AGENDA

Ordinary Council Meeting
Tuesday 17 November 2026

NOTICE OF MEETING

Dear Council Member

The next Ordinary Meeting of Council will be held at 6:00 pm on Tuesday 17 November 2026, in the Council Chamber, Administration Building, 48 Old Perth Road, Bassendean.

Please note, that parts of this meeting may be closed to the public, as the agenda contains confidential items/attachments which may be discussed by Council behind closed doors, in accordance with s5.23(4) of the *Local Government Act 1995.*

Cameron Woods
CHIEF EXECUTIVE OFFICER

6 November 2026

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By attending this meeting, you agree to abide by these conditions.

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Recording and Live-streaming

All participation in the meeting, except for confidential business, will be audio recorded and live-streamed on the Town's website. The live stream will be archived and made available on the Town's website after the meeting.

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Council Chambers Seating Plan



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Cameron Woods



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Director Corporate Services
Amanda Alderson



Director Infrastructure & Sustainability
Shane Asmus



Director Community and Place
Michelle Brennand

Public Gallery

Council Role

Each Report presented will identify what Council's Role is in the item

Advocacy	When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive	The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, setting and amending budgets.
Legislative	Includes adopting local laws, local planning schemes and policies.
Review	When the Council operates as a review authority on decisions made by Officers for appeal purposes.
Quasi-Judicial	When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include development applications, building permits, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be subject to review by the State Administrative Tribunal.
Information	For the Council/Committee to note.

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1 Declaration of Opening; Acknowledgment of Country; Declaration of Civic Duty and Responsibility

Acknowledgment of Country

The Town of Bassendean acknowledges the Whadjuk people of the Noongar Nation as the Traditional Custodians of this land. We pay our respects to Elders past and present, and acknowledge their continuing culture and the contribution they make to the region.

Declaration of Civic Duty and Responsibility

I make this declaration in good faith and declare that I will duly, faithfully, honestly and with integrity fulfil the duties of my office for all the people in the Town of Bassendean according to the best of my judgement and ability.

By observing the Town's Code of Conduct and Council Meeting Procedures Local Law to ensure efficient, effective and orderly decision making, I:

- will base decisions on relevant and factually correct information
- make decisions on merit, in the public interest and in accordance with statutory obligations and principles of good governance and procedural fairness
- have read all agenda papers given to me in relation to council or committee meetings
- be open and accountable to, and represent, the community in the district.

2 Announcements by The Presiding Person Without Discussion

Cr Kathryn Hamilton, Mayor (Presiding Member) made the following announcement:

3 Attendances, Apologies and Applications for Leave of Absence

Present

Councillors

Cr Kathryn Hamilton, Mayor (Presiding Member)
Cr Paul Poliwka, Deputy Mayor
Cr Ken John
Cr Hayden Long
Cr Tallan Ames
Cr Jennie Carter
Cr Jamayne Burke

Officers

Mr Cameron Woods, Chief Executive Officer
Mrs Amanda Alderson, Director Corporate Services
Mr Alex Snadden, A/Director Community & Place

Mr Shane Asmus, Director Infrastructure & Sustainability
Mr Jordan McDermott, Manager Governance & Strategy

Public

Apologies

4 Declarations of Interest

{Person} declared an Impartiality Interest for Item x.

5 Presentations or Deputations

Deputation requests must relate to an item listed on the agenda and must be submitted by 12 noon the day of the meeting.

To submit a request, please complete the online form:

Deputation Request Form

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

6 Statements by Members of the Public

Members of the public are encouraged to submit their statements in advance by completing the online form by no later than 12 noon on the day of the meeting:

Public Statement Request Form

Public statement time is limited to two minutes per speaker, with a total duration of 15 minutes for the meeting.

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

7 Questions from Members of the Public

Fifteen (15) minutes will be allocated for questions by members of the public any question that relates to the district.

Each person may ask up to two questions before other members of the public are invited to speak.

Questions are encouraged to be submitted prior to the Council meeting via the online form by 12 noon on the day of the meeting:

Question Request Form

If the person asking a question is not present at the meeting, the Presiding Member may choose to address the question during the meeting or provide a response by email.

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

8 Petitions

9 Confirmation of Minutes

9.1 Confirmation of Minutes	
Attachments	1. Ordinary Council Meeting Tuesday 20 October 2026 - Unconfirmed Minutes [**9.1.1** - 85 pages]

Officer Recommendation – Item 9.1

That the minutes of the Ordinary Council meeting held on 20 October 2026, be received and confirmed as a true and correct record.

Voting requirements: Simple Majority

10 Business Deferred from Previous Meeting

Nil.

11 External Committee Reports and Updates

Nil

12 Officer Reports

Adoption of Recommendations En Bloc

The following information is provided to Councillors for guidance on the use of en bloc voting as is permissible under the Town's Council Meeting Procedures Local Law 2020.

Council Meeting Procedures Local Law 2020, Clause 5.4 states:

(1) In this clause adoption by en bloc voting means a resolution of the Council that has the effect of adopting, for a number of specifically identified reports, the officer recommendation as the Council resolution.

(2) Subject to subclause (3), Council may pass an adoption by en bloc voting.

(3) An adoption by en bloc voting may not be used for a matter –

(a) that requires a 75% majority or a special majority;
(b) in which an interest has been disclosed;
(c) that has been the subject of a petition or deputation;
(d) that is a matter on which a member wishes to make a statement; or

that is a matter on which a member wishes to move a motion that is different to the Officer recommendation.

Councillors should be aware that should they wish to declare an interest in any of the items listed in the en bloc voting table, and have not done so under Item 4.0, Declarations of Interest, they should do so at this point of the agenda.

Item	Report	Vote
12.1	Adoption of Recommendations En Bloc	
12.2	Bassendean Oval Redevelopment 60% Schematic Design Approval	**Absolute Majority**
12.3	Additions and Alterations to Restaurant - Lot 743 (No. 3) Broadway, Bassendean	**Simple Majority**
12.4	Community Awards 2026	**Simple Majority**
12.5	Policy Review - Engineering and Assets	**Simple Majority**
13	**Motions of which Previous Notice has been given**	
13.2	Implementation of winter planting program of fast growing food source trees for endangered Carnaby's and other birdlife.	**Simple Majority**
13.3	Assessment of Park Estate Reserve and Link Park suitability for dog off-lead classification	**Simple Majority**
13.4	Advocacy for a State Government FOGO Processing Costs Rebate to Local Authorities adhering to the WA Waste Authority guidelines.	**Simple Majority**
16	**Confidential Business**	
16.1	Strategic Land Acquisition	**Absolute Majority**

Officer Recommendation Item 12.1

That Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Agenda:

Item	Report
12.3	Additions and Alterations to Restaurant - Lot 743 (No. 3) Broadway, Bassendean
12.4	Community Awards 2026
12.5	Policy Review - Engineering and Assets
13.2	Implementation of winter planting program of fast growing food source trees for endangered Carnaby's and other birdlife.
13.3	Assessment of Park Estate Reserve and Link Park suitability for dog off-lead classification
13.4	Advocacy for a State Government FOGO Processing Costs Rebate to Local Authorities adhering to the WA Waste Authority guidelines.

