turn that into an actual nature reserve instead? We have a 1 year old and will definitely relocate if a hospital is built down the road. That’s not why we love basso town.	The land being referred to is reserved under the Metropolitan Region Scheme and owned by the Department of Communities. No changes are proposed under draft LPS 11.
30	65 Mary Crescent, Eden Hill	No other comments.	Noted.
31	1a Ireland Way, Bassendean	All good.	Noted.
32	N/A – not a resident nor a landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
33	15 Ida Street, Bassendean	I believe that the R20/40 codes should be included on both sides of Ida Street.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
34	2/22 Elsfield Way, Bassendean	Object.	Noted.
35	31a Third Avenue, Bassendean	The block of 31 Third Ave already has two dwellings on it and can’t take any further building.	Noted.
36	3/21 Lord Street, Bassendean	No objection.	Noted.
37	63 Moojebing Street, Ashfield	No objection.	Noted.
38	3 Calnon Street, Bassendean	We would be happy for a higher density zoning for 3 Calnon Street Bassendean.	This matter is discussed in the report under the heading “Increased Residential Density”.
39	5 Fourth Avenue, Bassendean	Bassendean's appeal is its old style charm. I do not approve to developing two or three story buildings around the town centre. I do not approve of changes in the zoning of areas around Bassendean. The character of Bassendean is its bigger blocks, trees and less dense living.	This matter is discussed in the report under the heading “Increased Residential Density”.

40	41a Fourth Avenue, Bassendean	I consider Local Planning Scheme No 11 to appropriately address the critical need for in-fill development in accordance with sound planning principals which will lay the foundation for a vibrant, engaging and socially responsible future.	Noted.
41	84 Anzac Terrace & 72 First Avenue, Bassendean	Firstly I would like to thank the Town for providing it's residents with a planning scheme that consults future expansion (not just the present concerns) and the Town's/communities intent and direction of development that is aligned to what it's residents want and feel is upkeeping with Bassendean's character. I would like to propose a change to the current density R-coding changes presented within the draft scheme. My understanding of LPS No.11 is there is intent to keep higher density residential code options centralized to greater traffic/community/amenity/transport areas whilst maintaining a lower density in the more "suburban areas". It is of my opinion that the town's proposal to change the density code between First/second avenue to between fourth/fifth avenue from R20/R40 to R20 does not upkeep with this logic as neither area is subject to any major difference in proximity to said amenities where options for greater density is being maintained at R20/R40. As a resident of 84 Anzac Terrace Bassendean. I personally walk to the Bassendean station from my property to access my place of employment, as well as the Bassendean shopping centre, success hill station and the like. The lots subject to the density changes proposed (north of railway parade across the avenues) in many cases have the ability to be subdivided (in many cases battle-axe style) which if executed battle-axe style would ultimately mean maintaining the character of the street frontage and creating the opportunity to create additional dwellings in close proximity to the town's amenities (critical for the towns development and use of old Perth Road amenities also). As such, I propose that the changes to the density coding from R20/R40 to R20, North of railway parade between First ave and sixth avenue is not executed, and the split R20/R40 density is maintained in this area. If the town is concerned with loss of character homes and street frontages, then I would propose a form of subdivision conditions be explored in lieu of changing the density code, where more guidelines on the "suburban" areas are provided to preserve character of the existing street frontage/home, rather than losing the opportunity for greater density in proximity to the Town's amenities. One example could be stricter requirements around the division being battle-axe only or any subdivision creating an additional lot is only permitted if the new lot can be street or laneway facing to further reduce the risk of existing dwellings to be demolished to satisfy density coding. In the matter of personal interests, I purchased 84 Anzac terrace, Bassendean in 2020 with the intent of subdividing the property in 2026. The purchase was made following confirmation and consultation with the WAPC and a Town of Bassendean planner that under the R20/R40 density codes, I would be able to maintain the existing dwelling (1940'character home) while sub-diving the rear of the property to provide a street front lot facing second avenue (with R40 design requirements). The changes to the density codes under LPS no.11 make my property subject to the revised density code of R20 (not the existing R20/R40) split. This would mean the need to demolish the existing dwelling should I wish to subdivide the lot and meet the R20 coding which would result in the loss of a character home and go against the Town's intent to maintain the town's "character" in future developments. Furthermore, I suspect I am not the only corner lot owner in similar proximity to the Town's amenities who may have the ability to subdivide their property and provide a street facing lot in the process.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”. Notwithstanding the R20 coding, it may be possible to subdivide the Anzac Terrace site pursuant to the corner lot provisions within the State Government’s DC Policy 2.2.

		As the changes directly effect my financial situation, investment plan and the intent I had with my property, I therefore request exemption from this change and to have the R20/R40 density be maintained on my lot. Alternatively, I would also propose the Town revises the proposed density changes and exempts all corner lots >500sqm of being subject to changes to a lower R20 density code (R20/R40 maintained), like this the opportunity for additional dwellings in close proximity to the Town's amenities and train transport is maintained (more sustainable, better engagement in town centre/community as higher population in closer proximity to these amenities).	
42	39 Third Avenue, Bassendean	We bought our investment property in the knowledge that our was subdividable, i cant stand it when councils change the rules that have huge impact on peoples retirement plans . 👎👎👎👎👎👎	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
43	15 Walkington Way, Eden Hill	I object to the r20 rating for my area. I wish to subdivide my land (not your land) and want to at least have the opportunity to do so. Please allow me this right to decide how I use the land I paid for, and I pay rates on.	This matter is discussed in the report under the heading “Increased Residential Density”. Notwithstanding the R20 coding, it may be possible to subdivide the site pursuant to the corner lot provisions within the State Government’s DC Policy 2.2.
44	5 Fourth Avenue, Bassendean	I do not agree with my property being changed from r40 to r20. This is outrageous. I do not consent to this change and I demand you cease this unfair plan. I purchased this property believing I would be able to subdivide in the future, this is part of my retirement plan. I am furious and I will not allow this to occur. It's a huge no from me. Please start advertising correctly about what these changes mean. Most people I've spoken to don't realise their properties will loose their subdivision potential. It's clear the town is trying to obscure what these proposed changes really mean for people who own property here. Make it clear and it will become obvious most people don't consent to this.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
45	7b Prowse Street, Bassendean	I fully object and do not want to see Bassendean turn into a high density concrete jungle with units and apartments. We are not in the city. Bassendean should remain as it is with space, trees and parklands for future generations to enjoy.	This matter is discussed in the report under the heading “Increased Residential Density”.
46	25 Watkins Street, Eden Hill	Plan is to change my current zoning from R20/30 allowing me to sub divide in the future to R20 stopping me from developing. This will effect my property value, devaluing my property. When interest rates are rising causing financial hardship rezoning the area effecting property prices would not be in our communities best interest.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
47	1/8 Prowse Street, Eden Hill	I think the plan maintains the green nature of Bassendean whilst meeting the States requirements.	Noted.
48	21 Troy Street, Bassendean	Will cause too much congestion on lord st/Guildford rd and collier rd. Will lower the value of the area in the on going future. And goes against the towns long term values of sustainable housing development for future family’s and greenery in the area. Not to mention the already struggling parking in the existing unit complex’s and businesses on Ivanhoe street.	Noted.

49	77 Chesterton Road, Bassendean	I am writing to express my lack of support for the proposed local planning scheme no.11. **The Good -** I will start with the positives, I appreciate the Town attempt to preserve trees on private property. I understand the WAPC may be prone to approve the amendments proposed by the City's of Nedlands and South Perth, if so I believe the process to pursue similar amendments, provided they are not structured to preserve low density single story housing would be a strong measure. I also acknowledge the Town's decision to not require transit oriented density north of the existing Success Hill Station. Given it is likely the station will be closed during any level crossing removal/platform extension/midland line reconstruction project due to the potential damage it could do to the B and C class trains due to its inappropriate proximity to an existing station, this is a prudent measure. I also understand the Town is considering proactive measures to encourage renewable energy, including things like Solar, but also removing all gas connections from buildings. I would highly encourage this to continue to be pursued. I would also love to see an effort made to identify suitable sites for the Town to fund community batteries like those I have seen in Canning Vale and Mandurah. **The Bad -** In my view the scheme is not providing sufficient density in district with appropriate road connect, several train stations, located 10km from the central business district. I note even based upon questions in Parliament that Bassendean, the entirety of the district is considered a 'priority infill area' I understand the WAPC has apparently requested the removal of the split R20/R40 coding, the disappointing response by the Town is to revert to R20 coding, not R40. This is an error and should be condemned. With an additional train station at Morley being constructed which is closer to my house than the existing Bassendean Station, this is a stagnant move. As a young person lucky enough to make it onto the housing market, Bassendean is an ideal place for effective affordable and medium density housing. Retaining low density single story housing furthers only the interest of those historic landowners and does nothing to help people build smarter houses. It conjoined with the fascination with preserving "heritage" (aka: preserving the original buildings constructed by white folks who stole that land from Noongar as monuments to our conquest of them) as well as the sadist preservation of "original dwellings", which are inefficient, low density, poorly insulated, flood prone houses creates this vision of Bassendean more akin with the Liberal voting western suburbs, not the home of young families. Likewise for the Town's vision for Old Perth Road to succeed it needs a higher level of density throughout the entire district, not just around the district centre. The more people there are, the more customers for businesses and the more opportunities for growth as a regional centre. The Substantive Submission I call on the Town of Bassendean to: 1. Upzone all properties within all 1.5km of a train station to R40 coding. 2. Introduce tree protection on private property like that proposed by Nedlands and Bassendean, provided it is not structured to prevent all density and development. 3. Abolish any and all protections for inefficient original dwellings, particularly those riddled with asbestos. 4. Abolish any and all protections in the scheme or policies of white colonial heritage buildings, recognising they stand as monuments to the theft and exploitation of Noongar land and present barriers to the demolition and redevelopment of these properties.	With respect the substantive submission, the following responses are provided. 1. This matter is discussed in the report under the heading “Increased Residential Density”. 2. The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”. 3. and 4. These matters relate to heritage protection and are not relevant to the draft LPS 11. Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Town is required to maintain a Heritage List to identify places of significance and worthy of protection. In addition to the requisite Heritage List, Council has also elected to adopt a Local Planning Policy that establishes three Heritage Areas. Whilst that Policy is able to be amended or revoked, that is a separate matter to draft LPS 11.

50	27 Dorothy Street, Ashfield	Very happy town of Bassendean is doing this, this is one reason we moved to the area, less units being built and older houses and tress being saved to give our areas the beautiful feel they have now. Also fully support higher density around train lines, as this makes sense.	Noted.
51	19 Kathleen Street, Bassendean	My objection is mostly to the inconsistency with the long term aim of protection for the tree densities to our area, and also changes to the zoning to be greeter then R20/40. I have no objection to the proposed multi-level building/apartments along the main road (old perth road) area. Bassendean has a wonderful overall living and community characteristic, which i don't not want to see over ruined by over population, from increased density. The trees should be protected in Bassendean, as it creates a wonderful flora environment, not a 'concrete jungle'.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
52	66 Parker Street, Bassendean	I object to the removal of the stronger clauses related to tree preservation on private property. I would like to see these clauses reinserted to the planning scheme, noting that the Town of Bassendean consulted on these previously before they were included. I suppose clauses that: - Define development to include the removal / clearing of significant trees - Allow variation of the R-Codes to conserve a significant tree - Allowing Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
53	17a Chapman Street, Bassendean	No objection.	Noted.
54	5 Freeland Way, Eden Hill	I support increased density around major public transport infrastructure.	Noted.
55	33 Iolanthe Street, Bassendean	No objection.	Noted.
56	47a Bridson Street	The proposed draft scheme does not include sufficient measures to protect the mature tree canopy of Bassendean which is one of the best features of the suburb. The previous draft that was prepared by the Town of Bassendean in consultation with local residents was much more in line with the wishes of locals. I wish to express my support for reinsertion of clauses into the local planning scheme text that aim to protect trees and preserve canopy that: - Define development to include the removal / clearing of significant trees - Allow variation of the R-Codes to conserve a significant tree - Allow Development Approval conditions requiring: (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
57	2a North Road, Bassendean	No objection.	Noted

58	32 Broadway, Bassendean	Subdividing endless properties, losing old character homes and trees is detrimental to the village feel of Bassendean. Too many units now remain partially built with no finish date as building run out of funds (eg. Scaddan St, 2nd Avenue to name only 2) Overcrowding leads to discontent and has a negative impact on the neighbourhood. There is a huge amount of empty land on Railway Parade from Collier Road to Ashfield Station, as many industries have vacated and are now in the Tonkin Estate (from Ashfield St to Tonkin Hwy).	Noted.
59	2 Blockley Way, Bassendean	No objection.	Noted.
60	130 Kenny Street, Bassendean	No objection.	Noted.
61	13 Latham Street, Ashfield	No objection.	Noted.
62	10 McGlew Street, Eden Hill	We do not object because the idea of subdividing our block in the future is something we'd be interested in.	Noted.
63	9 Berry Court, Bassendean	Fully support all aspects of the Draft Local Planning Scheme No.11	Noted.
64	2 Whitfield Street, Bassendean	I fully support the new local planning scheme no. 11	Noted.
65	18 Wick Street, Eden Hill	No objection.	Noted.
66	1/118 West Road, Bassendean	I would like to see all mature trees kept when new building plans are submitted	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
67	8 Naunton Crescent, Eden Hill	Hopefully it will mean we can subdivide in the future	The subject site will not be able to be subdivided.
68	6 Daylesford Road, Bassendean	We note that under LPS11, changes have been made to the zoning of Anstey Road, east of the intersection of Daylesford Rd in Bassendean. Under LPS10, this section of Anstey Road is zoned "Parks and Recreation'. Under LPS11, this section of Anstey Road is changed to "Residential" zoning. Given the riverside access and amenity afforded by this quiet cul-de-sac, we ask that "Parks and Recreation" zoning be retained in LPS11. Further, we ask that the council consider removing the existing paved street surface and treatments and to extend the existing riverside green space towards the intersection of Daylesford Road in accordance with the existing LPS10 Zoning. Properties adjacent to this area of Anstey Road both have their primary entrances on Daylesford Rd and North Rd. Their amenity and value would be greatly enhanced by this change.	The subject section of land is identified in draft LPS 11 as road reserve; so as to reflect its function and purpose. The dwelling at 81 North Road relies on the existing crossover to Anstey Road.

69	3 Haig Street, Ashfield	It doesn't go far enough. Ashfield is a an old homes west suburb full of houses that should be pulled down, not preserved so that everyone can adore post WW2 social housing architecture that was built to last 10 years not 70 plus. Perth needs infil housing and there has been numerous studies showing how Ashfield could be redeveloped to do this in a sustainable fashion. Unfortunately Ashfield is the poor cousin to Bassendean. A missed opportunity to rezone Ashfield! Gutless town of bassendean.	The Town's adopted Local Planning The matter is discussed in the report under the heading "Ashfield".
70	38 Kenny Street, Bassendean	There is scope for further development- to allow blocks of 400sqm like town of Bayswater. In principle I agree with higher density on old Perth road but it should be extended to include west rd around primary school to cater for more affordable housing.	Noted.
71	3 Chesterton Road, Bassendean	No objection, no issues!	Noted.
72	38 Parker Street, Bassendean	No objection.	Noted.
73	40 Parker Street, Bassendean	No objection.	Noted.
74	44 Parker Street, Bassendean	No objection.	Noted.
75	42 Parker Street, Bassendean	No objection.	Noted.
76	22 Freeland Way, Eden Hill	Objection.	Noted.
77	4 Rosetta Street, Bassendean	No objection.	Noted.
78	21 Broadway, Bassendean	Would like to be kept informed about subsequent meetings about zoning changes as we can't stand all the letterbox drops by real estate agents trying to pursue our property before the zoning change and under valuing my property. Please keep me informed about all meetings.	Noted.
79	36 Watson Street and 5 Bridson Street, Bassendean	No objection.	Noted.
80	55 Fifth Avenue, Eden Hill	I do not have any comments about this LPS 11. But I believe this can be important for standard building and development in the future.	Noted.
81	70 Broadway, Bassendean	We have objected because: 1. It could affect land values in our area, by restricting allowable subdivisions. 2. We didn't fully understand it because your website is very difficult to navigate and get a clear picture of your message, including why you are doing these things 3. Other ratepayers explained possible motivations of council – our only source of analysis, sadly lacking in your jargon – riddled webpages 4. We will be away from home and will not be able to join in with discussions. What we don't fully understand, we say no, until we do understand!	The subject site is proposed to remain Residential R20, in accordance with the recommended actions in the adopted Local Planning Strategy.
82	38 Schofield Street, Eden Hill	Objection.	Noted.

83	2 Rosetta Street, Bassendean	I accept the need to infill inner suburban locations instead of encouraging further suburban sprawl through the northern and southern corridors. Saying that, Bassendean has been identified as a "green suburb" on Perth urban heat mapping, due to its plentiful trees and large gardens in many residences, resulting in a cooler and generally more liveable area. High density subdivisions may compromise this, and I would encourage the Council to consider multi-storey development over multiple single-storey subdivisions for the preservation of green space. Ultimately, my property is not affected and therefore I do not object to the planning changes. I am in the opinion that the Town of Bassendean has its residents' best interests at heart and trust that you will make the right decisions on our behalf. The Bassendream Master Plan is a wonderful proposal and I hope to see it implemented very soon.	Noted.
84	99a Walter Road East, Bassendean	No objection.	Noted.
85	29 Blackthorn Road, Eden Hill	I am objecting to my property to be rezoned R20 because I will not be able to sub divide because my property is 674sqm when you require 900sqm to subdivide .	This matter is discussed in the report under the heading “Increased Residential Density”.
86	5 Drysdale Street, Eden Hill	In the case of our property at 5 Drysdale st Eden Hill We don't so much object to the rezoning from R20/30 to straight R20 - We object to our house being rezoned to R20 but the house next door and houses to the west would not and remain R20/30 We believe that this devalues our property As it would stand under Scheme No 11 our property would not be able to be split into 2 - whilst this in itself would devalue the property in at least its redevelopment land value, it would still have appeal to people looking for family/lifestyle sized property and area/suburb The issue is that with property next door and all to the west able to be theoretically split (tight but has been done in the area becoming 2 very skinny blocks) this would be a negative to people looking for family/lifestyle sized property and area/suburb due to the associated higher density, street parking etc etc To our thinking the property loses appeal both ways - either redevelopment or lifestyle We also own 30 Hardaker st Eden Hill (our residence) a couple of blocks over which would remain R20/30 We would rather see all the houses in those few blocks (between Ivanhoe st and Second ave - Mary cres and Ester st) either all remain R20/30 or all become R20 To our simple way of seeing it, the delineation line for the zone change should be Second ave or Ivanhoe st not 25 to 50% down a street or block	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
87	4/50 Ivanhoe Street, Bassendean	More housing is not needed in this area. The allure of the area is the larger properties and exclusivity.	This matter is discussed in the report under the heading “Increased Residential Density”.
88	7 Villiers Street East, Bassendean	The park down the road and coffee shops have already attracted a large number of people to the area, without catering enough for the parking and space as required at times. Although these are a great attraction for the area I would have concerns if the zoning changed to allow a much greater influx of population. We bought and stayed in Bassendean for the semi rural appeal to the area, surrounded by the tranquil river, similar to Guildford. Smaller divisions have already been allowed closer to the train station, which I understand some of this development, however if our area - eg along west road towards sandy beach becomes built up, there is limited access in and out due to the river surrounding and this will destroy the whole beautiful aspect of this now tranquil area.	Draft LPS 11 provides for only limited urban growth in the subject area, where portions of three properties are proposed to be up-coded from R5 to R20.

89	10 Bradshaw Street, Eden Hill	The removal of dual density zoning through Eden Hill lacks critical thinking in relation to existing residential stock in the area, lacks continuity with the city's greater goal of increasing population density and disregards existing landholders opportunities. With a significant lack of new dwellings in the area, a massive volume of old/tired residential stock and increased new dwellings in surrounding areas providing pressures of substitute goods, the removal of the dual density zoning is effectively stating that the overarching plan is to maintain existing dwellings and landscape in its current format and removing any incentive for construction of newer and higher quality property that would assist in modernizing an otherwise dated area. The majority of the residential properties in Eden Hill are based on dated floor plans which could not be repurposed for greater use without significant additions posing a cost induced lack of feasibility. These properties are not of cultural or architectural significance and typically have significant maintenance issues accumulated over the last 60 years resulting in a number of uninhabitable properties becoming eyesores. The removal of the dual density zoning removes the capacity for increasing the turnover of older dwellings into new stock and discourages gentrification of an otherwise tired suburbia which is already slipping into disrepair.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
90	3 Padbury Road, Eden Hill	We had plans to create 2 lots as per the previous Planning Scheme 10 which allowed for R17.5/R30. Changing the codes to R20 would prevent this and would deter from the aim of the scheme to create additional at least 4,150 new dwellings, increasing the population to approximately 24,300 people. My proposal is to keep Planning Scheme 11 but allow the previous split codes which were in place with Planning Scheme 10.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.

91	N/A – not a resident nor a landowner	The draft LPS 11 lacks tree protection provisions. Other LGAs are actively seeking to insert provisions in their Local Planning Schemes to protect tree canopy in their areas, which are vital to preserving the amenity of an area, plus adding to property values, and providing economic savings to homeowners through cooling the area. “Amenity“ includes the physical and mental health benefits of a green environment, encouraging community connection through being able to access the outdoors through the hottest months thanks to shade, encouraging public transport use and physical movement due to being able to access public transport routes by walking along shaded streets, and enjoying the native wildlife that require trees for food and shelter. I’d like to see clauses inserted into the Local Planning Scheme that aim to protect trees and preserve canopy eg by: - Define development to include the removal / clearing of significant trees - Allow variation of the R-Codes to conserve a significant tree - Allow Development Approval conditions requiring (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected. Reinsert the clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. This is what the City of South Perth did in similar circumstances. Only then can residents have a say on the provisions. And the opinions of your residents are what is important here - not the WAPC. Require development approval for removal of large trees. These protections are critical for the future of our community and environment. Other LGAs are moving in this direction and a unified and uniform effort will result in a change. Preserving trees on private property is accepted and uncontroversial in most states of Australia. Without protection for trees on private property the entirety of Perth will soon become an urban desert and heat sink, responsible for the premature death of thousands due to heat stress, and making uneconomic to live here due to the energy costs of cooling living and working spaces. This is a future we cannot afford so your actions here are vital for the future.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
92	N/A – not a resident nor a landowner	I object to The Town of Bassendean’s original proposed protections for trees on private land being removed by WAPC. The above protections for private trees and urban canopy should be reinstated and allowed by the WAPC. It is critically important that LGA's be allowed to protect their diminishing urban canopies and ensure the future amenity of their local area for current and future residents. This is clearly something that the Council and community feel strongly about. Local communities must be allowed some control over the future amenity of their suburb. Urban canopy and densification can co-exist. Indeed it is vital for our future communities and our childrens future.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

93	28 McKinlay Lane, Bassendean	Why not also up the density around Ashfield station? Seems prime for some R100 to me. Should up the remainder of Guildford Rd properties to R60 minimum too. And as always, establishing public access along the entire river should be a priority. Many of those hilarious R5 houses should simply be seized by the town. And when a re we extending the town borders to Tonkin Highway? Bayswater wont even notice.	The matter is discussed in the report under the heading “Ashfield”.
94	94 Walter Road East, Bassendean	I've lived in Bassendean for almost 7 years and have a strong sense of pride in regard to the community. In terms of local residential developments, there has been a number of town house 2 storey developments in sub divided lots causing vast visual pollution and eradicating any greenery on the sites. I'm strongly opposed to these sub divided lots, you wouldn't see this happen in the suburbs in Mt Lawley or Menora, with homes closer to the city and of more value why would you see it further away from the city. Bassendean is thriving this last few years and it's great to see. I'm not opposed to any business development especially on the main St as I feel those buildings have been under developed by the owners which does prohibit other business in the area. In this I only hope to elevate the quality of life in Bassendean not diminish it.	Noted.
95	140 Morley Drive East, Eden Hill	I support to zoning of property.	Noted.
96	9 Second Avenue, Bassendean	I object for 2 main reasons. My property size is one of the larger blocks on my street. 1) It will devalue the blocks worth if cannot be developed. 2) My intent is to build 2 narrow lot street front homes with ROW access which will keep with the areas aesthetic and each new dwelling will then be more similar to those already in existence. Rezoning will not allow me to do this. My reason for wanting a duplex is so I can move in and my mother who is becoming more elderly, can move next door to me.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
97	2 Whitfield Street, Bassendean	Fully support the new local planning scheme.	Noted.
98	N/A – not a resident nor a landowner	I support reinsertion of clauses that aim to protect trees and tree canopy. For example; Define development to include removal of trees Allow variation of R codes to conserve a significant tree. Allow development conditions requiring significant tree retention, planting of new trees in a tree growth zone and notification on the Certificate of Title that a significant tree is to be retained and protected.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
99	18 Robinson Road, Eden Hill	Thank you for your kind understanding, much appreciated. Thank you so very much.	Noted.
100	165 Second Avenue, Eden Hill	No objection.	Noted.
101	54 Mickleton Terrace, Bassendean	No objection.	Noted.
102	14 Wendlebury Way, Eden Hill	No objection.	Noted.

103	49b Fourth Avenue, Bassendean	I strongly object to an increase in dwelling number within our Town. It is already crowded enough. Our streets don't cope with current traffic let alone increasing it. I also think its ridiculous to send this letter out with a QR code.	This matter is discussed in the report under the heading "Increased Residential Density".
104	6/74 Iolanthe Street, Bassendean	I have had a look at rezoning changes The Town of Bassendean has proposed it does not affect my property so not fussed about it.	Noted.
105	20 Whitfield Street, Bassendean	We have no issue with the zoning change to our property located at 20 Whitefield Street Bassendean.	Noted.
106	77a Hardy Road, Ashfield	I do not object to the changes proposed in DRAFT LOCAL PLANNING SCHEME NO. 11	Noted.
107	22 French Street, Ashfield	We would like to see rezoning in Ashfield / our property to be able to sub-divide. Please consider this in your new town planning scheme.	The matter is discussed in the report under the heading "Ashfield".
108	52 Penzance Street, Bassendean	No objection.	Noted.
109	11 Walkington Way, Eden Hill	Do not object to changes.	Noted.
110	44 Faulkner Way, Eden Hill	Need bigger blocks & minimum 300sqm for new homes.	Noted. Draft LPS 11 will facilitate the creation of various lot sizes.
111	6 Lyneham Place, Bassendean	Excellent.	Noted.
112	169 Walter Road East, Bassendean	No comments.	Noted.
113	186 Railway Parade, Bassendean	Given our property faces a road plus a railway line and then another road we don't understand why our property has been rezoned from General Industry to Light Industry.	It was acknowledged that the subject area is well serviced by public transport and the location may lend itself to a lighter form of industrial development. It aligns with the adopted Local Planning Strategy which states that, for the Bassendean industrial area, "*land use transition through zoning arrangements and designating appropriate land use permissibility under the local planning scheme is the recommended approach*".
114	16/104 Broadway, Bassendean	No objection.	Noted.
115	20 Eighth Avenue, Bassendean	No objection.	Noted.
116	17 Hardy Road, Bassendean	Ensure equal or equitable access to POS. i.e. sell Anstey Rd properties (with provisions to retain trees) to fund purchase/upgrades/ replacement of other Park assets.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

117	2a Nurstead Avenue, Bassendean	Two Heritage houses listed at each end of street. Four federation houses in middle of the street. Traffic access is limited by Thompson Rd for a majority of the day: only access to one train station Success Hill. Railway Parade would be a better option as they have access to two train station plus a bus station. Lord Street entrances and exit and all other avenues to enter and exit. They don't have Heritage Homes and federation homes listed.	This matter is discussed in the report under the heading "Increased Residential Density".
118	7a Surrey Street, Bassendean	No objection.	Noted.
119	4b Mickleton Terrace, Bassendean	No objection.	Noted.
120	4a Mickleton Terrace, Bassendean	I have been living in Bassendean since 1982. The duplex pair at 4 Mickleton Tce Bassendean has never applied for the change of land from R20 to R40. My mother and I are the owners of this land. We wish to subdivide Lot 861 – 1035m^2. Not only can be highly lucrative our property value. Also increase the attractive for young families to reside and raise their families in the Bassendean Community. Almost 38 years, plus the property in Bassendean hasn't been changed. Time for a change.	The subject site is proposed to remain Residential R20, in accordance with the recommended actions in the adopted Local Planning Strategy. The site can be subdivided into two parcels.
121	5 Wilson Street, Bassendean	I object of any high rising buildings going to be built near my house and block of my land as will obscure my backyard, take away my privacy and value of my dwelling will go down in price. I believe I do have a say in this matter and I hope I'm going to be property inform before any plans to be made.	The matter is discussed in the report under the heading "Increased Residential Density".
122	34 Hamilton Street, Bassendean	No objection.	Noted.
123	10 Hardy Road, Bassendean	My property (R20) should be zoned R25, as opposite mine, are R25.	This matter is discussed in the report under the heading "Increased Residential Density".
124	28 Cyril Street, Bassendean	No comments.	Noted.
125	65 Walter Road East, Bassendean	I support increases in density and hope this will invigorate the town commercial, recreational and cultural offering.	Noted.
126	9 Parnell Parade, Bassendean	The Planning Scheme has insufficient protection of mature trees on private land. I propose that: 1. Demolition permits should only be for structures, and protect existing vegetation. 2. Tree retention (or cutting down a tree) is negotiated as part of development approval.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
127	161 West Road, Bassendean	No objection.	Noted.
128	2/33 Seventh Avenue, Bassendean	I prefer the zones to be left as is.	Noted.
129	12/104 Broadway, Bassendean	No objection.	Noted.
130	6/6 Calnon Street, Bassendean	We object as we do not want high density backing onto our property eg. High rise buildings. The streets are busy enough especially during football season.	This matter is discussed in the report under the heading "Increased Residential Density".

131	61 Mickleton Terrace, Bassendean	Too much density population will bring more crimes and less natural friendly. We bought in Bassendean to have the big property, the canopy, friendly & safe neighbourhood – if you take it away, lots will change.	This matter is discussed in the report under the heading “Increased Residential Density”.
132	93 Freeland Way, Eden Hill	People purchased property prior to this proposal and I believe that they have the right to continue to subdivide if they require	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
133	4 Bradshaw Street, 5 Robinson Road and 5A Robinson Road	No objection.	Noted.
134	4 Wicks Street, Eden Hill	No objection.	Noted.
135	142 Second Avenue, Eden Hill	When I bought my house + land, I bought it because of the 2 different R zoning. I don’t think it fair for us that you change it after bought in good faith. It will be hard to share the land when my 2 children take it + share it one day when they grow up.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
136	68b Anzac Terrace, Bassendean	With high density buildings, residents are turning our roads into car parks. They are parking close to major roads making this prone to accidents when entering or exiting the minor roads. Also when they are parked in front of verges, it makes it very difficult for our rubbish bin to be collected. BASSENDEAN IS FULL!!!	This matter is discussed in the report under the heading “Increased Residential Density”. Parking is permitted to occur within public streets in accordance with the Parking Local Law.
137	43 Pearson Street, Ashfield	No objection.	Noted.
138	83a Guildford Road, Bassendean	I feel that there has been a lot of changes and development in my area and I would not want overcrowding or for it to be filled with apartments or empty shop lots.	Noted.
139	115 West Road, Bassendean	I notice the zoning for my property (115 West Road, Bassendean) under the Draft LPS11 is still R20. I would argue this area should be zoned higher (ie: R30+), particularly as my property is greater than 1000sqm, it should be zoned R40 (or at least R30). Thank you for your consideration.	The subject site is proposed to remain Residential R20, in accordance with the recommended actions in the adopted Local Planning Strategy. The site can be subdivided into two parcels.
140	37 French Street, Ashfield	Ashfield has been in urgent need of gentrification for years. Allowing the area to be rezoned for high density living will encourage investors to transform the suburb. Ideally R40 and above.	The matter is discussed in the report under the heading “Ashfield”.
141	91 Hardy Road, Bassendean	We need to move out of the sixties into the current times – stop urban sprawl etc. It is imperative that infill happens as there is so much wasted land – in 1960 there weren’t the need for infill – now there is.	Noted. Draft LPS 11 seeks to consolidate the majority of new residential development around the Bassendean Town Centre, railway stations and urban corridors.

142	6 Nurstead Avenue, Bassendean	Nurstead Ave has heritage listed houses at each end and at least 4 federation houses in the middle of the zone. Egress is limited to 1 point (Thompson Sr) and struggles with the current residents. There is access to 1 train station only. If Railway Parade was rezoned it still meets government requirements. Residents would have access to 2 train stations and the bus station. There is egress at both ends of Railway Parade plus all the Avenues. There are some character houses in the street. I own a house on Railway Parade – I would be impacted either way – I see Railway Parade as a better choice for the Town of Bassendean.	This matter is discussed in the report under the heading “Increased Residential Density”.
143	19 Atkins Way, Eden Hill	No objection.	Noted.
144	41 Bridson Street, Bassendean	Please don't make our suburb a treeless wasteland through mindless and money hungry subdivisions, it will contribute to retaining heat in already hot summers and has no greenery and local animal life. It will devoid it of soul and make it a far less desirable and pleasant community to be a part of and place to live. Crime will increase and quality of life will suffer and it will see the suburb take a turn for the worse with increased socio-economic challenges. If necessary, removal of trees is discussed at the development approval stage. The scheme woefully lacks provisions that protect the existing tree canopy. The following should be the minimum standard, to be added to clause 32: - Approval to demolish an existing structure is for the building only, existing trees have to be retained. - New development to be planned in a way that prevents the removal / clearing of trees. - Planning approval allowing for the variation of the R-Codes to conserve trees, for instance allowing the altering building heights or setback, or the setting of plot ratios. - Allowing Development Approval conditions requiring: (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title that the site contains a tree that is to be retained and protected	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
145	50 Wicks Street, Eden Hill	We do not need to go ahead. This will be reduced our property price drastically.	Noted.
146	13a Lamb Street, Bassendean	Bassendean need high density residential to support Perth growing population thus we support the change to the residential zoning.	Noted.
147	141 Guildford Road, Bassendean	No objection.	Noted.
148	4 Dorothy Street, Ashfield	I would like 4 Dorothy Street, Ashfield WA to increase to a R25 zoning.	The subject site is proposed to remain Residential R20, in accordance with the recommended actions in the adopted Local Planning Strategy.
149	44 Third Avenue, Bassendean	No objection.	Noted.

150	44a Third Avenue, Bassendean	No objection.	Noted.
151	134 Whitfield Street, Bassendean	No objection.	Noted.
152	33 Lord Street, Bassendean	No objection.	Noted.
153	58 Reid Street, Bassendean	No objection.	Noted.
154	56 Margaret Street, Ashfield	We wish to advise that we object the current draft of LPS 11, and we ask for our property to have an elevated R code (R40 or R60) in correspondence to the past and current efforts of on the identification of Ashfield Activity / District Centre over 10 years. My wife and I immigrated to Australia in 2011 and we have been working at one of the public universities in Victoria since then. To us, Australia is not just a country to live and work, it is a place to settle, to start a family and to fulfill the dream of prosperity along generations. For this specific reason and with all my honour, I voluntarily chose to give up my previous citizenship and became an Australian citizen in 2016. 56 Margaret Street in Ashfield is our investment property and we have spent much love and effort on it, treating our tenants with respect and diligence. We chose to purchase our investment property in Ashfield for a few reasons, as listed below, which are all related to the past and present LPS drafts. 1. Our property is only 9Km to Perth CBD, is with 400m walking distance to the Ashfield Station, and has a direct bus route to the CBD. 2. Our property is in the Ashfield Precinct plan introduced as an amendment of the LPS10, which was zoned as R80. 3. In the Town of Bassendean's Urban Intensification Initiatives in 2016, and according to the Perth and Peel @ 3.5 million, Ashfield was indicated to be part of the urban intensification effort, specifically for those within walking distance to the station. 4. In 2018 on the proposed residential density changes, our property was to have a density of R60. 5. In the state planning policy table 2.1, being classified as part of the activity centre, a series of higher R code was listed, but the current R20 code is not even in the table. 6. Again, in the latest approved and accepted LPS map by WAPC in 2023, our property is clearly identified as part of the Ashfield Activity / District Centre. Yet with all the indications, efforts from local residents and approvals from the WAPC, our property is still with an R20 code on this draft of LPS 11, which is both unreasonable and unfair to a lot of other local Ashfield residents and property owners. We fell we are left out of the consideration in the latest LPS and seeing nothing has been proposed for the suburb is both disappointing and heartbreaking. With the information provided above, we have every reason and would like to object the draft of LPS 11 with our strongest efforts. To me, this LPS	The matter is discussed in the report under the heading "Ashfield".

		1. Does not follow what the state government has advocated for of 3.5 million people in Perth & peel framework. 2. Is not in correspondence with the WAPC consent from Feb. 2023. The WAPC has approved this area as Ashfield Activity/District Centre with high density in the LP Strategy, but the LPS 11 failed to reflect this and kept R20 for the area. We do not believe this is a reasonable and fair decision for the area. 3. the Strategy and the draft scheme should be consistent with each other to reflect a thorough and rational consideration behind the scenes. But again, they are clearly NOT consistent. 4. Within the scope of the Town of Bassendean, three metro stations exist, and Ashfield station is the closest to the Perth CBD, however the rezoning has totally left Ashfield behind and all previously studied information on traffic, demographics etc., have all been disregarded. In all, there is no clear clue as to why the LPS 11 is proposed in such a way that it heavily leans towards Success Hill and Bassendean Station but does not provide an equal consideration and opportunity of prospect for Ashfield, especially for those within working distances to the Ashfield station. During the past 3 years, the entire world is under the fear of COVID, and many lives were lost. As the world economy is recovering, leaders around the glove have come the same conclusion that, population is key to the recovery and long-term prosperity of a region/state/country. With increased population, the society, and the economy it represents becomes livelier and more vibrant. Of course, I am not suggesting unplanned rezoning or abnormally high zoning in the whole region. What I am suggesting is that the council should provide Ashfield, especially those properties within walking distance to the Ashfield station, an equal chance to have a higher R code (R40 or R60), so that those whoever decides to put down their hard-earned money into transforming some of the older properties into more liveable properties, are to be approved. The revised R code will not affect the lifestyle and natural landscape Ashfield is famous for, but rather complement the area with more dwellings (in moderation) to boost the social-economic development of the region. Offering equal development opportunities to Ashfield is fundamental to the new LPS and I believe this will need to be addressed before the LPS is finalised. I am not a professional town planner, but I have a PhD in related fields and I have consulted with two different professional town planners in Perth on this regard, both of them agree that the current draft LPS on our property is unreasonable and needs to be revised to reflect what R-code the Ashfield Activity / District Centre should actually have. I have dealt with two other councils (City of Tea Tree Gully in SA and Moreton Bay Regional Council in QLD) on similar issues and they both were eventually resolved with revisions to better reflect what the state authority have advised. This is not ideal to anyone, but we would look to go down that path if our reasonable request were not considered. I am also aware that there are quite a number of other local residents who are to object the LPS 11 at its current form. The back and forth on the rezoning in the area has been dragging for too long and many times we feel we are just walking in an endless circle. We really hope the council would hear what people are saying about this current draft of the LPS 11 and take reasonable steps to address the concerns many have, and provide a forward-looking, equal, and fair proposal to enable good development while maintaining the lifestyle of the region.	

		The LPS 11 draft in its current form, will need to be revised, especially for the Ashfield area on the lots with walking distance to the Ashfield station. It is a hard job, but I hope it will be achieved eventually. Thank you very much for taking your time to go through my comments. Our objection is backed up by a chain of evidence and supporting materials, and we believe our request is both reasonable and compliant with the WAPC strategy and the 3.5 million Perth & peel framework. I look forward to hearing from you, and I hope the next time I am discussing with the council, the topic will be on a planning permit.	
155	5 Sylvia Way, Eden Hill	No objection.	Noted.
156	40-42 North Road, Bassendean	Bassendean could lose it's character if there is more of the demolition of old homes and gardens for the construction of "McMansions," units and apartment (flats) blocks by those greedy developers… No. 40 North Road is listed as considerable – category 2 on the Municipal Heritage Inventory. Council sent me a letter dated 13th Sept 2019. My parents had the house built in 1936. There is also a TREE PRESERVATION ORDER FOR 7 TREES on the property nominated by Mr B. Bowden (Arborist), who visited the property in Feb 2020. The tree preservation order for 7 trees – approved by Council meeting of 25th August 2020. P.S. #40 could be zoned as R20 and may it stay that way … subdivision = destruction!!	The subject site is proposed to remain Residential R20, in accordance with the recommended actions in the adopted Local Planning Strategy.
157	14 Barton Parade, Bassendean	No objection.	Noted.
158	178 Morley Drive East, Eden Hill	Happy with LPS 11.	Noted.
159	98 Ivanhoe Street, Bassendean	No objection.	Noted.
160	116 Morley Drive East, Eden Hill	No objection.	Noted.
161	32 Devon Road, Bassendean	No objection.	Noted.
162	144 Second Avenue, Eden Hill	It will cause a lot of congestion around Old Perth Rd, it is not right to try force all new housing- approx 4500 to be located in the small area around bassendean shopping area which will not fulfill all the housing needs of the community with later potential of apartment development at Swan district oval to further cause congestion. It will cause the development of anything north of the tracks such as the Ida st shopping area to be held back or restricted as limited housing allowed north of the tracks. We should still encourage greater housing density each side of the tracks within 1-1.5kms of the train as it is walking distance to the train.	This matter is discussed in the report under the heading "Increased Residential Density".
163	218 Morley Drive East, Eden Hill	No objection.	Noted.
164	17a Faulkner Way, Eden Hill	The zoning Rcodes in Eden Hill should at least R30. Many people are happy to have a 300m block or smaller and lots of houses only have one resident. Times have changed and most progressive councils have changed to R30 or R40. R17.5 is suited to the 1980s not 2023!	This matter is discussed in the report under the heading "Increased Residential Density".

165	71 McDonald Crescent, Bassendean	Does this effect the value of the property, changes in zones should not change price without owners all agreeing.	The zoning of the subject site is not proposed to change under LPS 11.
166	61a Second Avenue, Bassendean	Happy to see our area at R20 to avoid developers building small, crowded low appeal housing, encouraging owner occupiers to move out of the area. Will also be nice to see extra apartments near Old Perth Rd to support local businesses and provide affordable housing options.	Noted.
167	1 Kathleen Street, Bassendean	Submission 1 How ridiculous to increase the zoning of the strip of guildford road from R20 (?) to R100. Why such a massive jump? And what about the 2 old houses that will get demolished. The old house next to the vet which I believe was built 1915/16 by R. Wilson who built some fine homes in mount lawley, and the late dr teasdale's premises which are c1905. both of these properties are in better condition than what my house was when i bought it and you want to classify my house as heritage cat. 2. this has to be a joke. my zoning will effectively go from r40 to r20 with the listing of my property on the heritage list. i need to be compensated. one way to do may be to increase my zoning to R100 as well. in that way i might be partially compensated. Submission 2 In addition to my previous submission, if the R100 zoning goes ahead for the strip of houses alongside my property, I would like to also ask that my property be zoned R100 because their only access point is the ROW alongside my property. Why not use the ROW for entry into a common R100 zoning. I might be interested in saving my old house if this zoning goes through for my property. It would compensate me for heritage listing my property. It would allow me more flexibility in the heights of any units I build at the back of my property.	Submission 1 relates to the Heritage List, which is not being considered at this time. In terms of Submission 2, This matter is discussed in the report under the heading “Heritage Areas”. Whilst a change to the proposed coding is not supported, the submitter has previously been made aware that Clause 12(1) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* provides , the LPS Regulations provide that a “*local government may vary any site or development requirement specified in this Scheme to (a) facilitate the built heritage conservation of a place … included on the heritage list; or (b) enhance or preserve heritage values in a heritage area*.” As the subject site is both on the Heritage List and in a designated Heritage Area, the Town would be able to vary development standards to facilitate development of the site.
168	40 Rugby Street, Bassendean	NO OBJECTIONS!!	Noted.

169	12 Thompson Road, Bassendean	1. The LP SCHEME 11 considerations are many years late and this should be at least the 3rd time in the 15 years since LP SCHEME 10 was gazetted in June 2008. 2. Having been told in May 2011 by then Planning Minister John Day, that my property at 12 Thompson Rd should be rezoned at least to R160, I am somewhat disappointed that this still has not happened. Indeed, the WAPC in March 2021 recognised the area where I live as part of the Bassendean Activity Centre, and therefore should have a R-AC3 zoning or higher, reflective of being an Activity Centre, now some 12 years on, that could contribute to the WAPC's policy for an additional 4150 more homes near railway stations to maximise the public transport benefits of METRONET. 3. Please try to understand how impossible it was to try and lobby a Councillor in particular past Mayor McLennan, who was against density increases for her own reasons, and not considering the aspirations for density upgrading near a TOD railway station that was the position of the wider community, as subsequently confirmed yet again within the recommendations of the Bassendream Report received by Council in Nov 2019. 4. This Council would have spent, including staff wages, contract planners and related outside consultants like Creating Communities, more than $800,000 of ratepayer funds since it was agreed in January 2016 to seek Urban Intensification for the Town of Bassendean. 5. Furthermore, in meetings with then CEO Peta Mabbs in February 2019, I was given the clear guidance that by the end of 2019 if not before, I would know my increased density rezoning value, so I and others could plan for an orderly sale of my property and move to be with family members as part of my secure retirement planning. I disappointedly believed her. The rezoning detail did not happen. My planned relocation planning was totally disrupted by this lack of planning process as promised, and more than 3 years on, these matters remain unresolved. 6. And in the last Ordinary Council Meeting of May 23 2023, now Deputy Mayor McLennan is still favouring development, seemingly as long as it is not in her own living precinct, a minority position, somewhat reflecting a position to carry favour of developers while retaining a NIMBY outlook. 7. As previously stated, this current Council of certain executive staff and elected councillors, have NOT demonstrated a caring perspective, in fact they are 'out of touch with reality' with the community of Bassendean, particularly when it comes to an older demographic that has supported the community for so long. Seriously restricting support services like the aged care and social outings plus holding back zonings that do not align with the WAPC approved Local Planning STRATEGY of February 2023, just strengthens the case for Bassendean amalgamation, to free up the cost burdens imposed.	The submitter's opinions are noted.
170	141 Second Avenue, Eden Hill	No objection.	Noted.