Council is requested to consider the balance of the Officer recommendations independently.

Item	Report
12.2	Bassendean Oval Redevelopment 60% Schematic Design Approval
16.1	Strategic Land Acquisition

Voting requirements: Simple Majority

12.2 Bassendean Oval Redevelopment 60% Schematic Design Approval	
Property Address	Bassendean Oval, Old Perth Rd Bassendean
Landowner/Applicant	N/A
File Reference	tbc
Directorate	Community and Place
Responsible Officer	Director Community and Place
Previous Reports	22 October 2024 17 December 2024 27 May 2025 28 April 2026
Authority/Discretion	**Executive** The substantial direction setting and oversight role of the Council.
Attachments	1. ES T 26-17 Bassendean Oval CE R 1.03 [**12.2.1** - 32 pages] 2. 261104 Bassendean Oval Redevelopment Presentation 4 [**12.2.2** - 48 pages]

Purpose

The purpose of this report is for Council to:

- Endorse the 60% schematic design for the Bassendean Oval Precinct redevelopment
- Note the associated preliminary cost estimate to inform the Treasury Business Case
- Note that the Treasury Business Case is a future project outcome and is subject to a future Council workshop and decision in April 2027.
- Note that the formal community engagement process is subject to Council's review of the draft Treasury Business Case in February 2027.
- Note that the project remains unfunded and conceptual with no committed municipal funds at this stage of the planning process.

Background

The Town of Bassendean (TOB) in partnership with the Swan Districts Football Club (SDFC) is pursuing the redevelopment of the Bassendean Oval and secured $0.5M in State Government funding assistance to undertake further planning for the proposed redevelopment.

This follows adoption of the concept masterplan for the precinct at the 17 December 2024 Ordinary Council Meeting and the Feasibility Study at the 28 May 2025 OCM (Project Stage One).

Upon receiving the $0.5M from State Government project management services were awarded in December 2025, and the Architect was appointed at the 28 April 2026 OCM. The Financial Assistance Agreement (FAA) with the State Government was executed in February 2026 and requires completion of the Schematic Design (Project Milestone 1) by 30 November 2026, followed by completion of the Treasury Business Case by 28 February 2027 (now scheduled for April 2027 under the revised programme, which DCITS has confirmed is acceptable) and project acquittal by 30 June 2027.

Governance of Stage Two of the Project, namely schematic design and development of a Treasury Business Case has been managed via both a Project Working Group that included Town Executive, SDFC CEO, State Government and Football Association representatives and a formal Steering Committee that included the above representatives as well as endorsed councillors and members of the Swan Districts Football Club Board.

There were 6 meetings of the Project Working Group leading to the presentation of this report and 4 meetings of the Steering Committee on 20 April, 22 July, 14 September and 5 November with all meetings providing guidance and direction as well as recommendations for endorsement by Council. All meetings were presented with project reports as well as updated project plans and risk management assessments and were supported by project management services provided by Paatsch Group.

To manage costs in a responsible manner, it was agreed to develop a 60% Schematic Design which was considered sufficient to effectively inform the Treasury Business Case.

Proposal

To present the 60% Schematic Design and associated cost estimate for Council endorsement which then allows the appointed consultant to complete the Treasury Business Case in accordance with obligations of the State Government Financial Assistance Agreement (FAA). Endorsement of the 60% Schematic Design will also satisfy Project Milestone 1 of the FAA.

The draft Treasury Business Case once finalised will inform community engagement on the project including the proposed design, funding and operating models.

Communication and Engagement

The Schematic Design process has been shaped by the previous substantial community engagement including 1,144 survey responses, workshops and written submissions with changes made in response to that feedback. Further engagement through the next project stages will continue to inform the refinement of the architecture, landscape, cultural interpretation, community facilities and detailed operation of the precinct.

Further and critical communication and engagement will occur once the draft Treasury Business Case is completed and endorsed by the Steering Committee for a Council decision.

Subject to Council's endorsement of the draft Treasury Business Case, a comprehensive community engagement process will be undertaken including:

- Drop in sessions
- Focus groups
- Online survey to all residents (via post with QR code)
- Door to door surveys with emphasis on adjacent residents
- Open public online links promoted on the Town of Bassendean's website, social media channels and the Swan Districts Football Clubs website by agreement. It is noted, however, that SDFC should also undertake their own community engagement process with their membership.

The purpose of this engagement will be to: -

- Present the schematic design and cost for community feedback that will inform any future detailed design stage and construction phases
- Present the funding and operating model
- Present the technical reports relating to traffic, access and parking arrangements.

Following this community consultation process, the Treasury Business Case and final 60% Schematic Design and cost will be presented back to Council for final approval before submitting both documents to the State Government for consideration in future budgets.

Under the revised project programme adopted by the Steering Committee on 14 September 2026, the draft Treasury Business Case and engagement approach are scheduled to be presented to Council in February 2027, with community engagement in February–March 2027 and the final Treasury Business Case presented to Council in April 2027. The State Government (DCITS) has advised that it has no concerns with the revised programme in relation to the FAA.

It is considered essential that the Treasury Business Case is completed before community consultation to address community concerns identified through the community engagement process in Stage One. For example: -

- Traffic management, access and car parking
- Operating and management model
- Project cost and funding model
- Any future residential development within the precinct

Engagement during the development of the Schematic Design has been managed through the adopted Governance Structure for the project limited to the key stakeholders.

This includes the Project Working Group made up of Administration Staff, SDFC, State Government and Football Association representatives, which has met on six occasions in 2026 (March, April, May, July, September and October) to provide input and direction on the Schematic Design.

The Steering Committee which includes Administration staff, Councillors, SDFC Board Members, SDFC CEO and representatives from both State Government and the WA Football Association, has likewise provided guidance and direction as well as endorsed the draft 60% Schematic Design Report (14 September 2026) and the revised project programme. The earlier draft cost estimate was endorsed by the Project Working Group on 28 October 2026 and will be presented, with the final 60% Schematic Design, to the Steering Committee on 5 November 2026.