171	6 Ida Street, Bassendean	We are very pleased with the move to protect trees of significance and the requirement for new trees. We are also very happy about the removal of the awful requirement regarding side-by-side dwellings which often result in the removal of existing dwellings and the impractical and aesthetically-distasteful narrow blocks. I may have misread this, but it sounds as though there are also moves to ensure new dwellings meet some standards relating to their street appeal. I hope this is correct as it plays a big role in the overall look and feel of a neighbourhood. I also hope, if correct, this also applies to non-heritage areas of Bassendean. I believe infill can be attractive and accommodate a wide range of styles and budgets if done correctly.	Noted.
172	15 Lamb Street, Bassendean	My concern with the new zoning in our area R160 & R100 in the whole area that it will cause problems with traffic. Currently we only have one road in and out (Thompson Road) It can be troublesome especially trying to cross over guildford road! If we have loads of people living here in this small pocket of Bassendean or in an Emergency situation would be disastrous trying to get out all at once! There's no option to even put in another road. I actually emailed main roads but they said we are under local government for roads here. That's really my only concern is the amount of people in such a small pocket and traffic issues .	This matter is discussed in the report under the heading "Increased Residential Density".
173	Unit 8, 56 Ivanhoe Street, Bassendean	I don't like NIMBY'S	Noted.
174	75 Broadway, Bassendean	1. Given the congestion of traffic trying to exit Bassendean each morning, increased residences will make this worse. 2. Surrounding properties will lose value near high rise accommodation buildings. 3. High density living usually increases crime in the area. 4. The Local Council should not be 'kneejerk' reacting to State Government idea but consider the existing Bassendean residents and respect their choice of lower density living.	This matter is discussed in the report under the heading "Increased Residential Density".
175	75 Broadway, Bassendean	- I did not move to Bassendean expecting it to become high density living! - Is TOB accountable to state or rate players as they report to serve? - These changes will now reduce the value of all Bassendean properties. There are already issues getting out of Bassendean at peak hour. These changes will make it worse.	This matter is discussed in the report under the heading "Increased Residential Density".
176	23 Devon Road, Bassendean	No objection	Noted.
177	134 Anzac Terrace, Bassendean	Object.	Noted.
178	76 First Avenue, Bassendean	Object.	Noted.
179	28 Second Avenue, Bassendean	Worried about house next door as it's a huge property and Sherley has worked on a beautiful garden/ it's a large block as I would hate to see it developed. Birds & bees especially important.	This subject site is proposed to be down-coded from R20/40 to R20.
180	15 Parnell Parade, Bassendean	The Council would not be able to handle the anti-social behaviour that 5350 new dwelling would bring. I do not feel that a third party should be able to tell a land owner if he can or cannot take down a tree on his property.	This matter is discussed in the report under the heading "Increased Residential Density". The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

181	16a Nurstead Avenue, Bassendean	I object to the proposed R100 density rating for Nurstead Avenue. I understand the logic of increasing housing density in the vicinity of the Success Hill train station BUT R100 by far overshoots the mark. An increase in density to R40-50 would enable some infill building and some two-storey dwellings (such as terrace-style housing). R100 would make much higher density possible leading to flats that would destroy the heritage character of the street. I have invested in building on a battle-axe back block, and as such I am contributing to a moderate increase in housing density BUT it would be unfair to destroy the nature of the street by encouraging greedy development at density levels that are incompatible with preserving the heritage feel of the street. Of the 23 dwellings currently in Nurstead Ave, 9 are visible on the State Records Office 1939 Retromap and are of historical interest. That is almost 40% and worthy of consideration when such a radical change is proposed. I was glad to see that the Planning Scheme included some consideration of heritage and tree preservation but think that changing to R100 sets the council up for disputes that would make that protection more difficult to maintain. I also consider that as pedestrians and cyclists enjoy walking along Nurstead Avenue, as it joins the river/Guildford and Success Hill, that more people than just the residents of Nurstead avenue would suffer should the streetscape be transformed into a mish-mash of high and low density styles. One final point, from a marketing perspective (which impacts housing values across the suburb) Bassendean teeters between association with the rough reputation of being on "the Midland Line: in the "eastern 'burbs" and having high heritage value and a cosy small town feel. Very high housing density, even in small pockets can easily become, or be portrayed in the media as, ghetto-like and this would feed the narrative about Bassendean being a rough and dodgy place. This is why so much caution is needed with development decisions like this. References re heritage values: Nurstead Ave has four homes on this heritage list (8,9,11,12): https://library.bassendean.wa.gov.au/Profiles/library/Assets/ClientData/TOB_Local_Heritage_Survey__July_2022_Places_by_Category_List.pdf In addition the State Records Office Retromap (drawn in 1939) shows houses 14, 10, 7, 5 and 4: https://mapping.sro.wa.gov.au/#/ At either end there are important heritage buildings: 8 Thomson Rd http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/d868bf02-3dc0-4a76-b058-ef501fe8e3ce And Earlsferry: http://inherit.stateheritage.wa.gov.au/Public/Inventory/PrintSingleRecord/4c5074fe-986c-42c9-85d8-b2d080a48d1d	This matter is discussed in the report under the heading “Increased Residential Density”.

182	14a Nurstead Avenue, Bassendean	I object specifically to the re-zoning of the Nurstead Ave area to R100. Nurstead Ave and Earlsferry Rd are some of the oldest parts of Bassendean from a Heritage perspective, and contain many heritage buildings dating back to the turn of the 19th century. This history is an important aspect of the Bassendean amenity and is part of the Town of Bassendean's values (as detailed on the "Vision and Values" page of this website). It is my belief that changing the R code from R25 to R100 will have a negative impact on the heritage value of this precinct. Even if heritage buildings are not knocked down and redeveloped, being surrounded by four storey flats diminishes the amenity and removes the historic 'feel' of the area. Higher density in this area may be able to be achieved with R40 or possibly R60, but R100 is too much.	This matter is discussed in the report under the heading “Increased Residential Density”.
183	40 Cyril Street, Bassendean	Do not object.	Noted.
184	292 Morley Drive, Eden Hill	I object to the changing of zoning, specifically reducing the zoning to R20. We are facing a housing crisis and a rental crisis. If more dwellings can be safely and suitably built on current land, then it should be allowed. I recognise the importance of regulations and maintaining order. But reducing the zoning in today’s climate where people are struggling to find accommodation is simply madness.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
185	13 Maidos Street, Ashfield	Draft Local Planning Scheme #11 Should include Ashfield Railway Station precinct. These Ashfield precinct plan talks have been going on for more than a decade now and is still not actioned. Why?	The matter is discussed in the report under the heading “Ashfield”.
186	11b Lamb Street, Bassendean	No Objection	Noted.
187	11b Lamb Street, Bassendean	We are more than happy for this re-zoning to go ahead. Please keep us in the loop.	Noted.
188	8/13 Palmerston Street, Bassendean	Objection to rezoning 1) Loss of amenity 2) Currently I can see the sunset and I can also see trees from my upstairs room. This view will be completely obliterated and replaced by a wall of bricks four storey apartments on Guildford Road between Palmerston St and Old Perth Road 2) Loss of established mature trees and other vegetation canopy that contribute to reduce CO2 emissions and cooling of the environment. Even if new trees are planted, young trees contribute to C02 emissions while growing. Bassendean is already located in a geographical hot region, no need to exacerbate our already hot location 3) Increase of vehicular traffic on Guildford Rd and Old Perth Rd which adds to noise and air pollution.	This matter is discussed in the report under the heading “Increased Residential Density”.
189	16 Parmelia Way, Bassendean	No Objection	Noted.
190	13 Wendlebury Way, Eden Hill	No Objection	Noted.

191	80 North Road, Bassendean	No Objection	Noted.
192	80 North Road, Bassendean	No Objection	Noted.
193	15a Walter Road East, Bassendean & 15b Walter Road East, Bassendean	I feel the rezoning may reduce the potential value of my property. If this rezoning does go ahead, I would expect/request financial compensation for such an action. Thank you.	The zoning is not proposed to change under LPS 11.
194	19 Ashfield Parade, Ashfield	No Objection	Noted.
195	10 Prowse Street, Bassendean	This submissions sets out to oppose the proposed rezoning from R20 to R60 in the area east of Old Perth Road, between Brook Street and Surrey Street. *The submitter has included a photo of to the Bassendean Masterplan.* This objection is based on the following points: • Scale appropriate for a locality The proposed rezoning is based on proximity to Old Perth Road. The Area in Question is located at the eastern end of Old Perth Road, bordering the football ground on one side and quiet, established suburban streets on the other. This section of Old Perth Road is significantly different from the commercial western end of the road which accesses Guildford Road and Bassendean Train Station; the town centre. Not with-standing the fact that the more commercial end does have even higher rezone capacities I feel that the eastern end of Old Perth Road should not be allowed redevelopment on the scale of 2-3 stories and to be rezoned to R60. Developments up to 3 stories high would be vastly out of keeping in this area which has retained the more traditional Bassendean heritage setting within a unique riverside precinct. if rezone codes are increased to R60 here, I strongly believe that the Town of Bassendean will be in danger of losing one of the suburb's greatest assets - a peaceful green corridor comprising heritage homes, tree lined streets next to the Swan River. There are no existing 3 story developments in this area, allowing the potential would be completely out of character and would start a dangerous precedent of overdevelopment in this green corridor. Development of this scale in this location would not respect the 'Place making objectives' prioritised by the local community and Town of Bassendean planning strategy, in particular it would not 'nurture and define community identity of Bassendean' nor 'respect the history and heritage of Bassendean. We strongly contest that the proposed rezone in this area complies with the Town of Bassendean's own objective; To encourage mixed use development of a scale appropriate to a locality ' • Traffic The Eastern end of Old Perth Road does not have a direct access point to and from Guildford Road. Increased traffic resulting from development will flow via Prowse Street or Brook Road onto North Road to a very congested intersection at Guildford Road. Traffic is congested at this intersection due to traffic build up on Guildford Road which is constricted because of the single lane Guildford Road bridge - turning left or right from this intersection is already extremely difficult and often dangerous.	This matter is discussed in the report under the heading “Increased Residential Density”. With regard to the subject site specifically, it is noted that it is relatively small (350m^2), accommodates a relatively new two story dwelling and has its sole access to Prowse Street. That being the case, it is recommended that the site revert back to its LPS 10 coding of R20. Such a change would ensure a reduced impact on the subject site as SPP 7.3 – Volume 2 (Apartments) states that “*where the subject site and an affected adjoining site are subject to deferent density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code*”.

		• Public Transport One of the stated purposes of the locations of the proposed higher density rezoning is to facilitate in fill in areas close to public transport hubs. Realistically there is no direct access to the train station from the eastern end of Old Perth Road, although the Area in Question is close to Success Hill Train Station 'as the crow flies' getting to the station actually involves a a dangerous dash across an arterial main road; Guildford Road. • Parking/Access Although we recognise that the proposed rezoning plan primarily targets blocks adjacent to Old Perth Road, in reality it actually covers and would vastly impact residences which are set one or two blocks back into residential streets. Specifically looking at Prowse Street, the proposed rezoning affects several properties with access directly from Prowse Street, not Old Perth Road. Prowse St is an unusually narrow street, it has single side parking restrictions, it does not have a footpath and so pedestrians are forced to walk on the road avoiding parked cars and traffic. The traffic and parking situation are exponentially exacerbated by the proximity to the Swan Districts Football Ground - this is an issue not just on match days but also training nights (most nights of the week) for both the men's and women's competitions.	
196	2 Nurstead Avenue, Bassendean	We have lived in Bassendean since 1996. It used to be a nice quiet place. In the past 10 years it has changed a lot. It would be such a shame to have it turned into a high rise concrete jungle.	This matter is discussed in the report under the heading “Increased Residential Density”.
197	16 Wendlebury Way, Eden Hill	No Objection	Noted.
198	14 Rugby Street, Bassendean	No Objection	Noted.
199	48 Kathleen Street, Bassendean	No Objection	Noted.
200	14b Nurstead Avenue, Bassendean	We are advised that the proposed rezoning of our property – from R20 to R100 – will substantially increase its value. Advice distributed by Bassendean Council also states that “a change in zoning will not affect the way rates are calculated.” Which we recognised the logic of higher housing density around activity centres and railway stations, this must have a major impact on residents in those areas. Can you give us an estimate of how much land rates are expected to rise in our street? Can you also tell us how increased traffic congestion at the intersection of Thompson St and Guildford Rd will be dealt with? Any other advice would be appreciated.	Rates are calculated by multiplying the Council-adopted ‘rate in the dollar’ by the land valuation, as set the Valuer General (State Government). As such, a change in zoning may ultimately affect the final rates figure. This matter is discussed in the report under the heading “Increased Residential Density”.
201	23 Maidos Street, Ashfield	In light of my dealings with the B.T.C of late – I have absolutely NO FAITH in the present Council in anything they may envisage. Given the explanation re “Postage Times” I certainly hope the Council takes this information on board + ensures all information gets to all ratepayers in time – not everyone is computer literate.	Noted.

202	N/A – not a resident or landowner	While I do not live in the City of Cockburn, I am a concerned Perth resident and a founding member of the WA Tree Canopy Advocates (WATCA). I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. The Western Australian Planning Commission (WAPC) decision, on behalf of the State Government, requiring tree protection provisions to be removed as part of their approval to advertise the Scheme is extremely disappointing and short-sighted. I urge the Council and the Town's administration to persevere and advocate to the State on behalf of the community to get effective tree protection provisions incorporated into LPS11. Approval to remove a large tree on private property should be mandatory. 30% is widely accepted overseas and in other Australian capital cities as the minimum tree canopy cover necessary to effectively cool our environment and support biodiversity. It has been adopted as a target by many Local and State Governments across Australia. These authorities are striking a sustainable balance between urbanisation and preserving trees and precious green spaces. Canopy cover in Bassendean in 2020 was 15% and is likely lower now, and without tree protection provisions for private land this low cover will not be turned around. While it is recognised that the Town has been working to increase tree canopy on street verges and in parks, an effective canopy cover (ideally 30%) cannot be achieved unless trees are protected, and more trees are planted on private property. Already various restrictions apply to what you can or can't do on your property for the protection and benefit of your neighbours and your community (e.g., what you can use your land for, what you can build on it, how noisy you can be, how many animals you can have etc, etc). If it is one of the duties of local government and statutory planning bodies to impose regulations on what people can and can't do on their property, in order to preserve local amenity, then it is hard to imagine a more obvious application of this duty than regulating the removal of mature trees. As well as direct economic benefits to a landowner, trees on private land are essential for the greater good of the community. They provide multiple health, environmental, social and economic benefits. On the environmental side they cool our warming suburbs, sequester carbon, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife. Mature trees can lower temperatures in our suburbs by around 10 degrees and are crucial for our future. Perth is arguably the hottest capital city in Australia and climate change means that our summer temperatures are rising at an alarming rate. The loss of trees in our city to make way for concrete and bitumen is exacerbating the problem, because of the urban heat island effect. The urban heat island effect means that average temperatures in large cities can be 1 to 3 degrees higher than average rural temperatures. Tree protection provisions would not prohibit tree removal and are not anti-density or anti-development, they simply require development approval for the removal of large trees to ensure that	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

		they are not removed needlessly given their multiple environmental, social and economic benefits to the community. They seek to ensure that all feasible opportunities to retain large trees and integrate them into new development are exhausted before they are removed. Perth suburbs need well designed sustainable development that includes space for our existing trees and more trees. If Perth's suburbs are to remain liveable into the future we need to protect our remaining mature trees now. Tree protections are critical for the future of our community and environment. I therefore urge the Council to reinsert provisions into LPS11 that will require development approval for removal of large trees.	
203	3 Ashfield Parade, Ashfield	The removal of adequate preservation of significant native trees in the scheme is regrettable. The Town of Bassendean Council wanted to have greater power to consider the preservation of significant trees on both private and other land. On average a native tree of over 10m high will have lived more than 50 years. It is understood that given the average ownership of properties in Perth is around 8 years it follows that any specific tree of 50 years or more has been in the care of six or more property owners. So who really owns the tree? Only the last owner? Have all the other owners of the property worked to preserve a tree for the economic enrichment of the latest occupier? With a low urban vegetative covering in Perth, it is incumbent upon the WA Planning commission to consider Council's desire to make thing better for the environment. We need to consider global warming and the reduction of urban heat sinks by preserving as much vegetation as we can. We also need to consider the need for preservation of habitat! Please put tree preservation orders back in the scheme!	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
204	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
205	Unit 3, 43 Chesterton Road, Bassendean	We have all that we need. Please don’t ruin any of the remaining environment.	Noted.
206	7/1 Anzac Terrace, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

207	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
208	39 Seventh Avenue, Bassendean	I strongly object to the removal of additional protections to trees in the area where I reside (and pay rates). The proposed, amended current draft plan only offers protection to explicitly listed “significant trees”. No other trees have any protection whatsoever and can be removed on a whim. Even significant trees, once listed, the current proposed draft plan allows them to be removed once formally considered, but no criteria whatsoever are given as to what would a significant tree eligible for either removal or retention. The council has moreover been proposing to increase tree cover, and it’s well known and admitted that greater cover both allows more natives and animals to share space with us, and also helps cool suburbs in the context of climate change. No considerations of these counter needs appears to have been given here and this new proposed plan undermines these acts. Also community consultation was conducted, and it was registered we all wanted more protection for trees versus planning. Yet those community requests and feedback is here ignored and other ideas imposed. Specifically pls restore the following clauses as a matter of urgency, consistency and due process in responding to community. • Defining development to include the removal / clearing of significant trees. • Allowing variation of the R-Codes to conserve a significant tree. • Allowing development approval conditions requiring significant tree retention. • The planting of trees in a tree growth zone.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
209	N/A – not a resident or landowner	I’ve been a resident of Bayswater for twenty five years and I’ve always been pleasantly surprised at the attractive way Bassendean has developed with its modern small shopping centre and its small apartment blocks bringing Bassendean into the modern age but still maintaining its charm. However I recently found out that the Council has proposed plans to build a six story apartment block near Earlsferry court. The news totally chocked me to think that a beautiful heritage street like Earlsferry CRT is going to be destroyed by that modern development which will look like a soar thumb amongst those heritage homes. I’m not against progress but surely there are other areas in Bassendean that could be brought to the modern age without destroying Earlsferry crt. For instant those building opposite the footy ground where at present there are a couple of ugly buildings housing a couple of businesses, (Pilates,physio ect)there on that site a six story apartment block could incorporate those businesses and still provide a wonderful spot for the residence of that development without those businesses loosing their livelihood. Come on good people of Bassendean development department please think again don’t go ahead with that proposed block.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
210	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

211	7 Jubilee Place, Eden Hill	Do not object.	Noted.
212	6 Kirke Street, Eden Hill	Objection. I want to be able to subdivide in the future which is also helping the community to provide much-needed accommodation to Perth residents This also applies to my properties situated at 20 + 22 Gallagher St Eden Hill	This matter is discussed in the report under the heading “Increased Residential Density”.
213	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
214	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the greater good of the community. Most importantly trees cool our warming suburbs, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife. This is becoming increasingly important as we are going forward with increasing impacts from climate change at a local level.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

215	163-165 Guildford Road, Bassendean	**Site Context** The subject site is located at the corner of Kathleen Street and Guildford Road. Immediately opposite Guildford Road is the Midland train line with the Bassendean Train Station some 200m away. The site has been and continues to be used as a medical centre / day hospital and is in close proximity to a number of other commercial uses along Guildford Road, specifically: • Mechanical repair workshop at Lot 28 (No. 151) Guildford Road, Bassendean. • A childcare at Lot 88 (No. 159) Guildford Road, Bassendean. • A veterinary centre at Lot 2 (No. 175) Guildford Road, Bassendean. • The Bassendean RSL Hall at Lot 41 (No. 179) Guildford Road and Lot 500 (No. 10) Kenny Street, Bassendean. More broadly the site is located in close proximity to a range of established residential properties and the existing District Centre along Old Perth Road. This proximity is evidenced in the subject site's inclusion in the District Centre precinct of the Town's Local Planning Strategy. **Draft Local Planning Scheme 11 (LPS11)** The Town of Bassendean has recently endorsed their draft Local Planning Scheme 11 for the purposes of advertising which is a result of a considerable amount work and follows the formal adoption of the Town's Local Planning Strategy in February of this year. The intent of draft LPS11 is to implement the strategic planning objectives outlined within the approved Local Planning Strategy. Draft LPS11 proposes a 'Residential' zoning for the subject site with a density of R100. This zoning is consistent for the properties fronting Guildford Road between Kenny Street and Palmerston Street. Adjoining the 'Residential R100' zoning further back from Guildford Road is other 'Residential' zoned land with a density coding of R20 and R40. The District Centre, to the south of Old Perth Road is proposed to be zoned 'Mixed Use' with a density of R160 which then transitions to 'Residential' zoned land with a density coding of R60. An extract of the proposed zoning and density coding is provided below in Figure 2. 	The matter of trees on private property is discussed in the report under the heading "Guildford Road, between Palmerston and Kenny Streets".

Purpose of Submission
The purpose of this submission is to provide comment on the Town's draft Local Planning Scheme 11 and request that the following modifications be made:

1. That the zoning of the subject site and other properties along Guildford Road between Kenny Street and Palmerston Street be modified from 'Residential R100' to 'Mixed Use R160', consistent with the properties to the south of Old Perth Road.
2. That the density coding applicable to the 'Residential' zoned land north of Palmerston Street and west of Kenny Street be modified from R20 and R40 to R60.

An example of what the proposed changes to the applicable zoning would look like is depicted
below in an edited version of the proposed LPS11 scheme map

Justification of Proposed Modifications
In considering the abovementioned modifications to the draft LPS11, we feel that the changes are entirely appropriate for adoption as part of the final approval of LPS11. The reasons for our view have been expressed below:

1. The modified zoning would achieve an increased level of consistency with the Town's adopted Local Planning Strategy. Under the adopted Local Planning Strategy the properties along Guildford Road are included within Precinct A being the District Centre which also includes the properties both north and south of Old Perth Road and on the opposite side of the trainline. As a result, we consider that it would be more appropriate to apply a consistent zoning and density coding throughout Precinct A, particularly along key transport routes such as Guildford Road as this would ultimately increase the consistency of the LPS11 with the adopted Local Planning Strategy. Further, the residential properties included in our proposed changes are located within Precinct C being the Urban Corridor area. In accordance with the adopted Local Planning Strategy, the Urban Corridor area is intended to provide land use intensification, land use mix and housing diversity within proximity to high frequency public transport amenities. Modifying the zoning to have 'Mixed Use' development along Guildford Road and then higher density residential development (R60) abutting it would allow increased land use mix and higher density residential development in close proximity to the Bassendean Train Station which would be more consistent with the intent of the adopted Local Planning Strategy.

		2. It is evident from the existing land use mix along Guildford Road that that there is a desire and demand for commercial development to exist in this location with a range of commercial uses already prevalent in the area (as evidenced in Figure 1). We suggest this is likely to be a result of the high traffic environment and poorer residential amenity that exists at ground level. The modified 'Mixed Use' zoning will allow the prevalence of commercial uses to continue and will ensure that a level of compatibility with the residential development surrounding or above them is achieved. 3. The amenity of the area and properties along Guildford Road in close proximity to the trainline are better suited to commercial development (whilst maintaining compatibility with the adjoining existing and proposed residential development). This is a result of the road and rail noise generated by both the train line and Guildford Road and the impacts of compliance with State Planning Policy 5.4 – Road and Rail Noise (SPP5.4). Often residential development (or other sensitive land uses) with such close proximity to two key noise sources has great difficulty in complying with the provisions of SPP5.4, particularly the allowed noise levels in outdoor living areas. This results in increased construction standards and poorer built form outcomes. With this in mind, the ability to have commercial development along Guildford Road will provide a buffer to the noise sources and improve the amenity and noise levels for residential development that will be behind the commercial development. 4. The subject site and broader precinct is in close proximity to the existing District Centre (and within the proposed 'District Centre' precinct under the adopted Local Planning Strategy) and commercial development along Old Perth Road. Being no more than 350m from the train station and Old Perth Road, any commercial development at the subject site will be within a walkable catchment of the train station and will be able to provide commercial development that is complimentary to and compatible with other development within the District Centre. 5. The proposed 'Mixed Use' zoning at the subject site is considered to have greater connectivity to the District Centre core along Old Perth Road than the proposed 'Mixed Use' zoning on the opposite side of the railway line. Both of these locations are identified as being within Precinct A – District Centre under the adopted Local Planning Strategy and have an existing zoning of 'Residential R20/40' under the current Local Planning Scheme No. 10, but for some reason the subject site was excluded from the proposed 'Mixed Use' zone. Given its improved connectivity to the core commercial area, there is an improved ability for commercial development at the subject site to support the proposed 'District Centre'. 6. The proposed changes to the residential density on the 'Residential' zoned land is considered to greatly improve the interface with development along Guildford Road as R100 next to R20 or R160 next to R20 will have severe impacts on the existing R20 residential development. Examples of the likely impacts include: • Imposing built form and scale in close proximity to the boundary – likely 4-5 storey built form adjacent to single storey built form. • Overshadowing. • Visual privacy implications.	

		The proposed transition is also considered to be very rare in metropolitan Perth and for good reason. Instead, an improved transition would be facilitated by a modification to the density coding of the 'Residential' zoned land to R60 which will promote a more appropriate stepping down of built form from 4-5 storeys down to 3 for the R60 density coding. **Conclusion** We reiterate that the purpose of this submission is to provide comment on the draft Local Planning Scheme 11 and request that the following modifications be adopted: 1. That the zoning of the subject site and other properties along Guildford Road between Kenny Street and Palmerston Street be modified from 'Residential R100' to 'Mixed Use R160', consistent with the properties to the south of Old Perth Road. 2. That the density coding applicable to the 'Residential' zoned land north of Palmerston Street and west of Kenny Street be modified from R20 and R40 to R60. It is our view that, for the reasons outlined in this submission, there is considerable merit in adopting the proposed modifications.	
216	68 Whitfield Street, Bassendean	Objection.	Noted.
217	9 Nurstead Avenue, Bassendean	• Nurstead Ave has one traffic access point in and out off Guildford Road and is difficult enough for local traffic now to navigate. • This area doesn't lend itself for high density zoning from a traffic management point of view. • A traffic study was conducted on Nurstead Ave /Thompson St which the Town of Bassendean is aware of and the study concluded it couldn't handle more traffic. • Entering and exiting Thompson St into Guildford Road dual carriageway is hazardous particularly turning West onto Guildford Road. • This area is all clay which doesn't lend itself to high density building. • Flooding is a problem at my property and has been since ive resided here 2007. • Stormwater drainage can't cope with heavy rain and floods my property and neighbouring homes. • I've had my back fence washed down from overflowing stormwater drains at the front of my property. • 7A was recently flooded form stormwater and the sewer also overflowed around this property. • 2A Nurstead has had sewer overflow in their pool on 2 occasions. • This street also has large street trees which Town Of Bassendean is intent on keeping. • To develop properties in this area would mean the removal of Street Trees. • Is the Town Of Bassendean prepared to allow removal of Street trees for Development?	This matter is discussed in the report under the heading "Increased Residential Density".

218	28 Aussat Drive, Eden Hill	We strongly agree with the need to increase density in Bassendean. Our street Aussat Drive should be allowed to subdivide under your current plan and Draft 11. Its our understanding that we still won't be able to split our property in two, even if there is ample space to do so. Furthermore, there are many subdivided properties already on the street. Even directly across the road from us at 30/30A Aussat Drive. Aussat Drive is the centre of 3 local councils and there are only 8-12 houses in Bassendean on it. These 8 or 10 properties should be able to be split each one is around 800sqm mark and could be split in two without changing the streetscape. On our street there are several high density units, at least 30 I believe. A shopping centre / IGA and a medical centre / petrol station. Multiple split subdivided properties that sit in other councils – Swan / Bayswater on the street already. For me it's a simple change that I have been asking for planning for 8 years, with no luck.	This matter is discussed in the report under the heading "Increased Residential Density".
219	30 Hamilton Street, Bassendean	I object to the LPS as there are no provisions within this plan for tree protection. The tree canopy is one of the great features of the Town of Bassendean. By increasing the development density within TOB, the tree canopy is put at great risk, due to smaller lot sizes. I would like to see the reinsertion of clauses into the LPS that were designed to protect the tree canopy. With an increase density in areas of Bassendean, consideration needs to be given to the available infrastructure. It will be problematic if sufficient infrastructure is not available to support increased population density. E.g. Will the existing local schools be able to accommodate an increased local area intake? Will roads be able to handle increased traffic due to increased population? Will on-street parking facilities be sufficient for the increased population (especially considering increased density building blocks often do NOT allow for off-street parking for all residents and/or visitors)? Will the increased population make Bassendean an unpleasant place to live? The change to R60 around Old Perth Road may also encourage people to sell or develop their property for future intensive development. This risks the loss of many older homes in the area, many of which are beautiful old buildings. Given the density codes, this would mean beautiful old homes would be replaced by high rise and/or villas on extremely small blocks. This will detract from the history and old-world charm of Bassendean.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees". This matter is discussed in the report under the heading "Increased Residential Density".

220	18 Wilson Street, Bassendean	The tree register is essential and I fully support it, would support further measures to avoid unnecessary removal of trees. Too many mature trees, particularly those that support wildlife habitat, have been removed, especially on properties that sit along the river.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
		The Town really needs to consider implementing a Design Guideline, therefore I support the creation of a Design Review Panel, though feel it is also essential to create a set of design guidelines that can guide positive development, Too many examples of poor quality and design in builds within Bassendean, largely across townhouse and multi-dwelling housing. The use of grey render, poor quality garden frontage (no trees, mainly patchy lawn), poor interaction with street etc. needs to be stopped. Examples include lots 22, 24 and 26 on Palmerston Street and the housing along the train line on Railway Parade/Prospector Loop, poor quality housing that detracts and lowers the overall tone of the area. Housing does not need to replicate a heritage look, though it needs to be of a much higher spec.	The Design Review Panel already exists.
		Agree with move to reserve 17/19 Anstey Road to local open space, I am assuming the current zoning will be formally changed to this?	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”.
		Slightly concerned that the area where the Anglican church on Wilson Street is zoned as R60. Could assume it is unlikely that the church would be removed though should this (building and land) not be protected through the scheme?	The Church located at 2 Wilson Street is identified on the Town’s Heritage List and is therefore afforded statutory protection.
		One further point of comment - under the Aims of the Scheme, section (e) mentions the promotion of greater use of alternative modes of transport. Fully agree with this aim, though this seems at odds with the recent decision to reject the development of a brewery on Old Perth Road. In line with promoting the use of public transport, the council should have supported the brewery, it is close to two train stations and bus stops and we need to slightly move away from the issue of car parking. If you want to protect sections of street parking for residents, look to introduce parking restrictions. Disappointed the brewery proposal was knocked back, as it supports more local jobs and much needed activity on Old Perth Road. It is not too late to reconvene and review the decision).	Noted. The applicant elected not to have the decisions reviewed by the State Administrative Tribunal.
		Please continue to protect and potentially increase green space.	
221	53 Palmerston St, Bassendean	I think the proposed Local Planning Scheme as is, is a sensible solution to find the required additional dwellings. I agree with this proposed rezoning of properties to a higher density in a concentrated area of Bassendean which is around the train stations and town centre. I think this will keep the charm of the Bassendean in the outer areas of the suburb which will not be rezoned. I don't support the Significant Tree Register including trees on private property of property that are within the higher density rezoning area as this defeats the purpose of higher density zoning by creating restrictions on development. Mature trees will remain in the Town of Bassendean on properties which are not included in the higher density rezoning.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

222	6 Atkins Way, Eden Hill	Bassendean has some beautiful green spaces. This should be kept for the future community.	Noted.
223	17 Harcourt Street & 16 Anstey Road, Bassendean	No objection.	Noted.
224	7 Watson Street, Bassendean	Zoning of the lots marked 17 and 19 Anstey Road as Public Open Space. I SUPPORT this because: 1. I welcome the change of zoning from Residential to Public Open Space (POS) on Lots 17 and 19 Anstey Road under the Draft Local Planning Scheme 11 2. As POS the land can continue to provide habitat for local fauna – birds, reptiles and mammals. 3. Compared to use for housing, this change results in improved local environment retention as well as contribution to canopy (Something that is becoming more and more scarce) 4. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. 5. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme. Changing the Zonings on lots 17 Harcourt Street and 18 Anstey Road to residential by removing the POS reservations I OBJECT to the proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. We/I believe that the zonings should stay as they currently are under Local Planning Scheme 10. 1. It has been my understanding that the Council would purchase the land zoned POSs part of Bindaring Park. I am pleased to note the Council has commenced this process by purchasing other blocks and demolishing one house. 2. The area currently zoned for POS provides habitat for local fauna – birds, reptiles and mammals and their natural food sources such as insects and spiders. 3. Because of the low-lying floodprone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. This will cause irreparable environmental damage. 4. The proposed change of zoning is contrary to the principles evident in the TPS 4A devised in the late 1970s.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. With respect to 17 Harcourt Street and 18 Anstey Road, these parcels are considered appropriate for residential development as they already form part of sites that are partially zoned residential and both have access to constructed roads.
225	12 Rosetta Street, Bassendean	Would be better spread out across Bassendean as a whole and not increase on the already congested area	This matter is discussed in the report under the heading “Increased Residential Density”.

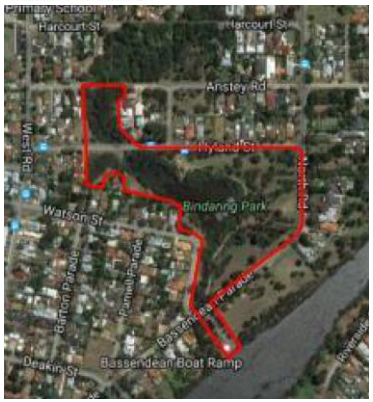
226	Unit 5, 41 Cyril Street, Bassendean	Overall I do not object to the approach to achieve greater density, but would note the following concerns: 1) I note that the oval which belongs to Cyril Jackson High School is zoned R20. My unit backs onto this public open space and I know how widely it is used by the community. If the school zone was ever to be made into residential housing, I would strongly object to losing this green space and the significant trees that are on this land. If the council has the ability to, I would like to see this rezoned to public open space. 2) Significant tree protection. I moved to Perth from Melbourne a couple of years ago and given the climate in Perth, I am surprised that more emphasis is not placed on creating and maintaining the tree canopy. I understand that changes to the scheme needed to be made to meet WAPC requirements, but I wish to formally note my concern that the current scheme does not provide adequate protection for trees. My view is that the removal of any tree above a certain size should require a permit. 3) Where high-density development has been planned, to ensure the area does not become a concrete jungle, I believe it is important to intersperse the development with sufficient open public space. This not only helps to maintain the character of the area but is important for the higher-density residents to be able to get fresh air and play with children. I would like to see a focus on shaded/treed areas, but one or more additional playground or recreation areas (e.g.: basketball court) may also be required near the town centre. 4) The R100/R160 area between Guildford Road and Railway Parade, would seem to have the potential for a significant impact on traffic flow along West Road and other surrounding roads. Does the scheme include provisions for appropriate road expansion to accommodate this growth? There also seems to be limited public open space planned in this section and it is concerning that residents may need to cross busy roads to reach green space. 5) Parking requirements in high-density developments. I can't see any reference to parking requirements, and these may be outlined in a planning document I'm not aware of. I note that my experience in Melbourne is that developers often don't include sufficient parking for the number of bedrooms in a residence, with the justification that people won't have a car as they live near the station. This has not been my experience, and instead, residents end up parking on the street. Given this has the potential to cause significant traffic in the District Centre, I would like to see well-planned minimum requirements for parking and time-limited parking restrictions, so local businesses don't suffer as residents are parking in spots previously used by shoppers.	1) The school is reserved as Public Purpose under the Metropolitan Region Scheme. It is not proposed to be zoned Residential under LPS 11. 2) The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”. 3) Noted. 4) Traffic impacts will be assessed as part of the future Precinct Structure Plan. 5) The parking standards are contained within Local Planning Policy 8 - Car Parking and End of Trip Facilities (LPP8). In addition, the issue of car parking will be appropriately considered as part of a future Precinct Structure Plan.

227	4 Hyland Street, Bassendean	I wish to make the following comments on the Draft LPS 11. They relate mainly to the area covered by the No. 4A Scheme within the LPS 11 area. I have lived in the area under the Scheme 4A for over 40 years and have contributed to the Scheme through the Unit Development Contribution. I am still waiting for the Town of Bassendean to complete its required actions under the Scheme and have been hoping that the LPS would help to advance those 1. <u>Zoning of the lots marked 17 and 19 Anstey Road to be Public Open Space.</u> I SUPPORT this as (i) to these lots are highly floodprone; (ii) access to them is highly floodprone (iii) they contain remnant natural vegetation; most notably, some large mature Flooded Gums; (iv) the change of the zoning from R20 goes some way to compensate the loss of the park area caused by previous council zoning changes and road construction. (Specific examples of these are the construction of roadways from the corner of Carnegie Road westwards along Anstey Road; extending the roadway of the easternmost portion of Harcourt Street in a westwards direction; reducing the POS area of the lots between what are now Lots 31 Anstey Road and 34 Hyland Street); (v) the lots already function as part of Bindaring Park, even though not in an ideal state because of the presence of weeds and adjacent vehicular traffic. 2. <u>Removal of POS zoning over parts of lots 17 Harcourt and 18 Anstey Road.</u> I OBJECT to this as (i) The subject land is highly floodprone, as is access to the land; (ii) The land has remnant native vegetation and despite being in private hands, ecologically functions as part of Bindaring Park. (iii) The community's exportations has been that this land would be purchased from the owner and be formally made part of the adjacent park and made available to the community for passive recreation, preservation of natural environment, etc. To now propose changing the zoning is unfair to the community and to the private landowner who has been prevented from developing the land or selling it as developable land. 3. <u>Zoning of the lot marked 27L Hyland Street on the LPS 11 map to POS (from mainly R25).</u> I OBJECT to this change of zoning as: (i) The proposal is counter to the principles underlying the well thought out Scheme 4A where high land is zoned for housing and low-lying land is zoned POS to be part of the linear park (Council officers should refer to correspondence on file from Feilman and Associates) (ii) The land, because of its former use as a residence and associated garden is devoid of remnant native vegetation and is of negligible ecological value to the park without further expenditure of significant money. (iii) Council purchased this land as residential zoned land and officers have failed to explore with adjacent landowners how access to this lot could be obtained for mutual benefit and to capitalise on the Council's expenditure of more than $600,000 dollars. Residential use of the land would also provide space for at least three more residential units in the town. (iv) In view of the above points, changing of the zoning of this land is premature.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)". This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road". This matter is discussed in the report under the heading "27 Hyland Street".

228	39 Robinson Road, Eden Hill	No objection.	Noted.
229	11 Thompson Road, Bassendean	Strongly object mainly due to traffic issues its already a problem during peak hour times and can be quite dangerous for pedestrians crossing Guildford Rd to access Thompson Rd & the train station.	This matter is discussed in the report under the heading “Increased Residential Density”.
230	8 Thompson Road, Bassendean	No objection.	Noted.
231	26 Littlemore Way, Eden Hill	No objection.	Noted.
232	8 Carnegie Road, Bassendean	Thank you for the opportunity of commenting on the Draft Local Planning Scheme 11. Please accept my submission on the Draft LPS 11. 1. <u>Making all of lots 17 Harcourt Street and 18 Anstey Road residential by removing the POS reservations</u> I OBJECT to this because the subject land is highly flood prone and unsuited to building on. The land has remnant native vegetation and is effectively part of Bindaring Park. The community’s expectation for decades has been that this land would be purchased from the owner and be part of the Bindaring Park and made available to the community for passive recreation, preservation of natural environmental features, etc. To now propose changing the zoning is unfair to the community (many of whom have paid money to the Council for purchase of land such as this) and even more unfair to the private landowner. 2. <u>Zoning of the lots marked 17 to 23 Anstey Road as Public Open Space</u> I SUPPOT this. It is good that the Council has moved to secure all four of these lots as POS because it means that the land can be managed to prioritise conservation. These lots provided a place where trees can be allowed to grow naturally and mature to full height. These trees then provide shelter and nesting places for birds such as the Sacred Kingfisher which appears here each Spring after its migration from the North of Australia. This is what should be one of the distinctive features of Bassendean. With these lots as POS the adjacent section of Anstey Road can be closed to traffic (as it should be now) and removal of most of the hard surface and planting of trees and shrubs will be a further improvement to the conservation value of the Bindaring Park.	This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”. This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. This matter is discussed in the report under the heading “Road Reserve – Bindaring Park”.

233	16 Railway Parade, Bassendean	1. split zoning (R20/40) is confusing. I note that in the planning text it says that it would 'conform to lower density code'. With the high-density coding directly across the railway line and thus opposite Railway Parade at R100 and R160, R20 in my area would enable the truly 'multiple dwellings' capability that is aimed for and enable the mix of dwellings.' 2. Anstey Road lots owned by the Town of Bassendean: 21 and 23 retain as open space and sell lots 17 and 19. 3. tree preservation changes- I have a tree which I would consider to be significant on my property. Significant trees need to be retained no matter the zoning or the type of dwelling. It seems to read to me in the Local Planning 11 text that this would only be the case if there were to be multiple dwellings and at the planners' approval. It should also be at the discretion of the homeowner wanting it to be retained. 4. High density zoning across the railway line at R100 and R160 around Nurstead Road would enable very high number of stories and be disproportionate to the area, changing the character home single dwellings significantly.	1) The draft Scheme states that development should be at the lower coding unless the local government approves development at the higher coding, having regard for the heritage, character and amenity of the existing streetscape. 2) This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. 3) The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”. 4) This matter is discussed in the report under the heading “Increased Residential Density”.
234	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
235	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

236	2 Mickleton Terrace, Bassendean	Overall, I support the Scheme and initiatives to bring new business opportunities to the local area while maintaining local heritage and character values but do not support that the existing clause 4.3.1.3 for corner lots in Scheme 10 is not being carried over into Scheme 11. The existing clause allows development in the R20 zone on corner lots to be assessed for minimum / average lot sizes at the R25 density. Under the clause, a corner lot which is zoned R20 between 700m2 and 899m2 could still be subdivided but this is not the case in Scheme 11. While there is a variation to site area for corner lots under Cl5.1.1 of the R-Codes Vol1, this is calculated in a different manner and only allows for up to 20m2 to be added to actual site area to calculate the effective site area and therefore only a corner lot 880m2 or greater in an R20 area could be still be subdivided by applying this clause. Therefore my property would lose subdivision potential and the rationale for this is unclear. From a quick look at corner lot sizes in the Town this would appear to have implications for many corner lots. While it is appreciated that the bonus just that, it would appear to take away opportunities for subdivision in suitable locations and which could increase opportunities for passive surveillance, and it also reduces existing opportunities for infill development. Thank you for considering this submission and I hope a similar clause can be added to Scheme 11 to ensure existing development potential under Scheme 10 is carried over as from speaking to officers this is the intent.	Notwithstanding the R20 coding, it may be possible to subdivide the site pursuant to the corner lot provisions within the State Government's DC Policy 2.2.
237	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
238	132 First Avenue, Eden Hill	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
239	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and the environment beyond just Bassendean.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
240	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

241	17 Chesterton Road, Bassendean	I own property Lot 1000, 17 Chesterton Road, Bassendean which is 858sq metres. I purchased my house in 1997 and land size was then 713 sq metres, and at a later date purchased the laneway next to me adding it to my property with the intention of being able to sub divide sometime in the future. However, my property is still rated as R20 and so not suitable for sub division. I'm asking the Council to look at whether my block can be included in the new planning scheme, and rate my Lot 1000 at a higher "R" Code to enable sub division. If there is anything I am required to do further to enable this, could you please let me know.	This matter is discussed in the report under the heading “Increased Residential Density”.
242	15 Anstey Road, Bassendean	As per previous consultation periods over multiple years, attendance at Council meetings and through deputations and statements, I, along with other local rate payers and stakeholders categorically SUPPORT the zoning of Lots 17,19, 21 and 23 Anstey Road as PUBLIC OPEN SPACE as proposed in Local Planning Scheme No 11. There has been tireless efforts from the community to raise awareness of the significance of these Lots from an environmental values perspective in line with state regulations (Environmental Protection Act 1986) and federally (EPBC Act), from a health and safety perspective (flooding risks) and from a social values perspective. Below I summarise some of the key points raised that i wish to reiterate to the Town in support of zoning of the Lots as POS. These Lots contain significant environmental values. These include but are not limited to: 1) the Lots are in fact a part of Bindaring Park and a key ecological linkage (ecological linkages are just one measure of the biodiversity conservation value of a patch of native vegetation). Bindaring Park has been subject to environmental assessments (Bamford 2017) which substantiated the significant environmental values of the Park and its immediate surroundings (ecological linkages). 2) the lots or POS contain conservation significant flora as protected under the Biodiversity Conservation Act and EPBC Act (observed and evidence recorded and substantiated via Bamford 2017) 3) the lots are prone to flooding and act as a natural sink and migration pathway to groundwater in the event of flooding events. Building on the lots would change the hydrological profile and present an enhanced and significant flooding risk to local residents 4) the lots contain sequestered carbon; clearing would result in the release of such emissions to the atmosphere It is also important to highlight to the residents of Bassendean that lots 17, 19, 21 and 23 Anstey Road were purchased by the Town as part of the TPS 4A using rate payer money. The Lots should therefore be held in trust. Coupled with the environmental values and the Town's sustainability targets and goals, the Lots should not be considered for development for an insignificant sum of money.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. With respect to the submitter’s specific contentions, it should be noted that the *Bindaring Park Bassendean - Fauna Assessment* (2017) did not relate to the lots in question, as below. Bindaring Park - Fauna Assessment Figure 1. Location of the Study Area 

		LPS11 stipulates that one of the primary aims of the scheme is to 'protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy'; zoning all or any of the subject Lots on Anstey road contravenes this aim and does not align with the fundamentals of sustainable development which is one of seven priority areas (Leading Environmental Sustainability) adopted by the Town of Bassendean in July 2020 as part of the Strategic Community Plan (SCP). Whilst I recognise that the SCP is a strategic and high level plan, its ultimate intention is to robustly demonstrate the Town's intention to honour the principles of the 'One Planet Living Framework' and 'deliver a Town that is Green and Natural and Sustainable'. Rezoning any POS on Anstey Road to Residential including those which contain significant environmental values demonstrates a lack of understanding of sustainable development from the Town of Bassendean and would not allow the Town to achieve its adopted priority areas. Rezoning these lots to residential to provide an insignificant sum to develop other areas would not be ideal for the Town's reputation nor strategic goals and would demonstrate a complete disregard for the communities needs and expectations and efforts over multiple years to ensure these Lots are protected as they should be. We all hope that through adoption of the Scheme, the matter of the Lots will no longer be raised and the Town will retain the Lots as open space.	
243	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
244	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
245	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment. This doesn't just affect local ratepayers it affects citizens that visit your town and support your businesses.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
246	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

247	64 Wilson Street, Bassendean	The following clauses must be returned to the local planning scheme. We live here, bought property and love our environment. We state government has no right to over rule the majority consensus of Bassendean residents and the scientific evidence that trees are essential to healthy communities. • An expanded definition of “development” so as to include any works that would entail the clearing and removal of mature trees; • The ability for the Town to vary the development requirements under the R-Codes to enable the conservation of a significant or mature large tree; • The ability for the Town to impose as conditions of development approval: - retention of a significant mature tree - requirement to plant new trees with adequate growth zones, and - register a notification on the Certificate of Title advising prospective purchasers when a site contains a tree that is required to be retained and protected from development works. We had multiple consultations in Bassendean about the way ahead, and we all agreed that this is what is important to us.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
248	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
249	N/A – not a resident or landowner	It is vital that tree canopy is retained and increased in every local area of Perth on private as well as public land . Perth is on record as being the Australian capital city with lowest canopy cover and this must be urgently corrected. I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
250	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
251	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
252	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

253	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
254	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
255	N/A – not a resident or landowner	I wish that there be protection for local trees in public places and in residences.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
256	92 Hardy Road, Ashfield	I feel the proposal is a great step forward. Unfortunately, it lacks the potential to further benefit the surrounding area of Ashfield, which has a small pocket of underutilised properties with large blocks in Ashfield and relatively low quality dwellings, the area could further boost the City of Bassendean population and revitalisation vision by lifting the Rcode to what it was proposed previously R30/R40. The specific properties are 90, 92, 94 and 96 Hardy Road. All have large land and could easily accommodate 3 to 4 reasonably sized dwellings, close to the train and on the main bus route.	This matter is discussed in the report under the heading “Increased Residential Density”.
257	N/A – not a resident or landowner	I wholeheartedly support the City's ORIGINAL draft which aimed to protect trees and canopy in Bassendean. We need tree canopy: -to help reduce urban temperatures, thereby reducing our need for carbon intensive cooling such as airconditioning -to create wildlife corridors for insects and birds to pass between urban bushland remnants. This movement is vital to genetic mixing, which helps keep populations resilient, and is especially important in the face of a climate changing at a pace never seen on Earth before -to improve the mental health of residents and visitors - there are countless published scientific studies demonstrating the benefit of being in and looking at nature I do not live in Bassendean, but your impact on the environment impacts me, hence I make this submission. Thank you	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
258	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
259	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

260	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
261	83 Ida Street, Eden Hill	great idea to update zoning areas in Bassendean	Noted.
262	Unit 16, 6 Calnon Street, Bassendean	Objection.	Noted.
263	1 Rosetta Street, Bassendean	Objection.	Noted.
264	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
265	N/A – not a resident or landowner	I understand that the town was directed by the WAPC to remove provisions designed to protect trees on private property I would like to see these provisions reinstated I support protecting trees on private property in order that we maintain our urban canopy and the future amenities of our suburbs Protection of urban canopy must be a planning priority	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
266	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
267	4 Jubilee Avenue, Eden Hill	I grew up in Eden Hill and have lived in the area for most of my life thus I can say that I have a good understanding of the area. After the death of my husband, The Honourable Sam Piantadosi MLC, a former state politician and a Deputy Mayor at the Town of Bassendean, I attended many town planning workshops and meetings in a hope to ensure that we have a town planning scheme fit for purpose; particularly in Precinct 1 Eden Hill. However, I am surprised to see that in this new draft there is not much more than a change to the R-Codes from R17.5 to R20. This will do nothing to improve the area in which I live. My parents as migrants from Germany bought into the area when a subdivision was created in the 1950’s and I grew up in an area very different from what exists today. There was no water, electricity or even a road provided in the first years of our life in this part of Eden Hill (then North Bassendean) but due to my father’s clever engineering we were probably amongst a handful of families, if not the only family in the middle of the then Eden Hill bush, that had their own water supply from a bore, power from kerosene and a road through the bush provided by my father’s Victor lawnmower. There was also a swimming pool something that in the late 1950 was not at all common in Bassendean. Our nearest neighbour in Eden Hill was probably a house we could only just see in the distance across a paddock surrounded by bush. After the death of my father in 1982, I moved back to the family house with husband and child in tow. 166 May Crescent Bassendean North was now 4 Jubilee Avenue Eden Hill and was transformed as part of a street of houses that surround Jubilee Reserve.	This matter is discussed in the report under the heading “Increased Residential Density”.