Key recommendations of the Steering Committee for Council endorsement to date are: -

- Endorsement of the Project Governance Framework (April 2026)
- Appointment of sub consultants for QS and the Geotechnical Survey (April 2026)
- Appointment of Project Architect (April 2026)
- Approval to defer Building Condition Audit and DDA Audit until required (April 2026)
- Endorsement of the draft 60% Schematic Design Report (September 2026)
- Adoption of a revised project programme deferring community engagement until completion of the draft Treasury Business Case (September 2026)
- Approval of the cost estimates (to be considered on 5 November 2026)

Strategic Implications

The Schematic Design translates the Town's strategic priorities into a physical precinct including providing a safe, healthy and inclusive community, responsible growth around the Town Centre and train stations, high-quality infrastructure, improved public open space, participation in recreation and lifelong learning, strong local business and the protection of Bassendean's heritage.

Performance Area 1: People
1.2 Promote and celebrate local history, heritage and cultural diversity.
2.3 Grow participation in sports and recreation.

Performance Area 3: Place
5.1 Responsible planning and development, with population growth concentrated around the town centre, train stations and transport corridors.
6.2 Enhance public open space and community facilities.

Performance Area 4: Prosperity
8.1 Revitalise Bassendean town centre to support economic growth.

Comment

Context

The Bassendean Oval Precinct is a historical precinct which has been the home of Swan Districts Football Club for nearly 100 years and is an important part of the Town's sporting and heritage identity.

The proposed redevelopment builds on this established role, offering improved amenity, improved accessibility, and increased opportunity for utilisation through a broader cross section of community access and use, thus providing a strong value offering to the broader community.

The Bassendean Oval Precinct occupies an important position within the Town's Station Precinct Core and the redevelopment will bring together the rail corridor, public transport networks, commercial activity, future residential and/or educational development and regional open space to revitalise both sporting and social infrastructure in the Town Centre.

Schematic Design Details

The Schematic Design package provided as Attachment One establishes the coordinated architectural, landscape, sporting and precinct direction for cost planning and the Treasury Business Case.

The design will continue to be tested and refined through further stakeholder and community consultation, cost planning and subsequent design stages.

Following receipt of Rawlinson's cost estimate, Christou Design Group is rationalising the design and finishes and revising the renders, so that the final 60% Schematic Design Report aligns with the cost plan and reflects what can realistically be delivered. The Schedule of Accommodation has also been refined with SDFC and the Town to reduce space requirements where possible, and building areas are now controlled against it.

Some of the key deliverables from the project include: -

- Providing accessible community, recreation, learning, health and civic infrastructure for people of different ages and abilities
- Increasing opportunities for organised sport, informal recreation through community infrastructure such as a walking/running track, playground, BBQs and greater public open space
- Increasing public access to one of the Town Centre's important areas of regional open space
- Strengthening the relationship between Bassendean Oval, Old Perth Road and the Town Centre, creating stronger pedestrian routes, improved cycling access, multiple approaches into the Precinct and connections between train stations and ultimately a more legible and accessible public realm
- Supporting lifelong learning through the new community hub and library
- Improving pedestrian, cycling and public transport connections
- Retaining and integrating the Oval's significant heritage structures and established sporting identity
- Renewal of the Bassendean Town Centre with the development of an iconic multi destination point for the Town
- Conservation of the heritage features
- Retention of mature trees

The convergence of community infrastructure, regional open space, sport, public transport and Town Centre civic and community activity is fundamental to the public value of the project.

Key components of the design: -

- Integrated model that means that community and function spaces can support SDFC on match days and community activities throughout the week. Meeting rooms can service civic, sporting, educational and community users. This approach increases utilisation of the building, reduces unnecessary duplication and creates opportunities for operational efficiencies and cross programming.
- New Community Hub and Library including customer services, core library functions, flexible meeting function and exhibition spaces

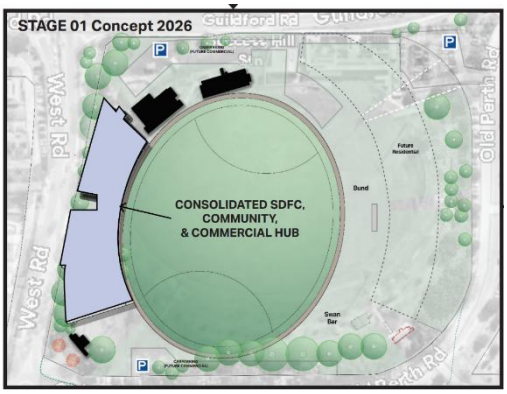
- Health, fitness and wellbeing facilities
- Upgraded SDFC facilities to WAFL standards and supporting WAFL and WAFLW competition, youth and development pathways, community football, All Abilities participation and improved administration, spectator, umpire and media facilities
- Youth centre space under the RA McDonald Stand
- Walking, jogging and cycling connections, event and market spaces
- Hospitality and complementary commercial uses
- Accessible public amenities, shade, seating and open spaces

The proposed 60% Schematic Design brings together an integrated community, civic and sporting precinct including library, community, commercial and civic meeting spaces, sporting facilities to offer recreation, health, cultural and commercial offerings within one connected precinct.

The Schematic Package represents an important point of coordination, rather than completion of design. At 60% Schematic the project has established:

- Overall precinct structure and relationship between community and public realm uses
- The preferred building location and principal arrival
- High level opportunities to increase parking
- Reconfigured 165m x 135m oval rotated to approximately 22 degrees north
- Tested and refined relationships and levels to the heritage grandstands and gates
- Broad functional planning of the Community Hub, Library and SDFC facilities
- Landscape and open space framework
- Pedestrian, cycling, traffic and parking principles
- Landscape plan that includes water sensitive urban design and civil drainage, paving, car park treatments, native feature gardens and irrigation
- Proposes high level built form, materials and aesthetics
- Progress from concept master plan to schematic as per the illustrations below.





Market Sounding

Market sounding has been undertaken with potential commercial, leisure and education partners to test interest in the complementary uses within the precinct. Informal written expressions of interest have been received from four leisure and health club operators and one education provider, with further discussions continuing with a youth services provider and other operators. This interest supports the cold shell approach adopted in the cost plan, under which tenancy fit outs are funded by operators or tenants (refer Financial Considerations). Details of the market sounding are commercial-in-confidence and will inform the operating model in the Treasury Business Case.

Statutory Requirements

Nil for this report

Financial Considerations

The contracted QS Provider, Rawlinson's, has issued a Cost Estimate Report (Details of Final Report to be inserted). [Note: Rawlinson’s draft Cost Estimate Report CER 1.03, 23 October 2026, was endorsed by the Project Working Group on 28 October 2026.

A cost summary is provided below, and the full report is provided as Attachment Two.