		Much has changed since my parents came to live at the then 166 May Crescent North Bassendean and the need to cater for an increased population is now very challenging. The trick will be to create more housing without creating the slums associated with high rise. Something the Shire of Swan learned when finally, the high-rise apartment blocks of Lockridge were ordered removed by the State Government in 1998 in order to quell the high crime rate and antisocial behaviour. In 2018 the then Town's Director of Strategic Planning, Mr Dowling's presented a Scenario 2 for Precinct 1 North Bassendean which looked at the larger blocks around Jubilee Reserve and increased the R-Codes from R17.5 to a possible R 60, with up to three storey medium density housing around Jubilee Reserve. This might just have provided the catalyst needed to start a process of downsizing of the larger blocks and a general clean-up of the area. Mr Dowling's idea did not mean that everyone had to subdivide but the possibility was suddenly there. However, I see Mr Dowling has gone and so are his ideas but I notice no one has addressed the yards and gardens in the area that look like rundown storage facilities for junk. My family has been in this area from its inception, so I am saddened to see what has been allowed to happen because of neglect and poor planning. I don't see that The Town's current draft plan encourages much in an area close to major thoroughfares, like Morley Drive and Walter Road. With the green space of Jubilee Reserve to buffer against possible lot size reductions the opportunity existed to begin a process that could have led to a rejuvenation of Precinct 1, one of the Town's most neglected areas. In 2010 after the death of my husband, I had my 1675 m2 block surveyed to look at downsizing. However, because of an R Code of 17.5, I was told that a metre of my house would be lost in the subdivision, making the idea of subdivision ridiculous. It would appear, that what is now planned for my area is a change to the R-Codes from the 1950's R17.5 to R 20. I doubt that will do much for the area in which I live. We have no planning for homes that take advantage of the position around Jubilee Reserve, no plan for energy efficient housing, no plan to care for whatever bush is left and no plan to rejuvenate Jubilee Reserve; there doesn't seem to be too much. On a positive note, I did see the tree area that was extended on Jubilee Reserve Oval. Here's hoping it's only a beginning. The area around Jubilee Reserve could have been a show place for the Town and with proper planning we could have seen the beginnings of financially and environmentally sensible transitions to smaller energy efficient blocks and housing. Provide the possibility of community solar batteries which would have the capacity of supplying the area with clean power and The Town could be leading the way to a bright future. However, I fear this will not be the case. The Town has spent a great deal of money concentrating its focus on the Town Centre with nothing to show but failure after failure. If the electric car charging station that many don't even know about or use, is The Town's idea of forward thinking I am saddened because by the time many of us can afford an electric car, this charging station will be well and truly obsolete. The Town should be leading the way with a Town Planning Policy that shows a clear understanding of what is needed now for future living but all I see is a lack lustre effort.	

		Where I live I see poor planning that does not encourage energy efficiency, a bush that is so run down trees continue to die, a Jubilee Reserve bush walkway with ill matching fence structures that looks like something that was salvaged from a scrap heap, a Jubilee Reserve exercise path overgrown with grass and weeds, front gardens that are junk yards, a Jubilee Avenue where one has to negotiate the bumps in the road if you want to get home and a community that is no longer interested in this local government. One can find rubbish thrown around the area on most days of the week and no one comes to pick it up. This only reinforces my opinion that when it looks like a dump people treat it like a dump. From what I see of this the latest in The Town's efforts at Town Planning all I see is a waste of opportunity, something that looks hastily put together with no understanding of the area or its people. All I see is that someone has latched onto the idea that was put forward by some very loud people in the past of "a town with a village feel", which by the looks of things has been translated by the Town as pencilling in an R-Code of R20 through the greater part of The Town. Not much imagination in that.	
268	1 Anzac Terrace, Bassendean	I acknowledge the need for higher density development and am supportive of increased density being located in and around the town centre and train stations as proposed and am therefore generally supportive of the draft local planning scheme. I am supportive of the draft scheme's proposal to reduce the coding of some areas to the base density code of R20 in order to focus development in the town centre where it is most appropriate and most needed. However, I strongly object to the removal of the tree protection clauses that were included in the original draft scheme text endorsed by the Council. I support the reinsertion of clauses to protect mature trees by defining development to include the removal of a significant tree and therefore requiring development approval. I am also supportive of allowing variation of the R-codes in order to preserve a significant tree/s. In addition I support the introduction of conditions of development approval that require significant tree retention, the planting of trees and notification on the title that a tree is to be retained.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
269	17 Seventh Avenue, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
270	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
271	39A Seventh Avenue, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

272	16 Nurstead Avenue, Bassendean	I object to the rezoning of my street from R20 to R100. I believe that the infrastructure is lacking for this drastic change and the increase in foot and vehicle traffic will cause daily distress to commuters. Access to Guildford rd from Thompson Rd is already strained. It will create an additional burden to parking for local residents and their visitors especially when there are events held at Bassendean Oval.	This matter is discussed in the report under the heading “Increased Residential Density”.
273	6 Gaunt Street, Eden Hill	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
274	16 Nurstead Avenue, Bassendean	I am against the re-zoning of Nurstead Ave and surrounding area to high density housing due to: * Increase in traffic which is already strained during peak times at Guildford Rd intersection * Inadequate parking * Negatively affect the value of our houe * Possibility of increased crime/antisocial behaviour with the influx of people especially if new dwellings are department of communities developments. * Ruin the character of the area.	This matter is discussed in the report under the heading “Increased Residential Density”.
275	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
276	13 Marion Street, Eden Hill	Having bought 13 Marion St Eden Hill in 2006 with the intention of subdividing the property, we invested $5000 to obtain the relevant permission to do so as the property was rated R20. Unfortunately by the time this was completed the 2009 financial crisis hit and we found ourselves unable to proceed due to lack of funds. After we had recovered from this setback we discovered the zoning has been changed to R17.5 and we were informed that we could no longer proceed with the subsequent development. Since then we have been told that changes are in the pipeline and reviews are going to take place and year after year nothing changes. So you will probably understand why were disappointed to discover that yet again there is no intention of changing the zoning from R17.5 to R20 in the current planning scheme for the Marion St area, we are in actual fact angry and frustrated at this lack of action. We do not object to others obtaining the relevant changes, but we struggle to comprehend the reason the people in this street are restricted to this degree, when the constant call from state and federal government is for higher density housing. Yet here we are a mere 11kms from the centre of the city and we can’t subdivide the property.	The subject site is identified by the adopted Local Planning Strategy as being within Planning Area E, which is one of the Urban Corridors. For this area, the Strategy requires further investigations to be undertaken to determine suitable density codes in those locations. Those investigations are expected to occur in the medium term, being 5-10 years.
277	11 Earlsferry Court, Bassendean	While there are some details which we do not agree we want the scheme to get to an approved status. We do not need another round of consultation to delay the approval by 6 to 12 months. We support the adoption of the scheme as proposed.	Noted.

278	162 Anzac Terrace, Bassendean	I enjoy the neighbourhood with enough space between us, where trees, bushes, nature can thrive in a harmony way. The zone change will upset all of us and might cause irreversible damages.	This matter is discussed in the report under the heading “Increased Residential Density”.
279	10 Hardy Road, Bassendean	These are my comments on the Draft LPS 11. 1. <u>Zoning of the Lots 17 and 19 Anstey Road to be Public Open Space.</u> I **SUPPORT this:** (i) These lots are highly floodprone and for this reason were zoned mainly for POS in the original TPS 4A. That is also why the Town of Bassendean bought them decades ago; (ii) They contain valuable remnant natural vegetation; most notably, some large mature Flooded Gums that provide habitat for the many birds that frequent, forage in and nest in Bindaring Park. (iii) The change of zoning from residential partially makes up for the loss of park area caused by previous council zoning changes and road construction. 2. <u>Removal of POS zoning over parts of the Lots 17 Harcourt Street and 18 Anstey Road.</u> I **OBJECT** to this: (i) The subject land is highly floodprone, and because of this it was zoned for POS in the right from the start of TPS 4A; (ii) The land has substantial remnant native vegetation and environmentally and ecologically functions as part of Bindaring Park; (iii) The community’s expectation has been that this land would be purchased from the owner and be part of the adjacent park and made available to the community for passive recreation, preservation of natural environment, etc. Under the TPS 4A the private owner of the six lots that these form part of, has already been given and taken advantage of, the higher density residential zoning on the slightly more elevated land that is part of his/her landholding. Is the Council now offering the let her / her have his / her cake and eat it too? (to the detriment the local environment and people of Bassendean).	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”.

280	29 Hyland Street, Bassendean	We OBJECT to the proposed rezoning of Lot 27L Hyland Street from Residential to Public Open Space. We own Lots 10 and 12 Watson Street, 29 Hyland Street and 211 Carnegie Road. This is where we were brought up and where our parents lived for decades. Mrs Evans lived at the adjacent Lot 27L Hyland Street (as it is now). The Town of Bassendean now owns Lot 27L Hyland Street after it bought the land for residential use. The effect of the change of zoning on Lot 27L Hyland Street is left sticking out like a sore finger into the park. This is simply bad town planning. The changes of the zoning is contrary to the principles of the TPS 4A which covers all the Lots I have mentioned. The zonings under that Scheme were made so that the higher land, (which the Watson Street and Hyland Street lots are) be zoned for Group Housing (now converted to R25) and the highly flood-prone lower land be zoned as Public Open Space. That way a wetland park was created, surrounded by slightly higher density than usual housing, overlooking the park. We understand that the Council needs to provide access Lot 27L for it to be used for residential purposes. One way that access can be achieved is via our Lots 10 and 12 Watson Street and 29 Hyland Street. The houses currently on 10 and 12 Watson Street are in poor condition, and we are looking to redevelop those lots in conjunction with vacant Lot 29 Hyland Street. I have verified that there are no impediments due to proximity to wetlands or fire risk associated with an **appropriate,** well-designed developments on our land and Council's land. As part of such redevelopment, we are prepared to work with the Council to negotiate access to its Lot 27L Hyland Street. This would mean that Council can increase the high quality housing stock of Bassendean, recoup the money that it has paid to buy 27L Hyland Street and clear the house that was there. Most of the land at 27L Hyland Street is covered by building rubble, concrete and bitumen and the vegetation is left over exotic garden species. It is certainly not native vegetation for this part of the Swan River environs. It is entirely unsuitable to part of Bindaring Park without enormous rehabilitation effort and cost to the Council. I urge Council to be serious i1n taking up our offer which we believe is beneficial to all parties and in line with previous Council decisions going back several decades.	This matter is discussed in the report under the heading "27 Hyland Street".
281	20 Briggs Street, Bassendean	I support keeping and creating the maximum amount of public open space in the areas on Anstey Rd and Harcourt St that are abutting Bindaring Park.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
282	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

283	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
284	2 Clune Street, Bassendean	Rowe Group acts on behalf of Keppel Holdings Pty Ltd, being the owner of Lot 105 (No. 2) Clune Street, Bassendean. The site is located on the north-eastern corner of the intersection of Clune and Wicks Street, immediately east of the City of Bayswater’s municipal boundary. Clune Street is located within the City of Bayswater and Wicks Street is located within the Town of Bassendean. The site measures approximately 7,563m2in area and contains a Concrete Batching Plant operated by BGC. **<u>Existing and Proposed Zoning</u>** The site is partially zoned ‘General Industry’ under the provisions of the Town’s current Local Planning Scheme No. 10 (‘LPS10’). The balance of the site is unzoned. Refer to Figure 1 – Existing Zoning (LPS10). Under draft LPS11 the site’s existing zoning is proposed to remain unchanged. That is, the site will remain partially within the ‘General Industry’ Zone and partially unzoned. The draft LPS11 Scheme Map also shows what appears to be a cadastral line within the unzoned portion of the site. This line relates to an existing easement and should be removed from the draft LPS11 Scheme Map. Refer to Figure 2 – Proposed Zoning (draft LPS11) *Existing Zoning* *Proposed Zoning* **<u>Requested Modifications to draft LPS11</u>** The proposal to retain the unzoned portion of the site under draft LPS11 is not supported. It is requested that the draft LPS11 Scheme Map be amended to zone the site ‘General Industry’ in its entirety. It is also requested that the linework demarcating an existing easement within the southern part of the site is removed from the draft LPS11 Scheme Map. Refer to Figure 3 – Proposed Modification to draft LPS11.	This matter is discussed in the report under the heading “2 Clune Street”.

Proposed modifications to draft LPS 11

The unzoned portion of the site was intended as future road widening to connect Wicks and Jackson Streets. The need for a road connection at this location arose in the preparation of an Outline Development Plan ('ODP') relating to Lot 10 (No. 2) Railway Parade. Lot 10 is located to the east of the site, within the City of Bayswater. The ODP proposed the comprehensive redevelopment of Lot 10 for commercial and industrial purposes and was adopted by the City of Bayswater in 2013.

The ODP was supported by the 'Eastern Access Assessment' prepared by traffic consultants Transcore. The 'Eastern Access Assessment' identified and discussed three (3) potential access solutions involving eastern road connections from Lot 10. One of the options proposed the construction of a road connection through the southern part of the site, connecting Wicks and Jackson Streets and involved the construction of a roundabout at the intersection of Wicks and Jackson Streets (referred to as 'Option 1'). This option was identified by Transcore as the recommended/preferred option.

Despite the recommendation, no formal acquisition of the southern part of the site or the land required for construction of the roundabout at the intersection of Wicks and Jackson Streets (No's 10 and 14 Jackson Street) has been actioned by the City of Bayswater, the Town of Bassendean or the proponent of the ODP. A signification degree of uncertainty therefore remains as to the manner in which the site can be used and/or developed in the future. This uncertainty limits the ability for the existing landowners to effectively manage the site.

The ODP area has been substantially developed, with internal road connections constructed and buildings now occupying more the 50% of the ODP area. Eastern access to the ODP area is currently accommodated by way of Lavan and Duffy Streets and appears to be operating efficiently and without any major safety issues. This would suggest a (new) road connection through the site connecting Wicks and Jackson Streets would serve no meaningful purpose.

		Traffic Consultants Shawmac, have been engaged by our Client to review the options/recommendations contained within the 'Eastern Access Arrangement', consider existing access arrangements and form a view as to whether the road connection between Wicks and Jackson Streets is still the preferred option, noting that the assessment was undertaken some 10 years ago and the ODP area has been substantially developed. A copy of the assessment undertaken by Shawmac is enclosed. Refer to Attachment 1 – Shawmac Technical Note. The following provide a summary of key findings from the Shawmac assessment: - A comparison of the travel routes to and from the ODP area via Jackson Street indicates that the difference in travel distance with or without the Wicks Street connection offers negligible improvement in route directness or connectivity compared the existing road network; - All roads within the ODP area are permitted to carry Restricted Access Vehicles ('RAV') up to 27.5m and so removal of the proposed Wicks Street extension does not affect heavy vehicle accessibility to and from the area; - The adequate but marginal sight distance is not considered to be sufficient justification to rule out Option 2 (Duffy Street), particularly considering that Option 1 (Wick Street Extension) would require acquisition of a significant portion of already developed land; - The required Safe Intersection Sight Distance ('SISD') is not achieved from Wicks Street extension towards the south-east along Jackson Street due to the curve in the road; and - The low number of crashes at the intersections along Clune Street, Duffy Street and Lavan Street suggest that the existing configuration of these intersections is adequate to accommodate the current volume and composition of traffic generated by the ODP and there does not appear to be a need to connect Wicks Street to Jackson Street on the basis of safety. **Conclusion** This submission seeks agreement from the Town to modify the draft LPS11 Scheme Map by: 1. Removing the unzoned portion of the site and zoning the land 'General Industry' in its entirety; 2. Removing the linework demarcating an existing easement in the southern part of the site. The request is made on the basis that: a. No formal land acquisition for the southern part of the site or the land located at the intersection of Wicks and Jackson Streets (required for the construction of a roundabout) has been initiated by the City of Bayswater, the Town of Bassendean or the proponent of the ODP despite the ODP being in effect for 10 years; b. The ODP area has been substantially developed, with internal road connections constructed and buildings now occupying more the 50% of the ODP area. Eastern access to the ODP area is currently accommodated by way of Lavan and Duffy Streets and appears to be operating efficiently and without any major safety issues. This would suggest a (new) road connection through the site connecting Wicks and Jackson Streets would serve no meaningful purpose and is no longer required to support the ODP; c. A signification degree of uncertainty remains as to the manner in which the site can be used and/or developed in the future despite the ODP being in place for 10 years. This uncertainty limits the ability for the existing landowners to effectively manage the site; and d. The linework demarcating an existing easement in the southern part of the site appears to have been included in error and ought not to be shown on the Scheme Map.	

285	55 Broadway, Bassendean	I wish to make comments on the Zoning of lots marked 17 and 19 Anstey Road as public open space . This is a good proposal by the Council. The Zoning of these two lots should be zoned as public open space, this would protect the wetlands wild life at Bindaring Park. Back in 1980's the council made a wise decision not to have residential housing built on lots because the land was very low-lying and prone to flooding, the council accepted the Feilman Planning consultants report and its principles at the time . I would support the change of the zoning from from residential to Public Open Space [POS] on lots on lot 17 and 19 Anstey rd under the new draft local planning scheme No 11. This offer the wild life a better environment for survival , an opportunity to preserve the Bindaring Wet lands for future generations to enjoy, As a volunteer and member of Friends of Bindaring park who joins the volunteers who weed at the park on a regular fortnightly basis , you appreciate the fact we have here in Bassendean a great resource that is a good breeding ground for flora and fauna to grow. You get to experience the great tree canopy provides in Summer that is proof of great passive cooling of this wet lands offers and provides for the community, a better way to keep Bassendean cool in summer and save the environment from climate change . Currently we are seeing naturally germinated Flooded Gum trees growing successfully in this area of land that will attract more fauna and flora to the area , this proves keeping this area as open space will enhance the park for future generations to enjoy. The Town of Bassendean is required to have additional 4150 new dwellings by 2050 under the Town's strategic planning frame work that would the rezoning of land that would be concentrated around the Town centre and train stations . also mentioned is both Lord street and Ivanhoe street to potentially accommodate more housing . The Town of Bassendean needs to make sure that all existing open public is not only preserved and but is increased to accommodate the expected increase in population by 2050 with more dwellings . All the Town's public open spaces that included parks, reserves and wetlands must be strongly protected . I object to any reduction in any existing Public open space that are important for our community wellbeing . Note: We need to be reminded back in March 2014 the council of the day wanted to have Chapman Park Reserve zoned four residential housing lots, this created a community up roar and the Councillors then decided it was not in the interests of the community to take away any public open space for housing, Since 2014 our population has increased to just over 16.000, what ever pubic open space this town has needs to be protected and expanded as our population will increase because of more density housing thats now taking place in Metro Perth and here in the TOB. the park was renamed in 2018 and is now called Abell Reserve	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

		See early photos taken in 2014 of Chapman Park Reserve and how the Abell Reserve is looking today including the 2018 commemorative plaque , community planting with native plants and trees back in 2015 has made this park reserve far more inviting for the users of this park. Mary Crescent Reserve of having community participation in planting native plants and trees that now is looking like a great place to being living near by in Eden Hill, people love their parks as its a great place to meet people and feel like part of the community , thats why we need to keep our parks for the Town's future as well as creating more public open space . I would like to add addition wording to strengthen and protect trees that have been lodged to go on the Significant tree register here in the Town of Bassendean . All lodgements for a proposed significant tree on a residential block should have a moratorium placed on the tree to ensure the tree nominated is not removed or cut down until the process as listed that includes notification of the owner and occupier of the land that contains the tree and provides each of them a description of the tree and the reason for the proposed entry , Following the consultation and considerations of the submissions been made on the proposal that resolves that the tree[s] be recommended to council that the tree be entered on the significant tree register and passed at a council meeting. Any tree being that is on the STR where the owner or occupier of the land on which the tree is located want the tree taken off the STR should go a council meeting for consideration that the tree be removed from the significant tree register after all consultations has taken place .	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
286	21 Chapman Street, Bassendean	I wish to make a comment that current public open space must be strongly protected from any development within the Town of Bassendean re- the Local Planning Scheme 11. The expected increase in housing with additional 4150 new dwellings by 2050 means that the Town of Bassendean must strongly protect all our parks and reserves and provide additional public open space where there are higher density, apartment-style dwellings. Also, significant trees on private properties need to be protected to counteract infill, as well as ensuring that building regulations limit the percentage of a block taken up by house, patio and garage roofs and to encourage landowners and developers to provide enough space on individual, residential allotments for shade and wildlife food and shelter.	Noted, although draft LPS 11 does provide some small areas of local open space to be rezoned to allow development to occur. The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

287	12 James Street, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment. Mature trees on private property are crucial for the survival of endangered and threatened black cockatoos. As a Bassendean resident and the director of the documentary Black Cockatoo Crisis I urge you to consider the critical importance of preserving what canopy we have left. I daily witness red tailed black cockatoos utilising mature trees in the area to feed and roost. Many use trees on private land, even exotics are important for food for the cockatoos including liquid amber and Cape Lilacs.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
288	29 Hamilton Street, Bassendean	We acknowledge the State’s strategy to accommodate 3.5 million people in Perth by 2050 via a consolidated urban form and the Town’s proposed residential zoning increases in support of targeted infill development to achieve this. Whilst we are generally in support of the proposed zoning changes, we do not consider the proposed R60 zoning for our property adequately addresses the unique circumstances affecting this location. Our property is one of four residential properties stretching from Hamilton Street to Whitfield Street that are wedged between the Town Centre/Mixed Use zoning adjacent to OPR and the Recreation and parks zoned Palmerston Square. As Palmerston Square provides a significant buffer to residential areas to the south, there is an opportunity to achieve additional dwelling densities by rezoning our property, and potentially this strip of properties to R100. This would enable a further targeted increase to densities in support of Peel @ 3.5 million whilst concurrently further mitigating interface issues between the mixed use and residential land use zones in this area. We would support the draft LPS11 with a R100 zoning of our property.	This matter is discussed in the report under the heading “Increased Residential Density”.
289	7 Eileen Street, Bassendean	I do not object.	Noted.
290	27 Shackleton Road, Bassendean	We understand the proposed Scheme is trying to comply with the metropolitan infill policy of the State Government. The changing from R20/30 to R20 for our residential zone seems contradicting. Especially as the land along Guildford Rd between Fisher and Kenny Streets is within 800m from a Railway Station (Ashfield or Bassendean). The State Government sees such areas as ideal for infill. Furthermore, our block has rear access to a laneway which is earmarked for upgrading. The zoning for should be R30 not a reduction to R20. At a minimum we hope the status quo prevails.	This matter is discussed in the report under the heading “Site-specific matters”.
291	7 Earlsferry Court, Bassendean	I object because where are you going to put all the extra cars.When the footy is on the our street gets clogged with cars. I totally believe our current quiet street will become clogged with parked cars day in day out if these changes are enacted. We had so may restrictions when we built our house in 2004, now it seems all of that has gone out the window in the name of lining the pockets of developers and builders with kickbacks going under the table to councilors	Any alleged misconduct of Councillors should be appropriately reported. This matter is discussed in the report under the heading “Increased Residential Density”.

292	7 Earlsferry Court, Bassendean	I object because the clogging of our street with parked cars will become a daily occurrence. Currently this only happen during the 6 months when the footy is on which is every 2nd Saturday. If these changes are enacted our street will be lined with parked cars day in day out all year round. When the footy is on cars will have to park on top of each other to fit them all in. I totally believe this proposal is solely for the benefit of developers, builders and the councilors, all and sundry will line their pockets while the locals will have to suck up all the parked cars lining the street. We don't need another 50 dwellings in the street.	Any alleged misconduct of Councillors should be appropriately reported. This matter is discussed in the report under the heading “Increased Residential Density”.
293	47 Devon Road, Bassendean	The proposed zoning of R15 for the majority of properties on Devon Road is unfair, discriminatory, and inequitable. Most of the affected properties are around 1000 square metres in area. The proposed R15 zoning prevents any future subdivision of these blocks. The draft planning scheme proposes zoning of R20 or R25 for the majority of similar sized blocks in the rest of the town, which would allow the addition of at least one extra dwelling on each of those blocks. We understand that the rationale for the lower zoning on Devon Road is an attempt to preserve the ‘heritage’ streetscape. Council’s Local Planning Policy #4 (LPP4) : Heritage and Character creates a Devon Road Heritage Area and specifies a range of strict conditions that apply to any developments in this Heritage Area. Our view is that LPP4 negates the need for any additional zoning restrictions. If Devon Road were to be zoned R20 or R25, any additional development would still need to be compliant with LPP4, which in most cases would likely mean a battle axe development where the new construction is behind the original building and the streetscape would be unchanged. We also note that LPP4 also specifies a Kenny Street Heritage Area, with similar development conditions to the Devon Road Heritage Area. However, the draft Planning Scheme proposes a zoning of R20 for land in the Kenny Street Heritage Area. We therefore seek a change in the proposed zoning for Devon Road, from R15 to R20, on the grounds that: - any additional development resulting from the higher zoning will still need to comply with LPP4 - it would ensure consistent zoning of the Devon Road and Kenny Street Heritage Areas - it will assist the Town of Bassendean and the State Government in achieving their new dwelling and population targets for the area. - it will provide a fairer and more equitable outcome for property owners in Devon Road, who are already negatively affected by the impositions of LPP4.	This matter is discussed in the report under the heading “Heritage Areas”.
294	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

295	21A Anzac Terrace, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
296	10 Anzac Terrace, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
297	8 Troy Street, Bassendean	The Town has done a good job in balancing the need for increased density in line with state government targets, but keeping less desirable design outcomes out of the 'suburbs'. A great result. It is disheartening to see council routinely reject new businesses on old Perth road, yet allow the land banking and status quo of the area to continue. 'if nothing changes, nothing changes'. I appreciate nothing can be done about private purchasing of property, however the council must make the area a feasible place to redevelop to pressure the landowners to sell to developers or redevelop themselves. If you can't cultivate that through appropriate precinct design, you must allow businesses that may not strictly adhere to the rule of the time some leeway to setup, establish themselves and allow that to attract other businesses. Landowners near an attractive town centre benefit with increased property value, consequently. Administration should be commended on their proactive approach to protection of trees, as well as the approach for the town's reserves; two elements that are at the core of the town's identity. I would encourage the city to pursue some scheme changes or atleast lobby the state government to establish broader tree protections (as seen at the City of Nedlands earlier in 2023). Keeping density within the Town centre and reducing the emphasis on parking should be a key theme of the town moving forward. It could truly be a leader in this space, allowing incentives to develop that benefit the community and development industry alike. I once again commend the approach of the towns administration on this well presented document	Noted.

298	37 West Road, Bassendean	We object strongly to the proposed zoning to R60 of the blocks fronting Old Perth Rd, and adjoining our northern property boundary. We do acknowledge the town is required to rezone areas in order to align with stated objectives for infill development by the state government. The map of the proposed rezoning for the town has a number of areas zoned R60, including the houses opposite us on West Rd. In the main, the proposed R60 zoning appears to have been placed in areas where there is a sufficient buffer between the R60 blocks and nearby blocks which will remain R20. These buffers are typically roads, or other open spaces providing a space between R60 (which we understand can have 3 storeys) and a typical R20 single storey building. However, no such buffer exists between our R20 block and proposed R60 adjoining blocks along our northern boundary. We ask why not? The long axis of our narrow block runs east west and the entire boundary on the northern side will have R60 zoning on the other side of the fence if the rezoning proceeds as proposed. We note that there are a number of other blocks around the town that face a similar outcome if this zoning proceeds. The impacts on us will be manifold. 1. If a 3 storey development were to proceed on these blocks adjoining our boundary then occupants of the development would have unfettered oversight of our entire property and we lose our privacy. 2. Any building of 3 storeys close to our northern boundary will effectively block out our winter sun and with it our daylight and our solar panels which face north. We understand that planning regulations state that developers should be cognisant of these factors when designing buildings, but we have no confidence that would in fact be the case. In fact we cannot see how it would be possible to build to 3 storeys on our northern side without blocking out our winter sunlight. Which begs the question of why have these blocks been rezoned to R60? 3. We consider the impact on the value of our property will be negative if this rezoning goes through as proposed. We are likely to move from the town if this zoning goes ahead and are fearful that we will then pay a financial penalty on the sale of our property if these adjoining blocks are zoned R60 while ours remains R20. Why should we bear a cost from this rezoning? Given the need to meet the targets for infill in the town, we are not opposed to a rezoning that would allow some infill developments on these blocks currently proposed for R60 next to us. We ask why the zoning is not R40? This would set a height of 2 storeys that we believe could be developed that would allow us both privacy and winter sun. In closing we wish to point out that as resident landholders we are entitled to fair treatment from the elected officials and employees of the town - and we pay our rates on time and don't ask for much. From this proposed rezoning it very much appears that our welfare as residents is considered irrelevant.	This matter is discussed in the report under the heading “Increased Residential Density”.
299	35 Naunton Crescent, Eden Hill	I agree with increased higher-density housing in specified zones to cater for future population growth and infill targets.	Noted.
300	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

301	2a Freeland Way, Eden Hill	No objection.	Noted.
302	4 Nurstead Avenue, Bassendean	I object to the Draft Local Planning Scheme No. 11, primarily for three reasons: 1 Irresponsible and short-sighted plan for concentration of high-density developments in lower Success Hill, failing to take geographical limitations into account 2 Removal of clauses that were aimed at protecting trees and canopy, thereby addressing global warming and the liveability of our town /State 3 Tax payer funded rezoning of Anstey Road Bush Blocks to Local Open Space 1. Rezoning of lower Success Hill to R100/R160 I fully acknowledge that the Town of Bassendean is under pressure to meet infill targets set by the State Government of WA. I also fully acknowledge that these plans have been – at least to some extent – informed by the long running BassendDream Consultation process. Let's be honest, apart from developers nobody really likes infill (at least not in the area they personally reside in). However, this current proposal appears to be driven by an 'out of sight – out of mind' mentality, as opposed to careful consideration. I strongly object the proposed changes to the zoning in the lower Success Hill area for the reasons set out below. Please note that my concerns apply – at least to a certain extent – to the area of upper Whitfield as well. It's not an area that I am personally particularly familiar with, however, it appears to be particularly short sighted to identify a single entry/exit area of (largely) State Housing with no access to a train station for high density infill. 1.1. Health & Safety concerns due to traffic hazards Lower Success Hill is accessible via a single road: Thompson Road, which almost immediately culminates in three cul de sacs. There is no alternative exit route. Despite its current low density R10/R20/ R25 status, this small, largely hidden pocket of Bassendean already experiences traffic related issues on entry and in particular exit from Thompson Road (again: the only option) onto Guildford Road. Earlier draft versions of the LPS 11 draft scheme acknowledged the limitations of this single road access, which has been flagged on previous occasions by Mainroads. The earlier draft also noted that there are currently no plans by Mainroads to address the issue – nor to upgrade Guildford Road (there are very limited options, given the proximity of the heritage listed Guildford Bridge and single lane Guildford Town Centre). These concerns and the associated caveat were omitted from the final consultation draft. During peak hours and footie games in particular the area is already clogged up. Entry and exit from Thompson Road can be hazardous (and at times lengthy, leading to traffic build up). Roadside parking during footie games leads to limited visibility and a high risk of accidents around the blind corners leading into the side roads. The reality is, even though the idea of having people live next to a train line lends itself to them using the train, the Australian lifestyle tends to come with the assumed right to own a car. Increased infill will lead to increased cars, on road parking, lengthy delays in and out of Thompson Road and risk taking behaviours, adding to the increasingly prevalent rate of major car crashes alongside Guildford Road.	This matter is discussed in the report under the heading "Increased Residential Density".

		Most importantly, in the event of a major incident, e.g. a fire, a terrorism attack, etc, the residents of lower Success Hill will effectively be sitting ducks, with no feasible escape route once Guildford Road blocks up. In summary, traffic flow and associated challenges in and out of Thompson Road area already a major issue. Any increase in density in the area of lower Success Hill will result in a safety risk to both residents and traffic alongside Guildford Road. 1.2 Historic value The Town of Bassendean highlights its commitment to preserving the area's heritage. However, in that endeavour some areas appear to be perceived of higher value than others. The focus indeed appears to be very much on downtown Bassendean. The high density earmarked lower Success Hill region is the site of a former vineyard, an important part of our State's history. Of the 22 blocks on Nurstead Avenue, four are currently on the Town's heritage register. However, consultation of the State Library's archives highlights that number of other houses should be included on that register. For example, no 10 was built in 1912 – and very much still displays its original charm. Our home at no four retains the original home, floor boards, stained glass windows, cornices and four fire places. The extension has been added in a way to maintain the original character of the home (I am puzzled why it's not included on the register- as the building is clearly visible on old maps dating back to the very early 19 hundreds). Without going further into the multiple other properties along Nurstead Avenue that may warrant recognition and protection, this means a third of Nurstead Avenue (if not more) consists of properties of significant heritage value, dating back to the old vineyard, hence representing a crucial part of Bassendean's History. Hence, the plan for 4-6 storey high buildings alongside such a crucial part of Bassendean's history does not appear to make any sense. Pressure from developers and increased encroachment will ultimately make many of these old houses non-viable, resulting in a loss of history for all of Bassendean (indeed WA). I struggle to understand why such a historically significant part of town has been earmarked for high rise development. To highlight this point further, Nurstead Avenue is back ended by two heritage sites: the category 1 listed Earlsferry Court on one side (Nurstead Avenue is the only access route) and no 8 Thompson Road, a category 2 site, at the other. This whole pocket of Bassendean deserves protection, NOT over-development. I may be relatively new to our current address, but as a family we have walked along this stretch of Bassendean for close to 16 years. It's often overlooked by those who are not aware of the history of this particular pocket of land, locked between the trainline and Guildford Road, but it's a rather special cluster of short roads – with impressive old trees and old properties that capture what Bassendean must have looked like more than 100 years ago. It's an area that even gets forgotten by advertising distributors and the town's lawnmowing and tree cutting contractors. However, I encourage the Town of Bassendean staff and councillors to venture down this way to experience first hand why this area does not lend itself to high rise developments.	

		1.3 Culture and liveability I am not naïve. I am entirely aware of why this area was first put on the map – as I am aware of the fact that there are individuals (or mainly one individual) who are keen to catch in on the new density classifications. I'd like to highlight that those who sell to make big bucks through major developments don't necessarily – if ever – have the wellbeing of the community at heart. Officially, lower Success Hill has been earmarked for development due to its proximity to the trainline. However, I question why other areas, similarly close to trainstations, have not been earmarked for a similar level of density / development. Ashfield has been asking for higher density and is much closer to the city, however, the LPS 11 proposes only marginal changes to the current zoning. Even more noticeable, land around Bassendean main station, with access to all kinds of amenities, is not considered appropriate for similar density zoning. Indeed, downtown Bassendean and areas alongside Old Perth Road, in walking distance to all kinds of amenities, including eateries, shops, the trainline, etc. are only marked for R60, dropping off immediately to R20. Mindbogglingly, the area around that stadium has hardly been included for further development. Instead, in an effort that mirrors an out of sight – out of mind attitude, two road and train locked areas away from the town centre have been earmarked to carry the bulk of the infill quotas places on the Town of Bassendean. By air – or via brief consultation on the map – these two areas may look like they are somewhat close to the Bassendean centre. However, the reality is that Guildford Road effectively cuts them off. The two areas marked for R100 / R160 zoning are effectively isolated, lacking any amenities beyond – in the case of lower Success Hill – access to a minor train station. Yes, living close to a train station may appeal, however, apartment living is about much more than living close to a (minor) train station. It's about lifestyle. It's about living in close proximity to shops, eateries, …all kinds of conveniences. I invite the Town of Bassendean Staff and Councillors to take another close look at the proposed zoning map. In an effort to appease the BassenDream -Dream of low infill, we as a community are effectively proposing to create two ghettos. Back where I grew up we would call this a Mini-Manhattan mindset. Mini-Manhattans come with substantial social problems, as many other cities around the world will tell you! Social problems that will affect the current residents in those areas (nevertheless rate payers, even if out of sight and out of mind) – and ultimately social problems for the whole of Bassendean. The question arises: why the extreme density concentration? Who wants to life in these kinds of residencies that certainly do not reflect the current look and feel of Bassendean? Why are we effectively hiding these kinds of developments in a road locked area next to a minor station? Why not spread opportunities for high quality (rather than cramped) living alongside those corridors with easy access to the train stations, including Railway Parade (with the added bonus that in the case of an emergency residents have multiple exit routes!), both sides of Bassendean train station, alongside Ashfield train station and throughout the town centre! People don't want to life in a non descript high rise next to a train line- irrespective of how much the current owner of the site may have lobbied the Town. I'd like to think that future residents want to be a part of the town and help invigorate the town centre – this is certainly not going to happen whilst locked away on the other side of Guildford Road, reliant on Uber Eats.	

		I am fully aware that once this area becomes rezoned, the Town loses all control over future development due to the State Government's declaration that any developments over $2m would effectively be handled at a State level. The desire to appease the low density BassendDream by concentrating imposed infill in a limited, road locked area will ultimately result in road hazards, safety risks to residents, the eradication of a crucial piece of Bassendean's history and unavoidable social issues (that come with a high concentration of people in an area without amenities). Let's create a town for all of us residents – not just the vocal few! I reject the current R100/R160 zoning for lower Success Hill on safety and historical grounds. I support the review of how imposed infil targets are met by spreading higher (not excessive) density coding alongside all town areas with strategic access to amenities and train stations, with a particular focus on a) the Bassendean Town Centre and b) Ashfield (due to its proximity to Perth).	
		2. Tree canopy One of the things I love about Bassendean is how green it is. It's what originally attracted me to this area 16 years ago. I love the access to the river and the commitment to tree canopy, which has saved my sanity on many hot days when I was doing many hour long laps with a never sleeping baby and toddler. I've applauded the Council's commitment over the past years to invest in tree planting, verge gardens – and the recognition that we all play a crucial part in tacking climate change. Hence, I object the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community, environment – and indeed society per se.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
		3. Anstey Road rezoning As a Bassendean taxpayer of 16 years – and someone who plans to live here for the rest of my life – I object to the current zoning of lots 21 and 23 and the rezoning of lots 17 and 19 Anstey Road to Local Open Space. I love open space. I love the Bindaring Park area. However, these blocks are clearly located separate from the current open space area, effectively extending some very fortunate town residents' backyards. Open Space is important, but I question if the Town would consider these blocks important enough to acquire them in the first place. Similarly, would the Town be prepared to purchase similar blocks in other areas of Bassendean, in particular those with less vocal residents or beyond downtown Bassendean? Again, I am a big supporter of Open Space, but Bindaring Park already stretches across a substantial area of open space, an area many residents are not even aware of. This has become somewhat an exclusive playground for those who can afford to live here – with no further opportunities created for others to acquire existing blocks. At the same time less affluent areas of Bassendean desperately need funding. And yes, I once again point to Jubilee Reserve, an area that may not be on the radar of those living in downtown Bassendean, but a facility crucial for the wellbeing of so many ratepayers who reside on the other side of the tracks, who don't get the same amount of attention and funding (nor access to open space - especially not Town /Tax Payer funded Open Space). I am sure restrictions could be imposed to maintain the existing trees on the four blocks in question.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

303	4 Nurstead Avenue, Bassendean	I object the rezoning of lower Success Hill on health and safety grounds, given the single road entry/exit to this little pocket of dead end road. I object the removal of related concerns stated in an earlier draft of the scheme, specifically pointing to previous MainRoads concerns and known access limitations. I also object the resulting impact on the remaining old Vineyard related heritage - and am puzzled how construction vehicles are expected to sagely navigate below the heritage listed fig tree at no 8 Thompson without causing any damage I further object the removal of clauses designed to protect community trees and canopy - these are critical for the future of our local and indeed the global community	This matter is discussed in the report under the heading “Increased Residential Density”. The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
304	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
305	4 Nurstead Avenue, Bassendean	My objection to high density development in this area is because my son and family just recently moved into the above address. My wife and I are regular visitors to see the family there, and enjoy the tree lined streets of the area. To contemplate any further development in the vicinity would spoil the rustic charm of the whole area and impinge on the current owners of properties. I am not naive to think that a decision has a decision has not already been made, and despite probably many objections the plan will go through eventually. Notwithstanding, my objection to the plan is on behalf of the well being of my family, and submit it accordingly.	This matter is discussed in the report under the heading “Increased Residential Density”.
306	52A Third Avenue, Bassendean	Can we make sure these extra buildings are not for short stay accommodation? Also, any planning permission for proposed R20 - R40 be placed on hold or deferred.eg 8 unit being requested (Hold off)	The use of premises for short stay accommodation is regulated by Local Planning Policy 18 – Short Stay Accommodation (LPP 18).

307	2 Surrey Street, Bassendean	A. Proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road OBJECT The proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11 is opposed on environmental and sound planning grounds. The zones should stay remain as stipulated in Local Planning Scheme 10: Bindaring Park should remain untouched by further encroachment. 1. The area currently zoned for POS provides habitat for local fauna. – birds, reptiles, amphibians and mammals and their natural food sources such as insects and spiders. Changing the zoning would lead to severe damage to that habitat and the local natural environment. That natural environment has been recognized in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;" 2. The proposed change of zoning is contrary to the principles evident in the TPS 4A as devised by Feilman Planning Consultants beginning in the late 1970s. 3. For decades there has been the community expectation that the land zoned POS would be purchased by the Council as part of Bindaring Park. Again, note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development;" 4. Because of the low-lying flood-prone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road, a house that has been given the highest level of heritage recognition in the Town's Heritage List.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		B. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOTS 17 & 19 ANSTEY ROAD SUPPORT I welcome the change of zoning from Residential to Public Open Space (POS) on Lots 17 and 19 Anstey Road under the Draft Local Planning Scheme 11 1. As POS the land can continue to provide habitat for local fauna – birds, reptiles and mammals. 2. Compared to use for housing, this change results in improved local environment and ambience. 3. With this change it makes sense to close off the road adjacent to Lots 17 to 23 Anstey Road and make this a path for pedestrians and cyclists and thereby make it a friendlier area for the local community. What a wonderful opportunity for some roadway painting compatible with the Park! Maybe some benches to make this a place for local people to meet! 4. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of this land as POS accords with the principles underlying the plan devised by Feilman Planning Consultants in TPS 4A. The Council bought this land zoned mainly (60%) for POS. 5. The increase in the Park area (2000 sq m) only partially makes up for the loss of low lying parkland that has been lost because of previous Council decisions in relation to Bindaring Park area. 6. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

		C. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOT 27L HYLAND STREET OBJECT I OBJECT to this change of zoning as: 1. The proposal is counter to the principles underlying the well thought-out Scheme 4A where high land is zoned for housing and the low-lying land is zoned POS to be part of the linear park (Council officers should refer to correspondence on file from Feilman Planning Consultants.) 2. The land, because of its former use as a residence and associated garden is devoid of remnant native vegetation and is of negligible ecological value to the park without further expenditure of significant money. 3. Council acquired this land as residential zoned land with the full expectation that it would be used for housing (check the Council minutes of the time of making the decision to acquire it). Officers have failed to explore with adjacent landowners how access to this lot could be obtained for mutual benefit and to capitalise on the Council's expenditure of more than half a million dollars. Residential use of the land would provide space for at least three more residential units in the town. 4. In view of the above points, consideration of changing of the zoning of this land should be postponed until such time as Council officers have properly engaged with the owners of the adjacent residential zoned land and/or explored other ways of getting access to the property off either Hyland Street or Watson Street.	This matter is discussed in the report under the heading "27 Hyland Street".
308	28 Colstoun Road, Ashfield	I wish to provide feedback on this scheme. I think given the proximity to the train station from this address (5 min walk) it is common sense to have this area zoned to allow multiple dwellings. If the Town is required to have over 4000 new dwellings it seems logical to place them around public transport options such as train station. It seems there has not been any development of note in the area for some time which increases the need / urgency for the Town to play its part.	This matter is discussed in the report under the heading "Increased Residential Density".
309	83 Hardy Road, Ashfield	Hardy Road has some great features in the Town of Bassendean including Gary Blanch Park and The Lookout. A lot of Hardy Road in Bassendean and Bayswater has a zoning of R25. Hardy Road in Ashfield is zoned mainly R20 and a small section R40. I feel all of Hardy Road should be zoned R25 to be more consistent. There is a large number of undeveloped blocks and I feel this is an opportunity to keep the same character and urban renewal along the road. I feel you should be able to cut down trees on your own property. A lot of frees self-seed in an inconvenient position that may damage your property.	This matter is discussed in the report under the heading "Increased Residential Density". The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

310	28 Colstoun Road, Bassendean	To whom it may concern, I am writing as the owner of 28 Colstoun Road Ashfield in relation to the proposed local planning strategy for the town of Bassendean. I write to provide feedback and express concern about the relatively limited density changes proposed for around the Ashfield train station. I do not support the current proposal. Currently the Town of Bassendean rate of development in relation to its density target is low. There have been few dwellings built in recent years, resulting in an increased urgency and need to increase dwelling development over the coming years to support this target. It is our collective responsibility to ensure this occurs to reduce urban sprawl, protect our biodiversity at the urban fringe and to optimise our current infrastructure including transport, school facilities, community facilities, public open space amongst others. The Town has limited tools within its control to support development the local planning strategy is one tool. It cannot control market conditions or the amalgamation of blocks to facilitate development. Ashfield train station and the surrounding area has been identified as an activity centre with Perth and Peel 3.5 Million plan. Conventional planning practice suggests a pedshed of 800M around a train station provides a balanced and optimal condition for walking or riding to the train station. Increased housing options within this area is best practice planning, currently the proposed area for density around the train station falls significantly shorter than this. Providing more housing choice and increased densities will attract younger families to the area which will boost enrolment numbers for Ashfield Primary School. Increased enrolments will shore its sustainability and future investment. Much of the housing stock in Ashield is old and ready for development. The planning decisions made today consider consider future residents. I have hope the current decision makers consider best practice planning, the moral and environmental need to increase densities around train stations and the community benefits more housing choice will bring if the current proposal extended to 800M around Ashfield train station. I am keen to discuss my views, with council staff or councillors and I can be contacted on 0403 961 296. I would also like to provide a council deputation on this matter.	This matter is discussed in the report under the heading “Increased Residential Density”.

311	144 Walter Road East, Bassendean	While there are no concerns with the majority of the draft Scheme, we object to the change in density code for the land on the northern side of Walter Road East, which is currently subject to an R17.5/30 coding, but is coded R20 under the draft Scheme. The proposed change in density code will reduce the number of lots/houses that could be developed on her property and others along the street, and will limit the number of properties that can be subdivided. We believe this is not appropriate because: • It is inconsistent with the objectives of the draft Scheme, as stated on the City's website being to respond to the State Government's infill density targets, and the objectives for the Residential zone as stated in the draft Scheme itself, being to provide for a range of housing and a choice of residential densities to meet the needs of the community. • The R17.5/30 density code has been in place for many years, and has established the expectation that these lots have a certain subdivision potential. Many landowners would have purchased their properties or made investment decisions based on this understanding. Reducing the development potential of these properties is not consistent with the general intent of planning schemes to provide certainty for landowners. • A number of properties along this portion of Walter Road East have already been subdivided and/or developed under the higher R30 density code. Decreasing the density code so that many of the original lots are no longer subdivisible would likely lead to an irregular streetscape/pattern of development.	This matter is discussed in the report under the heading "Reduced Residential Density (Split Residential Density Codes)".
312	N/A – not a resident or landowner	Please leave the trees there are very few as it is.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
313	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
314	2E Iolanthe Street, Bassendean	For safety reasons. Have a friend living in the impacted area and we live in bassendean ourselves.	Noted.
315	24 Parnell Parade, Bassendean	Already struggling with traffic coming out of Collier Road, Guildford Road or Lord St as it is. I can only imagine how hard it'll be when the infill apartments are built. Not happy with plans around Saint Michael School/BIC Reserve. It is so hard to get in/out of James Street on schooldays as it is. Planning scheme doesn't seem to sufficiently consider equitable access to facilities, transport and open spaces.	This matter is discussed in the report under the heading "Increased Residential Density".
316	7 Broun Way, Bassendean	I do not support the rezoning of 161, 165 + 167 West Rd on the basis of: • Impacts on heritage significance • Potential for significant tree loss @ R20 • The precedent this will set for further rezoning and tree loss on the riverside R5 properties	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".

317	21 Bradshaw Street, Eden Hill	Two areas of concern. The First R100+ in Success Hill, Guildford road is maxed out with traffic at peak hours. This development will increase traffic flow onto this road, has a full investigation from Main Roads been undertaken? I understand people are encouraged to use the train however not everyone works in the city and Guildford road is a across point to Tonkin Hwy for people working in trades etc (i.e a large portion of the demographics of the area if you look at recent census reports). The second the large parcel of vacant land, commonly referred to Pyrton (Guildford Road / Bradshaw Street) it is highlighted yellow (education / hospital / emergency). Recent developments have seen the proposal for a women's prison, drug and alcohol rehabilitation facility and short term hostel for people experiencing social issues on this land. If you look further down the road the government has used a portion of this land for a 'disability justice centre'. I think the zoning of this land need to be carefully looked at as it is unlikely that whatever public use is proposed in this area by Federal/State/Local government will be a positive outcome for the residents of Eden Hill given the history of development highlighted in the above paragraph. Given the significant indigenous heritage and proximity to proposed very high density of Success Hill, location to the river and extremely mature trees surely public open space would be a better outcome for this area and local residents. It was promised by previous local council that this area would become a 'mini Kings park' I believe that this area should be protected given that we are destroying our green corridors around the area. Once it is gone, it's gone. This area should be protected for future generations.	This matter is discussed in the report under the heading “Increased Residential Density”. The Pyrton site is reserved as Public Purpose under the Metropolitan Region Scheme and is not impacted by draft LPS 11.
318	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
319	11 Second Avvenue, Bassendean	I object to the rezoning on safety grounds. There is only a single road entry/exit into the area, which can already be tricky due to the traffic volume on Guildford Road.	This matter is discussed in the report under the heading “Increased Residential Density”.
320	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our trees canopy.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
321	29 Anzac Terrace, Bassendean	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
322	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
323	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

324	N/A – not a resident or landowner	I don't live in Bassendean. However, choices made in every town of in WA influence and effect environmental and human health in adjacent towns and suburbs across Perth. For this reason, I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
325	N/A – not a resident or landowner	Note that I live outside of the Town of Bassendean. I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment. The community demand for this leadership is building, note the increase in tree canopy advocacy groups across the Perth-Peel area in just the last year. The demand for tree protection from local government leaders is also very clear as per the recent updated advocacy position from WALGA. I live in the City of Bayswater, and I fully support ALL local government areas working towards a tree canopy of 30% by 2040. Please use this opportunity to be a leader in the realm of protecting trees.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
326	N/A – not a resident or landowner	I object to the removal of clauses from the original draft local planning scheme No. 11 whose aim was to regulate the removal of large trees on private property in order to protect canopy across the city. I support the insertion of these clauses to require approval for removal of large trees. The town of Bassendean has only 15% canopy cover, which would have to be one of the lowest in the country. As local government councils are, the state government must take seriously health and well-being of their citizens, and the amenity of communities. Tree canopy is critical to these things.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
327	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
328	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
329	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
330	60 Broadway, Bassendean	I am distressed to think the T O B would even consider the development of park land space. The population of Bassendean is increasing every year, we need more open spaces not less.	Noted.

331	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
332	32 Kenny Street, Bassendean	Living close to the Bassendean Town Centre I have no confidence in the State Government and Bassendean Council to implement a balanced strategy for the overall target 2050. Too many Property Investment companies feed off State and Local Government contracts and don't care about the community. The overall project costs and overall outcomes don't match up.	Noted.
333	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
334	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
335	19 Iolanthe Street, Bassendean	I support increased residential density to help support local businesses and increase the vibrancy of the local area however I object to some of the areas where it has been changed in the proposed local planning scheme 11 and suggest that it need to be higher in other areas. • I support increased density in the town centre along Old Perth Road and surrounding Bassendean Station. • I do not support the lack of increased residential density within 1 kilometre Bassendean Station, particularly northwest of the station. I live 800 metres from the station with good active transport links to the Bus/train interchange, old Perth Road, the local PS and easy road accessibility to Walter Rd and Collier Rd and bus access to future Morley Station (Ellenbrook line). I suggest the R20 areas be converted to R25 or R20/R30 be extended Penzance St/Anzac Tce quadrant and/or or Iolanthe St/Anzac Tce quadrant. • I support increasingly all R20 to R25 or R20/R30 north of the Station. • I do not support that R17.5 is along Ivanhoe St one side of the Rd and then R20/30 on the other side in Eden Hill. It should be consistent across cells.	These matters are discussed in the report under the heading “Increased Residential Density” and under the heading “Reduced Residential Density (Split Residential Density Codes)”.

		• I do not support the R160, R100 proposed for area between Lord St/Railway Pde, Guildford Road. o The road network in this area will not support this increase in density and I suspect this will not be supported by Main Roads, particularly development along Guildford Road which will ultimately block any development occurring. o There is significant heritage and tree coverage within this area. o the viability of success Hill Station. From my understanding this station has been earmarked previously for closure due to its proximity to Bassendean Station and significantly low patronage. Whilst increased density would assist with patronage numbers, the station is outdated and needs a significant refurb if it was to support this type of density. The timetable is only every 12 minutes during peak periods (reduced from every 10 mins prior to the airport line) at this station and is not likely to increase in the medium to long term future without significant infrastructure works on the line with the PTAs focus on the core between Bayswater and Perth Station which will soon have three lines feeding into it (Midland, Airport and future Ellenbrook line). My concern is that the residential density is higher in this location as opposed to near Bassendean station where you would expect transit orientated development to occur, not only is the train in this location you also have bus links to the regional district centre Morley. o There is no local primary school within easy walkable catchment. The Bassendean PS is 900 metres away (which is a reasonable walk) however Guildford Rd is a major pedestrian barrier primarily for primary aged students.	
		• I support Side by side development, the battle axe design which is prevalent over Perth (noting that is it generally cheaper) is such a waste of land use, the driveways are used once or twice a day which could be better used for tree coverage, backyards, and diversifying housing stock.	Whilst LPS 11 does not include a provisions mandating 'side-by side' development, it will still be possible.
		• Whilst I understand council has been trying, State Government needs to get involved in Old Perth Road to ensure mixed use development. The landholders/building wonders of the block near Guildford Road have held this suburb in a chokehold by letting these buildings fall into disrepair.	Noted.
336	19 Iolanthe Street, Bassendean	I do not support R20 northwest of the Bassendean Station (within 1 kilometre of the station), I suggest this be increased to R25/R30. This is supported by good accessibility to the public transport, active transport and the Bassendean Town Centre. This is a walkable area. I do not support the R160, R100 proposed for area between Lord St/Railway Pde, Guildford Road. The current road network is not suitable for this development. Success Hill Station should not have a higher infill then Bassendean station (which is a larger interchange providing greater transfer options) and active transport links to the Bassendean Town Centre.	These matters are discussed in the report under the heading "Increased Residential Density" and under the heading "Reduced Residential Density (Split Residential Density Codes)".
337	20a Second Avenue, Bassendean	The building of cheap and ugly apartments needs to stop as it is bringing the area down. We are spending more and more on our rates and getting less each year - we don't need more dense living in the state just so that the council gets more rates.	This matter is discussed in the report under the heading "Increased Residential Density".

338	7a Nurstead Avenue, Bassendean	Our street cannot handle an increase in traffic which is inevitable if high density dwellings are built. We only have 1 access to Nurstead Ave via Thompson Rd which is hard enough to enter during peak hour without additional traffic. These roads are dangerous, with multiple accidents happening frequently. Our roads are also frequently blocked due to people parking for the footy at blue steele oval. In addition to this, the roads, storm drains and sewerage systems simply aren't good enough. Old, outdated storm drains and sewerage on Nurstead Ave often leads to flooding at my house and our neighbours. This includes bio-waste which is a health hazard. Adding high-rise dwellings will only worsen this. How are you going to fix this? This sewerage systems, storm drains and road access needs to fixed before further development is carried out!!!	This matter is discussed in the report under the heading "Increased Residential Density".
339	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment. As I reside in the neighbouring Bayswater ... I would like Town of Bassendean to progress this protection. I often use Bassendean as an example (on tree issues) when trying to make changes at CoB. I hope to use this (ToB tree protection) in the hope that you reinstate the clause.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
340	14 Cumberland Way, Bassendean	We wish to object to increased density	This matter is discussed in the report under the heading "Increased Residential Density".

341	127a Whitfield Street, Bassendean (On behalf of Friends of Bindaring Wetland)	Stated objective of the group: 'Friends of Bindaring Wetland Bassendean formed to liaise with local government and the community to aid the rehabilitation and improve the amenity of the Bindaring Creek, wetland and surrounding parkland. We have been working for years to prevent inappropriate developments and network with all stakeholders to ensure a better future for our valuable, unique local wetland and park which is under threat from increasing urbanisation.' Our response to the changes proposed in Draft LPS 11 are based on Margaret Feilman's vision, "a continuous linear park centred on the wetland from Harcourt Street and Pickering Park" across the undeveloped floodplain, and taking into account growing recognition for the value of natural areas to communities and concern for their incremental disappearance. We hold for the future, the vision of a continuous wetland park that will be of a size to support viable habitat for sustainable populations of wildlife – a place where the community will be able to experience the benefits of nature, through well-managed bushland, and pass it on, into the future as a community asset.	
		1. 17, 18, 19 & 21 Anstey Road STRONGLY SUPPORT the reservation of all 4 lots as POS and their amalgamation into the reserve. • The land is not currently managed to prioritise conservation, but with a shift in perspective and minimal expense, much can be achieved. • The present view of this land as 4 parcels, with a street value, masks its value to the critical mass of the reserve. Larger areas provide space for viable populations of flora, wildlife and soil biota, more able to survive impacts from fire, flood, drought and encircling development. • Amalgamation of the lots will allow the envisaged removal of the adjacent strip of Anstey Road, which will increase the critical mass of land available. • Opening new residential land in the floodplain SCA1 is unwise, regardless of the loss of environmental potential.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
		2. 17 Harcourt Street & 18 Anstey Road OBJECT to lifting of POS reservation from these lots and allocations of R20 & R25. • This proposed change seems to contradict the Scheme Aims 9 (a), (f) and (g). • Residential development, with the incumbent fill and retaining requirements, is likely to repeat similar boundary impacts as at 27-31 Anstey Rd. and 30-34 Hyland St., as well as all the residences on the western boundary. • Access to 17 Harcourt St would be required over the existing stream-lining work commenced in 2021, with the assistance of government funding. The local drainage pools at the end of the Harcourt St cul-de-sac would need to be piped. Recently announced funding awarded through the Swan Canning Riverpark Urban Forest Funding through the Department of Biodiversity, Conservation and Attractions' (DBCA) Swan Canning Riverpark Urban Forest program purported to be for "Project works at Bindaring and Pickering Park will include extension of the Bindaring Park living stream project". This seems like a loss of integrity and an important lesson in town planning practice for the students of La Salle College. • The proposal to zone the POS on these lot to Residential use changes a land use that has been in place since the 4a Scheme was adopted in the1980s. Since then, the development potential of both lots has been diminished due to constraints now imposed by the BAL.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

		3. 27L Hyland St Support the addition to the reserve ONLY IN SO FAR AS IT IS NOT used as a balancing chip for rezoning POS in the floodplain. If the aim of trimming the park is based on a financial outcome why sacrifice the development potential of this Town-owned asset when it is above the floodplain, has less conservation value for the wetland? 4. Lifting POS reservation over the constructed road between Carnegie Road and the eastern stub of Anstey Road not supported • There is some advantage in continuing to view that section of road as 'special needs' as it abuts the park. It is message to the future so that works that are unsuitable to floodplain, such as barrier kerbing, are not inadvertently ordered. • The change is unnecessary as the road cannot be lifted, as there are now 3 residential lots dependent upon it. 5. 27. 29,31 Anstey Road & 28, 30,32,34 Hyland Street from R25/30 to R25 SUPPORTED Downgrading the development potential from R25/30 to R25 is supported although the damage to the integrity of the scheme was done in 1995 when the existing subdivision was approved to push out towards the waterway and create the access for 3 of the 7 titles onto Anstey Road. 6. Schedule 1 13.a Significant Tree Register STRONGLY SUPPORT efforts to protect trees within the Town, whether on private or public land. • There need to be stronger mechanisms to better protect a tree from being cut down before completion of the evaluation process. • Final decisions should be made by Council.	This matter is discussed in the report under the heading "27 Hyland Street". This matter is discussed in the report under the heading "Road Reserve – Bindaring Park". Noted. The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
342	4 Lamb Street, Bassendean	The current scheme proposes a large increase in rezoning specific to my street and subsequently my property. The area of the proposed increase / rezoning will potentially see a disproportionate of construction to facilitate new apartment / multi-use buildings and an increase in residents living in an area that does not have the infrastructure to support further increases. Road Access / Parking There is one road in and out of the proposed zoned area on to Guildford road. This exit is constantly blocked off with traffic during peak hours both am and pm making it nearly impossible to exit this area in any safe way within a reasonable time frame. Numerous requests by residents to address this issue have yet to show any progress resolving this matter. In addition, the current roads leading into and within the proposed rezoning areas are narrow and do not cater to street parking. In fact recently council implemented no parking zones on the majority of Lamb Street leading to increased vehicles being parked on verges or on the vacant land that is located at the end of the cul-de-sac of Lamb street (rail line end). An increase in multilevel buildings will increase traffic and resident vehicles further adding to this problematic situation.	This matter is discussed in the report under the heading "Increased Residential Density".

		Sewerage / Power infrastructure & Property Rates The current infrastructure in place sees many properties within the catchment area still using septic systems and above ground power. No doubt with the proposed rezoning areas, this would need to be addressed and sewerage, water and power infrastructure upgraded to accommodate greater numbers of residents. This will no doubt lead to increased costs for existing residents who will be forced to upgrade despite existing systems working fine. Should this occur, I believe it to be an unfair expectation for the residents to incur these costs which have the potential to add further financial burdens at a time when we have experienced the fastest and most interest rate rises in over 30 years. Couple this with the inevitable rate rises that will come when properties are rezoned due the land valuation changing, and the only people to suffer here are the residents in the proposed catchment areas. What guarantees do we have that council will not pass on the costs for "forced" infrastructure upgrades or rezoning? I see nothing in the provided documents that suggests that residents will have these costs waived.	Typically, costs associated with development only arise when land is developed and the respective infrastructure requires upgrading so as to meet the increased demand. This matter will be further investigated as part of the future Precinct Structure Plan that is required for the Bassendean District Centre.
		There is also a presumption that existing owners wish to "cash in" and redevelop their properties to "take advantage" of the proposed Scheme. Whilst there exists some residents currently in the proposed area that do indeed wish to either redevelop or sell up to developers and "cash in", there are many that have no interest in doing so. My family is one of them. We have been residents of Bassendean since 2006 and we have no plans to move from this community. This is our family home and property. It has stood since 1948 and remains solid. It suits our purposes well and we do not see the need to change it. We also have no plans to undertake any form of redevelopment on our property, nor do we have the funds to do so even if we wanted to.	Noted. Landowners will not be forced to develop or sell their land.
		There seems to be a complete lack of consideration or the willingness to look at other areas within the train line area for rezoning opportunities. My understanding of the scheme documents suggests that Ashfield & Bassendean station stops have not been included in the proposed high density rezoning which begs the question why? Likewise the actual town centre area seems to be under utilised at present and could easily accommodate further population increases should the town actually wish to continue with its plan to increase the population size of Bassendean. For the above reasons outlined, I oppose the proposed scheme and wish to register my opposition formally through this document.	Draft LPS 11 provides for various increases in residential density in other parts of the Town Centre.

343	4 Best Street, Bassendean (on behalf of the Bassendean Preservation Group Inc)	Bassendean Preservation Group is an incorporated association with a current membership of 29 and many more regular volunteers contributing to our propagation and planting activities. The objects of the Association (from the Constitution; revised and adopted 6 November 2019) are: • To preserve and improve the special character of the Town of Bassendean and to maintain the quality of life of the Town; • To foster a care and concern for the natural environment, in particular the reserves, the river and the wetlands within the Town, and to advocate on behalf of the local natural environment; • To affiliate and/or liaise with organisations with kindred aims; • To provide a forum for the attainment of these objectives; • To work with Commonwealth, State and Local Government to coordinate and assist volunteers to achieve these objectives; With respect to The Town of Bassendean's Draft LPS 11 our management committee makes the following comment: 1. 17, 18, 19 & 21 Anstey Road WE SUPPORT STRONGLY the re-inclusion of 19 & 21 Anstey Road and the retention of 17 & 18 Anstey Road as Public Open Space: This is in alignment with the Scheme Aims (a), (f) and (g). It is great that Councillors have already moved to secure all 4 of these lots to POS as it means that the land can be managed to prioritise conservation and move forward: • No filling of the floodplain – natural soil on undeveloped land helps us to retain remnants of natural soil and its biota that are part of our special character as a riverside suburb. • Is a place where trees can be allowed to mature to full height and develop nesting hollows. • Improves the reserve's ability to support viable populations of wildlife in the event of a natural disasters (such as fire, flood or drought) and pressures of surrounding development. • enables the eventual removal of the adjacent section of Anstey Road – a further bonus to the conservation value of the park. • Bassendean's last open street drain – once a feature of the neighbourhood - which allowed what we now call 'water sensitive design' to access rainwater run-off to infiltrate the ground. • A low-cost gem for community 2. 17 Harcourt Street & 18 Anstey Road WE OBJECT to the removal of portions of 17 Harcourt Street & 18 Anstey Road from POS to R25 & R20: This contradicts the Scheme Aims (a), (f) and (g). • In 2021 we contributed native plants from our nursery and partnered with the Friends of Bindaring Wetland to plant them at the northern end of 17 Harcourt Street where the Town, aided of government funding (there's a sign), embarked on a stream lining project to from the cul-de-sac at Harcourt St east.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)". This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

		• If the whole of 17 Harcourt St becomes R25 access into the property will obliterate the streamlining work done in 2021 – a project partnership with government funding as the where the local drain outlets pool at the end of the Harcourt St cul-de-sac will be lost. • The proposal to zone the POS to residential changes a land use that has been in place since the 4a Scheme was adopted 40+ years ago. This is not fair on the landholder who could justifiably seek compensation. During that time the development potential of both lots has been diminished due to constraints now imposed by the BAL. • As we face the uncertainties of climate change and higher densities, we think it important to retain and increase the public open space in our Town. 3. We object to the inclusion of 27L Hyland St as POS if it to be used as a bargaining point for loss of POS on the floodplain. Bindaring Park was envisaged as a continuous wetland park at its inception and we would only welcome 27L into the reserve as an addition to the floodplain land and not an alternative. • Why sacrifice the development potential of this Town-owned asset when it is above the floodplain? • It has less conservation value for the wetland.	This matter is discussed in the report under the heading “27 Hyland Street”.

344	22 Hyland Street, Bassendean	CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOTS 17 & 19 ANSTEY ROAD I SUPPORT I am in favour of the change of zoning from Residential to Public Open Space (POS) on 17 and 19 Anstey Road under the Draft Local Planning Scheme 11 1. As POS the land can continue to provide habitat for local fauna – birds, reptiles and mammals, in particular the ducks and water birds that are currently nesting in the area as they do every year in this location. 2. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not. 3. Compared to use for housing, this change results in improved local environment and ambience. 4. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of this land as POS accords with the principles of the plan made by Feilman Planning Consultants in TPS 4A. The Council bought this land zoned mainly (60%) for POS. 5. When the proposed change is confirmed, I'd like to see that part of Anstey Road between 15 and 23 Anstey Road closed to cars. It's not needed for access to housing. It would be a great place for walking and kids riding bikes through the Park. We recently welcomed our fourth daughter into the world and we hope that she can enjoy playing in Bindaring Park like her older sisters do. Our family regularly participates in the Friends Of Bindaring busy bees and we feel that it is an excellent community volunteer organisation that exemplifies the spirit of living in Bassendean - a community that actively participates in the maintenance of the beautiful town we live in.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
		Proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road - I OBJECT I object to the proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. I believe that the zonings should stay as they currently are under Local Planning Scheme 10 and that Bindaring Park should not again lose area. 1. The area currently zoned for POS provides habitat for local fauna. Changing the zoning would lead to severe damage to that habitat and the local natural environment. That natural environment has been recognised in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;" 2. The proposed change of zoning is contrary to the principles in the TPS 4A as made by Feilman Planning Consultants beginning in the late 1970s. 3. It has been the community expectation for the last more than 40 years that the land zoned POS would be purchased by the Council as part of Bindaring Park. Again, note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development;" 4. Because of the low-lying flood-prone nature of the land, putting housing there would require substantial compacted fill to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road, a house that has been given the highest level of heritage recognition in the Town's Heritage List.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

345	10 Margaret Street, Ashfield	In general I support this scheme, including better protection for heritage sites and significant tress. I especially like the emphasis on higher density living in the town centre and around train stations, HOWEVER I was very disappointed to see that there was no development potential considered in the Ashfield area, especially around that train station. That is a well frequented train station (the closest to the City and other hotspots like Maylands, of our 3 train stations) with shops and public open space right next to it. On the weekend when there is soccer and other sports at Ashfield oval, that area is packed with people. It is begging for redevelopment.	The matter is discussed in the report under the heading “Ashfield”.
346	167 West Road, Bassendean	We refer to our zoning of 167 West Road. We have planning approval to bring Broun way through our property which will divide our property into two large lots around 3700m2 each. We agree with the proposed zoning of the northern side of Broun way to R20. We disagree (object) with the zoning of the other half of the lot south of Broun way (River side) being R5 - we believe this area should be zoned in keeping with abutting (adjacent lots) which is R17.5. It makes no sense to continue with having one residential house spalled across two conventional lots when two large residential lots on the river would meet existing local density of the area (eg abutting lots on south west side which are R17.5). There is no valid argument that two houses on 20 meter river frontages is more environmentally impactful than one large house spread across the same area. There would be no impact on vegetation as there would be no tree loss (two houses on the same footprint), and because all native vegetation is currently along the river frontage under planning reservation (with Town Planning agreement in place to sell this land to the state should a subdivision of this river frontage lot take place). An upgraded R rating for the riverside would be in keeping with the stated government aims of greater housing density.	The matter is discussed in the report under the heading “161, 165 and 167 West Road, Bassendean”.

347	18 Whitfield Street, Bassendean	I purchased my residence in 2011 because of the historical features in and around Bassendean. My home is unique in design and I have only found 2-3 other homes within the locality that have similar features. My long-term plan was that this home would take me into my retirement not only because it was on a subdivided block and would be manageable, but more importantly within close walking proximity to the Shopping Centre, library, cafes, medical clinics, public transport and the likes. As my home is pretty much surrounded by homes of character (No 16 plus a number of those directly behind me in Hamilton St), I feel it's important that this particular section be retained at all costs so that character homes are not demolished just to make way for modern structures. This would surely impact on the Town's main hub and quaint charm. I am aware that the townhouse directly behind the rear neighbours home already overshadows and lacks privacy. I have had experience residing alongside apartments, and am only too aware of the detrimental affect these properties can have on its neighbours. Apart from overshadowing and lack of privacy, there are safety/security issues, high levels of noise and of course parking issues. I would like to point out that this section of Whitfield St not only provides parking for shop customers, staff vehicles, bowling club visitors but it is also heavily used by many different size commercial vehicles (eg vans, refuse trucks & semi-trailers). Let's also take into account that the Council has introduced Whitfield St to be "bike/family" friendly. Evidence has shown that the speed humps do not slow some drivers down. There is an accident just waiting to happen.	This matter is discussed in the report under the heading "Increased Residential Density".
		I have nothing against progress in general per se, but, I do not want to be forced out of my "retirement" home because should this new rezoning be approved. I would not have sufficient funds to relocate and gain the same array of amenities and quality of lifestyle benefits that I am currently enjoying. This would have a significant negative effect on my health and well-being. Therefore, I am firmly against the rezoning.	Landowners will not be forced to develop or sell their land.
		I believe there are other areas that would provide sufficient development opportunities in the future in order to grow and expand Bassendean and its surrounding areas. Perhaps increasing the height of the business premises along Old Perth Road (station end) with the inclusion of apartments above, would certainly bring more "long term" businesses (and retain them) into the area and create additional foot traffic. The past 10+ years has not seen any major significant improvements being made (by Council and/or the landlords) in this area apart from the now newly refurbished hotel.	This form of development is already contemplated by the local planning framework.

348	6 Barton Parade, Bassendean	<u>Area bounded by the railway, Lord St, Guildford Rd and the Swan River.</u> On plan this has always been a tantalising area for high density development and there has been pressure to do so for many years. Although not against rezoning in principal in this area, please consider these factors. - State Heritage Listed Moreton Bay Fig Tree at 8 Thomson Rd. I would be horrified if this tree was to be sacrificed for apartments, as would most of the residence of Bassendean. This tree must be protected and would form a perfect centre piece to a local park for the amenity of those living in the future apartments next door. - In the 23 years of being involved in Community Consultation groups regarding Planning in the Town of Bassendean, I have twice attended briefings by Main Roads that have considered increased density in this area. Both times there was a resounding "No Chance!". The reasons being fairly self evident considering the existing traffic conditions, Guildford Heritage Precinct, Lord St Bridge and Guildford Rd. I assume this proposal as been run past Main Roads? To get this area to work will require a significant amount of money that as a rate payer, I am not keen on footing. The State Government would have to be heavily involved for this area to work.	This matter is discussed in the report under the heading "Increased Residential Density".
		<u>Ashfield</u> There is nothing…This is a serious missed opportunity. At the very least there needs to be some plan to incentivise the revitialisation of the Coulston Rd Precinct.	The matter is discussed in the report under the heading "Ashfield".
		<u>North of the Line and Eden Hill</u> I agree with the more nuanced use of split coding in this area and hope this reduces the number of inappropriate developments. But other than that, as with Ashfield, I feel this area has been basically left out. Where are the Activity Nodes along Walter Road that were so heavily discussed? The Transport Studies clearly show these areas to be busy?	There is no reference to activity nodes in the adopted Local Planning Strategy.
		<u>Town Centre</u> Makes sense. I approve as long as the Heritage values are actually retained and enhanced.	Noted.
		<u>17, 19, 21 & 23 Anstey Rd</u> - Its great to see these four blocks being formally added to Bindaring Park. They have always been considered by the residents as part of the park and were always part of the original 4A Scheme. - Note – I would also like to express my approval of showing section of Anstey Rd and Hyland St in green, indicating they are part of the park. Although the long term intention of removing these sections of road and unifying the wetland might be a long way off, the symbolism is important. It expresses and re-enforces our priorities as a society. Rather than considering the natural world a blank canvas on which to place arbitrary grids of possession, this small gesture recognises and prioritises what was already there. This is a small step towards Holistic Town Planning.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

		17 Harcourt St and 18 Anstey Rd I do not support of the removal of POS portions of these blocks. The 4A Scheme has been around since the 80s and the Town has had all that time to purchase these blocks as intended as compensation with the loss of Development Potential to the owner. The failings of 30 plus years of council to do so and the increase in property prices during that time is no excuse to chip away at yet more of the Wetland and allow more development hard up against the fragile ecosystem, in a flood area (so huge amount of disturbance though Earthworks and retaining etc) and in a high Bush Fire area. I would like to see the bocks left as they are and the owner compensated at current market value taking into consideration the existing POS portions as the blocks have been like that for over thirty years already. We are truing to increase tree canopy, not cut more down! That's what the community surveys keep saying!	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		161, 165 & 167 West Road I do not support the re-zoning of portions of these blocks from R5 to R20 and I do not support the extension of Broun Way. Smaller blocks decrease the chance large trees are able to grow to their full potential (hopefully eventually creating hollows). These blocks boarder the Swan River and provide a small extension to what is a very slim habitat corridor along the river connecting the wheatbelt to the ocean. Every remaining scrap is vital. The slow erosion of natural areas for individual capital gain can no longer be justified. In those areas of obvious connective value to reserves, POS etc, increased density should be avoided.	The extension of Broun Way has already been approved by the DPLH. The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
		Trees In the last 10 years, most clearly expressed during the Landcorp debacle, every survey of the Town of Bassendean's residents priorities has placed the Trees and Open Green Space as top priority. Considering this, the current staff and the current elected representative have a mandate from their constituents to argue the State Government allow the original clauses in Draft TPS11 regarding Trees or at the very least, offer amended wording of these clauses. To accept the State Governments removal of these clauses is to not accurately represent the community's priorities.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

349	5 Broun Way, Bassendean	17 & 19 Anstey Road - I agree with the proposal to change these lots to POS, this will extend the Bindaring Park POS area, I note that this will not allow significant increase in tree cover as there are already mature trees on these lots 17 Harcourt & 18 Anstey - I disagree with the proposal to change from POS to R25/20 as this will reduce the amount of green space and reduce the north-south connection from the lots on 17 to 23 Anstey Road 27L Hyland Street - I agree with this change but it is not critical as this is an block elevated above the floodplain, if this is to be changed to POS why not also change the zoning of the lot on the eastern side to POS - at the moment it is an isolated lot. 29 & 31 Anstey Road western road extension - I agree with this proposal to extend the road zoning further west as this already exists and is needed to access these two sites 20 & 25 Iveson Place - I agree with the proposal to change these two lots to POS, this will add to the POS in this area and is already effectively used for this purpose 161, 165 & 167 - West Road - I agree with the retention of R5 zoning for the riverfront lots, there are many mature trees on these lots which should be retained 161, 165 & 167 - I only agree with the proposal to change the zoning on the West Road side to R20 if the loss of mature tree cover will be made up elsewhere, I note that there are opportunities not too far away in the Ashfield flats area between Iveson Place and Whitfield Street as this POS does not have many trees, note that to effectively replace mature trees with younger trees many more will need to be planted extension of Broun Way - similarly I only agree with the proposal if the loss of mature tree cover will be made up elsewhere, I also note that the historic remains of the original Broun homestead and well lie in this area and it would be appropriate to erect a sign/plaque on the side of the road in this location to mark the place	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”. The matter of trees on private property is discussed in the report under the heading “27 Hyland Street”. Noted. Noted. Noted. Noted. The extension of Broun Way has already been approved by the DPLH.
350	15 Anstey Road, Bassendean	I am in support of Lot numbers 17-23 Anstey Road, Bassendean being returned to POS I am a home owner on Anstey Road and my family along with many of our neighbours and the Bassendean community utilise this Public Open Space daily. This space of Bindaring Park is not only a beautiful natural nature play area for our children but is also home to some of Bassendean’s most beautiful wildlife. This land is also a natural soak-well and the risk of flooding is going to increase drastically taking this away. It is close proximity to the river and in the event of any future flooding if this land is no longer there to support heavy rainfall the risk increases which looking at other states and flooding issues, is taking away a natural, environmentally friendly, beautiful park area the way forward? Recent heavy rainfall here proved this point and more than likely saved many houses flooding.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”.

351	5 Earlsferry Court, Bassendean	Regarding the changes proposed under Draft Local Planning Scheme No. 11 we wish to object. Primarily we are concerned with the single access area immediately to the south of Success Hill Station referred to in the text body as Special Control Area 1 – Success Hill Station South (SCA1). 1. Lack of detail and time – These proposed changes have been rushed through. Two to three months is not sufficient time to consult nor educate impacted residents adequately on this scale of density change. The council only released the Local Planning Strategy in February just two months before the release of the Draft Planning Scheme. The section in the Draft Planning Scheme addressing SCA1 only provides a single line in a table to address the multiple issues raised in the following points of this response. Town council documentation concerning the proposed changes have provided no solutions to these issues and key documents such as the Pedestrian Access Way Study has still not been released by the council. Without prior and full informed knowledge, it is unreasonable to expect residents to be able to consent to these changes in the timeframe provided. 2. Misrepresentation of process – Concerning SCA1 the Draft Planning Scheme reads: “Prior to subdivision nor development of the land, suitable arrangements for vehicular access to Guildford Road being provided to the satisfaction of Main Roads Western Australia and the local government.” This however is a misrepresentation of the process. Should SCA1 be rezoned to R100 and R160 these areas would undoubtedly concern development of more than two dwellings and more than $2 million dollars. As such they would no longer be within the prevue of local government and inserted will be subject to the Development Assessment Panel covering the Bassendean area. 3. Height and density limits – The Draft Planning Scheme propose to rezone much of the area to the south of Success Hill Station from R20 and R25 to R100 and R160. The impact of this rezoning would mean an area that currently is entirely one story and houses less than a hundred people will be now permitted to have building heights of four and five stories and be required to house hundreds, perhaps thousands of people. This will make an area that has single access among the tallest and most densely populated areas in all of Bassendean. It will also have significant impacts upon the heritage values of the Earlsferry House which currently has height limits under the present overlay to prevent exactly these types of aesthetic impacts to the property. 4. Traffic and single point of access – Current daily traffic flows already see a saturation of existing road infrastructure in the area. North bound peak hour traffic results in backed up flows blocking access to major arterial roads along the left turn at James Street until the South Guildford Bridge and beyond. This continues along Guildford Road from the James Street intersection until the Lord Street traffic lights. This stops all access north bound to the single point of entry to SCA1. Serious concerns exist as to the accessibility of the area in cases of emergency and generally for residents should development and construction of the area proceed.	This matter is discussed in the report under the heading “Increased Residential Density”. The draft scheme was advertised is accordance with the statutory requirements. The draft Scheme, as advertised, does not proposed a Special Control Area for the Success Hill South precinct.

		Should targeted levels of density be reached in the SCA1 there would also be significant frequency of pedestrian movements across Guildford Road. There is only one designated crossing in the area at the Guildford Road and Lord Street/West Road traffic lights. No modelling of the impacts of increased frequency of pedestrian movements have been provided by the council and the Pedestrian Access Way Study has still not been released. The councils own short-term accommodation policy restricts short stay accommodation from being allowed in single road access areas yet they are proposing to put hundreds, maybe thousands of dwellings in an area with single road access. There are no present proposed plans by the Western Australian Government or Main Roads to address this capacity shortfall. The Local Planning Strategy in fact suggests that Main Roads does not support intensification in this area due to this single point of access as it has in the past when previously there were plans to place a private school facility in the same area. 5. Lack of infrastructure servicing Success Hill Station – Success Hill Station had some significant upgrades earlier this year including lengthening the platform. These upgrades however failed to address major issues with the station. There remains a lack of sound barriers along the southern portion of the rail track directly adjacent to housing despite an increased frequency of service on the line. The council's own transport study released in 2019 highlighted the many issues around the access and inadequacy of infrastructure around Success Hill Station. Many of the issues identified within were categorised as immediate priorities yet they have still not been addressed more than four years on. Before essential upgrades to infrastructure at Success Hill Station have been addressed the increase in zoning density should not proceed. 6. Concerns of impact to existing heritage values – Several important places of heritage significance to the Town of Bassendean have been identified in SCA1. The proposed changes are likely to have significant impacts upon the aesthetic values of the Earlsferry House. The development of the area designated for R160 zoning will likely impact upon the heritage listed Morten Bay Fig. Its canopy and root system will likely impede access to develop the lot and to proceed with development would require damaging the tree. The council needs to provide greater detail regarding how they plan to manage and mitigate the impacts to these heritage places.	
352	N/A – not a resident or landowner	I object to the removal of clauses from the original draft local planning scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These provisions are critical for the future of the community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

353	35 Guildford Road, Ashfield	I am writing as the owner of the property located at 35 Guildford Road, Ashfield, to support the Local Planning Strategy for the rezoning of the land around the Ashfield Train Station and allow medium to high-density residential mixed-use development. Importantly, where I and my fellow neighbours at 33 and 37 Guildford Road disagree is with the separation in timing between the Precinct Plan for the Bassendean Town Centre and the Ashfield Precinct Plan. As a planner myself, I understand that these process can be a cost burden to the Council, but with the housing crisis upon us and action needed, we are advocating for the two precinct plans to happen concurrently and in the immediate term. We are mum and dad land owners and control collectively 3000sqm of prime developable land 50m from the train station, adjoining an existing commercial centre and with a rear lane access / ROW already identified for retention and upgrading in your strategy. This letter serves as a comprehensive response addressing the Town of Bassendean's goals of accommodating population growth, promoting housing diversity, and maintaining a livable community while safeguarding the area's natural environment and heritage. We acknowledge the State Government's Perth and Peel @ 3.5 million land use planning and infrastructure frameworks, which aim to accommodate 3.5 million people by 2050. These frameworks recognize the need for greater housing diversity to meet the changing needs of the community. As the Town is required to facilitate at least 4,150 new dwellings, increasing the population to approximately 24,300 people, it is crucial to review the current planning framework to support this growth while ensuring a livable community and preserving the area's unique natural environment and heritage. In light of these objectives, we believe that the rezoning of 35 Guildford Road, Ashfield, to allow medium to high-density residential mixed-use development is a strategic and appropriate response. Here are the key reasons supporting this rezoning request: <u>1. Population Growth and Housing Diversity:</u> The proposed development would contribute significantly to meeting the projected housing demand and accommodating the Town's growing population. By introducing medium to high-density residential mixed-use development, the property can provide a diverse range of housing options, including apartments, townhouses, and mixed-use buildings, which cater to the needs of various demographics. <u>2. Strategic Location and Accessibility:</u> 35 Guildford Road benefits from a strategic location, being in close proximity to major transportation corridors, public transport facilities, and commercial amenities. This site is well-suited for higher-density development due to its accessibility, which encourages sustainable transportation options and reduces reliance on private vehicles. <u>3. Urban Renewal and Economic Benefits:</u> The proposed rezoning aligns with the principles of urban renewal, as it maximizes the use of existing infrastructure and promotes infill development. By encouraging higher-density residential mixed-use development, the property can revitalize the area, attract investment, and generate economic opportunities for local businesses.	This matter is discussed in the report under the heading “Ashfield”.

		4. Design Excellence and Community Integration: The development of 35 Guildford Road will be subject to stringent design guidelines and sustainability standards to ensure high-quality architecture, landscaping, and community integration. This approach will enhance the aesthetic appeal of the area, create public open spaces, and foster a sense of community within the development. 5. Environmental Considerations: We recognize the importance of protecting the area's unique natural environment. The rezoning request for 35 Guildford Road includes provisions for sustainable development practices, such as green building design, water conservation measures, and the preservation of existing vegetation where feasible. These considerations will contribute to the conservation of the natural environment while accommodating population growth. 6. Heritage Conservation: We understand the significance of heritage preservation in Bassendean and support the down-zoning of the suburban areas from the split zoning to a standard R20. The proposed development would aim to be of the Town of Bassendean character with the brick and tile architecture, but would be of a contemporary interpretation In conclusion, the rezoning of 35 Guildford Road and the surrounding land parcels adjoining the train station in line with the Ashfield Precinct Structure Plan concurrently with the Bassendean Town Centre Precinct plan would save time, costs and resources and deliver a collaborative and well consulted process for the community to follow. It simply can't be one or the other for such an important piece of work to support the grow of the town. As a former resident to the property and current owner, I understand the opportunity of the site and also the challenges of being located on a main road. Allowing medium to high-density residential mixed-use development aligns with the Town of Bassendean's goals of accommodating population growth, promoting housing diversity, and maintaining a livable community while safeguarding the area's natural environment and heritage. We believe that this strategic rezoning will contribute positively to the community by providing much-needed housing options, fostering economic growth, and enhancing the overall urban fabric of the area	
354	9 Parnell Parade, Bassendean	I'm quite happy with everything, the only thing I'd like to see is more integration of the entire ToB Masterplan into the scheme map, showing higher density in the whole area roughly bordered by Basso and Success Hill stations and Old Perth Road.	Portions of Planning Area A (Bassendean Town Centre) as proposed to be zoned District Centre, with further detail to materialise as part of the future Precinct Structure Plan.
355	6 Lamb Street, Bassendean	I think my property should be r160 as across the street or the other one that doesn't require instep from edge of property. This should be a standard to make it fair for all owners around train stations especially with increasing housing shortages in the foreseeable future.	The request is supported and is included in the staff recommendation.
356	6 Gaunt Street, Eden Hill	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

357	N/A – not a resident or landowner	Overall the LPS11 is a contemporary Scheme which accords with the Model Provisions. Clause 26 4 (ii) - What is the amenity of the existing streetscape, where is this defined? Should this not be relating to the desired future character and the amenity associated with other things such as landscaping, trees, open spaces? I am not sure how streetscape provides amenity.	It is anticipated that decision making on this matter will be guided by a Local Planning Policy, which draws from, among other things, the Town's Built Form and Character Study.
		Clause 34 5 b) should this clause state "in the opinion of Local Government" or is this just inferred by being in the Scheme? currently it is very subjective.	The provisions already contains that term.
		I am surprised to see the retention of the split density codes. I welcome the less prescriptive measures not requiring dwellings to be "side-by-side" to achieve the higher coding.	Noted.
		I don't support the removal of the R Code split density of R20/40 between Fourth Avenue and Second Avenue. Although this may look good on a map, it is a disservice to the Town and those who own property there, as in particular, closer to Railway Avenue the properties are within TOD catchment to potentially both Success Hill and Bassendean Train Station. If you are seeking to protect amenity / streetscape, removing this split coding does not contribute to that, in fact you are restricting the potential provision of more homes within walking distance to the train station. Yes this may be made up elsewhere but why do this? to what benefit does it serve?	This matter is discussed in the report under the heading "Reduced Residential Density (Split Residential Density Codes)".
		The urban corridors are now not clearly defined in zoning. Previous versions of the Scheme showed a higher density along Lord Street and I believe Iolanthe Streets. I would suggest at a minimum these need to have a base density coding of R40. As these are identified in SPP 7.2 Precinct Design as an urban corridor they warrant their own structure planning and design guidance. I would suggest that there is merit in coding these RAC0 and the Town exploring a structure planning exercise to ensure that the urban corridors are developed in line with SPP 7.2 Precinct Design.	The subject land is part of an Urban Corridor and, as identified in the adopted Local Planning Strategy, requires subsequent reviews of the scheme to determine the most appropriate codings in that location.
		Sitting to the South of the Town Centre, I don't support the interfacing of R20 with R60 at lot boundary. I believe this would be better interfaced at street frontages. There is an opportunity to transition with a coding in between for possibly one street block being at R30 for example.	The interface between R60 (three stroreys) and R30 (two storeys) is the same as the interface between R60 (three stroreys) and R20 (two storeys).
		I believe that the Faulkner Way area adjacent to the Eden Hill Local Centre is not according with the newly adopted SPP 4.2 Activity Centres, where the density coding should be at a minimum R25. I would suggest amending this in the Town's final version for adoption.	The subject land is part of an Urban Corridor and, as identified in the adopted Local Planning Strategy, requires subsequent reviews of the scheme to determine the most appropriate codings in that location.
		The urban corridor of Guildford Road, again I would suggest an RAC0 coding here and as part of a structure planning (PSP) exercise, endorsing built form guidelines rather than a specific density code for properties along an SPP 7.2 identified Urban Corridor. R20 and R20/30 are severely underutilising the opportunities for housing in these urban corridors.	The subject land is part of an Urban Corridor and, as identified in the adopted Local Planning Strategy, requires subsequent reviews of the scheme to determine the most appropriate codings in that location.