Key points to note:

- Building works total $39.5m across 8,337m² Gross Floor Area at an average $4,736/m². This represents 40% of the estimated total net project cost.
- The SDFC Club Facilities ($14.8m) and Community Hub & Library ($10.5m) are the largest building components.
    - As well as Change Room, Match Day Support and Administration Areas, the following are noted with the SDFC costs:

- The composition of the Cost Plan has included circulation areas such as internal corridors and the external concourse in the SDFC component and is the largest SDFC cost at $4.6m (31% of SDFC), after value engineering reductions. This equates to 897m².
- Refurbishment of the RA McDonald and Bill Walker grandstands is included. The totals across the two stands are $1.9m which includes $1.0m for exterior restoration and new toilets, stores and painting. On top of these allowances, a further $1,004,860 is included for the refurbishment of the Visitors Change Room under the Bill Walker Stand ($639,360) and a fourth change room under the RA McDonald Stand ($365,500), with a further $291,900 for the refurbishment of umpires' facilities under the Bill Walker Stand.
    - A further $544,880 is included under Community Hub and Library for refurbishment of the Youth Centre under the RA McDonald Stand.

- External works and services total $21.0m. This includes:
- SDFC Match Day related areas totalling $7.1m for the oval, tiered seating in the grandstand (~$2M), new bund/hill area, the community running track and sports lighting.
    - Approximately $4.6M on landscaping works including the Heritage Gate entry plaza (excluding works to the gate itself), playground, hardscape and softscape works.
    - Site preparation works and allowances for external services such as sewer and drainage etc.
- Contingencies, fees and allowances add $20.6m, of which contingencies are $9.7m and professional fees $5.6m.
- Escalation to mid construction May 2030 adds $18.3m (18% of the estimated total net project cost).
- Commercial and Education spaces are priced as cold shell; tenant fit outs of $14.9m are below the line and excluded from the totals.
- The Estimated Total Net Project Cost is $99.5m (excl. GST)

Cost Plan Summary

ELEMENT	GFA (m²)	COST (EXCL. GST)
Buildings		
SDFC (new build and grandstand refurbishment)	3,154	$14,752,734
Community Hall / Function Room	695	$4,382,396
Community Hub and Library	1,763	$10,453,449
Commercial – health club, allied health and café (cold shell)	2,528	$9,204,482

Education Facility – SEDA (cold shell)	197	$693,440
Total Buildings	**8,337**	**$39,486,500**
External Works and Services		
External facilities – SDFC (incl. oval works per SportEng OPC)		$7,143,675
External facilities – Community (landscaping and public realm)		$4,648,173
External facilities – Shared (car parking, toilets, bin compound)		$850,890
Site preparation (demolition, clearance and earthworks)		$3,074,000
External services		$3,463,000
Preliminaries – external works (10%)		$1,918,000
Sub-Total Construction Cost (Perth prices)		**$60,584,239**
Contingencies and Project Allowances		
Planning contingency (1.0%)		$606,000
Design contingency (8.0%)		$4,847,000
Construction contingency (6.5%)		$4,293,000
Sustainability / transition to net zero allowance (0.5%)		$352,000
Utility headworks, authority fees and relocations (provisional sum)		$854,000
Development approval / JDAP fees		$39,000
Building Act compliance (0.5%)		$352,000
Public artwork		$250,000
Loose FF&E (3.0%)		$2,110,000
ICT and AV (1.5%)		$1,055,000
Disbursements and relocation costs		$200,000
Professional fees (8.0%)		$5,627,000
Estimated Net Project Cost (current prices)		**$81,169,239**
Escalation to mid-point of construction – May 2030 (22.59%)		$18,337,000
ESTIMATED TOTAL PROJECT COST (EXCL. GST)		**$99,506,239**

The tenancy fit outs above are shown below the line on the basis that the commercial and education spaces are delivered as cold shell, with fit-out to be funded by the operator or tenant.

The estimate excludes land acquisition and native title compensation, commissioning, transportables, Town of Bassendean and SDFC fees, reinstatement of the heritage scoreboard, and works to the existing Heritage Gate.

Further review at the detailed design stage may identify further value engineering opportunities.

The cost estimate is for the full redevelopment, and the capital works are currently unfunded. Endorsement of the 60% Schematic Design and noting of the cost

estimate does not commit Council to any capital expenditure. The funding strategy, including potential contributions from the State and Federal Governments, the Town, SDFC and commercial partners, together with opportunities to identify elements for separate funding or staged delivery, will be addressed through the Treasury Business Case. The level of contingencies will also be reviewed by Treasury as part of its assessment of the Business Case.

Stage Two Planning Budget

The Stage Two planning works (Schematic Design and Treasury Business Case) are funded through $500,000 from the State Government under the FAA and $50,000 from the Town for community engagement.

As at October 2026, $470,346 (excl. GST) has been committed and $173,564 (excl. GST) expended.

The remaining uncommitted funds are required for the Building Condition Audit and DDA Audit (approximately $32,300), which are on hold until required for the Business Case, and for community engagement.

Additional architectural, quantity surveying or engagement services may be required to complete the Business Case and engagement, which may exceed the current budget; any shortfall will be reported through the project governance process.

Risk Management Implications

Compliance
Low

Environmental
Low

Financial Risk
Medium

Reputational
Medium

A Risk Assessment has been maintained for the project and reported to each Project Working Group and Steering Committee meeting (Attachment Three). The key current risks and mitigations are:

- Cost estimate exceeds the available budget, requiring redesign and/or programme overrun – mitigated through experienced cost consultants, early agreement of scope, regular budget tracking and the identification of staged development options.

- Value management impacts on the design and detracts from the requirements of key stakeholders – mitigated through a strong Functional Brief, identification of core facility requirements and staging options.
- The $99.5M estimate represents a minimum cost position with reduced planning and design contingencies, and any growth in area or embellishment of finishes will exceed the budget – mitigated through rationalisation of the design and finishes, strict control of areas against the Schedule of Accommodation and cost review at each design milestone, with value management offsets identified before any scope is added back.
- Delay to the commencement of construction increases escalation, currently estimated at $18.3M to the mid-point of construction (May 2030) – mitigated through adherence to the project programme and early advocacy for capital funding.
- Funding for the Stage Two planning works is insufficient to complete the Treasury Business Case and community engagement – mitigated through rigorous financial reporting and value engineering, with any shortfall to be considered by the Town and SDFC and additional funding sought through grants and advocacy.

Declaration of Conflicts of Interest

All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.