		There appears to be no station precinct identified in the zoning map for Ashfield train station. Why is this? Again another opportunity for a Precinct Structure Plan and specific built form outcomes that will help to achieve densification adjacent to and within walking distance to the Ashfield Train Station. It is my opinion that R20 across most of South Bassendean / Ashfield is a serious underutilisation of potential options for housing. I would suggest a provision in this scheme which at the very least allows for R20 corner lots to be developed at an R30 Coding, along with sustainable built form guidelines to match. This would be a welcome provision which could be introduced in LPP11. Has the Town considered introducing its own housing typologies which sit outside of the State Planning Framework? Similar to how City of Fremantle introduced "small dwellings", it would be great to see the harnessing of what used to be the ideas of the Design Bassendean Committee to innovate and to proactively seek to contribute Bassendean's share in regards to tackling the affordable housing crisis through planning reform measures, in this case at the grassroots level by seeking to champion new housing types and forms.	The matter is discussed in the report under the heading “Ashfield”. The DPLH has advised that such a provision is not required as the matter is specifically contemplated by DC Policy 2.2. No, it is not one of the many recommended actions contained in the adopted Local Planning Strategy.
358	AshfieldCAN	The Committee and Members of Ashfield Community Action Group have expressed concern at the R-code restrictions placed on properties within the precinct of Ashfield. These concerns mainly relate to the R20 classification for properties within general walking distance of a major transport hub. No doubt the deliberations relating to this decision will come under close scrutiny by the relevant State planning authority as seemingly, the decision is contrary to the State’s future, and published planning needs. Whilst AshfieldCAN has a great appreciation of the Town and their continued support of the community of Ashfield, this decision, we believe, needs to be reviewed as it lacks vision and commits the precinct to languish. Consequently we will make a submission to the relevant Government Minister expression out concerns.	The matter is discussed in the report under the heading “Ashfield”.
359	10 Railway Parade, Bassendean	I object to the high density housing designated for the south Sucess hill area due to the lack of road access to the area and the already congested Guildford road/Lord rd intersection. There are also no facilities for people to enjoy/use close by to this area. Higher density would be much better suited to around the Bassendean train station as there are far more facilities for people to use and this could bring more foot traffic and life back to Old Perth Road which would be a win for the whole bassendean community.	This matter is discussed in the report under the heading “Increased Residential Density”. This form of development is already contemplated by the local planning framework.

360	7 Dorothy Street, Ashfield	I would like to propose a justification for the change of the aforementioned address (7 Dorothy Street, Ashfield 6054) from R20 to R25 zoning under the planning scheme change. Justification includes, but is not limited to, the following: • Located within (150m) of the 800m walkable catchment of the Ashfield train station. • The change would contribute to the diversity of housing choice in this established suburban area. • The change would support local activity centres and adjoining Bayswater industrial area. • This property is highly accessible to public open spaces - 260m from Gary Blanch park and 450m from the Swan River foreshore. • Opportunity for the City to retain existing established trees and private open space on private lots through local planning policy controls or through subdivision. • Provides an opportunity to renew housing stock. • This amendment would allow potential subdivision and access to housing which responds to market demand and lifestyle needs of the City of Bassendean.	This matter is discussed in the report under the heading "Increased Residential Density". Subdivision of the site can be contemplated pursuant to DC Policy 2.2.
361	2 West Road, Bassendean	Hawaiian are the owners of Hawaiian's Bassendean which is located at Lot 2 (No.2) West Road, Bassendean (the subject site). element act on behalf of Hawaiian Investments Pty Ltd (Hawaiian) in respect to this submission. Draft LPS11 is a critical framework that will guide the redevelopment of the Bassendean District Centre. We understand Draft LPS11 has been informed by strategic planning documents such as the Bassendean Town Centre Masterplan 2021 and more recently the approval of the Town's Local Planning Strategy (LPS) 2023. Whilst Hawaiian are generally supportive of the Town embarking on progressing a new planning scheme and promoting redevelopment within the Bassendean District Centre, there are some concerns with Draft LPS11 with specific relevance to the subject site. Whilst it is understood the controls and detailed planning framework for the District Centre will be established as part of an eventual Precinct Structure Plan (PSP), we strongly believe a density code should be nominated for the subject site to establish primary control development parameters. Whilst we understand the importance of precinct specific development controls, a density code will not preclude this from occurring and still allow the Town to modify and expand development requirements in the future once the PSP progresses. It is important density codes are nominated via the planning scheme as this sets the communities expectation of the type of development being contemplated for the subject site and surrounds. In addition, from a private landowner's perspective, Hawaiian have no control as to the timing and progression of the PSP and therefore would welcome some indication via the new planning scheme as to the degree of development intensity contemplated for the site. To aid the Town in considering the redevelopment potential of the subject site, element in conjunction with Hawaiian have prepared an analysis of the District Centre to inform an indicative redevelopment scenario for Hawaiian's Bassendean. The contextual analysis and massing modelling has provided a preliminary indication as to how density might be accommodated on the subject site and importantly the type of density code that is most appropriate to accommodate any future redevelopment of Hawaiian's Bassendean.	Disagreed. It is considered that coding the site R-AC1 is premature and is a matter that is appropriately addressed by the future Precinct Structure Plan. Rather than "*aid the preparation of the future PSP*", the submitter's recommended approach is considered likely to prejudice the preparation of the Plan.

		Local Planning Strategy and Bassendean Town Centre Masterplan <u>Local Planning Strategy 2023</u> The LPS was recently endorsed in 2023. The LPS acknowledges the lack of housing diversity within the Bassendean District Centre and the importance of promoting the availability of housing. Encouraging population to be drawn into the District Centre was a key objective of the LPS to support the revitalisation. Of specific relevance to the Bassendean District Centre (nominated as Planning Area A) the LPS highlights the Bassendean District Centre as the key node of commercial activity. Planning Area A is to be focused on optimising employment opportunities, land use diversity and accommodating residential outcomes. <u>Bassendean Town Centre Masterplan</u> The Bassendean Town Centre Masterplan was adopted in 2021. The masterplan was prepared to guide revitalisation within the precinct and importantly help inform the preparation and content of the LPS, the new planning scheme and eventual PSP. The masterplan advocates for the following: • Increase the number of people living in the town centre; • Diversify dwelling types; • Encourage high density near the train station; and • Prevent the loss of open space and tree canopy. The masterplan proposes a range of building heights within the District Centre. Landholdings immediately surrounding the subject site are shown as 3-5 storeys, with Bassendean Oval contemplated for 6-8 storeys. With specific relevance to the subject site, the Bassendean Town Centre Masterplan contained minimal guidance as to the future redevelopment aspirations of the subject site, stating the following: *Further development or redevelopment of Hawaiian's Bassendean Shopping Centre would require submission and assessment of detailed plans (and supporting technical information) and potentially, determination by the Development Assessment Panel.* It is understood that the key recommendation from the Creating Communities report (October 2021) that supported the drafting of the masterplan outlined the following: *The Hawaiian Shopping Centre site remains as indicated in the draft masterplan, with future development requiring a submission through the appropriate planning framework and the development of a Local Development Plan (LDP).*	

		Both the LPS and Town Centre Masterplan clearly convey the objective of the Town is to increase density and accommodate a greater building height within the Bassendean District Centre. Whilst it is acknowledged both documents defer much of the future planning to the eventual PSP, this does not preclude the Town from resolving to nominate a density code in the interim to establish a base density code that will set the foundation for future planning to occur over the centre. **Draft Local Planning Scheme No. 11** The Draft LPS11 was considered by the Western Australia Planning Commission (WAPC) Statutory Planning Committee (SPC) in February 2023. The SPC resolved to amend Draft LPS11 by prescribing density codes for residential and mixed use zones within the Bassendean District Centre. SPC stated the density codes would allow for development to occur in the interim whilst the PSP is being prepared. The density code did not extend to the subject site which is proposed with a District Centre zone, however contains no default density code under the current Draft LPS11. Allocating density codes across the majority of the District Centre except the core is considered a missed opportunity as part of the new scheme. By allocating a density code, this is not precluding the PSP process, however it does set the expectation for the community as to the extent of redevelopment potential the site and surrounding landholdings should be and are capable of accommodating into the future. Moreover, given the masterplanning process which establishes the surrounding context and future building typologies it is not unreasonable for the heights within the masterplan to inform the density coding of the core of the District Centre, inclusive of the subject site. <u>Site Analysis</u> To inform the submission and redevelopment opportunities within the subject site, a detailed analysis of the site has been prepared to inform an indicative redevelopment scenario of how the site may be redeveloped. This has been considered with an understanding of the surrounding context as presented within the masterplan, LPS and current Draft LPS11. The site analysis is based on a strong understanding of the subject site, its surrounds and key opportunities and constraints. This analysis has driven the type of development the site could accommodate into the future with consideration to the heights the Town have deemed appropriate. This has been informed by the Town engaging with the community and through the preparation of the masterplan and LPS. A summary of this analysis is provided below. • Consider the proposed heights established within the Bassendean Town Centre Masterplan. With reference to the masterplan and draft LPS11, the following is noted: - Sites which front Old Perth Road are proposed with a height of five (5) storeys. Many developments exist at this height already. - 3-5 storeys are proposed under the masterplan immediately west of the site. These landholdings require an appropriate transition given they are considered to have greater sensitivities. - Opportunities of 6-8 storeys at Bassendean Oval. - 3-6 storeys on the opposite of Guildford Road. Potential for 8-10 storeys fronting Guildford Road at Bassendean Oval.	

		• Evaluate the varying degree of development intensity envisioned by strategic planning documents for the four (4) streetscapes adjoining the subject site and consider the type of development that would be conducive to these streetscape environments. • Consider the placement of building height within the subject site. Assess where height can be optimised and where height should be reduced to provide appropriate transitions. For example, look to increase height on the corner of West Road and Old Perth Road as the gateway to the Bassendean District Centre. • Consider the subject sites outlook to Bassendean Oval. This is a strategic opportunity to maximise height, increase future resident amenity and maximise surveillance to the oval. • Consider future connections through the subject site to improve legibility and encourage pedestrian activity adjacent to Bassendean Oval. <u>Design Principles</u> An indicative, high level redevelopment scenario has been prepared. This massing model helps to demonstrate how a redevelopment of this site could be arranged to respond to the site and its surrounds. It is important to note, this redevelopment scenario is indicative only and has simply been prepared to help inform how the site could accommodate a greater building height. The model explores how height could be distributed to enhance opportunities however also be reduced to transition to more sensitive interfaces. The massing model explores a height of 10 storeys and a minimum height of 3-5 storeys. These heights are indicative only and could be reduced and/or increased in certain locations within the subject site subject to further analysis being undertaken. The land parcel size of the subject site and its location is seen as a major strategic opportunity within the Bassendean District Centre. The land parcel is held in freehold, has frontage to four (4) streets, overlooks Bassendean Oval and is the gateway site to the Bassendean District Centre. Accommodating height and density for this land parcel should be considered as a strategic opportunity for the Town. The following design principles informed an indicative redevelopment scenario. • As the gateway site into the Bassendean District Centre, landmark corners which exceed the ‘base’ height is considered a strategic opportunity to create architectural features to emphasise street corners. • Building height along the Old Perth Road frontage is an important interface to consider. Due to the size of the land parcel and the length of the interrupted frontage to Old Perth Road, it is seen as a strategic opportunity to create a highly activated and architectural façade. • Increasing height where the site directly fronts Bassendean Oval is considered a reasonable assumption. Not only will this orientation provide the highest amenity to future residents, however maximising activity to the oval is considered an important principle. This has been replicated in other areas such as Claremont on the Park. Similar design principles could be applied to this site.	

		• Ground floor activation is a high priority particularly to Old Perth Road and West Road. A podium with recessed apartments above would work well for this site, particularly given the subject site would want to retain its commercial floorspace meaning that the podiums could become quite activated. • There is an opportunity to create a pedestrianised main street environment to link the oval to Whitefield Street which is nominated under the masterplan as a potential safe active street. • Enabling height will also provide greater opportunity for tree retention and the provision of in-ground deep soil zones. This indicative redevelopment scenario remains at a higher level, however, there are opportunities to retain trees and further add to tree canopy and greenery. <u>Requested Density Code</u> As demonstrated within the indicative study, the subject site has significant opportunities to accommodate density, whilst incorporating the existing commercial function of the existing centre. Large, consolidated land parcels which have limited site restrictions within a District Centre are often rare commodities and should be viewed as important strategic opportunities to deliver high quality infill development. The site has immediate access to public transport (both bus and rail) and is well-serviced with amenities that would suit medium to higher density development. As such it is considered reasonable for the subject site to be treated as a 'high density urban centre'. A 'high density urban centre' is characterised under the R-Codes as a place which has access to excellent multi-modal transit services, public open space and a high concentration of community infrastructure. 'High density urban centres' are characterised by podium and tower developments that support highly activated and pedestrianised street frontages. It is considered the subject site is consistent with the expectation of what defines a high-density urban centre. In respect to the above, it is considered reasonable that an R-AC1 density code is prescribed for the subject site. An R-AC1 density code prescribes a height of 9 storeys. This would be generally consistent with the extent of height the subject site is likely to accommodate, noting there are strategic opportunities to explore greater height in certain locations, whilst provide appropriate transitions to more sensitive interfaces. It is considered that this level of development control can be explored as part of the PSP process and will not be lost via establishing a density code via the planning scheme.It is therefore requested that the Town impose an R-AC1 density code on the subject site to help guide future redevelopment and establish the base development control for the site as part of the new planning scheme. **Conclusion** element on behalf of Hawaiian, support the Town in preparing a new planning scheme to guide future development. However, as demonstrated above we strongly believe the subject site should be applied with a base density code of R-AC1 to establish primary development controls that can aid the preparation of the future PSP. We would welcome the opportunity to discuss the subject site and hold a future design workshop with the Town to explain our position further.	

362	2 Parker Street, Bassendean.	Lateral Planning acts for the owner of No. 2 Parker Street, Bassendean (Site). We have been requested to prepare this submission on Draft Local Planning Scheme No. 11 (Draft Scheme) as it relates to the Site. We note that our Client is broadly supportive of the Draft Scheme, however, is concerned that the proposed zone and Residential Design Code density applied to the Site is not appropriate having regard to the matters set out below. **Applicable Planning Framework** The Site is presently subject to Local Planning Scheme No. 10 (LPS 10). Pursuant to LPS 10, the Site and all surrounding properties are included within the Town Centre zone. The Site and southern and western adjacent properties are included within Development Area 2, as shown coloured blue in the below extract of the LPS 10 Map. Clause 4.10.2 of LPS 10 states that development within the Town Centre zone is to generally comply with the R-AC3 density. Schedule 7 of LPS 10 provides that subdivision and development within Development Area 2 is to be guided by an approved structure plan. It does not appear that a structure plan or local development plan has been prepared for Development Area 2. It is noted that the Bassendean Town Centre Strategy and Guidelines (Guidelines) are applicable to the Site and provide the vision and objectives for development within the Bassendean Town Centre. As set out within the Guidelines, the vision for the Town Centre is that it: *…will be an ideal, highly accessible urban village location where people can participate in a cohesive, vibrant and diverse community lifestyle and a thriving local business economy within a high quality built and natural environment* The vision for the Town Centre has regard to the guidance provided in the Metropolitan Centres Policy No. 9 (2000), Liveable Neighbourhoods (2004) and Network City (2005), all of which implement the State Government's continued position of promoting activity centres and increased residential development within transit-oriented localities. To facilitate development within the Town Centre, the Guidelines sought to increase the opportunity for comprehensive redevelopment and amalgamation, with the aim to achieve a diversity of residential type and size and retail opportunities within the town centre. In recognition of the strategic priority of the Town Centre, proximity to public transport and planned intensification of development, State Planning Policy 4.2 identifies Bassendean as a District Centre. It is the role of a District Centre to provide for the daily and weekly needs of the local catchment. Building on the comprehensive suite of strategic planning investigations undertaken by the State and Town, the February 2023 Local Planning Strategy (Strategy) was endorsed by the Western Australian Planning Commission on 13 June 2023.	This matter is discussed in the report under the heading "Site-specific matters".

		Proposed Planning Framework <u>Council Adopted Draft Scheme (25 October 2022)</u> On 28 April 2020, the Council of the Town endorsed the Report of Review, which recommended that LPS 10 is repealed, and a new scheme prepared in its place. The WAPC accepted the recommendations contained within the Report of Review in June 2020. On 25 October 2022, Council resolved to adopt draft Local Planning Scheme No. 11 (Draft Scheme) for the purpose of seeking consent to advertise. Consistent with State Planning Policy 4.2 and the zoning applied by LPS10, the Draft Scheme included the Site and all surrounding properties within the 'District Centre' zone. Included below is an extract of the proposed Draft Scheme map adopted by the Council of the Town, with the Site highlighted in blue. To inform the preparation of a new Strategy and Scheme, the Council resolved to develop a masterplan for the Bassendean Town Centre (Master Plan). Relevantly, following extensive community engagement, the Master Plan proposes the partial closure of Old Perth Road to create a pedestrian only zone to provide user amenity spaces including play elements, seating, shade, alfresco dining and street treatments to separate the area from vehicles. The initiatives contained within the Master Plan are intended to reinforce the vibrancy of the Town Centre and facilitate redevelopment. As a means of supporting much needed and much wanted town centre development, the Council of the Town also resolved will take a proactive and flexible approach to Development Applications which are consistent with the Masterplan, the desired built form of the precinct, and any comments and/or recommendations provided by the Town's Design Review Panel. This approach paves the way for the immediate implementation of the Masterplan ahead of the ongoing review of the local planning strategy and scheme, and the future Precinct Structure Plan. We are of the view that the October 2022 Draft Scheme combined with the Master Plan and Town's proactive approach provided a sensible framework which would have facilitated much needed development. In our view, the October 2022 Draft Scheme allocated zoning and density allocations which were consistent with the State Planning framework, particularly with respect to State Planning Policy 4.2. <u>Advertised Draft Scheme</u> It is understood that the WAPC provided consent to advertise the Draft Scheme, however, subject to several changes. The changes were considered and accepted by the Council of the Town for the purpose of advertising on 28 February 2023. The advertised version of the Draft Scheme incorporates what we understand to be the changes required by the WAPC. Relevantly, the advertised Draft Scheme changes the proposed zone for all land south of Old Perth Road from District Centre to either Mixed Use or Residential R60. Included below is an extract of the advertised Draft Scheme, with the Site highlighted in blue. As above, the advertised Draft Scheme proposes to include the Site within the Residential zone and applies a density of R60. The proposed zone and density is not supported by our Client and is inconsistent with the current State and Local planning framework.	

		Submission on Draft Scheme Having regard to the existing State and Local planning framework, it is requested that the Site is excluded from the Residential zone and included within the Mixed Use zone. It is our view that the Mixed Use zone is more aligned with the existing land use permissibility afforded to the Site through the Local Centre zone, and is more likely to facilitate active land use outcomes consistent with the intent of the Master Plan. Our concern is that the general presumption against commercial land uses within the Residential zone will significantly restrict the potential development outcomes which may be achieved at the Site, and will compromise the ability to provide active ground level uses. It is evident that the Guidelines and Master Plan seek to capitalise on the highly accessible nature of the locality, facilitating a mixed use precinct aligned with the District Centre designation of State Planning Policy 4.2. The application of Residential R60 to the Site unnecessarily restricts the development options available to the Site, thereby limiting the implementation of the Master Plan. It is our view that the application of the Mixed Use zone to the Site will maintain all development outcomes available to the Site if zoned Residential, however, provides additional opportunities for active uses (e.g. Café, Restaurant, Small Bar – which are all prohibited in the Residential zone). In our view, the application of the Mixed Use zone to the Site is more closely aligned with the development outcomes encouraged and prioritised by the Town, as compared to the application of the Residential zone. Enclosed to this submission is a brief letter from our Clients which confirm their short- and long term vision for the Site. It is our Client's intention to continue to gentrify the Site for immediate activation by a commercial, active tenant. Long term, it is intended to continue dialogue with adjacent landowners (primarily north and east), in a view to align ultimate development and land use goals and objectives for the locality. The capacity to deliver immediate activation and longer-term consolidated development outcomes will be significant frustrated through the application of the Residential zone, which ultimately constrains permissible land use outcomes. In this regard, we note that the Site has historically been used as a betting agency. The existing structure at the Site is not fit for residential use, where adaptive reuse of the space is likely limited to commercial uses only. Application of the Residential zone will significantly restrict the likelihood of the activation of the Site, as it would require a comprehensive redevelopment rather than immediate adaptive reuse. As above, it is also proposed to apply the R-AC0 density to the Mixed Use zoned portion of the street block. This density allocation is proposed as a component of the broader intention to facilitate coordinated redevelopment of the street block, noting the fragmented nature of existing allotments. It is our view that the allocation of the R-AC0 density to the street block works to address the existing fragmented allotments through the preparation of a consolidated Local Development Plan for the Mixed Use zoned land. The preparation of a Local Development Plan would provide the basis for a coordinated approach to development, aligning built form outcomes with the strategic guidance provided by the Guidelines and Master Plan.	

		Having regard to the above, it is our view that the application of the Mixed Use zone and R-AC0 density to the Site is an outcome consistent with the State and Local Government planning framework. If the Residential zone was applied to the Site, it would significantly restrict our Client's ability to achieve their short and long term activation objectives. The approach taken in this submission is consistent with orderly and proper planning, LPS10 and the permissible land uses presently available to the Site, the broader State and Local planning framework and our Client's use and development aspirations. In this regard, it is requested that • The Site is included within the Mixed Use Zone; and • The R-AC0 density is applied to the Mixed Use zoned land within the street block, as shown in Figure 4 of this submission.	
363	10 Hardaker Street, Eden Hill	I would like my street to also be zoned R20 please. My main reason is that lower density housing will mean less cars parked on the street and it'll be safer for myself and for my kids to walk or cycle to work and school. It'll also keep the area quiet as it is now, which I like. I was surprised that you made Second Ave R20 and left Hardaker St and the rest of the block from Second Ave to Ivanhoe as R20/R30 - I had always expected increased density living to creep in from the Second Ave side, as it already is starting to. However, the whole big block being R20 would be my preference. I'd also like to suggest a safe cycle path along Ivanhoe St from Morley Drive to the Bassendean train station. What I mean by this is not just a painted line on the road that car users can park on and drive on and basically take over at will, I mean a cycle lane with a raised curb between it and the car lanes, to protect cyclists from drivers that 'didn't see them' even though they're right in front of them, or people who want to park and therefore make it pointless having a cycle lane in the first place (it is very scary when you realise your cycle lane has effectively suddenly ended without warning thanks to someone parking on it, and you suddenly have to pull out into the main car lane in front of irate, impatient drivers who don't really have space to overtake you safely but will try anyway). I've also seen cycle lanes with the raised curb plus fluoro waist-high orange plastic poles, to make it even more obvious. Another option if you'd prefer to prioritise parking on Ivanhoe would be to put a proper cycle lane on Second Ave, from Mary Cres Reserve and the future shopping centre there (on the Morley Dr/Ivanhoe St side of it), down Second Ave direct to the railway underpass to Wilson St/the library and which connects to the cycle track to the station. My preference would be to have safe cycle tracks on both roads and all over the place! We really need connections to the train line and shopping area for people who don't want to drive and park everywhere, but who also want to be safe. To me this is very important for our town being liveable in the future, as even if you build giant parking buildings all over the place, it often doesn't make sense to drive such short distances and also because kids need exercise and outdoors time (and adults do too!).	The split density codings are proposed to be retained in various Planning Areas (being the Urban Corridors) identified by the Local Planning Strategy. This is on the advice of the DPLH and acknowledges that further investigations are required to be undertaken to determine suitable density codes in those locations. Noted, however, this is a matter beyond the consideration of draft LPS 11.

364	127a Whitfield Street, Bassendean	My response mainly addresses Scheme Aims (a), (f) and (g). I strongly object to any loss of POS to Residential use. 17, 18, 19 & 21 Anstey Road STRONGLY SUPPORT the reservation of all 4 lots as POS and their amalgamation into the reserve. • As POS this acre of land is a far-sighted gift to the future. It is well recorded by science that the larger an area of park the more resilient its populations of flora, fauna and soil biota are to survive pressures from fire, flood, drought and urban pressures. • The value of natural areas to community health is also gathering positive press. • The land is not currently managed for conservation but with a shift in perspective and with minimal investment a lot can be achieved. It was great that Council already resolved to secure all 4 of these lots to POS during the Planning Strategy process. • Once secure the abutting section of Anstey Road with POS on both sides of the road can be removed, fulfilling the original intention of the reservation and increasing the critical mass of the natural area. • Opening new residential in the floodplain is unwise, regardless of the loss of environmental potential. It's community value lies in its availability in perpetuity. • It is our natural heritage – we are its guardians and should keep it. ROAD RESERVES OBJECT to lifting POS reservation over Eastern stub of Anstey Rd to connect with Carnegie Rd This is unnecessary. The road cannot be lifted as there are now 3 residential lots dependent upon it. There is some advantage in continuing to view that section of road as 'special needs' as it abuts the park. It's 'anomaly' sends a message to the future to treat this short stretch of road with consideration to its proximity to a wetland catchment. 17 Harcourt Street & 18 Anstey Road OBJECT to lifting of POS reservation from these lots and allocations of R20 & R25. If zoned residential: • it will be really important to apply strong conditions on the boundary design and development envelope as the fill and retaining requirements will be similar to those at 29 - 31 Anstey Road and 30 - 34 Hyland Street. (I assume that the or laissez-faire approach allowed on the western boundary residences cannot be repeated!). • In combination with the more recent design requirements now imposed by the BAL development will be expensive, encouraging higher density which will create more pressure on the boundary design. • The work done on the living stream at the north end of 17 Harcourt St in 2021 will be lost to allow access. See https://www.bassendean.wa.gov.au/news/swan-canning-riverpark-urban-forest-funding/903 • The proposed change seems to contradict the Aims (a), (f) and (g).	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)". This matter is discussed in the report under the heading "Road Reserve – Bindaring Park". This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

		27L Hyland St • This proposal is a confusing turn of events. The land was purchased to secure the lower portion of the block and the investment was to be balanced by sale of the land for residential purposes – with excellent views and without the risk constraints of the floodplain. To reserve it now for POS while proposing to sell land areas reserved in the floodplain for 40+ years is not right. If there is no road access now then it is surely another wise investment for the future. • 29 Hyland St: Some the R25 portion of this Lot is in SCA1 but the whole of it is still privately owned – I'd encourage a mutually beneficial deal to secure the floodplain of No.29 and access to 27L. Schedule 1. 13.a Significant Tree Register STRONGLY SUPPORT mechanisms to protect trees within the Town, whether on private land or public land. • The Significant Tree Register process outlined in the draft needs to be strengthened with more attention to implementation to be more effective. • All lodgements for a proposed significant tree on a residential block should have a moratorium placed on the nominated tree to ensure it survives the evaluation process. • Removal from the Register should be a Council decision. Areas zoned R100 and R160 between Guildford Road and the Railway OBJECT on the grounds that there is no evidence of a revised plan for vehicular access.	This matter is discussed in the report under the heading "27 Hyland Street" The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees". This matter is discussed in the report under the heading "Increased Residential Density".
365	N/A – not a resident or landowner	object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

366	10 Hardaker Street, Eden Hill	I would like my street to be zoned R20 please. My main reason is that lower density housing will mean less cars parked on the street and it'll be safer for myself and for my kids to walk or cycle to work and school. It'll also keep the area quiet for families.	The split density codings are proposed to be retained in various Planning Areas (being the Urban Corridors) identified by the Local Planning Strategy. This is on the advice of the DPLH and acknowledges that further investigations are required to be undertaken to determine suitable density codes in those locations.
		More cycle paths along roads towards Bassendean Train station would be great. I think providing safe cycle paths either along the main arterial routes or alternative routes as they are short distances that could be covered by cycle. Another option if you'd prefer to prioritise parking on Ivanhoe street would be to put a proper cycle lane on Second Ave, from Mary Cres Reserve and the future shopping centre there (if it’s going ahead). To me this is very important for our town being liveable in the future, as even if you build parking buildings all over the place, it often doesn't make sense to drive such short distances and also because kids need exercise and outdoors time (and adults do too).	Noted, however, this is a matter beyond the consideration of draft LPS 11.

367	6 Barton Parade, Bassendean	**"Success Hill", bounded by the railway, Lord St, Guildford Rd and the Swan River;** There has been pressure to increase density here for many years, particularly from property owners who might gain financially. Although I am not against careful rezoning in principal here there are important considerations; • The State Heritage Listed Moreton Bay Fig Tree at 8 Thomson Rd should be retained. To destroy this tree to build apartments would be unacceptable. This tree has the potential to be featured in a park and provide excellent amenity for nearby residents – of particular importance where housing and population densities increase. • Main Roads WA has repeatedly stated that they do not support high density here due to access and egress concerns. We are all familiar with the rush hour traffc congestion which occurs on Guildford Rd bridge.	This matter is discussed in the report under the heading "Increased Residential Density".
		Ashfield "Town Centre" Of the "Activity Centre" precincts covered in LPS11 Ashfield is closest to Perth CBD & the airport and has it's own train station, deserving consideration for increasing density and incentivising commercial, retail and residential intensification. The existing shopping centre represents a poor use of space. As ride sharing and public transport (Metronet) become more popular the requirements for parking space could be more flexible.	The matter is discussed in the report under the heading "Ashfield".
		Bassendean North and Eden Hill There is broad community understanding and acceptance that density coding increase here is inevitable. Over the years 'land banking' has stifled improvements to the OPR street and surrounds. The experimental street closure gimmick caused grief also. It is critical that the heritage character, pedestrian amenity and human scale of the streetscape is retained while allowing for increased density.	Noted.
		17, 19, 21 & 23 Anstey Rd. • These 4 lots must be consolidated within Bindaring Park as POS. Local residents and park visitors have always considered them to be a part of the park, and they have been utilised by the public for decades. As part of the original 4A scheme, people have purchased surrounding property and made scheme contributions with the understanding they will remain as POS.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
		• Some Anstey Rd and Hyland St sections are depicted in green, indicating they are part of Bindaring Park, which is how it should be moving forward. Although the long term intention of removing these sections of road and unifying the wetland may be years away, demonstrating that intent is a valuable gesture of respect for our natural spaces. Previous reasoning around the bus route being important is a spurious one, as traffic surveys have confirmed that the bus stops are used rarely in that area, and the route would be better utilised servicing higher density streets or Point Reserve.	This matter is discussed in the report under the heading "Road Reserve – Bindaring Park".

		17 Harcourt St and 18 Anstey Rd These blocks should remain as POS. The 4A Scheme has been around since the 1980's and the Town has had sufficient time to purchase these blocks as intended as compensation for the loss of development potential to the owner. The failings of over 30 years of council to do so and the increase in property prices meanwhile are no excuse to erode more of the wetland environment and allow destructive development in a food prone, fre BAL risk and ACH* area. *Aboriginal Cultural Heritage space Helena River 3758	This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”.
		161, 165 & 167 West Road I object to the re-zoning of portions of these blocks from R5 to R20 and the extension of Broun Way. Existing mature trees in this area provide connective habitat in the Swan River corridor and subdivision of these lots would undoubtedly result in their loss. The destruction of precious natural areas for individual financial gain can no longer be justified. This area is not where housing density should be increased. *“A desire to concentrate greater housing density closer to railway stations and the town centre (as opposed to extending high density developments into the more suburban parts of the district) was a community aspiration articulated during the BassenDream Our Future consultation. This also aligns with the State Government strategic planning.”*	The extension of Broun Way has already been approved by the DPLH. The matter is discussed in the report under the heading “161, 165 and 167 West Road, Bassendean”.
		Trees Every time the Town of Bassendean surveys residents and ratepayers about their priorities, Trees and Public Open Green Space rate high on the list. Over the years this has remained consistent. The Town's “Tree Preservation Order” policy has, *when administered correctly*, worked very well to protect significant mature trees from unnecessary harm or destruction, and the (former) Significant Tree Register served to increase awareness about the value of mature trees in our suburbs. Despite the clear desire for tree protection within the Town of Bassendean, the State Government is reluctant and removed tree protection clauses from the ToB draft LPS11. These clauses must be reinstated, and even improved upon, to offer long term protection for significant mature trees. As yet WA is the only state in Australia without protection for significant mature trees on private land and this must be rectified. Clauses that were required to be removed are as follows: • Providing the ability for the Town to vary the development requirements under the R-Codes where it involves the conservation of a significant tree; • Providing the ability to impose as conditions of development approval, the requirement to (i) retain a significant tree (ii) plant trees in a tree growth zone and (iii) register a notification on the Certificate of Title advising prospective purchasers that the site contains a tree which is required to be retained and protected from development works; • Expanding the definition of “development” so as to include carrying out (on the land) of any excavation or other works, which includes the clearing and removal a significant tree.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
		Only by reinstating and improving upon these clauses will the TPS11 be a clear reflection of ToB community standards going forward. As well, WSUD must be incorporated into all new works as only with holistic, integrated catchment management will our urban forest be resilient and actually improve.	Noted.

368	19 Gallagher Street, Eden Hill	The reason I purchased my property was so that one day I could subdivide it and either sell one of the blocks as I don't have much superannuation or for my kids to purchase so they can care for me as I have an incurable disease. To now change the zoning is incredibly unfair and unjust when we have planned our future based being able to subdivide.	The coding of the subject site is not proposed to change under draft LPS 11, but will be reviewed in future.
369	162 West Road, Bassendean	My property is across West Road the 165 property. The loss of the large trees and urban canopy with redevelopment at R20 would increase airport noise and heat, which would affect me directly.	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
370	13 Drysdale Street, Eden Hill	No objection.	Noted.
371	2 Atlantic Bend, Bassendean	I opposed the plan they will effect our life environments badly. Mostly population growth too rapidly impacts our area security.	This matter is discussed in the report under the heading "Increased Residential Density".
372	89 Penzance Street, Bassendean	Whatever development take place now and in the future I do not want to be overlooked by any future constructions – near or far or forced to comply with any planning schemes now or in the future.	Noted.
373	77 Kenny Street, Bassendean	I spent my childhood in Bassendean and have again been a resident of Bassendean for the last approximately 30 years, so I am very familiar with the flood-prone nature of the areas near the river in Bassendean and Ashfield. I am also very familiar with what people consider to be special about Bassendean – the river parks, natural areas and all the environmental values that go with them being at the top of those special things. **1. Proposed change of zoning on Lots 17 Harcourt and 18 Anstey Road OBJECT** I object to the proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. I believe that the zonings should stay as they currently are under Local Planning Scheme No 10 and that the Bindaring Park should not again lose area. 2. The area currently zoned POS provides habitat for local fauna. – birds, reptiles, amphibians and mammals and their natural food sources such as insects and spiders. Changing the zoning would lead to severe damage to that habitat and the local natural environment. The natural environment has been recognised in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy," 3. The proposed change of zoning is contrary to the principles evident in the TPS 4A as devised by Feilman Planning Consultants beginning in the late 1970s. 4. It has been the community expectation for the last more than 40 years that the land zoned POS would be purchased by the Council as part of Bindaring Park. Please note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development," 5. Because of the low-lying floodprone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road that has been given a high level of heritage recognition in the Town's Heritage List.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

		B. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOTS 17 & 19 ANSTEY ROAD SUPPORT 1. As POS the land can continue to provide habitat for local fauna - birds, reptiles and mammals. 2. Compared to use for housing, this change results in improved local environment and ambience. 3. With this change it makes sense to close off the road adjacent to Lots 17 to 23 Anstey Road and make this a path for pedestrians and cyclists and thereby make it a friendlier area for the local community. What a wonderful opportunity for some roadway painting compatible with the Park! Maybe some benches to make this a place for local people to meet! 4. The lots are very low-lying, and as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of this land as POS accords with the principles underlying the plan devised by Feilman Planning Consultants in TPS 4A. The Council bought this land zoned mainly (60%) for POS. 5. The increase in the Park area (2000 sqm) only partially makes up for the loss of low lying parkland that has been lost because of previous Council decisions in relation to the Bindaring Park area. 6. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”.
		C. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOT 27L HYLAND STREET OBJECT I OBJECT to this change of zoning as: 1. The proposal is counter to the principles underlying the well thought-out Scheme 4A where high land is zoned for housing and the low-lying land is zoned POS to be part of the linear park (Council officers should refer to correspondence on file from Feilman Planning Consultants). 2. The land, because of its former use as a residence and associated garden is devoid of remnant native vegetation and is of negligible ecological value to the park without further expenditure of significant money. 3. Council acquired this land as residential zoned land with the full expectation that it would be used for housing (Check the Council minutes of the time making the decision to acquire it). Officers have failed to explore with the adjacent landowners how access to this lot could be obtained for mutual benefit and to capitalise on the Council’s expenditure of more than half a million dollars. Residential use of the land would provide space for at least three more residential units in the town. 4. In view of the above points, consideration of changing of the zoning of this land should be postponed until such time as Council officers have properly engaged with the owners of the adjacent residential zoned land and / or explored other ways of getting access to the property off their Hyland Street or Watson Street.	This matter is discussed in the report under the heading “27 Hyland Street”.

374	20 Briggs Street, Bassendean	I OBJECT to the proposed change of zoning to parts of Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. I think the zonings should stay as they currently are under Local Planning Scheme 10. 1. I am one of many people who work on weekends to improve Bindaring Park through removing weeds. Our work has resulted in more native vegetation and more local fauna being established in the Park. Recently bandicoots have been recorded for the first time in the Park. Cutting down on the effective area of Bindaring Park, as this proposal does, would undermine the value of the Park as a natural area in Bassendean. 2. The area currently zoned for POS provides habitat for local fauna – birds, reptiles and mammals and their natural food sources such as insects and spiders. Putting housing there through changing the zoning would lead to severe damage to that habitat and the local natural environment. 3. The natural environment has been recognised in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy," Please Council, "Honour your own words and pay attention to the Scheme Text". 4. It has been the community expectation for the last more than 40 years that the land zoned POS would be purchased by the Council as part of Bindaring Park. Please note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development," 5. Because of the low-lying floodprone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road that has been given a high level of heritage recognition in the Town's Municipal Inventory.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		I WELCOME the proposed change of zoning from Residential to Public Open Space (POS) on Lots 17 and 19 Anstey Road under the Draft Local Planning Scheme 11: 1. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of the land as POS accords with the principles underlying the plan devised by Feilman Planning Consultants in TPS 4A. the POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not. 2. As POS the land can continue to provide habitat for local fauna – birds, amphibians, reptiles (tortoises, lizards and snakes) and mammals (possums, quendas), insects, arachnids etc. 3. Compared to use for housing, this change results in improved local environment and ambience. 4. With this change it makes sense to close off the road adjacent to Lots 17 to 23 Anstey Road and make this a path for pedestrians and cyclists and thereby make it a friendlier area for the local community. When the rezoning is approved, we are looking forward to working in the area to improve it by applying the same techniques that we have used with great success in other parts of Bindaring Park.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

375	154 West Road, Bassendean	We are strongly opposed to the proposed subdivisions of No's 161, 165 and 167 West Road to 450m2 R20 blocks based of the following: 1. Increased traffic and congestion on West Rd in the front of our house 2. Destroying the countryside pocket that we enjoy in Bassendean that large blocks provide, with the rezoning to dense housing to small 450sqm blocks 3. Recoding from R5 to R20. 4. Removal of large trees which provide beauty, coolness, habitat for wildlife as providing a wild life corridor, and a blanketing of air traffic noise emitting from Perth airport 5. The homestead of the colony's first Colonial Secretary Peter Broun's archaeology being disturbed and cleared to allow for the extension of Broun Way We are however somewhat relaxed about subdividing the proposed 3 x R5 two acre lots into half acre lots, ie 2000m2 for the purpose of constructing residential housing.	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
376	1 Villiers Street East, Bassendean	As more & more suburbs split blocks and increase zoning Bassendean stands out as a jewel with its bigger blocks, tall trees and wildlife. Perth has a lot of land. Sacrificing Bassendean instead of building better infrastructure to capitalise on the amount of land we have to our East, North and South will only be to Bassendean's detriment. We chose Bassendean because of the larger blocks, family friendly, large trees and wildlife. Proposal will spoil Bassendean	This matter is discussed in the report under the heading "Increased Residential Density".
377	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
378	36 Anzac Terrace, Bassendean	Two concerns to protect and increase the tree canopy in Bassendean. 1. Any changes to the use of current public space needs to ensure that the existing tree canopy is not adversely impacted. 2. The current statutory provisions to protect trees on private property need to be strengthened. The majority of tree canopy is provided by trees on private property. Unless existing trees are protected from wanton destruction, any tree protection policy is severely hampered.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".

379	31 Second Avenue, Bassendean	**Specific Feedback –** • Split density coding leads to poor design and development outcomes that prioritises vehicles, vehicle access and vehicle storage areas often greater in size/ or having a larger footprint than the private outdoor space in grouped dwelling developments. Particularly zoning of R20/40. • The zoning density of R40 or split zoning R20/40 should be removed as much as possible as it leads to some of the poorest built form outcomes, often leaving no real private outdoor space and prioritises vehicles. Zoning should be R20 and density increased elsewhere in more appropriate areas to R60-R80.	This matter is discussed in the report under the heading "Reduced Residential Density (Split Residential Density Codes)".
		Success Hill Precinct – • Proposed Success Hill station precinct (south of the railway line) is surrounded by roads and an at grade rail line with a wide rail reserve corridor. As this precinct is surrounded by high noise, increasingly high volumes of traffic, with large expanses of thermal mass exposed to the sun and with little to no views, it will only attract low quality developers & builders. As such it is more likely to only attract renters, not owner-occupiers. • Urban heat in Success Hill Station Precinct will be significant, not just from the surrounding transport corridors, but also the high amounts of thermal mass from built form that will occupy zonings of R100 & R160. • No allocated POS nor any perimeter green buffer (non POS) surrounding Success Hill Station Precinct. The scheme should allocate and demonstrate a future green buffer zone surrounding this precinct. Greenspace will not be allocated at the lot development level and therefore should be nominated at the precinct and broader scheme level as a contribution to POS in the overall LGA scheme. • High impact of Success Hill Station Precinct zoning of R100 to that adjoining zoning of Earlsferry precinct zoning of R20. • Obvious that MRWA are crafting a case through the MRS to encourage and push more cars through the Lord St/ Guildford Rd intersection. I believe they will then use this as a further case to push through widening Guildford Rd heading east & west and for the upgrading of the Guildford Rd bridge. The Town should prepare to rebut this at all costs. • The Town should engage a Psychologist specialising in environmental psychology to assess what impacts may be borne in those inhabiting a precinct such as that proposed by the R100 & R160 zoning of the southern side of Success Hill Train Station. • The Town needs to recognise the major impacts on human health when it comes to noise from traffic and effects of urban heat. Under this scheme both of these will have a major effect on this precinct. There is no requirement in the BCA/ NCC for double glazed windows. In addition, those wanting to have windows open in there apartments will be exposed to high levels of noise. • The future inhabitants of this precinct will be cut off from the surrounding area and the transport corridors will be a major factor limiting an easy, relaxing, walkable route to the town centre or areas surrounding the precinct. • Current precinct proposal represents social class engineering.	This matter is discussed in the report under the heading "Increased Residential Density".

		Town Centre – • Extent of R60 designated zoning south of Town centre not extensive enough and properties opposite Bassendean Oval should be zoned R80, particularly as they have a northern aspect favouring balconies to the north that also can potentially over look greenspace and tree canopy. • The areas currently zone R60 between Kenny St & Parker St, and Parker St & Wilson St should be increased to R80 zoning. • Nominated zoning densities of R20 within 250m of Old Perth Rd is ridiculous and irresponsible urban planning. • Surrey St should be zoned R60 as it has good access to the town centre, northern aspect and green space and river access at point reserve	• This matter is discussed in the report under the heading "Increased Residential Density". • The matter is discussed in the report under the heading "Guildford Road, between Palmerston and Kenny Streets". • The submitter's opinion is noted. • The coding for Surrey Street can be appropriately considered in the future, in the context of alterations to the existing intersection with Old Perth Road.
		Higher Density surrounding Larger Open Space Reserve Precincts • Poor zoning designation around major reserves such as Ashfield Reserve, Jubilee Reserve and Mary Crescent Park. So much academic evidence proving physical and mental health benefits of connection to greenspace, particularly for those living in medium to high density buildings and precincts. This proposed draft scheme does not reflect any of that. • Ageing building stock around reserves where houses are on average approx. 50 years old, lend themselves to redevelopment in the coming 2 decades. It is timely to upzone reserve surrounds to a higher zoning density than R40. Zoning should be R60 as a minimum.	Whilst the principle is supported, the matter is not identified as a priority action under the adopted Local Planning Strategy. That notwithstanding, it is a matter than can be reviewed in future, either as part of a future Strategy and/or as a future amendment to LPS 11.
		Ashfield Station / Ashfield Reserve Precinct • This precinct has some of the basics of everyday life in an urban village:- being shops, transport, recreation opportunities, ability to visually connect to greenspace and proximity to a local primary school • The Indicated zoning (largely R20) is irresponsibly low for its walkable proximity to an existing train station and connection to one of the largest public open spaces within the Town of Bassendean. • The residential zoning surrounding Ashfield reserve should be R60 minimum. This I believe could extend up Cyril St. • While basic standard redevelopment is occurring sporadically in this precinct, the amount of aging building stock would & should allow for more responsible medium density to be developed in the coming decades should a proactive scheme be in place to promote it.	This matter is discussed in the report under the heading "Ashfield".
		Density along Bus routes – • No designated upzoning indicated along bus route corridors such as Ivanhoe St that attracts better built form than just multi-unit developments. Zoning over #4, #6 & #8 Ivanhoe St should be R80 as a minimum or better still, designated as Town Centre. #6 Ivanhoe has street frontage, long boundary laneway accessibility and large exposure to the north. These properties are so incredibly close to the train station for walkability purposes and an easy walk to the remainder of the town centre. It is a must that these properties be upzoned, regardless of current use or ownership.	This matter is discussed in the report under the heading "Reduced Residential Density (Split Residential Density Codes)".

		Integration of WSUD not recognised: • There is a huge potential for increasing density along routes of potential living streams (Water Corporation open culvert drainage network), most of which lie in the northern area of the Town. A plan has been created to re-shape and better integrate a section of the Water Corp linear drain between Second Ave & Fourth Ave. • Other segments could be re-imagined as a living stream linear parklands between Penzance St & Cumberland Way (north of Anzac Tce), and Penzance St & Ivanhoe St. • In embedding WSUD living stream projects into our urban environment land must be set aside for creation of a linear park and reshaping of the culverts. This has to be shown in the scheme and noted in Table 4 - Specified additional uses for zoned land in Scheme area. • WSUD opportunities should have been demonstrated at the Local Planning Strategy level and should be revised as so.	The Town has discontinued the Second to Fourth Ave Living Stream project due to the following issues. • Water Corporation design requirements that vary significantly from the original concept developed with the community, resulting in diminished project outcomes • Requirement to enter into a Licence containing third party indemnification clauses that are potentially unlimited, uninsurable, and present an unacceptable financial risk to the Town The indemnification and liability clauses in the Licence are standard and are therefore a barrier to the Town's participation in any future Drainage for Liveability projects with Water Corporation. The principle of Water Sensitive Urban Design is appropriately referenced in the adopted Local Planning Strategy and relevant Local Planning Policies.
		Split Coding- Side by Side / Battle-axe development LPS 11 should have mention of a preference towards side by side development, particularly where an existing dwelling is sited on the property:- 1. That is not of local historical significance 2. Does not hold significant architectural character 3. Will not undergo (as a minimum) a medium level of renovation as part of any proposed battle-axe development 4. Where a proposed rear battle-axe dwelling does not demonstrate through its development & building applications a useable level of outdoor space (not primarily located as a driveway) equal to or greater than that of the battle-axe driveway. 5. Where a lot has a more favourable passive solar orientation (ie- long boundaries on the north/ south, short boundaries on the east/ west) to two dwellings being build side by side.	In split coded areas, LPS 10 requires 'side-by-side' development (two dwellings with direct access to a constructed road). This often necessitated the removal of the existing dwelling and resulted in narrow lots. Draft LPS11 does not include a side-by-side provision, thereby enabling 'battle-axe' or 'house behind a house' development, which would enable the retention of some existing dwellings and provide for greater lot widths. Such an approach will provide landowners with greater flexibility in subdivision / development layouts.