Officer Recommendation – Item 12.2

That Council:

1. Endorses the 60% Schematic Design Report as provided in Attachment One, noting that this satisfies Project Milestone 1 of the Financial Assistance Agreement with the State Government;
2. Notes the estimated total project cost of $99.5M (excl. GST) as provided in Attachment Two for the purposes of informing the Treasury Business Case;
3. Notes that the project is currently unfunded and that this endorsement does not commit Council to any capital expenditure;
4. Notes that community engagement on the 60% Schematic Design and draft Treasury Business Case will be undertaken in late February 2027; and
5. Notes that the final 60% Schematic Design, Treasury Business Case and final community engagement report will be presented to Council in April / May of 2027.

Voting requirements: Absolute Majority

12.3 Additions and Alterations to Restaurant - Lot 743 (No. 3) Broadway, Bassendean	
Property Address	Lot 743 (No. 3) Broadway, Bassendean
Landowner/Applicant	Abderrahman Belhassan
File Reference	2016-165/1
Directorate	Community and Place
Responsible Officer	Manager Planning and Regulation
Previous Reports	Nil.
Authority/Discretion	**Quasi-Judicial** When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences.
Attachments	1. Applicant's submission [**12.3.1** - 4 pages] 2. Development plans [**12.3.2** - 2 pages] 3. Summary of submissions [**12.3.3** - 22 pages]

Report Summary:

- Approval is sought for an alfresco dining area and increase in restaurant capacity at No. 3 Broadway, Bassendean (Caff on Broadway).
- The works have been completed, and the level of activity for which approval is sought is currently occurring on the site without approval.
- The site is located within the Bassendean Town Centre and is zoned 'Mixed Use' under the Town's Local Planning Scheme No. 11.
- The application was advertised for a period of 14 days. Six submissions were received.
- The key concern raised in submissions was the adequacy of on-site car parking facilities to cater for restaurant staff and patrons, noting existing parking issues in proximity to the site.
- Although the proposal does not comply with the Town's parking policy, it is considered that the parking demand can be accommodated by nearby on-street parking bays.

- The reduced parking provision is consistent with contemporary approaches car parking in activity centres and station precincts; and as per the WAPC Planning Manual – Non-Residential Car Parking Rates in Perth and Peel.
- Evidence indicates existing parking issues are attributed to parking behavior and inappropriate time restrictions applicable to nearby on-street parking bays, rather than a lack of available parking facilities in the locality.
- It is recommended the Town address illegal and unsafe parking behaviors through targeted enforcement and review time restrictions of on-street parking in proximity to the site to ensure public parking bays appropriately cater for town centre visitors and patrons of local businesses.
- It is recommended that the application be approved, subject to conditions.

Purpose

To consider an application to expand the existing restaurant at Lot 743 (No. 3) Broadway, Bassendean.

The application is referred to Council for determination due to concerns raised by owners and occupiers of nearby properties during the advertising period relating to adequacy of parking and therefore falls outside of the delegation afforded to the administration.

Background

On 7 December 2016, the Town approved a Restaurant at Lot 743 (No. 3) Broadway, Bassendean, subject to various conditions, including:

- Provision of two onsite car parking bays to the rear of the property (increasing onsite provision to three bays); and
- A maximum capacity of 18 patrons.

'Caff on Broadway', has traded from the site since 2017.

Proposal

The applicant seeks approval for:

- A new alfresco dining area located to the rear of the existing building; and
- An increase in patron seating capacity from 18 to 109.

The alfresco dining area consists of a picnic-style dining space capable of accommodating up to 40 patrons beneath the canopy of the three mature trees located at the rear of the property. Portable marquees provide patrons with additional shade and protection from the elements depending on weather conditions.

The alfresco area is proposed to operate during daytime hours only, which reduces the potential for noise and amenity impacts on surrounding properties, particularly during the more sensitive evening period. The owner and operator of the restaurant is accepting of a condition of development approval restricting the use of the alfresco area to daytime hours only, which may be enforced by the Town should the use of the alfresco area extend beyond the daytime hours proposed.



In determining the application, Council is required to consider whether adequate arrangements exist for vehicle parking.

It is noted the works have been completed without first obtaining approval from the Town, and the restaurant has accommodated patrons above its approved patron capacity for some time. This application is therefore made retrospectively, seeking approval for unauthorised works and to continue the current level of activity at the site.

Communication and Engagement

The proposal was advertised to owners and occupiers of properties within a 100-meter radius of the site, a total of 62 letters were sent.

A total of 6 submissions were received, comprising:

- 2 objections
- 3 submissions offering conditional support
- 1 comment

While submissions varied in their level of support for the proposal, all submissions raised the adequacy of parking as a concern, suggesting that parking pressures are already being experienced in the locality. Specifically, submitters reported the following parking related issues:

- Parked vehicles blocking residential driveways;
- Parking on private property and verges without permission;
- Vehicles obstructing road carriageways, footpaths and cycle lanes; and
- Damage to verges, kerbs and other public infrastructure resulting from vehicles parking in inappropriate locations.

This is discussed further within the report.

A schedule of submissions is provided as an attachment to this report.

Strategic Implications

Performance Area 3: Place
5.1 Responsible planning and development, with population growth concentrated around the town centre, train stations and transport corridors.

Performance Area 4: Prosperity
8.1 Revitalise Bassendean town centre to support economic growth.

Comment

Zoning and Land Use Permissibility

The subject land is situated within the Bassendean Town Centre and zoned 'Mixed Use' under the Town's Local Planning Scheme No. 11. A Restaurant/ Cafe is classified as a discretionary ('D') land use within the zone.

The objectives of the Mixed-Use zone include:

- *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.*

The proposed restaurant expansion is generally consistent with the objectives of the zone. The key consideration is whether the increased scale of the operation can be

accommodated without creating unacceptable impacts on the surrounding area, particularly in relation to parking and noise.