		High Density R100 zoning along Guildford Rd: • While in general I am fully supportive of well-designed high density around train stations, I believe the proposed zoning of R100 for lots fronting Guildford Rd between Palmerston St and Kenny St is faced with major issues such as - Noise of high traffic volumes - High amounts of radiant heat generated from Guildford Rd, the ballast of the rail reserve and the PTA carpark on the northern side of the rail line. - The street facades are beyond ideal passive solar design principals – ie: being further towards west than 15 degrees west of north. Apartments here will be extremely susceptible to over heating. - Interface of built form between R100 and R20 to abrupt despite presence of rear laneways. - Further up-zoning to that proposed in or close to the town centre should occur to relieve zoning from this precinct.	The matter of trees on private property is discussed in the report under the heading “Guildford Road, between Palmerston and Kenny Streets”.
		General Feedback – The draft planning scheme in its current form that has been presented demonstrates that of a basic tick-box statutory planning mindset of what should be a highly influential, thorough, long term responsible strategic planning vision for that of an entire local government authority. It has been developed and presented to merely satisfy the most basic outcomes of the Western Australian Planning Commission. It is a clear demonstration that urban planning in Western Australia is by majority about subdivision potential, development potential of land and ensuring land is allocated to an ever increasing priority of footprint for roads. It continuously fails to responsibly plan for the human experience in our urbanised environments as well as for human physical health, mental health and environmentalhealth. The town is required to plan for an additional 4150 dwellings by 2050, (2021 ABS Census data lists 7179 dwellings- an increase of 4150 dwellings is essentially a 57% increase on 2021 dwelling numbers) and an increase in a predicted further almost 8000 people (approx. a 50% increase in population to that of which already resides) with no net increase in public open space and due to split zoning and that nominated as R40, a further likely significant decrease in private open space, has and will continue to be experienced. It is disappointing that the Draft Planning scheme in its current form does not reflect the bulk of the zoning potential and ideas as identified and developed within the former Bassendean Design Advisory Committee. To realise quality urban design in our built environment, base-line opportunities must be reserved and integrated into the planning scheme. A failure to do so means those later charged with the task are trying to create built environment precincts from a multitude of missed, poorly considered outcomes that, in most cases, only realise 10% of their true potential.	The submitter’s opinion is noted.

		In its current form the proposed scheme should not be endorsed by the Council of the Town of Bassendean, nor should it be submitted to the WAPC for final approval. It requires significant further work to ensure it is a responsible 21st century urban planning scheme. Part of which is for the Town to demonstrate through calculated means that the proposed zonings will result in the minimum infill of residences and population proposed/ required. I do not believe that LPS11 in this current draft form will satisfy the projected/ required infill targets of population and dwellings.	
380	39 Seventh Avenue, Bassendean	I object to this Local Planning Scheme as clauses relating to Tree Preservation have been removed. I feel very strongly that retention of mature trees in TOB should be prioritised. A greener, leafier suburb is more attractive, cooler, and attracts bird and animal life. These aspects all positively impact property prices. In particular, I object to the removal of the following clauses: • Providing the ability for the Town to vary the development requirements under the R- Codes where it involves the conservation of a significant tree; • Providing the ability to impose as conditions of development approval, the requirement to (i) retain a significant tree (ii) plant trees in a tree growth zone and (iii) register a notification on the Certificate of Title advising prospective purchasers that the site contains a tree which is required to be retained and protected from development works; • Expanding the definition of “development” so as to include carrying out (on the land) of any excavation or other works, which includes the clearing and removal a significant tree. I feel strongly that these clauses are essential to support stronger statutory controls for tree preservation on private land. I also recommend that of the four adjoining lots on Anstey Rd, Lots 17 & 19 be re-zoned as open space so that all four lots are zoned open space, cannot be developed, and remain as reserves for wildlife habitat and for the community.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”. This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”.
381	165 West Road, Bassendean	Thanks for the opportunity to comment. LPS11 seems to me to be a balanced planning document and I support it as it proposes to rezone to R20 the new lot of land bordering West Road that will be created upon the execution of the current approved subdivision application we hold. This included rezoning shows good vision and a commonsense approach to town planning and obviously fits with the Town’s future density increase mandated by the WA government.	Noted
382	165 West Road, Bassendean	Thanks for the opportunity to comment. LPS11 seems to me to be a balanced planning document and I support it as it proposes to rezone to R20 the new lot of land bordering West Road that will be created upon the execution of the current approved subdivision application we hold. This included rezoning shows good vision and a commonsense approach to town planning and obviously fits with the Town’s future density increase mandated by the WA government.	Noted.

383	1 & 3 Drysdale Street, Eden Hill	We are the property owners of Lot 147 (No. 1) & Lot 161 (No. 3) Drysdale Road, Eden Hill and have owned these properties since 2004. Following review of the scheme changes, we wish to **object** on the following grounds: 1. Down coding an ability to develop. The state framework sets out minimum targets and it well known that the state is behind in meeting that target. The draft Scheme results in the inability to develop on Lot 161 (810m2) in its entirety and only able to develop two lots on Lot 147 (996m2). Our lots in particular are within 10km of the City, 250m of a local park, school and 200m from a district road. We cannot understand how a medium density code has not been applied. We further cannot understand why the proposed border is through the middle of a street. 2. The Eden Hill locality contains old housing stock and is an area where it needs densification and diversification for new housing products to meet the needs of the growing community. It is more logical to up code and provide the option and the ability to develop at least two new dwelling on an average of 350m2 lot area whereby applying a medium density code. it is noted that there are already grouped dwellings and multiple dwellings in the area and this forms part of the character of the street. 3. It would not be financially viable to purchase a house, demolish it, and replace it with a new large single house on an 810m2 lot area. Residents would rather re-locate to the adjoining suburbs of Morley and Kiara. The market wants smaller lot areas and housing diversity without being in a busy city centre next to multiple dwellings. 4. The R-Codes and Local Planning Policies give the ability to provide good quality design outcomes not at the expense of a blanket de-coding and a detriment to future development. As you would appreciate, we have invested a substantial amount to secure our investments and would like to see the neighbourhood improved.	This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
384	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment. We need TIMBY!!	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

385	19 North Road, Bassendean	CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOTS 17 & 19 ANSTEY ROAD SUPPORT I am supportive of the change of zoning from Residential to Public Open Space (POS) on 17 and 19 Anstey Road under the Draft Local Planning Scheme 11. As POS the land can continue to provide habitat for local fauna – birds, reptiles and mammals. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not. Compared to use for housing, this change results in improved local environment and ambience. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of this land as POS accords with the principles of the plan made by Feilman Planning Consultants in TPS 4A. The Council bought this land zoned mainly (60%) for POS. I'd like to see that part of Anstey Road between 15 and 23 Anstey Road closed to cars. It's not needed for access to housing. It would be a great recreational space for people to enjoy nature, walking and kids riding bikes through the Park. Furthermore, it also aligns with the special controls put in place around the river and flood-prone areas.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
		Proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road OBJECT The proposed change of zoning on Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11 should stay as they currently are under Local Planning Scheme 10 and that Bindaring Park should not again lose area. This area is currently zoned for POS provides habitat for local fauna. Changing the zoning would lead to severe damage to that habitat and the local natural environment.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".

386	61 Hardy Road, Ashfield	We purchased the property given the outstanding nature of the locality. Proximity to the river, Bassendean town centre, and Perth CBD as well as the strong public transport links including a Transperth bus route on Hardy Road were compelling reasons for our interest. In addition, the Perth Midland railway line and Guildford Road provide further public transport opportunities. The district has strong links to both the commercial and industrial employment centres of the Perth metropolitan area and Perth Airport. Many suburbs which of a similar distance from the Perth CBD (within 10km) are allocated predominantly a higher density than the R20 density which has been applied in the Draft Local Planning Scheme No. 11. Draft Local Planning Scheme No. 11 allocates a range of density, seemingly on historic development which has occurred in the area. Density of R40 density and some dual coding in closer proximity to the Ashfield train station exists. The density proposed is a historic legacy. It is our view the density applied must be reconsidered in light of the current environmental context. The increasing of density in the Ashfield locality and more generally in the Town of Bassendean is appropriate to ensure the reduction of the unwarranted urbanisation of the urban fringe. Environmental destruction of natural vegetation on the urban fringe can and should be reduced by the increasing density in the inner city including both Ashfield and the Town of Bassendean. The density of R20 combined with the prevailing lot size in the locality will see the redevelopment of the suburbs which constitute the Town, and in particular Ashfield. The increase of density proposed in this submission should be pursued on the basis that improved urban efficiency will result in positive outcomes in terms of; reduced clearing on the urban fringe, reduced greenhouse pollutants due to reduced commuting given proximity to employment opportunities and public transport, and improved utilisation of existing infrastructure and facilities such as Cyril Jackson High School and civic and cultural facilities in the district. The density proposed for Draft Local Planning Scheme No. 11, in Ashfield and the Town of Bassendean should be increased. It is our submission the density should be at least a R30 and a dual zoning of R30/50 should be applied subject to achieving criteria which sets and achieves objectives of sustainability and quality urban design outcomes.	This matter is discussed in the report under the heading “Increased Residential Density”. This matter is discussed in the report under the heading “Reduced Residential Density (Split Residential Density Codes)”.
387	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

388	27 Maley Street, Ashfield	1. I do not support the zoning change from LOS to R20 of those portions of 17 Harcourt • The land is highly flood prone • It further undermines the intent of the TPS 4A • There are exigencies re lack of compensation to the property owner 2. Retain R5 coding of lots in West Rd because: • R5 allows possible subdivision into 4 half acre lots, retaining existing riverfront dwellings and each then having three lots to sell • Most of the trees would be retained • No extension of Broun Way would be required • This could establish a precedent for further rezoning and tree loss on riverside R5 properties.	This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”. The matter is discussed in the report under the heading “161, 165 and 167 West Road, Bassendean”.
389	14 River Street, Bassendean	As the population of Bassendean increases we accept the need to have significantly higher population densities close to our transport corridors. In order to have trees, buildings will need to be higher with sufficient setback to plant trees. Our contention has always been that NO high rise in Bassendean will simply result in NO trees in Bassendean. A good example of an 8 storey development at approx. R70 density, i.e.32 dwellings on the equivalent of 4 amalgamated quarter acre lots, can be seen at 169 Railway Parade in Maylands. I urge anyone involved in the planning process to walk along that street and appreciate what has been achieved there; pleasant shady surroundings and increased population density. We live 200m from the railway line at Success Hill and regularly walk to the shopping centre through the proposed R160 and R100 zoned area. We are disappointed that the Western Australian Planning Committee (WAPC) has seen fit to block the Town of Bassendean’s attempt to retain the essential environmental and human amenity benefits of trees whilst still achieving density increases in line with broader State objectives. We urge the WAPC to allow the Town of Bassendean the maximum freedom to retain and/or enforce the planting of trees.	Noted. The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

390	59 North Road, Bassendean	Anstey Road Zoning I support the changes to zoning of 17 and 19 Anstey Road Bassendean that will see the blocks reserved as Local Open Space Object to Provisions to Protect Trees watered down by DPLH and WAPC I am disappointed that some of the stronger statutory controls and restrictions proposed by Council to protect and preserve trees on private land including trees of special conservation value were removed. In that these provisions would have "provided the ability for the Town to vary the development requirements under the R- Codes where it involves the conservation of a significant tree; • provided the ability to impose as conditions of development approval, the requirement to (i) retain a significant tree (ii) plant trees in a tree growth zone and (iii) register a notification on the Certificate of Title advising prospective purchasers that the site contains a tree which is required to be retained and protected from development works; • clarified of the definition of “development” so as to include carrying out on the land of any excavation or other works, which includes the clearing and removal a significant tree.", it seems very unfortunate that they have been removed.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
391	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.

392	81a West Road, Bassendean	Why is the North side of OPR DC and the South side Mixed Use?	This matter is discussed in the report under the heading “Bassendean Town Centre”.
		The "Proposed Microbrewery" site seems like a missed opportunity for high density MU/residential, especially given the context of the surrounding land uses.	Noted.
		Some lots north of the train line, in the Success Hill cell, especially those to be acquired by MRWA, should be upgraded to a higher density and the lots fronting Lord St should possibly have a laneway to reduce access onto Lord St.	The subject land is part of an Urban Corridor and, as identified in the adopted Local Planning Strategy, requires subsequent reviews of the scheme to determine the most appropriate codings in that location.
		The lot on Lord St, nearest the trainline could potentially be grouped dwellings.	Agreed.
		Success Hill cell, needs improved access & egress for safety reasons for emergency vehicles and for increased residential dwelling units. It would be possible with 2 Left in/Left out access points. Not LPS, but a comment on Development Approval. When I studied Building Design Drafting in the olden days, we were required to submit an Existing Site Plan showing existing features such as Mature Trees to be retained, services, any other structures. It is possible to design around these, often resulting in more creative solutions.	This matter is discussed in the report under the heading “Increased Residential Density”.
		Offer incentives for Developers to retain trees, Sustainable Design, e.g. additional floor for ground floor parking, parking alternatives, retain rainwater on site, reduce hard surfaces, infiltration into groundwater.	Noted, however, this is a matter appropriately addressed via a future Precinct Structure Plan and/or a relevant Local Planning Policy.
		Implement Water Sensitive Urban Design - not as an alternative, but encourage developers to aim higher rather than minimum standards. Don't make it more complicated for them but reward them for Sustainable Design, reduced fees, reduced timeframes if they do the Life Cycle assessment, prove that their design ADDS to the Sustainability of our Town rather than reducing the sustainability.	The principle of Water Sensitive Urban Design is appropriately referenced in the adopted Local Planning Strategy and relevant Local Planning Policies.
393	60a West Road, Bassendean	The proposed R60 zoning along West Rd does not consider the increased traffic to this road. When I purchased my house it was not the busy thoroughfare that it is now, and having Whitfield as a safe street has only added to the traffic numbers and congestion. The Last Crumb and play facilities at Sandy Beach are a great initiative, however all this does increase traffic and I would not want multiple dwellings along this road increasing it even further.	This matter is discussed in the report under the heading “Increased Residential Density”.
		Additionally, the R60 cell does not take into account lots that had already been infilled with heritage type houses, or renovated. The existing mature trees that the council is trying to increase, would also have to be removed.	Noted. New development would need to be supported by the provision of new trees (or retained trees)
394	27 Dorothy Street, Ashfield	Stronger tree preservation policies and heritage preservation Less subdivision	These matters are discussed in the report.

395	34 Hardy Road, Ashfield	In terms of tree protection and Perth's reputation for having the lowest tree canopy of any Australian city, (with Bassendean only having 15% cover and falling), the Town needs to reinstate the provisions in the Council-endorsed earlier draft LPS regarding the retention of mature trees on private property. This should be undertaken as a matter of urgency, particularly as there is evidence of trees being removed from sites before applications for development consent are made to the Council. I agree with the suggestions being put forward by a number of Tree Canopy Advocate groups, which include the requirement for development proposals to indicate where development includes the removal / clearing of significant trees. Policies should also allow variation of the R-Codes to conserve a significant tree with development approval conditions requiring: (i) significant tree retention (ii) the planting of trees in a tree growth zone (iii) notification on the Certificate of Title advising prospective purchasers that the site contains a tree that is to be retained and protected from development works.	The matter of trees on private property is discussed in the report under the heading “Statutory controls regarding existing trees”.
		I am surprised and concerned that there is no mention of advancing a precinct structure/masterplan for the District Centre at Ashfield in the near future. Situated in close proximity to the station, the existing commercial/community/residential development offers an ideal opportunity for increased residential development in the short term, along with other supporting opportunities. Whilst I am opposed in principle to the use of recreational land for development, I consider that the amount of land available for recreation use at Ashfield Reserve is such that a small proportion might be made available for development purposes if required. Intensification of residential development with higher rise apartments which allow overlooking of the area, may also go some way towards addressing anti-social behaviour at this location. Given the urgent need to accommodate 4,000 plus houses in the Council area, I consider that plans for developing this precinct should be progressed sooner rather than later. The present timetable of years ahead is unacceptable, and in this respect I consider the wider planning process in the Town to be far too slow. Surely it should be possible to progress development proposals for Ashfield at the same time as other general planning matters in the Council area?	The matter of trees on private property is discussed in the report under the heading “Ashfield”.
		Development of the Ashfield Precinct and also the surroundings of Success Hill Station (as well as Bassendean Town Centre and railway station area), might go some way towards reducing the present over-reliance on infill development to achieve the required 4,000 plus houses . I consider that this view is supported by concerns about infill development in the southern Success Hill area between the railway line and Guildford Road (including Nurstead Road and the Earlsferry area). This area would appear to have road access difficulties and a number of heritage buildings, which look likely to be lost if the proposals which may include a number of high rise apartment blocks are put in place.	This matter is discussed in the report under the heading “Increased Residential Density”.

		In terms of more land for housing (which is clearly needed), I also wonder if it would be possible to re-allocate some of the land which is presently designated for industrial purposes? Is it all needed and is the best use being made of land by existing businesses? In more general terms, the design and construction of new buildings should ensure that the opportunity for energy saving measures is maximised, with appropriate conditions being attached to development consents. All possible measures should be taken to protect the environment and heritage buildings.	The adopted Strategy "*does not seek to facilitate any material change in this industrial area, but rather, simply seeks to protect the industrial land uses from encroachment of commercial and other incompatible land uses, via development controls and zoning under the local planning scheme*." Noted.
396	N/A – not a resident or landowner	We need more safeguards in this to protect trees, such as reinserting clauses requiring development approval to remove large trees. This does not go far enough to protect the environment and favours development at its expense.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
397	N/A – not a resident or landowner	I object to the removal of clauses from the original draft Local Planning Scheme that were aimed at protecting trees and canopy. I support reinsertion of provisions to require development approval for removal of large trees. These protections are critical for the future of our community and environment.	The matter of trees on private property is discussed in the report under the heading "Statutory controls regarding existing trees".
398	16 Drysdale Street, Eden Hill	I bought this property with the intent to sub divide and develop on it. This will remove that opportunity and substantially affect the value of the property. Everybody I have spoken to agrees that they have never heard of zoning being reduced after the fact. It is completely unfair to those of us who joined this community. I bought in 2014 and have lived here since. But will be selling up and moving if this goes through, rather than take the 100k loss.	The zoning of the subject site is not proposed to change under LPS 11.
399	21 Parker Street, Bassendean	As my property was built in the early part of the 20th century, access to my property by driveway is not suitable for ordinary vehicle use due to the crossover design. I have therefore always had to rely on street parking. This has become more difficult recently due to the redevelopment of Bassendean Hotel. I am concerned that further development of Scheme No. 11 will create more density and if no adequate parking is not included, the problem may get even worse.	The matter of parking will be considered as part of a future Precinct Structure Plan and as part of the Town's periodic reviews of parking restrictions.
400	44 Pearson Street, Ashfield	Our property is different zoning than properties across the road and around us. When will our property be the same zoning? Properties in streets near us are R30 or R40 zoning.	The submission is referring to the land bound by Jacqueline Street, Pearson Street and Hardy Road, which is subject to the Ashfield Gardens Structure Plan (2006). Whilst the subject area accommodates R30-style subdivision, the adopted Local Planning Strategy does not considered that density as appropriate for the location and therefore it should not be extended into surrounding areas.
401	111 Walter Road East, Bassendean	No objection.	Noted.

402	7a Prowse Street, Bassendean	I have concerns based around: 1. Value of my property. With increases in the number of properties that would be available in the area, the value of my property is likely to decrease. 2. Crime – an increase in the number of residents particularly around Success Hill Station, there is likely to be an increase in the crime rate. 3. Parking – this is already a problem, particularly during football season when people park on our land & all up and down Old Perth Road. 4. Aesthetic – Bassendean like Guildford has an old world charm, which would be destroyed by high density housing.	This matter is discussed in the report under the heading “Increased Residential Density”.
403	3a Atkins Way, Eden Hill	It seems I am not directly affected, but am concerned about a domino effect. I don’t oppose but hope that an increase in traffic conditions, recreational facilities and amenities are also made available to account for the increased population.	Noted.
404	26 Parker Street, Bassendean	Please maintain / develop the genuine heritage value of Old Perth Road and surrounding precincts. Please avoid high / medium / low density welfare / low cost housing / apartments / accommodation which potentially leads to social problems. We have had many years of these sort of issues ie social problems in the past and wish to avoid them in the future. Density generally needs to be kept low. Please take residents quality of life into account re no social housing, parking. No social housing Please respect / maintain develop / restore our heritage buildings and replace those demolished. To maintain heritage value of the Town Centre - Please also restrict the types of structures and building materials that can be used in new constructions / restorations. - Should enhance and complement the heritage value of the Town. Traffic – Direct traffic away from residential streets leading off Old Perth Road Direct traffic back onto Guildford Road / ie. Not the back streets to Guildford Road. Building – Access old plans – use these as basis / guide for new builds / restorations. At least facades to develop / maintain heritage authenticity of Town Centre.	This matter is discussed in the report under the heading “Increased Residential Density”. This matter is discussed in the report under the heading “Heritage Areas”.

405	26 Hyland Street, Bassendean	I reside in Hyland Street and often walk my dog (on a leash!) within Bindaring Park. I enjoy the tranquility of the area, the wide variety of bird life and the natural trees and other vegetation within the Park. I am keen to see that this is preserved and enhanced where possible. It is because of these things that I **support** the proposed change of zoning of lots 17 and 19 Anstey Road, so that they can continue in perpetuity to function and as part of the Park. I also urge the Council to get on with the closure to vehicular traffic of the part of Anstey Road between 15 Anstey Road and Carnegie Road so that this can be a surface friendly to cyclists and pedestrians (and their four-legged companions) not to mention being safer for local wildlife. I **oppose** the proposed change of zoning of land between Anstey Road and Harcourt Street (i.e., parts of Lots 17 Harcourt Street and Lot 18 Anstey Road). The land is currently zoned POS and I think that it should stay that way. Putting housing here would be detrimental to the environmental value of the land. The land is very low-lying and flood-prone and unsuitable to housing. My understanding is that is why the Council has installed flood depth markers just by this land.	This matter is discussed in the report under the heading “Town-owned land (Anstey Road)”. This matter is discussed in the report under the heading “Road Reserve – Bindaring Park”. This matter is discussed in the report under the heading “17 Harcourt Street and 18 Anstey Road”.
406	168 West Road, Bassendean	The above proposed planning scheme would greatly affect the whole feel of what makes this part of Bassendean so unique + special, a rural feel in a suburb not to mention the amount of bird life that would be affected as well as the heritage feel. I specifically object to the rezoning of numbers 161, 165 and 167 West Road from R5 to R20.	The matter is discussed in the report under the heading “161, 165 and 167 West Road, Bassendean”.

407	8 Carnegie Road, Bassendean	1. I SUPPORT parts of the "Aims of Scheme (page 7), namely parts (a), (b), (f), (g), (j) and (k). These have evidently emerged from efforts by the Council to determine what is important to the people of the municipality and have been translated to easily comprehensible and actionable words. My only concern with them is that previous and current actions by the staff and the Council demonstrate less than whole-hearted respect, endorsement and understanding the concepts encapsulated in: "(b) ensure new built form responds to, protects and enhances the local character and amenity; (f) protect, preserve and maintain the Town's cultural and heritage values' (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy,"	Noted.
		2. I OBJECT to parts (c), (d), (e), (h) and (i) of the "Aims of Scheme (page 7). These statement are full of weasel words* such as "with appropriate land uses" (in (a)); "greater housing choice" (in (c)); "appropriate development" (in (d)); "promote greater use …" (in (e); "efficient industrial area" (in (h)); and "appropriate transitional interface" (in (i)). These weasel words invite explanation and questions such as "what makes something appropriate or inappropriate?", "greater than what?", how much greater? Over what time period?" The scheme text is entirely unhelpful in resolving, either directly or by reference to any specific documents or policies, these questions. Statements such as these should be quantified where possible and / or make reference to matters such as State Government policies. Other Councils have managed to do this in their statements of aims, objectives and purposes in the texts of their schemes.	References to relevant State Government policies and the like are contained within the adopted Local Planning Strategy.
		3. Suggested improvements to the Zoning Table (page 12) a. Caretaker's Dwelling has a coding of "X" in the Residential Zone. It appears to me that a coding of D or A would be more appropriate. This is what the Zoning Tables of the Cities of Bayswater and Swan (even though Bayswater's slightly different definition appears to be more restrictive). Moreover, the Town has recently given approval to short-term accommodation establishment with what appears to be a caretaker's dwelling included on the site.	Disagreed. It is not considered necessary for the use to be permissible within the residential zone, as that zone is already able to accommodate dwellings by virtue of the Single House, Grouped Dwelling and Multiple Dwelling land uses.
		b. Convenience Store has a proposed coding of X in the Residential Zone. I suggest that consideration be given to changing this to D or A. Perhaps, policies must be developed to make sure that there are minimal downsides to permitting a convenience store in a residential area, but, on the other hand, small convenience stores can be invaluable to residents of residentially zoned areas. Combination with Multiple Dwelling (a P coding in the table) appears to be a distinctly advantageous possibility.	Disagreed. It is not considered appropriate to provide for typical commercial development opportunities within the residential zone, but rather, these uses are best located within the Town Centre and other commercial centres. It is noted that limited shop functionality is possible under the Home Store use.
		c. Restaurant / Café (definition page 29) has a proposed coding of X in the Residential Zone. Similar comments apply to those for b. above.	
		d. Serviced Apartments has a proposed coding of X in the Residential Zone. I believe that an A coding is more appropriate. Council has recently approved a block of units to function as an AirBnb-type establishment even though it did not comply with its policies, so one wonders whether it is prepared to abide by its codings and policies anyway. Therefore, it might be better to get no less control and deal with such applications (or even non-applications) under its Local Planning Scheme.	Agreed. It will be recommended that the use be listed as an "A" use within the residential zone.

		REZONING MAP **A. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON 17 & 19 ANSTEY ROAD SUPPORT** I welcome the change of zoning from Residential to Public Open Space (POS) on 17 and 19 Anstey Road under the Draft Local Planning Scheme No. 11 1. As Public Open Space (POS) the land can continue to provide habitat for local fauna – birds, reptiles, amphibians, insects, mammals, etc. In terms of plants, it contains remnant vegetation, including several large Flooded Gums (Euc. Rudis) and as recent time has gone on, the diversity of vegetation, particularly fringe dampland vegetation, has increased. 2. Compared to use for housing, this change results in improved local environment and ambience. 3. The POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under "Aims of the Scheme" in items 9 (a) and 9 (g). The current zoning under LPS 10 does not accord. 4. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of this land as POS accords with the principles underlying the plan devised by Feilman Planning Consultants in TPS 4A. The Council bought this land zoned mainly (60%) for POS. 5. The increase in the Park area (2000sq m) only partially makes up for the loss of low lying parkland that has been lost because of previous Council decisions in relation to the Bindaring Park area. 6. With this change it makes sense to close off the road adjacent to 17 to 23 Anstey Road and make this a path for pedestrians and cyclists and thereby make it a friendlier area for the local community. This is a tremendous low-cost opportunity for some community-building through roadway painting compatible with the Park. With some benches (again low cost) it could make this a place for local people and visitors to meet. 7. It has been suggested that if this land kept its Residential zoning the Council could sell this land to gain some money. It should be noted that such short-term thinking overlooks (a) The values attached to the land as mentioned in 1. above. (b) The reason the land was originally zoned for POS. (c) The value the community of the Bassendean district attaches to POS and has expressed repeatedly in public consultations such as Bassendream; (d) The low-lying flood-prone nature of the land and access to it; (e) That this part of Bassendean is relatively deficient in local open space; (f) That selling this land would do nothing to solve the immediate and chronic financial difficulties of the Town of Bassendean The photo below shows the water level of flooding from the Swan River in the winter of 1983. The subject lots are to the left of the adult in the photo. The 1983 flood was by no means extreme. It is estimated that the floods of 1963, 1964, 1945 and 1946 were at least a metre higher than this flood. There is no reason to believe that such floods will not recur, perhaps in a different time of the year because of climate change. Putting housing on these lots will do nothing do improve Bassendean's resilience to climate changes that are likely to see more flooding in the Swan River during summer events due to cyclonic activity penetrating further south than has been the historical pattern.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

		B. Proposed change of zoning on 17 Harcourt and 18 Anstey Road OBJECT I object to the proposed change of zoning on the lots at 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. I believe that the zonings should stay as they currently are under Local Planning Scheme 10 and that Bindaring Park should not again lose area. 1. The area currently zoned for POS provides habitat for local fauna – birds, reptiles and mammals and their natural food sources such as insects and spiders. Changing the zoning would lead to severe damage to that habitat and the local natural environment. That natural environment has been recognised in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy," 2. The proposed change of zoning is contrary to the principles evident in the TPS 4A as devised by Feilman Planning Consultants beginning in the late 1970s, that is, that the low-lying flood-prone land below 2m AHD (which this land is) be zoned as part of POS and the more elevated land be zoned to a slightly higher density (now R25). I note that the land owner has already taken advantage of the higher zoning by initiating, but not yet completing, sub-division of two blocks at the R25 zoning size. (300m^2). 3. It has been the community expectation for the last more than 40 years that the land zoned POS would be purchased by the Council as part of Bindaring Park. Again, note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development;" A similar proposed rezoning was previously rejected by the WAPC because of the violation of community expectation. (Again, I recommend that Council staff consult previous correspondence re rezoning attempts on file at the Town of Bassendean). 4. Because of the low-lying floodprone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road that has been given a high level of heritage recognition in the Town's Heritage List.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		C. CHANGE OF ZONING FROM RESIDENTIAL TO POS ON LOT 27L HYLAND STREET OBJECT I object to this change of zoning as: 1. The proposal is counter to the principles underlying the well thought out Scheme 4A where high land is zoned for housing and low-lying land is zoned POS to be part of the linear park (Council officers should refer to correspondence on file from Feilman and Associates) 2. The land, because of its former use as a residence and associated garden is devoid of remnant native vegetation and is of negligible ecological value to the park without further expenditure of significant money and rehabilitative effort. 3. Council acquired this land as residential zoned land with the full expectation that it would be used for housing (check the Council minutes of the time of making the decision to acquire it). Officers have failed to explore with adjacent landowners how access to this lot could be obtained for mutual benefit and to capitalise on the Council's expenditure of more than $700,000. Residential use of the land would also provide space for at least three more residential units in the town.	This matter is discussed in the report under the heading "27 Hyland Street".

		4. In view of the above points, consideration of the changing of the zoning of this land should be postponed until such time as Council officers have properly engaged with the owners of the adjacent residential zoned land and / or explored other ways of getting access to the property off either Hyland Street or Watson Street. **A proposed solution** To rezone that land to the rear of 10 – 16 Watson St (i.e., parts of lots 27L and 29 Hyland St and 211 Carnegie Road), above the 4m contour to R25. This retains the lower flood fringe portions as POS.This would modify the current long awkward residential projection of no. 29 Hyland St and transfer this development potential to the rear of no.10 Watson St making this a triplex block by utilising the part of lot 211 which was previously zoned residential. This shrinks the developable area to the high ground which then has the ability to support four building sites. The owners have expressed willingness to negotiate for a right of way (ROW) access leg on no. 12 Watson St to provide access to the three potential lots, being two on the council owned 27L (lot 100) and one on 29. The fourth being added to the rear of 10 Watson St and making it a triplex block. The owners would have to demolish the house on no.12 Watson St to allow the creation of the ROW but would retain the site's R20 duplex potential and have access to the R25 lot at the rear. The same ROW allows council to create and sell two lots on lot 100 (27L) and realise a return on the acquisition cost rather than giving it all over to POS. The advantages of this proposal are many. 1. The floodprone portions of land are retained as parkland. 2. Council can recoup the cost of 27L (Lot 100). 3. Four additional lots are created within TPS 4A attracting the unit contribution. 4. The projecting highly irregular no. 29 residential lot gets rationalised back to the high ground without any loss of development potential. 5. The four 'new' lots have negligible impact on the park as minimal fill and retaining are required and there is a clear buffer from the wetland vegetation. 6. The new dwellings would face north and provide 'eyes on the park' 7. The boundary rationalisation is based on the geographical features, is entirely consistent with the original scheme intent and is good planning. The proposal is likely to be supported by the impacted property owners and Friends of Bindaring Wetland and provides a positive economic return to the Town. This is a win for all concerned — the Town's finances, the property owners, the park and the community. The Town gets a return on its investment ,TPS 4A unit development contributions and ongoing rate returns on eight dwellings (as opposed to the existing two) when the full development potential is realised.	In considering the justification provided, the following is relevant: The land referenced in the submission directly abut sites that accommodate bushfire prone vegetation. The owner of the relevant land has recently lodged a subdivision application with the DPLH. That application is yet to be determined due to unresolved issues of bushfire risk and wetland separation. Based on the above, the development potential of the relevant lots is yet to be confirmed. If Council wishes to recoup previously incurred costs, collect TPS 4A contributions and improve the Town's financial position more generally, it is considered preferable that it zone 17,19, 21 and 23 Anstey Street for residential purposes. This is on the basis that the lots have typical frontage to a constructed road, are regularly shaped, are located further from the nearest conservation category wetland and does not directly abut a site that accommodates bushfire prone vegetation. Based on the above, it is not recommended that further changes are made, however, the issue may need to be reconsidered, depending on the DPLH's determination of the existing subdivision application.

408	1 Surrey Street, Bassendean (on behalf of Bassendean Historical Society)	**Proposed Rezonings** The Bassendean Historical Society (Inc) **supports the retention of 17 & 19 Anstey Rd** as Local Open Space within Bindaring Park to retain the indigenous trees and as the land is within the flood fringe and highly prone to flooding. Anstey Rd looking west in winter 1983. The subject lots are to the left in the picture. The new revised flood levels have the 1% AEP above the head of the adult in the picture. Properties subject to development within the flood fringe should be required to be elevated on piers rather than the lot filled if the finished floor level is to be higher than say a metre above ground level to retain the natural contours and vegetation and minimise the impact on surrounding homes.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
		The Bassendean Historical Society (Inc) does **not support the zoning change from POS to R20 of those portions of 17 Harcourt Street & 18 Anstey Road** for the following reasons – • The land is highly flood prone • It further undermines the intent of the TPS 4A • It is manifestly unfair to the property owner who has been unable to develop this land since the TPS 4A scheme was adopted without compensation and would now be unable to do so due to new BAL provisions.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		Proposed rezoning of lots in West Rd from R5 to R20. At R5 coding each of these two acre lots have the potential to subdivide into four half acre lots, so retaining the existing riverfront dwellings and each then having three lots to sell. This would allow the retention of most of the trees and not require the extension of Broun Way. The two southern most properties contain the footprint of the original Colonial Secretary, Peter Broun's homestead. This is reputed to be the first masonry residence built in the Swan River Colony. It was built in 1829/30 by the Henty brothers who then sold the original 1,455 acre Location S to Broun in 1831 who named the property Bassendean. The map on page 81 of Jennie Carter's 'Bassendean – a social history' clearly shows the location of the homestead and well on Lot 335, since subdivided into the three lots proposed for rezoning.	The extension of Broun Way has already been approved by the DPLH. The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
		Clearly the extension of Broun Way, to facilitate the rezoning, would destroy the well and homestead foundations. Should Council support the rezoning it should be conditional on the owners permitting an archaeological dig as a precondition of approval.	The extension of Broun Way has already been approved by the DPLH.
		Noting that the stated aims of this Scheme are to – (f) Protect, preserve and maintain the Town's cultural and heritage values; (g) Protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy;' The Bassendean Historical Society is therefore **not supportive** of the suggested rezoning for the following reasons • The site and its heritage significance would be destroyed • The large trees and urban canopy would all be lost with development at R20	

		• It sets a precedent for further rezoning and tree loss on the riverside R5 properties	
409	150 West Road, Bassendean	I am broadly supportive of the direction of the scheme review including the new heritage precincts. **I object to the following proposed changes for the listed reasons** **West Rd** I object to the recoding of parts 161, 165 & 167 West Rd from R5 to R20, allowing lot sizes of 450sqm, for the following reasons • The site and its heritage significance would be destroyed. • The large trees and urban canopy would all be lost with development at R20 • It sets a precedent for further rezoning and tree loss on the other riverside R5 properties Numbers 165 and 167 West Rd contain the footprint of the first masonry house built in the Swan River colony. This location is currently being reviewed for listing by the WA Heritage Council and an archaeological dig be permitted as a condition of any coding change or subdivision approval. This is a highly significant state site being the home of the Colonial Secretary, Peter Broun and should be respected and investigated in the lead up to the state's bicentennial in 2029. **Public Open Space** Eden Hill and Ashfield localities have sufficient public open space (more than 10%) while the Bassendean, the largest locality, is deficient. The actual percentages are Ashfield 13.44% Bassendean 8.04% and Eden Hill 14.31%. **There should be no further reduction in open space** particularly in the areas designated for intensive residential. **This should remain POS** given that the Wilson Street carpark, currently POS, is destined as intensive residential development. In the future when multistorey residential buildings are occupied and during power failures, when air conditioners won't work, people will require convenient shaded open space to take refuge from the heat. **Bindaring Park** 27L Hyland St, currently coded R25/30, should **not** be rezoned as POS as it is well above the 1% Annual Exceedance Probability (formerly known as the 100-year flood line) and not flood prone. Access is available via a number of properties fronting Watson St. Under TPS 4a it was always intended that the ecological values be preserved in the low-lying land. This lot previously contained a residential dwelling and has no significant remnant vegetation. That the adjacent rear of 29 Hyland St is to remain residential stands as a clear planning anomaly should 27L become POS. Town Planning Scheme 4a is good planning, this is not. I object to the proposal to 'swap out' 27L Harcourt St being 1,369m2 for parts of 17 Harcourt St and 18 Anstey Rd being 1,470m2. This is a further loss of 101m2 of POS to Bassendean. The higher land at 27L Hyland Street (excuse the pun) and the adjacent R25/30 land at 29 Anstey have been zoned residential, and the sections of 17 Harcourt St and 18 Anstey Road zoned POS, since the TPS 4a was adopted in January 1981. To swap these zonings now is to undermine over 40 years of community expectation. It is moving the goal posts in the last 5 minutes of the final quarter and is wrong. Town owned **27L Hyland St** is well above the 1% AEP with a north facing aspect overlooking POS. This and the adjacent Kepinski owned section have the ability to be accessed from Watson St via a	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean". The matter is discussed in various sections of the report, including under the heading "Town-owned land (19 and 21 Surrey Street, Bassendean)". The matter of trees on private property is discussed in the report under the heading "27 Hyland Street".

		battle axe leg from a number of residential properties, two of which are also owned by the Kepinski family. This land is within the outer Bushfire Attack Level zone but is distant from the trees fringing the wetland and developable. Future housing on these locations would provide protective 'eyes on the park.' This land should be retained as residential and allow Council to achieve a return on its purchase price of $680,000 for 27L in 2018. To rezone this land to POS denies the possibility of recovering this expenditure. The privately owned POS zoned parts of **17 Harcourt St and 18 Anstey Rd should remain POS as both of these lots are officially flood and fire prone** and clearly part of the continuous Bindaring Park wetland. This land has never been developed and contains both endemic species and garden plantings. The adjacent Holmehouse, at 16 Anstey Rd, has a Category 1 listing (the highest) under the Town's Municipal Heritage Inventory and to rezone the strip of POS land to residential between it and the parkland setting defies reason. Rezoning flood and fire prone **17 Harcourt St and 18 Anstey Rd** as residential also directly contradicts statements made in the Town's Community Strategic Plan – To mitigate the risk of bushfire and flooding on the community the local planning strategy seeks to avoid land use intensification within declared bushfire prone areas and areas susceptible to flooding. .. the Town will consider bushfire risk, and flood risk, where applicable, to avoid any increase in bushfire risk and / or flood risk to people, property and infrastructure. This concern is repeated as Planning Direction 13 – Reduce the impact of flooding on people, property and infrastructure. A key objective is to conserve, enhance and repair natural areas. Accordingly, the Town will continue to protect and conserve wetland areas such as Bindaring Park via reservation and acquisition of land within the TPS 4A Area. State Planning Policy 3.7 Planning in Bushfire Prone Areas and states – the policy emphasises the need to identify and consider bushfire risks in decision making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management methods, biodiversity conservation and environmental protection. The Town's Community Strategic Plan – directly referring to Bindaring Park and other reserves states – Changes in land use or development potential in these areas will require justification against SPP 3.7. Further residential intensification will be located such that it avoids areas designated as bushfire prone. **I am supportive of the POS designation of 17 & 19 Anstey Rd** which are blocks to the left of the 1983 photo above as these are highly flood prone and make a clear contribution as a continuation of Bindaring Park. The 1% AEP line is in the centre of the disc pointed to on the pole. 17 & 19 Anstey Rd are in the background over the road.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road". This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".
410	10 Nurstead Avenue, Bassendean	Comments made in OBJECTION of the LPS11. Any extra traffic or cars as a result of rezoning to properties close to Success Hill train station will possibly cause immediate danger to those living in and around Thompson Rd Bassendean. The current population through the streets of Thompson Rd, Nurstead Ave, Earlsferry Crt, and Lamb St,	This matter is discussed in the report under the heading "Increased Residential Density".

		currently have many who are in the elderly population. To allow increased population with increased cars and vehicles, will limit access for those currently living in the area. Foreseen problems: - No through road into Earlsferry Crt, which means that the only exit of 4 streets is Thompson Rd onto Guildford Rd that is a dual carriage way. - The cul-de-sac in Earlsferry Crt cannot be opened up due to the bottle-neck bridge on Guildford Rd currently letting traffic travel over the Swan River from Bassendean to Guildford. - The other cul-de-sac in Earlsferry Crt is used as an access point into the Railway Reserve, meaning that trucks and other vehicles need access in this small area that has one access point only onto Guildford Rd, from Thompson Rd. - Lamb St has two cul-de-sac's, again that are not accessible to be changed due to main road conversions on Lord St and Guildford Rd. - Any trucks or vehicles that currently and continuously enter this small area for works, continue to cause traffic jams for the current residents. Therefore this will be increased by any extra vehicles in this small area. - Football season causes continuous traffic and extra vehicles in Thompson Rd, Lamb St and Nurstead Ave, making driving through to gain any access extremely difficult currently. Therefore, any extra vehicles due to re-zoning will make this more problematic. - Due to an ageing population in the current streets in this area, if there is a problem gaining access due to traffic, extra cars, extra residents, then an ambulance or trip to the hospital may be delayed causing a fatal blow to the current local residents in this area. Increasing the living density in this particular area when there is no possibility of increasing the access or exits to the current location, will be problematic and possibly fatal outcome for some. Increasing the living density around the train station in this small area will possibly cause an increase to the crime rate in this small area. With extra residents and access from the train station to the river. As a current resident in Nurstead Ave, having lived here for over 20 years, I can personally ascertain that the change of zoning close to Success Hill train station would currently cause a dramatic change to the current family owned properties in this area. I therefore OBJECT to any further re-zoning around the station on Thompson Rd or Lamb St.	
411	13 Nurstead Avenue, Bassendean	Our street would lose a lot of its charm and character if additional high density zones came in. There is insufficient access (in and out) of the surrounding streets to support an increase and may cause serious incidents & accidents.	This matter is discussed in the report under the heading "Increased Residential Density".

412	6 Broun Way, Bassendean	We object the current proposal for the following reasons. • The proposed three R20 zoned areas between West Road and a potentially extended Broun Way have a high potential to completely change the look and feel of the current area. This particular area is a rather historical area of Bassendean which goes back to the origins of the Bassendean town itself and the original Broun homestead. The area may very well hold historical artefact below the surface and we're of the opinion an archaeological dig should take place prior to any consideration of land subdivision. • R20 zoning allows minimum block lots of 350 SQM's. This could mean as many as x27 new lots across the three areas and has the potential to significantly change the look and feel of Broun Way and West Road. If the zoning is limited to R17.5, which is the same zoning as the majority of Broun Way properties on the same side of the proposal, we believe this will have a positive impact and ensure the look and feel of the area is maintained. We think the lots should all be limited to the approx. 805 SQM's which will be in keeping with the current look and feel of the area. • These three proposed lots are home to a large range of bird species and more importantly a significant quantity of large and established trees which almost all meet the "Rarity" and "Other Significance" clauses as per the local planning policy no. 13, Tree Retention and Provision. • We don't believe the proposal aligns with the Local Planning Scheme's values of: ➢ Protect, preserve and maintain the Town's cultural and heritage values ➢ Protect and enhance the natural environment, in particular the urban bushland, river environs and urban canopy.	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
413	3 Villiers Street East, Bassendean	Somewhat alarmed at Council considering changing the coding from R5 to R20 for 3 properties 161, 165 and 167 along West Road and the subsequent loss of tree canopy on these properties. Since building in 1977 we have witnessed the loss of trees (the widely admired Jacaranda on the Hams property being the latest). The decimation of wildlife. No longer do we see the water rat swimming among the reeds, the sacred kingfisher nesting on their annual visits and the turtles burying their eggs in the banks along our property. Since a reserve was created as a condition of subdivision and we have fisher folls trampling the sedges day and night. Soon Bassendean will be as sterile as many other towns have become with in-filling and subsequent loss of habitat. Is this what Council wants as its legacy for generations to come?	The matter is discussed in the report under the heading "161, 165 and 167 West Road, Bassendean".
414	4 Nurstead Avenue, Bassendean	I object the rezoning of the area south of Success Hill Train Station to high density on egress – safety – access grounds. Only a single entry and exit road.	This matter is discussed in the report under the heading "Increased Residential Density".
415	13 Margaret Street, Ashfield	No objection.	Noted.

416	Unit 303, 85 Old Perth Road, Bassendean	I OBJECT to the proposed change of zoning to parts of Lots 17 Harcourt Street and 18 Anstey Road under Draft LPS 11. I think the zonings should stay as they currently are under Local Planning Scheme 10. 1. I am one of many people who work on weekends to improve Bindaring Park through removing weeds. Our work has resulted in more native vegetation and more local fauna being established in the Park. Recently bandicoots have been recorded for the first time in the Park. Cutting down on the effective area of Bindaring Park, as this proposal does, would undermine the value of the Park as a natural area in Bassendean. 2. The area currently zoned for POS provides habitat for local fauna – birds, reptiles and mammals and their natural food sources such as insects and spiders. Putting housing there through changing the zoning would lead to severe damage to that habitat and the local natural environment. 3. The natural environment has been recognised in the "Aims of the Scheme" (page 7) stated as "9. (g) protect and enhance the natural environment, in particular urban bushland, river environs and urban canopy," Please Council, "Honour your own words and pay attention to the Scheme Text". 4. It has been the community expectation for the last more than 40 years that the land zoned POS would be purchased by the Council as part of Bindaring Park. Please note that the "Aims of the Scheme" state "9. (a) respect the community vision for the development of the district with appropriate land uses and development," 5. Because of the low-lying floodprone nature of the land, putting housing there would require substantial fill with compaction to elevate housing above the water table and some floods. Besides causing irreparable environmental damage it would also detract significantly from the heritage value of the house at #16 Anstey Road that has been given a high level of heritage recognition in the Town's Heritage List.	This matter is discussed in the report under the heading "17 Harcourt Street and 18 Anstey Road".
		I SUPPORT the proposed change of zoning from Residential to Public Open Space (POS) on Lots 17 and 19 Anstey Road under the Draft Local Planning Scheme 11: 1. As POS the land can continue to provide habitat for local fauna – birds, amphibians, reptiles (tortoises, lizards and snakes) and mammals (possums, quendas), insects, arachnids etc. 2. Compared to use for housing, this change results in improved local environment for wildlife and people from all over our town. 3. With this change it makes sense to close off the road adjacent to Lots 17 to 23 Anstey Road and make this a path for pedestrians and cyclists and thereby make it a friendlier area for the local community and visitors, be they four-legged or winged. 4. The lots are very low-lying and, as was planned in the original version of the TPS 4A, housing should be kept out of such areas. Zoning of the land as POS accords with the principles underlying the plan devised by Feilman Planning Consultatns in TPS 4A. the POS zoning totally accords with Text of the Draft Local Planning Scheme 11 as expressed under Aims of the Scheme in items 9 (a) and 9 (g). The current zoning under LPS 10 does not.	This matter is discussed in the report under the heading "Town-owned land (Anstey Road)".