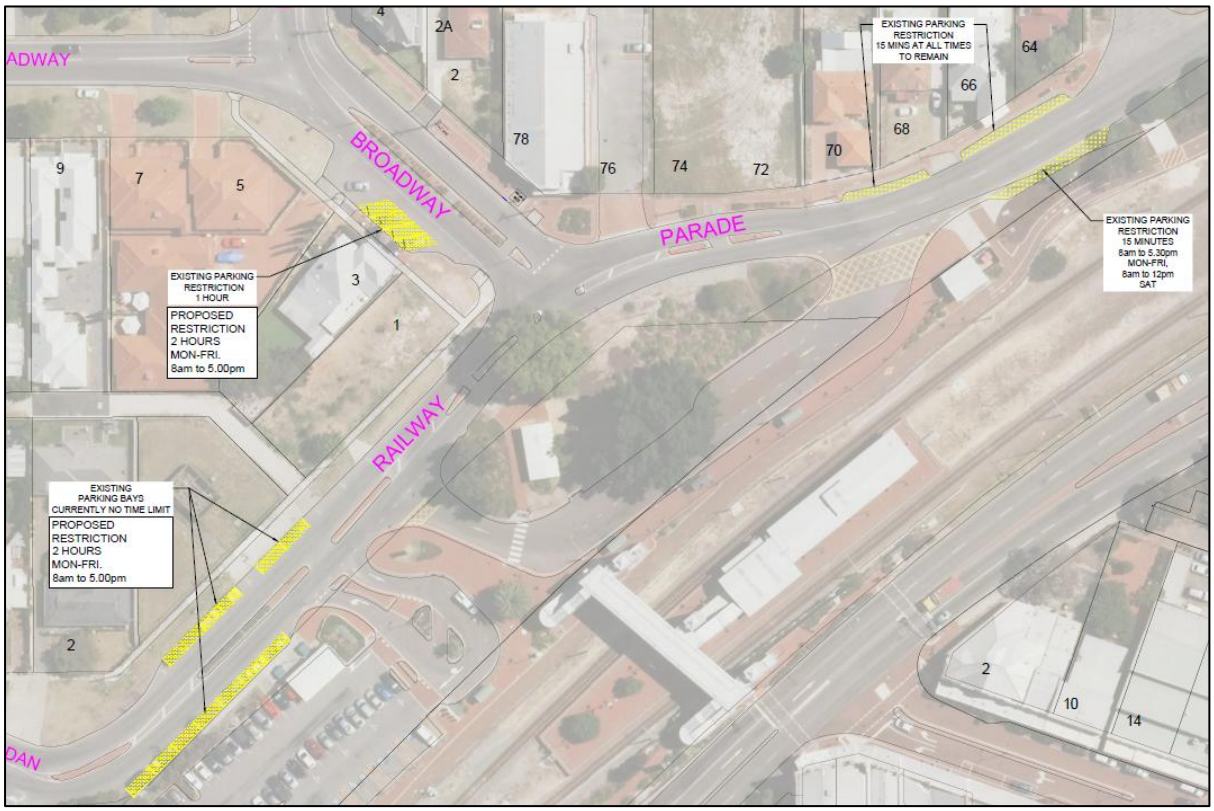
The site is located within the Bassendean Town Centre and forms part of the area proposed to be subject to the future Bassendean Station Precinct Improvement Plan and Bassendean Town Centre Precinct Structure Plan (PSP). The vision for the Town Centre outlined in the draft PSP, endorsed by Council in July 2026, is as follows:

> *Bassendean will grow into a lively town centre, with diverse housing in the streets beyond. It will offer a mix of homes, shops, jobs, and public spaces, all designed to be safe, attractive, and easy to get around. As the area changes, it will keep its unique character and heritage, while creating new opportunities for the community to thrive.*

Parking

Existing parking facilities available for use by restaurant staff and patrons include:

- Three onsite parking bays; and
- 25 on-street parking bays located within 150 metres of the site (shown below).



Above: On-street, public parking bays in proximity to No. 3 Broadway, Bassendean

When considering whether adequate parking has been provided for the proposed development, regard should be had not only to the availability of onsite parking, but

also to the site's accessibility, public transport and the availability of surrounding public parking.

Local Planning Policy No. 8 – Parking and End of Trip Facilities

Under Local Planning Policy No. 8, restaurants are required to provide one parking bay for every four persons accommodated by the premises. Based on the proposed maximum seating capacity of 109 patrons and up to 10 staff, the restaurant would generate a requirement for 30 parking bays.

	Maximum persons accommodated	**Bays required**	**Bays provided onsite**	**Compliance**
Proposal	109 patrons 10 staff	30	3	Not compliant

The proposal does not comply with the numerical requirements of Local Planning Policy No. 8.

WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel

In November 2024, the WAPC published the *WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel*.

The manual provides guidance on appropriate parking provision in activity centres and station precincts to achieve a balance between adequate parking provision and efficient use of land within centres. The parking rates recommended in the manual are expected to be adopted by the future Bassendean Station Precinct Improvement Plan, and are as follows:

- Minimum of one parking space per 100sqm of floor area; and
- Maximum of one car parking space per 25sqm of floor area.

Applying these rates to the proposal results in the following parking requirement:

	Floor Area	**Bays required**	**Bays provided onsite**	**Compliance**
Minimum	325sqm	3 bays	3 bays	Compliant
Maximum	325sqm	13 bays	3 bays	

While the proposal does not comply with the Town's parking policy, it achieves consistency with the WAPC's minimum parking recommendations for activity centres and station precincts.

Assessment of Parking Demand and Supply

The Town's Parking Policy applies minimum parking standards based only on land use and patronage; and does not account for factors that influence parking demand in activity centres or station precincts. In contrast, the WA Planning Manual recommends significantly reduced parking rates for commercial uses within centres and station precincts, such as the Bassendean Town Centre and Station Precinct. This approach acknowledges access to public transport, walking and cycling infrastructure; availability of public on-street parking and concentration of commercial and retail land uses influences travel behaviour and demand for onsite parking facilities.

Given the site's location within the Bassendean Town Centre, directly opposite the Bassendean Train Station, it is reasonable to expect that a significant proportion of visitors access the premises via public transport, walking or cycling rather than by private vehicle. The sites highly accessible location also supports multi-purpose trips, allowing patrons to combine visits with other activities in the town centre, which further reduces parking demand. While the development provides only three onsite parking bays, this is supplemented by the availability of at least 25 public parking bays within 150 metres of the site (excluding Bassendean station commuter parking).

In this context reliance on nearby public parking is both expected and appropriate, supporting a lower onsite parking provision than would ordinarily be required under the Town's policy. number of visitors access the site by alternative modes of transport. Furthermore, given the limited onsite parking provision of three

The WA Planning Manual recognises that commercial uses within activity centres and station precincts typically generate lower parking demand due to higher levels of accessibility and travel choice. Accordingly, the manual recommends substantially lower parking rates than those currently contained within the Town's parking policy. While Local Planning Policy No. 8 remains the applicable policy framework, considerable weight may be afforded to the WA Planning Manual as it reflects contemporary planning principles and is specifically intended to guide parking provision within centres and station precincts such as Bassendean.

Accordingly, when assessing whether adequate provision has been made for the parking of vehicles, consideration should be given to the availability and suitability of the 25 public on-street parking bays located within 150 metres of the site and their capacity to accommodate parking demand associated with the proposed development.

Parking Issues and Assessment

During the advertising period, concerns were raised regarding existing parking conditions within the locality. In summary, submitters identified the following issues:

- Parked vehicles blocking residential driveways;
- Parking on private property and verges without permission;

- Vehicles obstructing road carriageways, footpaths and cycle lanes; and
- Damage to verges, kerbs and other public infrastructure resulting from vehicles parking in inappropriate locations.

As part of the Town's assessment of this proposal and the comments received, the town undertook desktop investigations and site inspections to evaluate existing parking conditions and parking availability within the surrounding road network.

These investigations identified that public parking bays within the locality were consistently available during site inspections. While instances of unlawful parking were observed and reported, the evidence does not indicate that all lawful parking opportunities were exhausted or that a demonstrable shortage of parking exists within the surrounding road network.

The assessment identified several factors that appear to be contributing to the parking issues raised by submitters, including:

- Time restrictions that may not align with the typical duration of stay for visitors to local businesses (i.e. 15-minute parking restriction is not appropriate to enable someone to dine in at the café or restaurant);
- Unclear pavement markings delineating on-street parking bays from no-stopping areas; and
- Driver behavior that prioritises parking convenience over compliance with parking restrictions in place.

Importantly, the existence of unlawful parking does not necessarily demonstrate an absence of available parking. In many instances, unlawful parking occurs because motorists seek to minimise walking distances or due to time restrictions being unsuitable for their expected length of stay, notwithstanding the availability of lawful parking alternatives nearby. Accordingly, parking enforcement issues should not be conflated with a demonstrated shortage of parking supply.

In considering the matters outlined above, it is important that parking issues within the locality are addressed holistically rather than in isolation.

An appropriate response should seek to balance the provision of adequate parking, the efficient use of land and public parking infrastructure, and support for development that aligns with Council's aspirations to revitalise the Town Centre and support economic growth.

Given the site's location within the Town Centre, the availability of nearby public parking, and contemporary planning principles that seek to avoid excessive parking provision within activity centres, it is not considered reasonable to restrict the scale of the proposed restaurant expansion solely on the basis of parking demand.

The site's location within the Bassendean Town Centre and directly opposite the Bassendean Train Station provides a level of accessibility that is significantly greater than many other restaurant locations.

The availability of nearby public parking, access to public transport and opportunities for walking and cycling support a reduced reliance on onsite parking provision and therefore the administration is supportive of the proposed parking arrangements.

While parking management issues are evident within the locality, the evidence does not demonstrate a deficiency in parking supply sufficient to justify limiting the proposed restaurant expansion. Rather, the matters identified are more appropriately addressed through improvements to parking management, signage, infrastructure and enforcement action.

Noting the above, it is recommended that:

- A condition is imposed requiring upgrades to pavement markings for on-street bays, and no stopping areas within the road reserve directly adjacent to the development.
- A condition is imposed requiring upgrades the existing crossover to ensure access points are clearly defined to motorists.

In addition to this, the administration is committed to:

- reviewing the time restrictions applying to nearby public parking bays.
- investigate parking management measures to improve parking outcomes and protect public infrastructure.
- address illegal and unsafe parking behaviour through targeted enforcement, such as written warnings and infringement notices.
- Continue to monitor parking demand and utilisation to inform future parking management initiatives within the Town Centre.

<u>Street Tree Planting</u>

During the consideration of the proposal, the potential for requiring additional street tree planting within the locality as an offset for the impacts associated with increased patronage and parking demand has also been explored.

While additional street tree planting may provide a broader public benefit, assist in enhancing the streetscape, and help prevent damage to public infrastructure resulting from illegal parking by providing a physical barrier; it is not considered to satisfy the nexus and reasonableness tests generally applied to development conditions. In particular, the alleged damage occurring to verges and public infrastructure is not confined to land directly adjoining the subject property, and in the view of the administration cannot be confirmed as being solely attributed to the

proposed development. Accordingly, no condition requiring off-site verge planting has been recommended by the administration.

The administration is committed to reviewing the timed parking restrictions in this location and ensuring ongoing compliance and enforcement action is undertaken in accordance with the Town's Parking Local Law.

Noise

The proposed alfresco dining area is located to the rear of the building and is intended to operate during daytime hours only.

Having regard to the site's long-established use as a restaurant and the proposed limitation on the operating hours of the alfresco dining area, it is not anticipated that the development will result in unreasonable noise impacts on surrounding properties.

Should Council approve the application, it is recommended that conditions of approval be imposed to:

- Restrict the use of the alfresco dining area to daytime hours only; and
- Prohibit the use of amplified music or other amplified sound within the outdoor dining area.

Subject to these conditions, the proposal is considered capable of operating in a manner that is compatible with the amenity of the surrounding locality.

Waste Management

Given the substantial increase in patron capacity, additional waste generation is expected. A revised Waste Management Plan is therefore requested as a condition of development approval.

Statutory Requirements

In accordance with Clause 68 (2) of the Planning and Development (Local Planning Schemes) Regulations 2015, Council may determine an application for development approval by:

a) Approving the application without conditions; or
b) Approving the application with conditions; or
c) Refusing the application.

If the applicant is aggrieved with the decision of the Local Government, a right of appeal may exist in accordance with Part 5 of the Planning and Development Act 2005 with the State Administrative Tribunal.

Conclusion

The proposed expansion of the existing restaurant through the provision of an alfresco dining area and an increase in patron capacity is considered consistent with the objectives of the Mixed-Use zone and the Town's strategic objective of supporting economic growth and revitalisation within the Bassendean Town Centre.

While the proposal does not comply with the parking requirements of Local Planning Policy No. 8, the site benefits from its proximity to the Bassendean train station, access to onsite and nearby public parking and is located within an established activity centre where contemporary planning policy supports a reduced reliance on private vehicle parking and inefficient use of land. Evidence available to the Town suggests that existing parking concerns within the locality are influenced by inappropriate time restrictions on public parking and driver behaviour rather than an overall shortage of parking supply.

The proposed alfresco dining area is intended to operate during daytime hours only and, subject to appropriate conditions restricting operating hours and prohibiting amplified music, is not anticipated to result in unreasonable impacts on the amenity of surrounding properties.

Having regard to the zoning of the land, the nature of the proposal, public submissions received and the broader planning context of the Bassendean Town Centre, the proposal is considered capable of operating without causing undue adverse impacts and is therefore recommended for approval, subject to conditions.

Financial Considerations

Nil.

Risk Management Implications

Compliance
Low

Environmental
Low

Financial Risk
Low

Reputational
Low

Declaration of Conflicts of Interest

All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.