417	10 Thompson Road, Success Hill	The Perth and Peel @ 3.5 Million additional home count for Bassendean was 4150 more homes between 2011 and 2050. Sadly on a pro-rata install rate, the new home count is some 50% BELOW the target to achieve 4150 additional homes by 2050. In these times (2023) of Federal and State agencies wanting more affordable homes availability, this is a clear sign that the draft LPS 11 is potentially failing and more innovative yet practical planning efforts are needed NOW to ensure a suitable new home local build rate is achieved.	LPS 11 is not failing as it is not yet operational.
		Draft LPS 11 needs zoning increases to match appropriate precinct purposes & population predictions. The figure of 4150 additional homes by 2050 is in need of a change, and this should be reflected in both the Local Planning STRATEGY with its 9 Precincts, and the draft LPS 11.	The dwelling target of 4,150 is as per the state government's applicable planning framework.
		Old Perth Road was rezoned from R-Inner City to R-AC3 in September 2017. Not explained by the Town is the proposed density REDUCTION to R-160. The loss of a storey and potentially large areas of land with required side and rear setbacks. Compare R-AC3 & R-160. WHY DO THIS? The Town is in the process of selling 35 Old Perth Rd and I believe the TAB in nearby Parker St may suffer the same property down grading if sales proceed while SCHEME 10 is still valid, but as it stands now, these and other properties could lose substantial value when LPS 11 replaces LPS 10. Again, why is there such a degrading of housing density potential in a known Activity Centre?	This matter is discussed in the report under the heading "Bassendean Town Centre".
		The proposal in LPS 11 to rezone both Old Perth Rd and Success Hill (south of the station) as R160 does NOT recognise that the area is an Activity Centre as affirmed in SPP 4.2 multiple times.	The adopted Local Planning Strategy specifically recognises that the areas area part of the Bassendean Town Centre.
		The transition of densities as proposed in May 2015 where the frames would be a minimum 200m wide surround OUTSIDE the Activity Centres, were to be the zones for density transition. This is NOT what is proposed in the draft LPS 11. Only R-AC0, R-AC1, R-AC2, R-AC3 or R-AC4 can designate densities WITHIN an Activity/District Centre.	Disagreed. Land within activity centres can be applied with a residential coding.
		The 8109 sqm consolidated area adjoining the Success Hill station on the south side should be R-AC3 or higher. Similarly, other areas within the area between the Midland Rail Line, Guildford Rd, West Road and Earlsferry Court being part of the Bassendean / Success Hill Activity / District Centre should be zoned a minimum R-AC3 in keeping with proximity to the Success Hill Station within 400m.	Disagreed. R-AC3 is to be used for "*high density urban centres"* which *"are largely commercial centres with some residential development*." (emphasis added). As the subject cell is identified for high density residential only, R-AC 3 is not considered appropriate. Conversely, R160 is to be used for "*higher density residential neighbourhoods"* which are *"high amenity, predominately residential areas, located within a walking distance of a centre, high-frequency transport node and/or high amenity open space*."

		Most glaring issue to be resolved - Wilson St Carpark (Hays Swamp) should NOT be developed or zoned to R-AC1. The triangle Wilson St carpark was originally Hays Swamp. Landcorp & DevelopmentWA have apparently both test drilled the site, then packed up and left this State owned land. The site is highly likely to be flooded by any 'Atmospheric River' rain event, more possible with climate change being 'so low' below the Midland Rail Line and Guildford Rd north of the area. The Town's Planners in November 2020 and at multiple subsequent times have not been able or willing to produce a Residential Density change summary with alignment with various State Planning Policies, somewhat reflective of potential changing population trends to at least achieve the 2018 target figure of 4150 additional home target by 2050 as set by the DPLH/WAPC in the Central Sub-regional Planning Framework document. The current efforts to establish a LPS 11 map should be built on the detail above.	Based on the adopted Local Planning Strategy, the draft Local Planning Scheme proposes that the site be rezoned to District Centre. The future development of the site will need to be considered by any subsequent owner or developer. The submitter's opinion is noted.

No.	Agency	Submission	Officer Response
1	Main Roads Western Australia	**Infrastructure Contributions.** • The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of the community. New development and redevelopment should consider how infrastructure can be coordinated and funded. Forward planning for transport infrastructure upgrades should be identified. The Town is encouraged to establish a Developer Contribution Plan in accordance with State Planning Policy 3.6 – Infrastructure Contributions to ensure road upgrades are appropriately funded, planned, and considered.	The comment is noted, however, it is considered that upgrades to primary regional road infrastructure are funded by the state government.
		Traffic Impacts • A Transport Impact Assessment (TIA) is required to understand the impacts of the development upon the surrounding road network. The traffic study/TIA is to ensure that necessary upgrades are identified and planned. The report is to include intersection and/or network modelling as appropriate, as well as an assessment of intersection controls for key intersections along Guildford Road and Railway Parade. Such reports should be undertaken to support Precinct Plans, Structure Plans, Subdivision and Development Applications.	Noted. This work will be undertaken as part of a future Precinct Structure Plan.
		• With regards to the Success Hill South Precinct, the proposal includes an increase in density and intensification of the land. The Midland Line runs in a northwest direction and is located between Railway Parade and Guilford Road. As a result, Thompson Road is the sole point of access for eastward and westward movement onto Guildford Road and for northward movement onto Lord St and Railway Parade. Vehicular access to the precinct remains unresolved.	It is acknowledged that Main Roads is yet to resolve this regional road issue.
		• Pre-consultation with the relevant referral agencies is encouraged to be undertaken in accordance with the Transport Impact Assessment Guidelines (August 2016). This will Page 2 ensure transport matters are addressed early in the planning process. Main Roads encourages such preliminary consultation when development impacts upon a State Road, to ensure transport planning matters are addressed upfront in the consultation process.	Noted.
		• Any future intersection upgrades and road widening/realignment/upgrades may be subject to further approval from Main Roads under the Road Traffic Code 2000. Any proposals for the installation and/or modification of traffic signals must follow Main Roads' Traffic Signal Approvals Policy to obtain approval.	Noted.
		Future Road Planning • The land requirement for the future upgrade and widening of Guildford Road as reserved in the MRS is shown on the attached extract of the Main Roads drawing number 1.2609, 1.2610 and 0.0248 (enclosed) and will be required for road purposes in the future.	Noted.
		The upgrade and widening of Guildford Road is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.	It is acknowledged that Main Roads is yet to resolve this regional road issue.

		<u>Vehicular Access</u> • Where alternative access is available, Main Roads' preference is for allotments to not have direct access onto the Primary Regional Road. This position is reflected within Development Control Policy 5.1 Regional Roads (Vehicular Access). Access could be protected along Guildford Road via a number of planning mechanisms, including a statutory clause in the planning scheme. An example of how access to Primary Regional Roads could be controlled, via a statutory clause is the City of Belmont's Local Planning Scheme No. 15 (LPS15), where a clause has been introduced specifically to protect the integrity of a regional road. The relevant clause in LPS15, which could be modified to suit the Town 's needs, reads as follows: *" 5.11.3 Vehicular Cross Access* *Where necessary, vehicular cross access shall be provided over all parcels of land to give customer and service traffic access to streets wherever access to Great Eastern Highway or other important roads is inappropriate or should be minimised. Cross access provision shall take the form of easements in gross or encumbrances on titles granting right of carriageway with the City a party to the agreements. All documentation costs shall be met by respective owners"* It is recommended the Town considers introducing a similar provision to protect the Guildford Road frontage.	Noted. This matter can be addressed as part of a future Precinct Structure Plan.
		<u>Form and Function of Guildford Road</u> • Guildford Road is one of the major transport and movement corridor connecting Perth City to the eastern suburbs. Guildford Road is identified Perth and Peel@3.5 million also identifies the reservation is required to accommodate high frequency public transport as identified in Section 4.2, Figure 6 of the Central Sub Regional Planning Framework (March 2018). Consideration of building setbacks and appropriate required intersection treatment are to be explored.	Noted.
		It is recommended the Town ensures building setbacks are measured from the edge of the Primary Regional Road Reserve or Other Regional Road Reserve as identified in the Metropolitan Region Scheme (MRS). Setback requirements in the scheme text currently do not recognise the reserve requirements. Scheme text is recommended to be included to ensure the setback is measured from the edge of the reserve.	This is a matter that can be appropriately dealt with at the development application stage.

2	City of Bayswater	The City largely supports the changes proposed under the Town of Bassendean draft LPS 11 however has concerns with the change to land use permissibility within the Light Industry zone for animal establishments. These land uses will become a discretionary land use, meaning they are generally acceptable subject to meeting relevant planning requirements. The City has concerns with this new land use permissibility due to noise impacts and likely odour to residential zoned land located within the City of Bayswater adjoining the Town of Bassendean Light Industry zones.	
		Residential zoned land within the Town of Bassendean adjoining residential land within Morley and Bayswater along Wicks Street and Rugby Street is proposed to be rezoned from R17.5 and R17.5/30 to R20, and dual coded areas are proposed to be removed. The land within the City of Bayswater adjoining this pocket of land is currently zoned R25. The rezoning of the land within Town of Bassendean is considered to not have an undue impact on the City of Bayswater.	Noted.
		Industrial zoned land within the Town of Bassendean is proposed to remain the same. There are however a number of changes to land use permissibility within the Light Industry zone areas. These include animal establishments and breweries becoming discretionary land uses. The City notes the new brewery land use, and requests the Town give consideration to potential impacts on nearby residential areas as these uses can be managed appropriately with noise abatement measures yet activate industrial areas in a positive way. Albiet the City has concerns with animal establishments becoming discretionary due to noise and likely odour impacts to adjoining residential areas. In accordance with *State Planning Policy 4.1 - Industrial Interface*, Industrial zones should have consideration for the provision of a compatible transition between industrial and sensitive zones. Clause 6.2 states that at each stage of the planning process, planning decision-makers need to consider the broad suitability of land uses and the ability to avoid, mitigate or manage industrial impacts. Given the noise and likely odour generated from animal establishments, these land uses are usually located in rural or semi-rural areas. Considering this, it is recommended that animal establishments be not permitted on Industrial zoned lots adjoining or within close proximity to residential zoned land where it is evident that these properties will be unduly impacted by noise and odour.	The comments are noted, however, it is considered to prohibit the use in the Light Industry zone, noting that many of the lots with that zoning are located a meaningful distance from the nearest residential zoned property. Further, the issues of noise and odour can be appropriately considered at the development application stage. For context, it is noted that the City of Nedlands' LPS 3 designates the use as an "A" use in the Service Commercial zone; land that is located across the road from existing residential lots.
		It is noted that a 'concrete batching plant' would be considered an 'industry - general' use and would remain a permitted use within the 'General Industry' zone and an 'A' use 'Light Industry' zone consistent with the Town's current scheme. An 'A' means that the use is not permitted unless the local government exercises its discretion to approve the application after undertaking an advertising period.	Agreed.
		A portion of land bound by Vincent Street, Railway Parade and Jackson Street is being rezoned from General Industry to Light Industry. Given the rezoning is reducing in possible impact / industry intensity it is considered there is no undue impact to the City of Bayswater. The remaining land bound between Collier Road to the north and Railway Parade to the south is remaining at its original zoning General Industry.	Noted.

		Residential land located within the Town of Bassendean bound by Pearson Street to the west, Haig Street and Margaret Street to the south, Chapman Street to the east and Guildford Road to the north has been outlined with black and white dashes which indicates an area for the 'Ashfield District Centre', however the draft LPS11 does not clearly identify this. The City's draft Local Planning Strategy identifies a portion of General Industry zoned land located within the City of Bayswater, to be included in the Ashfield District Centre in accordance with the *State Planning Policy 4.2: Activity Centres for Perth and Peel*. Currently there are no additional controls for land within the City for the Centre. Future planning will need to ensure the Centre boundaries align and planning allows for cohesion across the two local government areas. One challenge identified is existing General Industrial land located within the City that is earmarked for the Centre area within the City. The City will be engaging with the Town of Bassendean for any future Structure / Precinct Planning for the Ashfield District Centre. Town of Bassendean propose to rezone a pocket of residential zoned land adjoining the City of Bayswater between Jacqueline Street to the north and Moojebing Street to the west from RR20/30/40 to R40. The remaining residential land within the Town of Bassendean that adjoins the City of Bayswater along Pearson Street, Jacqueline Street and Moojebing Street remains at the original residential density code R20. It is considered that these changes do not have an undue impact on the City of Bayswater	Noted. Noted.
3	Department of Education	The Department acknowledges that the Town of Bassendean's (Town) alignment with the Western Australian Planning Commission's (WAPC) *Perth and Peel @ 3.5 million, Central Sub-regional Planning Framework* and the Town's Local Planning Strategy (Strategy) in meeting the infill dwelling targets by increasing the dwelling yield to 4,150 within activity centres and various precincts within the Town. However, it is imperative to balance the residential growth and resultant student population with public school provision in the locality. There are currently four existing public primary schools which have student enrolment intake areas that fall within the Town's jurisdiction. These include Anzac Terrace, Ashfield, Bassendean and Eden Hill Primary Schools. As per the WAPC's *Operational Policy 2.4 – Planning for School Sites* (OP 2.4), one public primary school site is required for every 1,500 dwellings. It is noted that the Strategy outlines that additional community facilities would not be required. However, preliminary analysis of the current and projected dwelling number and student enrolment demand indicates that a new public primary school site may potentially be required to adequately provide for the educational needs of the Town in the future. Accordingly, the Department requests to be engaged at the earliest possible opportunity during the preparation of future localised planning instruments (e.g., scheme amendments, structure plans, development applications involving high dwelling yield, etc) to ensure it can suitably forward plan for the public education needs of the Town. Subject to the above matters being considered, the Department offers no in principle objections to the draft LPS 11.	Noted. Noted. Noted. Noted.
4	ATCO Gas Australia (ATCO)	ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.	Noted.

5	Department of Communities	The Department of Communities is committed to connect People to Homes. The WA Housing Strategy 2020-2030 is a call for all sectors to work together to improve housing choice and access to suitable and affordable homes. The lack of housing diversity' and the inability to easily adapt homes are some factors restricting the agility of the WA Housing system to keep pace with changing demands and conditions. Communities offers the following comments: • The Department of Communities supports all proposed increases in residential density. Increased densities create opportunities for the delivery of diverse and affordable homes to individuals and families. • The Department objects to the replacement of existing split coded areas with an R20 density code for the following reasons: ○ The existing split coded areas are surrounded by key infrastructure which supports urban consolidation, including: ▪ Bassendean District Activity Centre, with supporting local centres throughout the northern corridor; ▪ Key transport and public transport corridors, including two train stations and linking high frequency bus routes; ▪ Key urban corridors as identified under the Central Sub-regional Planning Framework; ▪ Community infrastructure, including two primary schools, a high school, community halls/facilities, sporting clubs and playing fields; ▪ Public open spaces, including neighbourhood parks, district playing fields and regional reserves; and ▪ Sufficeient servicing infrastructure capacity to support existing density codings. Based on the above, existing split coded areas meet the urban consolidation principles established under the *State Planning Framework.* Reducing the development capacity for these areas is therefor inconsistent with the overarching objective of the Perth and Peel @ 3.5 million frameworks – Consolidated Urban Form'. ○ The Central Sub-regional Planning Framework acknowledges that 'incremental infill' will occur within traditional suburban areas (outside of identified activity centres, station precincts and urban corridors), and this is not discouraged as long as the development is of good quality. The proposed R20 coding will reduce the capacity of existing split coded areas to provide this incremental infill within the suburban contexts of the municipality. ○ State Planning Policy 4.2 specifies a preferred average residential density of 35+ dwellings per hectare within 800-1200m of a District Activity Centre. The majority of the existing split coded areas fall within a 1200m catchment of the Bassendean District Centre and a broad application of an R20 coding would fail to meet this residential density target under SPP4.2. ○ Removing the ability to develop Communities' assets at the higher split coded density adversely impacts social and community housing delivery in the area.	Noted. This matter is discussed in the report under the heading "Reduced Residential Density (Split Residential Density Codes)".

6	Public Transport Authority (PTA)	The PTA has reviewed the LPS No. 11 in the context of the Midland Line and provides the following comments: 1. The distance from the railway reserve places a large area of future developable land within the PTA Protection Zone, given the proximity (less than 100m) to the Midland Line. Given this, DAs lodged to the future will need to comply with the PTA's requirements for works in and around the operating railway reserve. These requirements will be met via conditions set by the PTA through the referral of future DAs to the PTA for consideration. 2. Noise sensitive proposals within 100m of the Midland Line will need to be supported by an acoustic assessment prepared by a suitably qualified professional and in accordance with State Planning Policy 5.4 – *Road and Rail Noise*. 3. Vibration should also be addressed in future developments given the distance the developments would be from the rail corridor the actual and perceived vibration levels in sensitive land uses.	Noted. Noted. Noted.
7	Water Corporation	The high level water, sewerage and drainage information contained in the LPS report appears to have been obtained from the Water Corporation and is generally adequate for the purposes of the LPS. The estimated dwelling yields for the various Planning Areas (4.14, Table 20) and the intended up-coding of these areas, in particular the Bassendean Town Centre, are noted. When the Town's draft Planning Scheme is available we will likely need to undertake more detailed water and sewer engineering investigations to determine if and where there are any capacity issues and constraints in the network. Any issues arising from these investigations should be reflected in structure plans, ACP plans to assist the Town and prospective land purchasers and developers. The introduction of high density codes (R60 to R160 and RAC codes) in the town centre and the intended upcoding across the Ashfield Centre will be of particular interest to the Corporation. In our experience mixed use class buildings that would arise under these codes will attract heightened requirements for firefighting under the BCA. Typically, these hydraulic requirements can't be met off small sized local water mains (75mm cast iron and 100mm cast iron mains) and the developer of the building may therefore incur a requirement at the D/A and/or building stage to upgrade a section of water main at their cost. It is fortunate that most of the municipal area coincides with the extent of the Water Corporation's Bassendean Sewer District. The effect of increased density and redevelopment arising from the proposed upcoding across the sewer catchment will need to be remodelled to determine the cumulative impact on, for example, the Bassendean Main Sewer and the Main Sewer Pump Station at Hyland Street. These headworks asset upgrades will then be identified and scheduled for future years on our capital program. However, this level of replanning may also identify some key sections of reticulation sized gravity sewers (150mm and 225mm diameter) that may need to be upgraded as a direct consequence of some of the proposed redevelopment. These reticulations sewer upgrades will similarly need to be borne by individual developers at the building stage.	Noted. Noted. Noted. Noted.

Town of Bassendean

Local Planning Scheme 11

Final (for Council Approval)

Last Updated August 3, 2023

Legend - Local Planning Scheme 11

- Town of Bassendean Boundary
- Special Control Areas SCA1 Swan River Flood and Fringe
- Local Planning Scheme Rcode Line and Labels

District Centre Rcodes July 2023

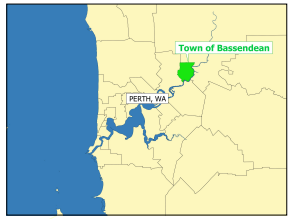
- R40
- R60
- R80
- R100
- Mixed Use
- R160 Mixed Use
- DC R-ACD
- District Centre

Local Planning Scheme 11 Zoning

- LOCAL CENTRE
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- LOCAL RESERVE - DRAINAGE/WATERWAYS
- LOCAL RESERVE - RAILWAYS
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- CIVIC AND COMMUNITY
- RESIDENTIAL
- ADDITIONAL USE
- MIXED USE

Metropolitan Regional Scheme

- Other regional roads
- Parks and recreation
- Primary regional roads
- Public purposes - high school
- Public purposes - hospital
- Public purposes - State Energy Commission
- Railways
- Waterways



North

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TOWN OF Bassendean

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Street and Reserve Trees

Policy Objective

This policy aims to provide consistent and effective management in relation to the promotion and protection of trees located on land vested with or managed by the Town.

To increase the overall canopy coverage within the Town, all tree planting opportunities will be identified and planted where practicable. The overarching aim is to achieve a continuous tree canopy throughout the Town with the planting of biodiversity corridors comprising different tree species, tree sizes, food sources for wildlife and the promotion of biodiverse vegetation (as addressed in the Town's *Verge Treatment Policy)*.

Policy Scope

This Policy applies to trees located on land vested with or managed by the Town. Matters pertaining to trees on private property are addressed in *Local Planning Policy 13 – Tree Retention and Provision*.

Policy Statement

The Town recognises the significant contribution made by trees to both the aesthetic, social and environmental aspects of existing streetscapes and reserves within the Town. While the Town seeks to retain trees, it also recognises that in some cases, tree retention may not be feasible due to the condition or species of tree. Where tree location may be an issue retention should be prioritised with solutions explored, and removal a last resort.

Definitions

Reserve Tree:
means any tree located within Public Open Space and/or land reserved for Parks & Recreation.

Street Tree:
means any tree located on a verge.

Tree:
means a woody plant inclusive of its roots, canopy, stems and trunk(s) that is capable of growing taller than 3m in height at maturity.

Verge:
means that part of a thoroughfare between the carriageway and the land which abuts the thoroughfare, but does not include any footpath.

Canopy Area Potential
means the average canopy area that a tree of that species will attain after twenty years of moderate growth.

Aggregate Tree Canopy Area
means the sum of the Tree Canopy Area Potentials for every tree on a particular nature strip/verge

Street Tree Planting

1. To achieve the objectives of this Policy the Town shall fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the Town.
2. Species selection will be in accordance with the Town's *Street and Reserve Tree Planting List* informed by criteria within this Policy.
3. Tree planting programs will be carried out to improve canopy cover and the environmental values and visual amenity of streetscapes, reserves and parks.
4. Tree planting to achieve a continuous tree canopy will take priority over a residents' objection to accommodate street trees.
5. The Town will, in consultation with the property owner, give consideration to verge and home orientation and existing renewable energy devices installed. This will guide the selection of the species of tree to be used and its location, to maximise solar access for passive winter heating, summer cooling and renewable energy production.
6. Trees planted by a landowner or resident without the prior approval of the Town may be retained or removed at the discretion of the Town.
7. In the situation where a resident may object to a tree/s on an adjacent verge, the Town will consider such objections on compassionate grounds subject to the satisfaction of the Executive Manager Infrastructure.
8. The Town considers uniform avenues of street trees as desirable in certain situations and may designate locations to introduce this. Though desirable, the Town considers the concept of uniform avenues less important than the direct objective of increasing canopy cover and species diversity.

Street and Reserve Tree Criteria

The Street and Reserve Tree Planting List will be largely guided by:

- Specific location;
  - Climate and soil type;
  - Water table depth;
  - Susceptibility to plant pest and diseases;
  - Available soil volume/ verge width;
  - Canopy area potential;
  - Solar access and building orientation;
  - The provision of underground or overhead power lines
  - The creation of biodiversity corridors; and
  - Streetscape amenity.

Requests for Street Trees

1. The Town will consider all requests for street trees in relation to the Street Tree Planting Program. Requests for street trees will be prioritised based on the following:
   a. A low number of existing trees in the surrounding streetscape;
   b. Locations on higher traffic volume roads, public transport routes and verges adjacent to bus stops;
   c. Key pedestrian, cycle and school routes; and
   d. Where underground power, infrastructure or road projects have recently been completed.
2. A property owner may request the planting of additional trees if sufficient space allows:
3. Street tree requests will be assessed in accordance with the Town's *Street and Reserve Tree Planting List*.

Tree Maintenance

1. The pruning or maintenance of a verge tree is not permitted without the prior approval of the Town being first obtained.
2. Pruning or maintenance of trees is only permitted to be undertaken by the Town or by a suitably qualified arborist approved by the Town.
3. Requests for tree maintenance will only be considered favourably in the following circumstances:
   a. To provide safe clearance to overhead power lines;
   b. To ensure appropriate vehicle and pedestrian sight lines at crossovers and intersections;
   c. To correct structurally unsound growth;
   d. To provide appropriate clearance to footpaths; and
   e. To mitigate unacceptable risk of harm or damage to infrastructure or reduce safety issues for adjacent properties or the public realm;
4. The Town will not support a request to prune or maintain or remove a tree for the following reasons:
   a. The tree obscures or has the potential to obscure access to light;
   b. The tree obscures or has the potential to obscure access to views;
   c. The tree causes allergies or health issues, <u>unless</u> appropriate evidence from a medical practitioner is provided of ongoing detrimental health issues attributed solely to that particular tree without any alternatives for management;
   d. The tree causes nuisance by way of leaf, fruit, nut or bark shedding; and
   e. The species of tree is not preferred.

Tree Removal

1. Street trees will not be permitted to be removed to accommodate proposed crossovers or development unless otherwise approved by the Town in accordance with Clause 4;
2. The removal of a tree is not permitted without the prior approval of the Town;
3. Tree removal shall only be carried out by the Town, or a suitably qualified arborist approved by the Town.
4. Requests to remove trees will only be considered favourably where a report by a suitably qualified arborist is provided to the satisfaction of the Town, demonstrating that the tree is:
    a. Dead, having less than 10% photosynthetic material or live tissue present in the canopy mass with no potential to recover;
    b. Diseased and unlikely to respond to treatment;
    c. A public liability risk determined by a recognised Tree Risk Assessment;
    d. A species declared as a noxious weed by the Department of Primary Industries and Regional Development;
    e. The Town determines the tree is of no ecological, amenity or community value; or
    f. Causing damage to property and infrastructure where all alternatives to removal have been explored and cannot be implemented.

5. The Town will not support a request to remove a tree for the following reasons:
    a. The species of tree is not preferred;
    b. The tree obscures or has the potential to obscure access to light;
    c. The tree obscures or has the potential to obscure access to views;
    d. The tree causes allergies or health issues. (Tree removal will only be considered where appropriate evidence from a medical practitioner is provided of ongoing detrimental health issues attributed solely to that particular tree without any alternatives for management); and
    e. The tree causes nuisance by way of leaf, fruit, nut or bark shedding.

Protection of Trees

1. Any person who carries out works on the verge or likely to impact the verge shall ensure the following is carried out to protect any affected trees for the duration of the works:
    a. Where requested by the Town, provide a report from a suitably qualified arborist approved by the Town to guide the management practices during the development;
    b. No street trees are to be pruned, or damaged, and vehicles must not park within the dripline of any trees;

c. Provide free standing open mesh fencing to form the tree protection zone which is a minimum of 2m from the base of the tree. The support shoes must not present a trip hazard to pedestrians and must be rotated parallel with the fence or be positioned behind the fence or be fully contained within the tree protection zone. The structure must be appropriately braced and regularly checked to ensure it has not moved out of the correct alignment;

d. The establishment of a Tree Protection Zone in accordance with *AS 4970-2009 Protection of Trees on Development Sites* around all street trees within or adjacent to the worksite. The Tree Protection Zone should not be less than 2m or greater than 15m from the base of the tree;

e. No excavation work is to be undertaken within the drip line of the tree canopy unless approved by the Town;

f. Building materials or debris shall not to be placed or stored under the tree canopy;

g. The use of appropriate sized machinery is to occur so that contact with the upper canopy of a tree does not occur at any time; and

h. In the event that existing irrigation on the verge is to be removed or stopped, a supplementary watering program may need to be implemented pending advice from a suitably qualified arborist approved by the Town and reticulation reinstated at completion.

Unauthorised works

1. The Town will investigate the actions taken by any person who interferes with, removes, prunes, or damages a tree, in accordance with the Town's *Tree Vandalism Policy*.
2. The Town will pursue appropriate legal or civil action, depending on the outcome of the tree vandalism investigation, against any person who interferes with, removes, prunes or damages a street tree.

Responsibility for the implementation of this policy rests with the Chief Executive Officer.

Document Control box			
Document Responsibilities:			
Owner:	Chief Executive Officer	**Owner Business Unit:**	Executive Manager Infrastructure
Inception Date:	June 2022 OCM-13/6/22	**Decision Maker:**	Council
Review Date:	March 2023	**Repeal and Replace:**	N/A
Compliance Requirements:			
Legislation:	***Local Government Act 1995***		

1.13 Tree Vandalism Policy

This Policy is to be read in conjunction with Street Tree Protection Policy and the Amenity Tree Evaluation Policy and has been developed in response to the increase in tree vandalism occurring on Town of Bassendean owned or managed land.

The Town of Bassendean recognises the importance of trees in our streetscape and a need to protect these from vandalism, needless removal and to ensure that trees removed are replaced in accordance to the Street Tree Master Plan / Urban Forrest Management Plan.

When a trees are removed or die because of a selfish act of vandalism, it affects the community in many ways including the loss of street or park amenity and as a result, reduces the habitat for wildlife, prevents air cooling through evapotranspiration, prevents the mitigation of wind and surrounding neighbourhood noise, increases Ultra Violet (UV) light exposure and often discourages outdoor activity for residents and reduces property values.

Objectives

The objective of this policy is to promote a consistent approach to deterring and responding to the loss of trees arising from deliberate vandalism on Council-managed land.

This policy outlines the recommended steps to be followed in order to provide:

- A way to promote the value of and need for protection of trees on Council owned or managed land;
- A reduction in the incidence of tree vandalism;
- A consistent approach to deterring and responding to instances of tree vandalism on Council-managed land;
- A consistent approach to engaging and involving the community in the long-term protection and management of trees and in reporting tree vandalism;
- A transparent investigation and decision-making framework when responding to tree vandalism events;
- An appropriate action is taken to mitigate future instances of tree vandalism; and
- To educate and increase public awareness of the importance of trees.

Strategy

The vandalism of trees on Council managed land is considered a serious offence and the Town of Bassendean will achieve the above objectives through:

- Reporting each instance of suspected tree vandalism to the police;
- The identification and prosecution of perpetrators vandalising trees will be consistent;
- Community education to promote the protection of trees and to encourage the reporting of vandalism or suspicious activities;
- Erecting awareness signage on public land (near vandalised tree) to advise the community that a tree has been vandalised and the signage is to remain in place until the tree has fully recovered or until newly planted street trees that are planted during the winter planting season are sufficiently established in approximately 36 months
- Replacement of severely damaged trees with advanced trees during the winter planting season and where necessary, erecting tree guards until established;
- Undertake the planting of trees on Council owned or managed land in line with the Town's Street Tree Master Plan / Urban Forrest Management Plan.
- Offenders should not be advantaged by tree vandalism and where possible offenders should be prosecuted. Enforcement, erection of vandalism awareness signage, leaving dead trees in place (where safe to do so) and replanting at higher density will be key strategies to ensure no advantage is gained.

Detail

Application of this Policy

This policy applies to both the street trees located on the verge abutting privately owned land, or trees located in the Town's parks and reserves (or other publically owned land) that abut privately owned land.

Definition

Tree vandalism is the unlawful destruction, damage or injury to trees through methods including, but not limited to poisoning, pruning cutting, ringbarking or removal.

Community Education

Unless the community understands the benefits and value of trees, and understands the adverse impacts of vandalism, it is difficult to sustain the level of community support necessary to deter and respond to such activities. Community education is recognised as a key component of deterring tree and vegetation vandalism.

The community education program is aimed at highlighting the following major benefits of trees in urban areas, being:

- Reduction of air pollution
- Reduction in volume of stormwater
- Mitigation of wind and noise
- Provision of habitat and support for biodiversity
- Reduction in UV exposure
- Air cooling through evapotranspiration
- Enhanced sense of place and identity
- Improved mental wellbeing
- Encouragement of outdoor activity
- Reduced demand for energy (lower GHG emissions)
- Increased property values

The community education program shall also aimed to explain the following:

- The various environmental functions of trees and vegetation in natural and urban environments;
- The cumulative impacts of tree and vegetation loss, so that the impact of a single act can be judged in the context of impacts over time;
- Highlight the legal significance of offences and the potential fines and punishments;
- Calculate and publicise the direct economic cost to residents of acts of vandalism, in terms of investigation, replacement, maintenance and monitoring costs, as well as loss of ecosystem services;
- Publicise successful rehabilitation and other positive outcomes, as well as successful prosecutions and enforcement actions.

Monitoring and Prevention

The risk of tree damage and vandalism can be reduced by:

- Targeting community education material;
- Monitoring tree and vegetation condition by photographs or aerial photography;
- Involving the community in maintenance of natural areas.

Investigation, Regulation and Enforcement

Although successful investigations and prosecutions may be difficult, unless people come forward with evidence, their impact is significant in making the community aware of the seriousness of illegally damaging vegetation.

The Town shall conduct an investigation based on Appendix 1 attached to this policy and provide a report to Council for consideration which will include the Amenity Tree Value of the vandalised tree(s). A report will be made to police, in each instance of vandalism.

Subject to CEO endorsement, surveillance cameras and private investigations may be used to gather evidence in certain situations, such as where repeated offences have occurred at isolated sites.

The financial penalty applicable to any person found to have caused vandalism to trees on public property should cover the costs associated with: arborist report, remedial treatment, tree vandalism reward, staff time for the investigation, vandalism shaming signs, tree loppers, traffic management, new tree planting, etc.

Tree Vandalism Reward

A reward may be considered by Council in a case where information is provided to the Town of Bassendean that may lead to the prosecuting the offender under the Local Government Act 1995, relating to any premeditated unlawful action (pruning, poisoning, removal, soil modifications, root damage, etc.) which results in major damage of any tree or death of any tree, on Council owned or managed land. The amount of the reward will be at the sole discretion of Council.

In order for a person/s to be eligible for consideration of a reward for information concerning the vandalism of a tree on Council owned or managed land:

- The alleged offender must be found guilty of the alleged offence by a Court of competent jurisdiction and the 28-day appeal period had passed;
- The applicant/s must be willing to give sworn evidence in Court when and if required;
- In the opinion of the Investigating Officers of the Town of Bassendean, the applicant/s did not knowingly allow the alleged offender to commit the act in order to obtain a reward.

Once a successful prosecution outcome has been decided the applicant/s will be informed, in writing, of the prosecution outcome and the reward at the sole discretion of Council.

Replacement of Vandalised Trees

If the removal of vandalised tree/s becomes necessary a replacement tree/s will be planted during the winter planting season, for every tree damaged, in a position/s that is as close to the vandalised tree as possible. The replacement trees will be in accordance with the Council's Street Tree Masterplan/ Urban Forrest Management Plan. The replacement tree/s are to be planted as early as possible and will be a minimum of a 90 litre pot size.

Promotion of Policy

Council will inform the community of any action taken regarding tree vandalism and rewards.

Awareness signage shall be installed adjacent to the vandalised tree(s) for premeditated unlawful action (pruning, poisoning, removal, soil modifications, root damage, etc.), which results in major damage of any tree or death of any tree, on Council owned or managed land.

The awareness signs will display a "reward leading to conviction" notice on Tree Vandalism Signs.

Signs will be erected as close to the location of the removed/damaged tree until the Town's independent consulting arborist confirms the tree has fully recovered or until newly planted street trees that are planted during the winter planting season are sufficiently established in approximately 36 months.

The awareness signage is to be maintained throughout this period.

Application

The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Director Operational Services.

The policy is to be reviewed every three years.

Policy Type: Strategic, investigation, regulation and enforcement **Link to Strategic Community Plan:** Town Planning & Built Environment	**Policy Owner:** Director Operational Services **First Adopted:** OCM – 15/08/18 **Last Reviewed:** August 2018 **Version 0** **Next Review due by:** 2022

APPENDIX 1

INVESTIGATED BREACH OF A LOCAL LAW FORM

STREET TREE DAMAGE / REMOVAL
(OFFICER USE ONLY)

Tree Property Address: ……

Aerial Map and/or Historic Photo attached showing tree in question ☐ Yes ☐ No

In accordance with Council's Street Tree, Pruning, Removal and Replacement Policy, the removal of street trees shall not be permitted for any of the following reasons:

- The tree obscures, or has the potential to obscure, views other than traffic/pedestrians line of sight.
- The tree species is disliked.
- The tree species causes nuisance by way of leaf, fruit, and/or bark shedding or the like.
- The tree causes allergy and or health problems.
- The tree is in the way of a non-essential crossover or verge paving option.
- The tree shades a private garden, solar hot water systems, or the like.

Any reasonable inspections, consultations and reports, are to be carried out by Parks Supervisor or qualified consulting arborists, in accordance with Council (OCM-22/04/14) adopted Amenity Tree Evaluation Policy and the assessment and historical records, GIS aerial photographs, Streetscape photographs shall be used as the basis for determining economic values of Council's tree assets using the Revised Burnley Method.

Tree Species:			
Tree Height:		**Crown Spread:**	
Approximate age:		**Tree Value (Burnley method)**	
Cost of removal (a):		**Cost to Stump Grind (b):**	
Streetscape Contribution (c):			
Estimated damages and reconstitution costs – consider: tree value +(a)+(b)+(c)+(d). To be determined on case-by-case basis.			
Cost to water newly planted tree(s) until established (d)			
GST:			
TOTAL COST:			

Arborist evaluation:	Repair Method	☐ Yes	☐ No
	Replacement Method	☐ Yes	☐ No
	Arborist Report Attached	☐ Yes	☐ No

Comments:

Aerial Photograph – Illustrating historic location of tree on verge

Attached Yes ☐ No ☐

Streetscape Photograph - Illustrating historic location of tree on verge

Attached Yes ☐ No ☐

Other attachments:

TOWN OF BASSENDEAN OFFICER INVESTIGATION - USE ONLY

Name of Investigating Officer: .....

Date of Investigation: .....

Tree - Property Address: .....

Name of alleged offender: .....

Property Address: .....

Email: .....

Telephone (Land line): .....(Mob): .....

Tick reason for tree investigation:

Alleged: ☐ removal ☐ damage ☐ pruning ☐ poisoning ☐ other:

Police Referral

Reported to Police: Yes / No Police Report Number: _____

Investigation information provided to Police: Yes / No Date:_____

Police Comments:……..

……..

……..

Were the actions taken by a person in breach of the Council's Local Laws/ or policies?	☐ Yes	☐ No
Was the person authorised to undertake certain types of work?	☐ Yes	☐ No
Has a person previously requested a tree be removed / pruned?	☐ Yes	☐ No
Is there a likelihood of a repeat offence?	☐ Yes	☐ No
Has the tree removal / pruning adversely effected the amenity and appearance of the streetscape?	☐ Yes	☐ No
Has the alleged person acknowledged culpability or acknowledged that they undertook or engaged a contractor to perform a task, knowing that they did not have the authority?	☐ Yes	☐ No

Are there any mitigating or aggravating circumstances?	☐	Yes	☐	No
Can the actions taken by the alleged person who damaged the tree, be satisfactorily rectified in accordance to the arborist report?	☐	Yes	☐	No
Consulted with surrounding neighbours regarding vandalism/damage?	☐	Yes	☐	No
Has any development applications been received for this property?	☐	Yes	☐	No

The investigating officer is to attach a record of neighbour conversation neighbour statement, or additional information that has determined the outcome of the investigation.

Supporting information/evidence attached? ☐ Yes ☐ No

Additional Comments and Neighbour Feedback:

MANAGER ASSET SERVICES - USE ONLY

In the event the investigation has identified that a person has illegally removed damaged, pruned or poisoned a Town of Bassendean management tree, Council may prosecute the offender under the Local Government Act 1995 Schedule 9.1 clause 2 Disturbing local government land or anything on it and the Uniform Local Provisions Regulations 1996, Regulation 5 Clause 1 Interfering with, or taking from, local government land or other relevant provisions under the Act. In addition to the value of the tree a penalty of $5,000 may be imposed.

Based on the Arborist report and the Officer Investigation the following is recommended:

Tree canopy remedial pruning undertaken in accordance with Australian Standards 4373 (1996) ~ Pruning of Amenity Trees, and/or Street Tree Technical Guidelines section 5.	☐ Yes	☐ No
Removal of tree and replacement in accordance with Council policy.	☐ Yes	☐ No
Report to Council pursuant to Local Government Act 1995 Schedule 9.1 clause 2 and the Uniform Local Provisions Regulations 1996, Regulation 5 Clause outlining alleged breaching of Local Law/ Council policy.	☐ Yes	☐ No
Proposed educational actions - letter to alleged offender.	☐ Yes	☐ No
Proposed educational actions - vandalism awareness signage.	☐ Yes	☐ No
Recommend action for illegal removal, damage, pruning or poisoning of Town of Bassendean management tree.	☐ Yes	☐ No

Additional Comments:

ADMINISTRATION - USE ONLY

Council resolution:

Alleged Offender advised in writing ☐ Yes Date:

Works Order Number:

Receipt Number :

STREET AND RESERVE TREES POLICY

Policy Objective

To provide a consistent approach to the care, control and management of trees on land vested with or managed by the Town of Bassendean, with an aspirational target to increase tree canopy cover to 30% by 2040, while ensuring a biodiverse and resilient urban forest.

Policy Scope

This Policy applies to trees located on land vested with or managed by the Town, including road reserves, parks and public spaces and other assets. Matters pertaining to trees on private property are addressed under the *Local Planning Policy 13 – Tree Retention and Provision*.

Policy Statement

The Town recognises the significant contribution made by trees to the aesthetic, social and environmental aspects of streetscapes and reserves within the Town.

To achieve the objectives of this Policy, the Town shall fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the Town.

While the Town seeks to retain trees and optimise canopy, it also recognises that in some cases, tree retention may not be feasible due to the condition or species of tree or impact on adjacent infrastructure. Where tree location may be an issue retention should be prioritised with solutions explored, and removal a last resort.

Definitions

Amenity Value:	*monetary value of a tree/s calculated by a suitably qualified Arborist following the Burnley Method (Moore, 1991)*
Canopy Area Potential:	*average canopy area that a tree of that species will attain after twenty years of moderate growth*
Reserve Tree:	*any tree located within Public Open Space and/or land reserved for Parks & Recreation*
Street Tree:	*any tree located within the road reserve*
Tree:	*a woody plant inclusive of its roots, canopy, stems and trunk(s) that is capable of growing taller than 3m in height at maturity*

Verge:	*that part of a thoroughfare between the carriageway and the land which abuts the thoroughfare but does not include any footpath*

1. Tree Planting

a) Species selection will be in accordance with the Town's *Street and Reserve Tree Planting List* informed by criteria within this Policy.

b) Tree planting programs will be carried out to improve canopy cover and the environmental values and visual amenity of streetscapes, reserves and parks.

c) Tree planting to achieve a continuous tree canopy will take priority over a residents' objection to accommodate street trees.

d) The Town will, in consultation with the property owner, give consideration to verge and home orientation and existing renewable energy devices installed.

e) Trees planted by a landowner or resident without the prior approval of the Town may be retained or removed at the discretion of the Town.

2. Street and Reserve Tree Criteria

The Street and Reserve Tree Planting List will be developed for parks and streetscapes (for various verge widths, with / without powerlines), guided by the below criteria to ensure selection of the "Right Tree, Right Place":

a) Specific location (vehicle and pedestrian sight lines, proximity to above and below ground infrastructure – both public and private, solar access and building orientation);

b) Climate resilience and adaptability to local soil type;

c) Water table depth;

d) Tree dimensions and growth habit, including canopy area potential;

e) Susceptibility to pests and diseases;

f) Available soil volume/ verge width;

g) Maintenance requirements and costs;

h) Biodiversity values; and

i) Streetscape amenity.

3. Requests for Street Trees

a) The Town will consider all requests for street trees in relation to the Street Tree Planting Program. Requests for street trees will be prioritised based on the following:

   i) A low number of existing trees in the surrounding streetscape;

   ii) Locations on higher traffic volume roads, public transport routes and verges adjacent to bus stops;

iii) Key pedestrian, cycle and school routes; and

iv) Where underground power, infrastructure or road projects have recently been completed.

b) A property owner may request the planting of additional trees if sufficient space allows.

c) Species selection will be assessed in accordance with the Town's *Street and Reserve Tree Criteria/ Planting List*.

4. Tree Maintenance

a) Pruning or maintenance of trees is only permitted to be undertaken by the Town or by a suitably qualified arborist approved by the Town.

b) Requests for tree maintenance will only be considered favourably in the following circumstances:

i) To provide safe clearance to overhead power lines;

ii) To ensure appropriate vehicle and pedestrian sight lines at crossovers and intersections;

iii) To correct structurally unsound growth;

iv) To provide appropriate clearance to roads, crossovers and footpaths; or

v) To mitigate unacceptable risk of harm or damage to infrastructure or reduce safety issues for adjacent properties or the public realm;

c) The Town will not support a request to prune or maintain a tree for the following reasons:

i) The tree obscures or has the potential to obscure access to light;

ii) The tree obscures or has the potential to obscure access to views;

iii) The tree causes allergies or health issues;

iv) The tree causes nuisance by way of leaf, fruit, nut or bark shedding; or

v) The species of tree is not preferred.

5. Tree Removal

a) The removal of a tree is not permitted without the prior approval of the Town.

b) Tree removal shall only be carried out by the Town, or a suitably qualified arborist approved by the Town.

c) Requests to remove trees will only be considered favourably where a report by a suitably qualified arborist is provided to the satisfaction of the Town, demonstrating that the tree is:

i) Dead, having less than 10% photosynthetic material or live tissue present in the canopy mass with no potential to recover;

ii) Diseased and unlikely to respond to treatment;

iii) A public liability risk determined by a recognised Tree Risk Assessment;

iv) A species declared as a noxious weed by the Department of Primary Industries and Regional Development;

v) The Town determines the tree is of no ecological, amenity or community value;

vi) Causing damage to property and infrastructure where all alternatives to removal have been explored and cannot be implemented; or

vii) Required to be removed to enable installation of a new crossover, where all other design options have been exhausted.

d) Tree removal approved by the Town due to development shall be charged based on the Town's Annual Fees and Charges, including replacement planting.

e) The Town will not support a request to remove a tree for any of the reasons stated under Clause 4. c).

6. Protection of Trees

a) Any person who carries out works on the verge or likely to impact the verge shall ensure the following is carried out to protect any affected trees for the duration of the works:

i) Where requested by the Town, provide a report from a suitably qualified arborist approved by the Town to guide the management practices during the development;

ii) No street trees are to be pruned, or damaged, and vehicles must not park within the dripline of any trees;

iii) Provide free standing open mesh fencing to form the tree protection zone which is a minimum of 2m from the base of the tree. The support shoes must not present a trip hazard to pedestrians and must be rotated parallel with the fence or be positioned behind the fence or be fully contained within the tree protection zone. The structure must be appropriately braced and regularly checked to ensure it has not moved out of the correct alignment;

iv) The establishment of a Tree Protection Zone in accordance with AS 4970-2009 Protection of Trees on Development Sites around all street trees within or adjacent to the worksite. The Tree Protection Zone should not be less than 2m or greater than 15m from the base of the tree;

v) No excavation work is to be undertaken within the drip line of the tree canopy unless approved by the Town;

vi) Building materials or debris shall not to be placed or stored under the tree canopy;

vii) The use of appropriate sized machinery is to occur so that contact with the upper canopy of a tree does not occur at any time; and

viii) In the event that existing irrigation on the verge is to be removed or stopped, a supplementary watering program may need to be implemented pending advice from a suitably qualified arborist approved by the Town and reticulation reinstated at completion.

7. Unauthorised Activity

a) The Town will investigate the actions taken by any person who interferes with, removes, prunes, or damages a tree without authorisation, and may, at the CEO's discretion:

i) Take action under Regulation 5(1) of the *Local Government (Uniform Local Provisions) Regulations 1996* or other applicable legislation (including the issue of infringement notices or prosecution);

ii) Recover costs associated with the removal (if applicable) and replacement tree/s as per the Town's Schedule of Fees and Charges;

iii) Recover costs equivalent to the Amenity Value of the tree, including percentage of value lost as a result of the vandalism;

iv) Undertake replacement planting at a minimum of ratio of 1(removed): 1 (replaced); and

v) Install signage in the location of the vandalised tree, for a potential duration of 2 years.

Document Control box			
Document Responsibilities:			
Owner:	Executive Manager Sustainability and Environment	**Owner Business Unit:**	Sustainability and Environment
Inception Date:	June 2022 (Ref: OCM-13/6/22)	**Decision Maker:**	Council
Review Date:	Annual Last reviewed OCM-xx/xx/xx)	**Repeal and Replace:**	N/A
Compliance Requirements:			
Legislation:	***Local Government Act 1995***		

LIST OF PAYMENTS

FOR PERIOD

ENDED 30 July 2023

*Any questions relating to the List of Payment**s,** please raise with Paul White, Director Corporate Services, prior to Briefing Session.*

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT $
MUNICIPAL / TRUST		
EFT, Direct Debits Cr Card and Payroll 01-30 June 2023	50072 - 50357	-$2,036,463.51
TRUST FUND		
Cheques Commonwealth 6100-1015-9136		$0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	86424 - 86428	-$1,249,069.08
		-$3,285,532.59

This list of payments, covering vouchers as above 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 amounts shown have been paid.

Chq/EFT	Date	Name	Description	Amount
EFT50072	3/07/2023	ALSCO PERTH	Weekly Linen Services - Administration	-$371.00
EFT50073	3/07/2023	AXIIS CONTRACTING	Construction of footpath - West & Bridson Street	-$6,092.78
EFT50074	3/07/2023	BASSENDEAN NEWSAGENCY	Supply of magazines and newspapers to the Library	-$116.70
EFT50075	3/07/2023	BUNNINGS GROUP LIMITED	Hardware items	-$517.37
EFT50076	3/07/2023	CDM AUSTRALIA PTY LTD	Purchase of IT equipment	-$28,846.40
EFT50077	3/07/2023	COLES SUPERMARKETS AUSTRALIA	Groceries supplies - WIW	-$345.95
EFT50078	3/07/2023	DRAINFLOW SERVICES PTY LTD	Supply educting and jet washing - Hardy Rd and Rosetta St	-$2,508.00
EFT50079	3/07/2023	GK CREATIVE	Provision of stickers for wheelie bins	-$199.00
EFT50080	3/07/2023	LG BEST PRACTICES	Payroll end of year training	-$594.00
EFT50081	3/07/2023	MIDLAND MINICRETE	Footpath repair - Cnr Fifth Ave and Railway Pde	-$924.55
EFT50082	3/07/2023	MT LAWLEY MILK SUPPLY	Office Milk supplies	-$84.85
EFT50083	3/07/2023	N & N J HAEUSLER	Newspapers for Library	-$104.20
EFT50084	3/07/2023	NATURAL AREA HOLDINGS PTY LTD	Broadway Reserve - Weed control	-$771.50
EFT50085	3/07/2023	R J BACK	Audit and Risk Management Committee meeting costs	-$1,419.00
EFT50086	3/07/2023	STIHL SHOP MALAGA	Hardware items	-$432.00
EFT50087	3/07/2023	TRUGRADE MEDICAL SUPPLIES	Payments for HCP Client - SDS Cost	-$541.04
EFT50088	3/07/2023	URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA	UDIA WA membership subscription 2023-2024	-$3,033.00
EFT50089	3/07/2023	WA CORPORATE SIGNS PTY LTD	Town of Bassendean bin labels	-$1,177.00
EFT50090	3/07/2023	ZIRCODATA PTY LTD	Document Storage expenses	-$145.14
EFT50091	3/07/2023	CLEAR HEALTH PARTNERS PTY LTD	Employee Assistance Provider	-$160.00
EFT50092	3/07/2023	COMPLETE CORPORATE HEALTH - ASCOT	Pre employment medical check	-$272.80
EFT50093	3/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$31,861.35
EFT50094	3/07/2023	ENVIRONMENTAL INDUSTRIES PTY LTD	Landscaping costs	-$9,834.00
EFT50095	3/07/2023	NATURAL AREA HOLDINGS PTY LTD	Broadway Reserve - maintenance and green waste disposal	-$2,818.51
EFT50096	3/07/2023	RAPID HOLDINGS WA PTY LTD	Collection of dumped asbestos - Iveson Place Reserve	-$1,089.00
EFT50097	3/07/2023	SEEK LIMITED	Job advertisements	-$412.50
EFT50098	3/07/2023	ANGELA O'NEILL	Refund - Rates	-$1,164.00
EFT50099	3/07/2023	BELINDA D'CRUZE	Refund - Rates	-$522.29
EFT50100	3/07/2023	BRICE MOYLE CAMPBELL	Reimbursement of expenses	-$837.78
EFT50101	3/07/2023	CAMERON WOODS	Reimbursement of expenses	-$178.84
EFT50102	3/07/2023	EDEN HILL COMMUNITY ACTION NETWORK INC	Refund - reimbursement of Bat Box Building Workshop	-$140.00
EFT50103	3/07/2023	JULIE MORGAN	Crossover contribution	-$369.00

Chq/EFT	Date	Name	Description	Amount
EFT50104	3/07/2023	MARIE LOWICK	Grant	-$250.00
EFT50105	3/07/2023	QUALTRAIN AUSTRALIA	Refund - Cancellation of booking	-$50.00
EFT50145	5/07/2023	A E HOSKINS BUILDING SERVICES	Repairs to Storm/Tree damaged WIW Patio	-$13,566.30
EFT50146	5/07/2023	A. M BOLTS & NUTS	Bolts and nuts supplies	-$11.00
EFT50147	5/07/2023	ALSCO LINEN SERVICES PTY LTD	Hygiene Services - various sites	-$5,015.33
EFT50148	5/07/2023	ANSER GROUP PTY LTD	Provide due diligence services - Bassendean Oval lighting upgrade	-$6,710.00
EFT50149	5/07/2023	ASSET INFRASTRUCTURE MANAGEMENT	Supply of asset management services	-$5,940.00
EFT50150	5/07/2023	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD	Investigate fault - Library main air-conditioning unit	-$547.25
EFT50151	5/07/2023	BOC LIMITED	Provision of monthly container service - oxygen & acetylene cylinders	-$35.87
EFT50152	5/07/2023	BUNNINGS GROUP LIMITED	Hardware items	-$186.04
EFT50153	5/07/2023	CASA SECURITY PTY LTD	Security call-outs	-$1,457.50
EFT50154	5/07/2023	DS WORKWEAR & SAFETY	Safety uniforms	-$289.80
EFT50155	5/07/2023	ENVIROPATH PTY LTD	Town and Reserve Car Park street sweeping	-$4,673.90
EFT50156	5/07/2023	HIDRIVE GROUP PTY LTD	Insurance excess claim - SES vehicle	-$1,000.00
EFT50157	5/07/2023	INSTANT WINDSCREENS	Windscreen replacement - Depot vehicle	-$1,190.00
EFT50158	5/07/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - WIW Ashfield	-$1,679.53
EFT50159	5/07/2023	MORLEY MOWER CENTRE	Spare parts	-$533.00
EFT50160	5/07/2023	NATURAL AREA HOLDINGS PTY LTD	Caltrop - Weed control	-$3,696.00
EFT50161	5/07/2023	RE-CYC-OLOGY PROJECT	Installation of bat boxes - Mary Crescent Reserve	-$780.00
EFT50162	5/07/2023	T-QUIP	Hardware items - Blades	-$1,754.25
EFT50163	5/07/2023	VENUS PLUMBING	Excavator hire for Jubilee Reserve	-$660.00
EFT50164	5/07/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical services - Annual testing and tagging	-$9,433.60
EFT50165	5/07/2023	PERTH PLAYGROUND AND RUBBER	ALF Faulkner - Installation of rubber soft fall, fencing and security to play ground	-$13,684.00
EFT50166	5/07/2023	RAMM SOFTWARE LTD	RAMM transport asset annual support subscription and maintenance fee	-$9,864.20
EFT50167	5/07/2023	SUPREME SHADES	Removal and storage of shade sails at WIW Ashfield and Bassendean	-$3,025.00
EFT50168	5/07/2023	SYNERGY	Power charges for various sites	-$5,223.12
EFT50169	5/07/2023	WATER CORPORATION	Water rates & usage charges for various sites	-$1,979.58
EFT50170	5/07/2023	WATTS WESTERN RUBBER	Provision of truck tyre	-$1,011.50
EFT50171	5/07/2023	WEBSITE WEED & PEST (WA) PTY LTD	Steam weeding - Palmerston Reserve	-$2,640.00

Chq/EFT	Date	Name	Description	Amount
EFT50172	5/07/2023	WESKERB PTY LTD	Installation of gullies and kerb repairs - various sites	-$2,745.60
EFT50173	6/07/2023	AUSTRALIAN SERVICES UNION	Payroll deductions	-$155.40
EFT50174	6/07/2023	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-$85,169.00
EFT50175	6/07/2023	LGRCEU	Payroll deductions	-$66.00
EFT50176	6/07/2023	PAY@BILITY PTY LTD	Payroll deductions	-$1,590.17
EFT50177	6/07/2023	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-$252.00
EFT50178	10/07/2023	ABACUS CALCULATORS (WA) PTY LTD	Lease photocopier/printer	-$213.82
EFT50179	10/07/2023	ASPHALTECH PTY LTD	Road maintenance works - Supply Asphalt	-$534.78
EFT50180	10/07/2023	BUNNINGS GROUP LIMITED	Hardware items	-$65.36
EFT50181	10/07/2023	CDM AUSTRALIA PTY LTD	Purchase of IT equipment	-$27,416.40
EFT50182	10/07/2023	COMSOFT WA	Library software upgrade and licensing	-$2,178.00
EFT50183	10/07/2023	CLOSE THE LOOP OPERATIONS	Recycling of cartridges and toner from Library and CSC collection box	-$102.85
EFT50184	10/07/2023	COLES SUPERMARKETS AUSTRALIA	Groceries supplies - WIW	-$1,284.59
EFT50185	10/07/2023	DRAINFLOW SERVICES PTY LTD	Provision of gullie and manhole drain cleaning and educting	-$632.50
EFT50186	10/07/2023	E FIRE & SAFETY (WA)	Provision of vehicle fire extinguishers	-$1,202.30
EFT50187	10/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$703.00
EFT50188	10/07/2023	ENVIRONMENTAL INDUSTRIES PTY LTD	Streetscape maintenance - Guildford Road	-$4,840.00
EFT50189	10/07/2023	FUJI XEROX AUSTRALIA PTY LTD	Lease photocopier/printer	-$660.98
EFT50190	10/07/2023	LANDGATE	Valuation charges	-$73.50
EFT50191	10/07/2023	LOCKDOC	Provision of HRV replacement keys	-$120.00
EFT50192	10/07/2023	M & B SALES PTY LTD	Hardware items	-$291.61
EFT50193	10/07/2023	MARKETFORCE PTY LTD	Various Advertisements in West Australian	-$1,768.34
EFT50194	10/07/2023	MCLEODS & CO	Legal Professional fees	-$1,618.65
EFT50195	10/07/2023	PLANTRITE	Provision of plants/trees	-$147.07
EFT50196	10/07/2023	SOS - SWITCHED ONTO SAFETY	Chemwatch annual license fee Hazardous substances safety database	-$1,925.00
EFT50197	10/07/2023	TERESA TAI CHI	Provision of Relax T2 program	-$1,600.00
EFT50198	10/07/2023	WESTBOOKS	Supply of books - Library	-$70.67
EFT50199	11/07/2023	BOLINDA DIGITAL PTY LTD	Library Stock Purchases - eBooks	-$623.32
EFT50200	11/07/2023	E FIRE & SAFETY (WA)	Servicing of vehicle fire extinguishers	-$1,315.60
EFT50201	11/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$1,778.98
EFT50202	11/07/2023	MALTESE ASSOCIATION OF WA	Refund - Hall hire bond	-$100.00

Chq/EFT	Date	Name	Description	Amount
EFT50203	11/07/2023	NATURAL AREA HOLDINGS PTY LTD	Provision of plants	-$11,680.64
EFT50204	11/07/2023	PLANTRITE	Provision of plants - Palmerston Reserve	-$4,961.24
EFT50205	11/07/2023	STOTT AND HOARE	Microsoft CSP subscription costs	-$27,966.65
EFT50206	11/07/2023	SUEZ RECYCLING & RECOVERY PTY LTD	Skip bin collections	-$275.57
EFT50207	11/07/2023	JSM CONSTRUCTION WA	Ashfield Flats boardwalk decking replacement	-$53,075.00
EFT50208	11/07/2023	ENGINEERING ON DEMAND (WA) PTY LTD	Refund - Development fees	-$147.00
EFT50209	11/07/2023	GLORIA IRENE COLE	Refund - Rates	-$1,000.00
EFT50210	11/07/2023	JAMIE BRUCE HAY	CCTV REBATE SCHEME	-$200.00
EFT50211	11/07/2023	LEE COOMBES	CCTV REBATE SCHEME	-$200.00
EFT50212	11/07/2023	LIMESTONE COAST BREWING OPERATIONS PTY LTD	Cancellation fee - Development application	-$150.00
EFT50213	11/07/2023	PRIME GROW PTY LTD ATF PRIME GROW TRUST	Crossover contribution	-$1,184.00
EFT50214	11/07/2023	REBECCCA DALLA-LIBERA	Waterwise verge rebate	-$200.00
EFT50215	12/07/2023	ALSCO PERTH	Weekly Linen Services - Administration	-$53.00
EFT50216	12/07/2023	ONEMUSIC AUSTRALIA (AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD T/AS) (APRA)	Councils music urban licence - Public halls	-$2,938.93
EFT50218	12/07/2023	SUPERLOOP (OPERATIONS) PTY LTD	Internet services	-$1,098.35
EFT50219	12/07/2023	SWAN DISTRICTS FOOTBALL CLUB	NAIDOC game & community engagement sponsorship 2023	-$13,200.00
EFT50220	12/07/2023	SYNERGY	Power charges	-$168.11
EFT50221	12/07/2023	THE SCIENCE MUM (CARMEN PIGGOTT)	Provision of educational sessions - WIW	-$299.00
EFT50222	12/07/2023	WATER CORPORATION	Water rates & usage charges	-$205.21
EFT50223	12/07/2023	IT VISION	Annual License Fee - IT Vision software system	-$98,212.62
EFT50224	12/07/2023	ALSCO LINEN SERVICES PTY LTD	Hygiene Services - various sites	-$186.93
EFT50225	12/07/2023	BOLINDA PUBLISHING PTY LTD	Library Stock Purchases - eBooks	-$333.80
EFT50226	12/07/2023	E FIRE & SAFETY (WA)	Fire equipment servicing	-$2,149.40
EFT50227	12/07/2023	ILLION AUSTRALIA PTY LTD	D&B credit checks on preferred suppliers	-$168.30
EFT50228	12/07/2023	INLOGIK PTY LIMITED	Implementation of ProMaster	-$2,640.00
EFT50229	12/07/2023	INTELIFE GROUP LIMITED	Cleaning of various locations	-$1,552.87
EFT50230	12/07/2023	NATURAL AREA HOLDINGS PTY LTD	Success Hill - additional planting	-$254.91
EFT50231	12/07/2023	NUTRIEN WATER	Gardening - hardware supplies	-$1,391.57
EFT50232	12/07/2023	STATEWIDE CLEANING SUPPLIES PTY LTD	Provision cleaning supplies	-$325.65
EFT50233	12/07/2023	SUEZ RECYCLING & RECOVERY PTY LTD	Fogo collections	-$4,543.50
EFT50234	12/07/2023	SYNERGY	Power charges for various sites	-$733.60
EFT50235	12/07/2023	TOP OF THE LADDER GUTTERMAN	Gutter cleaning - Various locations	-$6,600.00

Chq/EFT	Date	Name	Description	Amount
EFT50244	17/07/2023	ACTION GLASS AND ALUMINIUM	Replace smashed window - Bassendean Bowling Club	-$853.82
EFT50245	17/07/2023	ALLSPORTS LINEMARKING	Line Marking Bassendean Oval	-$220.00
EFT50246	17/07/2023	ALLTOOLS (WA) PTY LTD	Hardware items	-$44.00
EFT50247	17/07/2023	ALSCO LINEN SERVICES PTY LTD	Hygiene Services - various sites	-$262.88
EFT50248	17/07/2023	AMAZING BRICK PAVING	Relay paving - Various locations	-$4,521.00
EFT50249	17/07/2023	AUSTRALIA POST	Postal charges	-$3,225.36
EFT50250	17/07/2023	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD	Investigate fault - Ashfield Community Centre	-$173.80
EFT50251	17/07/2023	BUNNINGS GROUP LIMITED	Hardware items	-$479.57
EFT50252	17/07/2023	CASA SECURITY PTY LTD	Security call-outs	-$4,455.00
EFT50253	17/07/2023	CASCADA GROUP	Drainage Maintenance at various sites	-$5,355.90
EFT50254	17/07/2023	COLES SUPERMARKETS AUSTRALIA	Groceries supplies - WIW	-$380.40
EFT50255	17/07/2023	CTI RISK MANAGEMENT	Customer service banking collections	-$272.25
EFT50256	17/07/2023	DRAINFLOW SERVICES PTY LTD	Supply educting and jet washing combination of stormwater drainage systems - Morley Drive and Collier Road	-$7,260.00
EFT50257	17/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$19,952.66
EFT50258	17/07/2023	ELAN ENERGY MATRIX PTY LTD	Collection of assorted tyres from Depot yard	-$372.85
EFT50259	17/07/2023	INTELIFE GROUP LIMITED	Cleaning of various locations	-$15,062.60
EFT50260	17/07/2023	IT VISION USER GROUP (INC)	IT Vision user group subscription	-$770.00
EFT50261	17/07/2023	K C BINITA	Cleaning charges	-$840.00
EFT50262	17/07/2023	LGC TRAFFIC MANAGEMENT	Traffic Management for draining pit educting and cleaning programme	-$1,093.40
EFT50263	17/07/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - Sparxs	-$1,278.24
EFT50264	17/07/2023	MARKETFORCE PTY LTD	Advertising in West Australian	-$348.70
EFT50265	17/07/2023	NAPA	Hardware items	-$435.89
EFT50266	17/07/2023	NATURAL AREA HOLDINGS PTY LTD	Weed control in various reserves	-$20,571.88
EFT50267	17/07/2023	NUTRIEN AG SOLUTIONS LIMITED	Gardening supplies	-$558.82
EFT50268	17/07/2023	NUTRIEN WATER	Gardening - hardware supplies	-$1,831.41
EFT50269	17/07/2023	OFFICEWORKS SUPERSTORES PTY LTD	Office stationery supplies	-$350.64
EFT50270	17/07/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical services - Investigate power tripping 48 Old Perth Rd	-$198.00
EFT50271	17/07/2023	PLANTRITE	Provision of plants - 2023 Plant street verge transformation program	-$2,862.15

Chq/EFT	Date	Name	Description	Amount
EFT50272	17/07/2023	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste - bricks, sand, concrete rubble	-$159.50
EFT50273	17/07/2023	PROMPT ENTERPRISES PTY LTD	Plumbing repairs - ALF Faulkner Hall	-$1,830.00
EFT50274	17/07/2023	SAFE T CARD AUSTRALIA PTY LTD	Monitoring fees for safe-t-card devices	-$287.10
EFT50275	17/07/2023	SIFTING SANDS	Provision of white sand for various locations	-$7,190.15
EFT50276	17/07/2023	STYLUS DESIGN	Design and file preparation of Thrive ' Budget & Rates' brochure & June Thrive	-$3,255.00
EFT50277	17/07/2023	SUPERCHARGE BATTERIES	Provision of vehicle battery - Depot	-$205.59
EFT50278	17/07/2023	T-QUIP	Hardware items - Blades	-$581.20
EFT50279	17/07/2023	VEOLIA ENVIRONMENTAL SERVICES (AUST) PTY LTD	Provision of WAFL event bins	-$85.24
EFT50280	17/07/2023	WATER2WATER PTY LTD	Monthly rental - Aquanet bottle water cooler	-$106.00
EFT50281	17/07/2023	WEST TIP WASTE CONTROL PTY LTD	Depot - Empty and replace general waste skin bin	-$825.00
EFT50282	20/07/2023	AUSTRALIAN SERVICES UNION	Payroll deductions	-$159.00
EFT50283	20/07/2023	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-$92,376.00
EFT50284	20/07/2023	LGRCEU	Payroll deductions	-$66.00
EFT50285	20/07/2023	PAY@BILITY PTY LTD	Payroll deductions	-$1,590.17
EFT50286	20/07/2023	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-$252.00
EFT50287	24/07/2023	ALSCO PERTH	Weekly Linen Services - Administration	-$106.00
EFT50288	24/07/2023	AUSTRALIAN OFFICE (AUSTRALIAN PAPER)	Office supplies - Envelopes	-$174.05
EFT50289	24/07/2023	BASSENDEAN NEWSAGENCY	Supply of magazines and newspapers to the Library	-$67.96
EFT50290	24/07/2023	BCITF	BCITF Levy for June 2023	-$1,035.00
EFT50291	24/07/2023	COLES SUPERMARKETS AUSTRALIA	Groceries supplies - WIW	-$1,705.12
EFT50292	24/07/2023	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy for June 2023	-$3,071.29
EFT50293	24/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$3,219.30
EFT50294	24/07/2023	EFTSURE PTY LTD	EFTsure software 12 month subscription service fee	-$5,635.48
EFT50295	24/07/2023	FREESTYLE NOW	Skateboard, Scooter and BMX coaching session	-$440.00
EFT50296	24/07/2023	HATCHET PTY LTD	Website development for RYDE program	-$528.00
EFT50297	24/07/2023	LG BEST PRACTICES	Payroll processing assistance	-$1,320.00
EFT50298	24/07/2023	MCLEODS & CO	Legal Professional Fees	-$1,850.48
EFT50299	24/07/2023	MT LAWLEY MILK SUPPLY	Office Milk supplies	-$245.89
EFT50300	24/07/2023	SYNERGY	Power charges for various sites and street lighting	-$30,056.69

Chq/EFT	Date	Name	Description	Amount
EFT50301	24/07/2023	DRAINFLOW SERVICES PTY LTD	Supply educting and jet washing combination of stormwater drainage systems - Morley Drive and Collier Road	-$2,993.10
EFT50302	24/07/2023	KLEENIT PTY LTD	Graffiti removal	-$4,364.25
EFT50303	24/07/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works at various locations	-$2,897.14
EFT50304	24/07/2023	MORLEY MOWER CENTRE	Spare parts	-$804.99
EFT50305	24/07/2023	NATURAL AREA HOLDINGS PTY LTD	Bushland maintenance	-$7,480.00
EFT50306	24/07/2023	NUTRIEN AG SOLUTIONS LIMITED	Gardening supplies	-$233.20
EFT50307	24/07/2023	PARAQUAD INDUSTRIES	Provision of Metropolitan inter library courier service 2023-2024	-$7,865.47
EFT50308	24/07/2023	PERTH RESTORATION SERVICES	Storm damage restoration - Admin 48 Old Perth Rd	-$10,230.00
EFT50309	24/07/2023	PRESTIGE PROPERTY MAINTENANCE	Mowing of various Reserves & Ovals	-$3,190.00
EFT50310	24/07/2023	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste - bricks, sand, concrete rubble	-$115.50
EFT50311	24/07/2023	SIGNCODE AUSTRALIA PTY LTD	Signage for tree planation	-$1,249.05
EFT50312	24/07/2023	STRATAGREEN	Supply of new trees	-$4,024.35
EFT50313	24/07/2023	TPG NETWORK PTY LTD	Internet services	-$1,848.77
EFT50314	24/07/2023	TRAINING MOMENTUM PTY LTD	5-Day HSR training - outdoor workers	-$890.00
EFT50315	24/07/2023	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION-WALGA	Role of Mayors and Presidents course attendance - CR Hamilton	-$434.50
EFT50316	24/07/2023	WESTWORKS GROUP PTY LTD	ARB investigation and report - tree root impact to the crossover at Jubilee Avenue	-$495.00
EFT50317	25/07/2023	LGIS WA	Insurance Premiums 2023-24 - Ist Instalment	-$277,246.24
EFT50318	26/07/2023	ALSCO PERTH	Weekly Linen Services - administration	-$53.00
EFT50319	26/07/2023	AUSTRALIAN OFFICE (AUSTRALIAN PAPER)	Office supplies - envelopes	-$645.83
EFT50320	26/07/2023	BASSENDEAN TENNIS CLUB	Grass court maintenance	-$2,291.30
EFT50321	26/07/2023	BEAVER TREE SERVICES	Supply of mulch	-$1,045.00
EFT50322	26/07/2023	BUNNINGS GROUP LIMITED	Hardware items	-$1,293.30
EFT50323	26/07/2023	CDM AUSTRALIA PTY LTD	Purchase of IT equipment	-$52,008.00
EFT50324	26/07/2023	CLEAR HEALTH PARTNERS PTY LTD	Employee Assistance Provider	-$160.00
EFT50325	26/07/2023	COMPLETE CORPORATE HEALTH - ASCOT	Pre employment medical check	-$545.60
EFT50326	26/07/2023	COMPLETE OFFICE SUPPLIES PTY LTD - COS	Office stationery supplies	-$339.41
EFT50327	26/07/2023	CORSIGN WA PTY LTD	Provision of Emergency Exit signs	-$357.50
EFT50328	26/07/2023	DATA DOCUMENTS	TOB Tip Vouchers	-$2,327.60

Chq/EFT	Date	Name	Description	Amount
EFT50329	26/07/2023	DEPARTMENT OF TRANSPORT	Vehicle checks	-$41.00
EFT50330	26/07/2023	DOMUS NURSERY	Plant supplies	-$2,191.82
EFT50331	26/07/2023	DRAINFLOW SERVICES PTY LTD	Supply educting and jet washing combination of stormwater drainage systems - Bridson & Whitfield	-$2,582.80
EFT50332	26/07/2023	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	General waste processing	-$23,567.02
EFT50333	26/07/2023	ENVIRO & ECO SAFE PEST CONTROL	Bee hive removal - Success Hill Reserve	-$605.00
EFT50334	26/07/2023	KWIK KOPY PRINTING CENTRE MALAGA	Office supplies - Envelopes	-$353.10
EFT50335	26/07/2023	MACKIE PLUMBING AND GAS PTY LTD	Plumbing works - HRV	-$417.83
EFT50336	26/07/2023	MALTESE ASSOCIATION OF WA	Insurance Claim - Resicom Builders	-$5,390.91
EFT50337	26/07/2023	MORLEY MOWER CENTRE	Spare parts	-$665.76
EFT50338	26/07/2023	MT LAWLEY MILK SUPPLY	Office Milk supplies	-$64.63
EFT50339	26/07/2023	NATURAL AREA HOLDINGS PTY LTD	Broadway Reserve - Winter week control	-$7,593.36
EFT50340	26/07/2023	OFFICEWORKS SUPERSTORES PTY LTD	Office stationery supplies	-$584.33
EFT50341	26/07/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical services - WIW Bassendean	-$351.60
EFT50342	26/07/2023	PLANTRITE	Provision of plants - 2023 Plant street verge transformation program	-$110.00
EFT50343	26/07/2023	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste - bricks, sand, concrete rubble	-$115.50
EFT50344	26/07/2023	SCM EARTHMOVING CONTRACTORS	Excavator hire - Verge transformation project	-$2,079.00
EFT50345	26/07/2023	SEEK LIMITED	Job advertisements	-$830.50
EFT50346	26/07/2023	SJR CIVIL CONSULTING PTY LTD	Civil design of cul-de-sac - Bassendean Parade	-$5,335.00
EFT50347	26/07/2023	SUEZ RECYCLING & RECOVERY PTY LTD	Delivery of 360L recycling bins including removal of 240L bins	-$255.20
EFT50348	26/07/2023	WORK HEALTH PROFESSIONALS	Vaccinations	-$1,089.00
EFT50349	27/07/2023	AXIIS CONTRACTING	Construction of footpath - Parker Street	-$23,788.47
EFT50350	27/07/2023	CLEAR HEALTH PARTNERS PTY LTD	Employee Assistance Provider	-$160.00
EFT50351	27/07/2023	COMMAND-A-COM PTY LTD	Telephone charges	-$231.00
EFT50352	27/07/2023	CONNECT VICTORIA PARK INCORPORATED	Management Fees for HRV	-$2,776.13
EFT50353	27/07/2023	PARAMOUNT ELECTRICAL SERVICES	Electrical services - Jubilee Reserve	-$8,678.73
EFT50354	27/07/2023	PLANTRITE	Provision of plants/trees	-$1,585.54
EFT50355	27/07/2023	PRESTIGE PROPERTY MAINTENANCE	Provision of traffic management for mowing of Guildford Rd	-$5,704.93
EFT50356	27/07/2023	SUEZ RECYCLING & RECOVERY PTY LTD	Fogo collections	-$634.99
EFT50357	27/07/2023	SUPERCHARGE BATTERIES	Provision of battery	-$230.34

Chq/EFT	Date	Name	Description	Amount
EFT50358	27/07/2023	URBAQUA	Provision of Success Hill Reserve ground water investigation and monitoring	-$6,151.75
DD21640.1	4/07/2023	AWARE SUPERANNUATION	Superannuation contributions	-$36,659.91
DD21640.10	4/07/2023	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-$261.93
DD21640.11	4/07/2023	HESTA SUPER FUND	Superannuation contributions	-$1,250.81
DD21640.12	4/07/2023	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-$911.95
DD21640.13	4/07/2023	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-$10,382.53
DD21640.14	4/07/2023	ANZ SMART CHOICE SUPER	Superannuation contributions	-$654.36
DD21640.15	4/07/2023	REST SUPERANNUATION	Superannuation contributions	-$2,160.17
DD21640.16	4/07/2023	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-$564.56
DD21640.17	4/07/2023	NGS SUPER	Superannuation contributions	-$382.06
DD21640.2	4/07/2023	MLC SUPER FUND	Superannuation contributions	-$536.40
DD21640.3	4/07/2023	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-$170.64
DD21640.4	4/07/2023	MARITIME SUPER	Superannuation contributions	-$385.14
DD21640.5	4/07/2023	AUSTRALIAN RETIREMENT TRUST	Superannuation contributions	-$300.07
DD21640.6	4/07/2023	COLONIAL FIRST STATE	Superannuation contributions	-$890.09
DD21640.7	4/07/2023	SLATE SUPER	Superannuation contributions	-$315.61
DD21640.8	4/07/2023	HOST PLUS	Superannuation contributions	-$4,121.18
DD21640.9	4/07/2023	CARE SUPER	Superannuation contributions	-$1,069.98
DD21655.1	28/07/2023	SG FLEET AUSTRALIA PTY LTD	SG Fleet - lease rental - June 23	-$9,013.71
DD21665.1	15/07/2023	MAGICORP	On hold message charges	-$138.80
DD21590.2	17/07/2023	RICOH FINANCE AUSTRALIA PTY LTD	Lease photocopier/printer	-$206.80
DD21703.1	18/07/2023	AWARE SUPERANNUATION	Superannuation contributions	-$38,554.85
DD21703.10	18/07/2023	AMP FLEXIBLE SUPER - SUPER	Superannuation contributions	-$282.86
DD21703.11	18/07/2023	HESTA SUPER FUND	Superannuation contributions	-$1,269.21
DD21703.12	18/07/2023	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-$961.12
DD21703.13	18/07/2023	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-$10,769.77
DD21703.14	18/07/2023	ANZ SMART CHOICE SUPER	Superannuation contributions	-$741.60
DD21703.15	18/07/2023	REST SUPERANNUATION	Superannuation contributions	-$2,095.71
DD21703.16	18/07/2023	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-$607.48
DD21703.17	18/07/2023	NGS SUPER	Superannuation contributions	-$386.97
DD21703.2	18/07/2023	MLC SUPER FUND	Superannuation contributions	-$505.04
DD21703.3	18/07/2023	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-$117.72
DD21703.4	18/07/2023	MARITIME SUPER	Superannuation contributions	-$414.30

Chq/EFT	Date	Name	Description	Amount
DD21703.5	18/07/2023	AUSTRALIAN RETIREMENT TRUST	Superannuation contributions	-$283.31
DD21703.6	18/07/2023	COLONIAL FIRST STATE	Superannuation contributions	-$1,026.31
DD21703.7	18/07/2023	SLATE SUPER	Superannuation contributions	-$338.15
DD21703.8	18/07/2023	HOST PLUS	Superannuation contributions	-$4,259.41
DD21703.9	18/07/2023	CARE SUPER	Superannuation contributions	-$1,106.10
5550059000086070	4/07/2023	Credit Card Spend - 3 June - 4 July 2023	Details per Attachment 2	-$12,078.08
F307052662272	5/07/2023	FORTNIGHTLY PAYROLL - SALARIES AND WAGES	Staff Salaries and Wages	-$278,751.63
F307193548682	19/07/2023	FORTNIGHTLY PAYROLL - SALARIES AND WAGES	Staff Salaries and Wages	-$293,377.76
			TOTAL MUNICIPAL EFT PAYMENTS	**-$2,036,463.51**

86424	5/07/2023	CITY OF ARMADALE	Transfer of LSL	-$4,632.83
86425	5/07/2023	ALINTA	Gas supply charges	-$216.00
86426	26/07/2023	DEPARTMENT OF TRANSPORT	12 months registration of Town vehicles	-$16,462.50
86427	26/07/2023	WESTERN POWER	Underground Power - Eden Hill 2nd instalment	-$1,227,284.00
86428	26/07/2023	ALINTA	Gas supply charges	-$473.75
			TOTAL MUNICIPAL CHEQUES	**-$1,249,069.08**

GRAND TOTAL	**-$3,285,532.59**

June Credit Card Expenditure 2023
Statement Period: 03/06/2023 to 04/07/2023
Attachment 2

Date:	Officer	Vendor:	Description	Amount:
5-Jun-23	Natasha	UBER *EATS SYDNEY AUS	Cancelled Order - Amount Reversed	$ 70.99
5-Jun-23	Natasha	PUMA ENERGY BAYSWATE BAYSWATER WA	Fuel	$ 82.28
5-Jun-23	Greg	BUNNINGS 458000 BAYSWATER	Cleaner for Park Bench Graffiti	$ 25.61
6-Jun-23	Kirstie	OFFICEWORKS BENTLEIGH EA	Stationery for Wind in the Willows	$ 263.94
7-Jun-23	Brice	SP JB HI-FI ONLINE SOUTHBANK VIC	SD Cards for Trail Cameras	$ 242.99
7-Jun-23	Natasha	SQ *THE 5 FOUR STORE BASSENDEAN WA	Catering for Councillor Workshop	$ 214.00
7-Jun-23	Natasha	COLES 0395 BASSENDEAN AUS	Beverages and Snacks for Councillor Meetings and Workshops	$ 79.49
7-Jun-23	Natasha	BWS LIQUOR 4122 BASSENDEAN AUS	Beverage Restock for Councillor Kitchen	$ 83.00
7-Jun-23	Pat	WANEWSDTI OSBORNE PARKWA	Newspaper Subscription	$ 144.01
7-Jun-23	Paul	TOWN OF CAMBRIDGE FLOREAT	Parking for WALGA TUPP Meeting	$ 5.80
7-Jun-23	Jacqueline	TRYBOOKING*LGIS SOUTH YARRA AUS	WHS Seminar Registration	$ 150.50
8-Jun-23	Natasha	UBER *EATS SYDNEY AUS	Refunded Amount for Cancelled Uber Eats Order	-$ 70.99
8-Jun-23	Greg	KENNARDS HIRE HO WA SEVEN HILLS	Dehumidifier Hire for Flooded Store Room	$ 337.00
8-Jun-23	Salvatore	LGPA PERTH WA	LGPA Legal Update Forum	$ 85.00
8-Jun-23	Markus	IINET BATCH PERTH GPO WA	NBN Charges	$ 109.99
8-Jun-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
12-Jun-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
13-Jun-23	Pat	CLARK RUBBER FRANCHISI HAWTHORN	Craft Foam for Lunchtime Interlude	$ 23.20
13-Jun-23	Su	WOOLWORTHS 4384 BEECHBORO AUS	Groceries for Wind in the Willows	$ 18.51
13-Jun-23	Jacqueline	S K BAKING PTY LTD NORANDA	Catering for WHS Committee Meeting	$ 6.90
14-Jun-23	Pat	SPOTLIGHT PTY LTD STH MELBOURNAUS	Excel Fibre Hobby Fill for Lunchtime Interlude	$ 15.00
14-Jun-23	Ayden	HATCHET* HATCHET 46291 PERTH WA	Keen on Halloween Domain	$ 25.00
14-Jun-23	Jacqueline	COLES 0344 NORANDA AUS	Catering for WHS Committee Meeting	$ 12.55
15-Jun-23	Natasha	MAILCHIMP *MISC MAILCHIMP.COGA	Communications Mailout	$ 427.35
15-Jun-23	Ayden	SPOTIFY SYDNEY AUS	Spotify Subscription for Youth Services	$ 18.99
16-Jun-23	Brice	ABLE WESTCHEM BAYSWATER WA	Cleaning Chemicals	$ 195.45
16-Jun-23	Pat	KINFOLK COPENHAGEN DUB ##0623 95.00 US DOLLAR	Magazine Subscription for 'Kinfolk'	$ 140.67
16-Jun-23	Pat	INTNL TRANSACTION FEE	International Transaction Fee	$ 3.52
16-Jun-23	Ayden	COLES 0395 BASSENDEAN AUS	Snack for Dropin Program	$ 65.50

June Credit Card Expenditure 2023
Statement Period: 03/06/2023 to 04/07/2023
Attachment 2

Date:	Officer	Vendor:	Description	Amount:
16-Jun-23	Salvatore	SHORTPROMORUNS.COM.AU BAYSWATER WA	Sandy Beach Reserve Lottery Signs	$ 176.00
16-Jun-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
16-Jun-23	Kirstie	QUALITY PICKED PRODUCE BASSENDEAN AUS	Groceries for Wind in the Willows	$ 22.77
19-Jun-23	Shanel	LUSH - CONTENT AGENCY PERTH WA	Community Training	$ 473.00
19-Jun-23	Natasha	ISTOCK.COM NEW YORK	iStock Images Subscription	$ 31.90
19-Jun-23	Ayden	CBA*MALWAREBYTES.COM KOLN DEU	Malware Software	$ 29.95
19-Jun-23	Jacqueline	SUBWAY BAYSWATER 50307 BASSENDEAN WA	Catering for WHS Committee Meeting	$ 178.00
20-Jun-23	Shanel	COLES ONLINE HAWTHORN EAS	Catering for Community Training	$ 71.75
20-Jun-23	Natasha	BASSENDEAN HOTEL MELBOURNE VIC	Beverages for Bassendean Oval Stakeholder Meeting	$ 141.50
20-Jun-23	Maria	DOME BASSENDEAN BASSENDEAN	Beverages for CEO Meeting	$ 11.20
20-Jun-23	Kirstie	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	$ 23.20
20-Jun-23	Jacqueline	DR.FIX BASSENDEAN	Spare Keys for WHS Essential Services Boxes	$ 16.00
21-Jun-23	Natasha	BASSENDEAN KEBAB BASSENDEAN WA	Catering for Councillor Briefing Session	$ 253.73
21-Jun-23	Tristan	OFFICEWORKS 0609 MORLEY AUS	Printer Cartridge	$ 151.63
21-Jun-23	Salvatore	SQ *HISTORY WEST NEDLANDS WA	Annual Membership for Royal WA Historical Society	$ 95.00
21-Jun-23	Kirstie	CHILD AUSTRALIA BELMONT WA	Professional Development for Wind in the Willows Staff	$ 750.00
22-Jun-23	Brice	LAUNDRY C2C OSBORNE PARKWA	Laundry Cost for Safety Vests and Gloves	$ 6.00
22-Jun-23	Greg	WEX AUSTRALIA PTY LTD CAMBERWELL VIC	Fuel Cards for RYDE Vehicles	$ 69.47
22-Jun-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
22-Jun-23	Jacqueline	SUBWAY BAYSWATER 50307 BASSENDEAN WA	Catering for WHS Training	$ 429.20
22-Jun-23	Jacqueline	SUBWAY BAYSWATER 50307 BASSENDEAN WA	Catering for WHS Training	$ 16.00
23-Jun-23	Phil	ENVIRONMENTAL SITE SER BURSWOOD WA	Material Testing for Asbestos	$ 113.19
23-Jun-23	Pat	WANEWSDTI OSBORNE PARKWA	Newspaper Subscription	$ 144.01
23-Jun-23	Pat	ALL PRINTERS AND CAR ELLENBROOK WA	Kyocera Printer Cartridge	$ 185.90
23-Jun-23	Ayden	MAXO.COM.AU HARRISTOWN	BYS Phone Charges	$ 39.95
23-Jun-23	Sharna	PPSR AFSA BARTON	Encumbrance Check on Impounded Vehicle before Sale	$ 2.00
26-Jun-23	Pat	MESSAGENET PTY LTD MELBOURNE AUS	SMS Service for Library Management System	$ 120.00
26-Jun-23	Pat	MESSAGENET PTY LTD MELBOURNE AUS	SMS Service for Library Management System	$ 120.00
26-Jun-23	Kirstie	COLES 0330 MUNDARING AUS	Groceries for Wind in the Willows	$ 57.27

June Credit Card Expenditure 2023
Statement Period: 03/06/2023 to 04/07/2023
Attachment 2

Date:	Officer	Vendor:	Description	Amount:
26-Jun-23	Su	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	$ 4.40
27-Jun-23	Kirstie	AIA FOOD SAFETY COURSE BURWOOD VIC	Food Safety Course for Wind in the Willows	$ 168.00
27-Jun-23	Kirstie	EZI*EZIKINDY MANAGER PARKWOOD AUS	Kindy Manager Kiosk Support for Wind in the Willows	$ 213.74
27-Jun-23	Jacqueline	HEATLEY SALES PTY LTD BASSENDEAN	PPE for Staff	$ 29.59
27-Jun-23	Jacqueline	SETON GREYSTANCES AUS	Fire Safety Signage for 35 Old Perth Road	$ 112.67
28-Jun-23	Natasha	8 NAPKINS PTY LTD BASSENDEAN	Catering for Ordinary Council Meeting	$ 206.20
28-Jun-23	Natasha	COLES 0395 BASSENDEAN AUS	Snacks for Councillor Meetings and Workshops	$ 25.40
28-Jun-23	Maria	COLES 0395 BASSENDEAN AUS	Coles Gift Cards for Public Health Plan Workshops	$ 500.00
28-Jun-23	Tristan	BUNNINGS 458000 BAYSWATER	Cables for Meeting Rooms	$ 65.12
28-Jun-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
28-Jun-23	Kirstie	AUSTRALIAN FINANCIAL BARTON	Proda Application Name Search	$ 15.00
29-Jun-23	Brice	CSIRO PUBLISHING INT CLAYTON VIC	CSIRO Reference Books	$ 213.96
29-Jun-23	Ayden	BUNNINGS 458000 BAYSWATER	Art Project Materials	$ 70.21
29-Jun-23	Ayden	INSPIRATIIONS PAINT MORLEY WA	Art Project Materials	$ 317.28
29-Jun-23	Salvatore	AP BASSENDEAN PS BASSENDEAN	Working with Children Check	$ 87.00
30-Jun-23	Phil	DEPARTMENT OF TRANSPOR PERTH	Registration for 1HPF978	$ 224.55
30-Jun-23	Pat	GOOD READING BALMAIN	Magazine Subscription for 'Good Reading'	$ 119.95
30-Jun-23	Pat	SP OUTBACK MAGAZINE NEUTRAL BAY NSW	Magazine Subscription for 'Outback'	$ 78.00
30-Jun-23	Salvatore	AUSTRALIAN SOCIETY OF CROWS NEST NSW	Registration Fee for Australian Society of Archivists	$ 100.00
30-Jun-23	Markus	ZOHO-MANAGEENGINE SER SYDNEY NSW	IT Helpdesk Subscription	$ 415.80
30-Jun-23	Kirstie	OFFICEWORKS BENTLEIGH EA	Stationery for Wind in the Willows	$ 368.55
30-Jun-23	Paul	LOCAL GOVERNEMENT MANA MT HAWTHORN	LG Professionals 2023/24 Membership	$ 531.00
30-Jun-23	Jacqueline	ORICOM INTERNATIONAL SOUTH WINDSONSW	Walkie Talkies for Safety Wardens	$ 238.00
30-Jun-23	Jacqueline	ST JOHN AMBULANCE AUST BELMONT AUS	First Aid Responder Training	$ 160.00
03-Jul-23	Pat	MAGSHOPONLINE SYDNEY NSW	Magazine Subscription for 'Money' and 'Belle'	$ 144.98
03-Jul-23	Pat	WANEWSDTI OSBORNE PARKWA	Newspaper Subscription	$ 144.01
03-Jul-23	Ayden	COLES 0395 BASSENDEAN AUS	Materials for Dropin Cooking Program	$ 136.30
03-Jul-23	Greg	BUNNINGS 458000 BAYSWATER	Paint Mixers for Art Project	$ 14.07
03-Jul-23	Kirstie	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	$ 24.48
03-Jul-23	Jacqueline	ST JOHN AMBULANCE AUST BELMONT AUS	First Aid Responder CPR Refresher	$ 89.00
04-Jul-23	Pat	WESTNET PERTH WA	Public Internet Access	$ 109.99
04-Jul-23	Greg	IINET BATCH PERTH GPO WA	Internet Charges for Youth Services	$ 79.99
04-Jul-23	Markus	IINET BATCH PERTH GPO WA	NBN Charges	$ 109.99

June Credit Card Expenditure 2023
Statement Period: 03/06/2023 to 04/07/2023
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Date:	Officer	Vendor:	Description	Amount:
04-Jul-23	Markus	IINET BATCH PERTH GPO WA	NBN Charges	$ 79.99
04-Jul-23	Markus	WESTNET PERTH WA	NBN Charges	$ 69.99
04-Jul-23	Markus	TRANSMITSMS.COM 60 CARRINGTONSW	BurstSMS Alert for IT	$ 51.00
		Total:		**$ 12,078.08**