Officer Recommendation – Item 12.3

That Council approve the application for additions and alterations to the existing Restaurant at Lot 743 (No. 3) Broadway, Bassendean subject to the following conditions:

1. The maximum number of restaurant patrons on the premises at any one time shall not exceed 109 persons.
2. Outdoor amplified music is not permitted.
3. The alfresco dining area shall not be used outside the hours of 7.00am to 5.00pm.
4. Within 60 days of this approval, detailed engineering drawings identifying upgrades to the existing vehicle access point and crossover, pavement markings for on-street parking bays and no stopping areas within the road verge adjacent to the site shall be submitted to, and approved by, the Town of Bassendean. The pavement markings are to clearly delineate parking bays, accessways and areas where parking is prohibited. The approved works shall be completed at the applicant's cost within 60 days of the Town's approval of the engineering drawings, or within such other timeframe as may be agreed in writing by the Town of Bassendean.
5. Stormwater must be contained and disposed of onsite. If ground conditions are deemed unsuitable for onsite disposal via infiltration (as verified by a geotechnical investigation), stormwater must be disposed of into the Town's drainage network at the landowner's/ developer's cost.
6. Within 90 days of this approval, an updated Waste Management Plan is to be submitted to, and approved by, the Town of Bassendean and implemented thereafter. The Waste Management Plan shall address matters including, but not limited to, the following:
7. Site plan showing the location and size of the on-site rubbish disposal area;
8. An estimation of the volume of waste to be generated by the operation and the capacity of this volume of waste to be accommodated by onsite bin storage capacity;
9. Details of intended method of collection (private contractor or Council contractor);
10. Details of arrangements for transferring bins from the bin storage area to the verge for collection and subsequently from the verge back to the bin storage area, including timeframes at each stage; and

11. Details of where bins will be located while awaiting collection.

Voting requirements: Simple Majority

12.4 Community Awards 2026	
Property Address	N/A
Landowner/Applicant	N/A
File Reference	COMR/AWADP/2
Directorate	Community and Place
Responsible Officer	Director Community and Place Manager Community Services
Previous Reports	OCM 18/11/2025 Item 12.8
Authority/Discretion	**Executive** The substantial direction setting and oversight role of the Council.
Attachments	1. CONFIDENTIAL REDACTED - Confidential Attachment - Community Awards 2026 [**12.4.1** - 11 pages]

Purpose

The purpose of this report is for Council to determine the recipients of the 2026 Town of Bassendean Community Awards.

Background

In November 2025, Council resolved to adopt an amended *Council Policy 5.2 – Community Awards*, which provides a framework for the Annual Community Awards. Key changes included adjusting the categories and the instigation of an ongoing promotional campaign.

Nominations are now accepted under the following amended categories:

- Community Citizen of the Year
- Senior Community Citizen of the Year
- Young Community Citizen of the Year
- Active Citizenship Award: under the following sub-categories:
    - Environmental or Waterwise Contribution
    - Creating Economic Benefit
    - Contribution to Arts & Culture
    - Access & Inclusion Initiative or Program
    - Building an Active & Healthy Community

These changes were implemented to improve the functionality of the previous policy, which yielded only one nomination in 2025. Simplification of the categories and an improved nomination open period, aim to support this.

Proposal

It is proposed that the Town issue an award in each category, as nominations were considered by the panel to be of high quality. Information regarding the selected nominations and judges average scores are provided in the confidential attachment.

Communication and Engagement

Nominations were open from 11 May to 15 October 2026 and were promoted regularly throughout the nomination period across the Town's communication platforms. Promotion included digital communications through the Town's website and social media channels, as well as print communications. Town officers also promoted the award categories directly through established community networks and contacts to encourage nominations from across the Town.

The nomination period was extended this year to give community members more time to identify deserving individuals and groups, prepare supporting information, and submit considered nominations. The longer timeframe also enabled the Town to maintain promotion over an extended period rather than relying on a shorter annual campaign.

All nominees and nominators have been invited to attend the "Thank-a-Volunteer and Community Awards" event scheduled for early December. The event will provide an opportunity to acknowledge the contributions of nominees, celebrate community participation, and formally present the 2026 Community Awards.

Strategic Implications

Performance Area 1: People
2.2 Advance opportunities, community participation and quality of life for people of all ages and abilities.

Comment

Nominations were received in all categories, with most categories having multiple. The quantity of eligible nominations are outlined below:

Category	Nominations
Community Citizen of the Year	2
Senior Community Citizen of the Year	3
Young Community Citizen of the Year	1
Active Citizenship Award	4
	Total Eligible Nominations: **10**

The above nominations represent unique individuals nominated, with a further two nominations received that were ineligible.

Judging was conducted by three Town officers, allocating a score and providing comments for each nomination. The following points were considered:

Significance of contribution: The extent to which the contribution goes beyond normal expectations or routine participation.

Community benefit: The positive outcomes created for the community or a specific demographic within the community.

Reach and inclusion: The number and diversity of people who benefited, including consideration of accessibility and inclusion.

Duration and consistency: Whether the contribution was sustained over time or demonstrated an ongoing commitment.

Initiative and leadership: Evidence of taking initiative, inspiring others, building partnerships, or leading community action.

Impact and evidence: Clear examples, results, feedback, or other evidence demonstrating the contribution's effectiveness.

The judging panel have noted that all eligible nominations were of high quality, with nominees making significant contributions to the community.

The nomination with the highest average score for each category has been included in the confidential attachment.

Statutory Requirements

Not applicable.

Financial Considerations

A budget is allocated for the purchase of one award per category and for the presentation event which will also incorporate Thank-a-Volunteer Day celebrations.

Risk Management Implications

Compliance
Low

Environmental
Low

Financial Risk
Low

Reputational
Low

Although there is a potential reputational risk if the community perceives the nomination or judging process as unfair or lacking transparency, this has been mitigated by adhering to the Community Awards Policy.

Declaration of Conflicts of Interest

All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter. Where a member of the judging panel has declared a conflict of interest in a particular nominee, they did not provide a score.

Officer Recommendation – Item 12.4

That Council endorse the proposed Community Award recipients as per the confidential attachment.

Voting requirements: Simple Majority

12.5 Policy Review - Engineering and Assets	
Property Address	N/A
Landowner/Applicant	N/A
File Reference	Nil
Directorate	Infrastructure and Sustainability
Responsible Officer	Director Infrastructure and Sustainability
Previous Reports	N/A
Authority/Discretion	Includes adopting local laws, local planning schemes, and policies OBJ
Attachments	Attachment 1 – Street Lighting Policy with tracked changes Attachment 2 – Street Lighting Policy – clean copy

Purpose

The purpose of this report is for Council to consider the amended Street Lighting Policy and revoking the Road Construction – Un-serviced Lots and Traffic Management Treatment Policies

Background

The following policies have been reviewed by the Town:

- Street Lighting Policy was adopted in August 2024
- Road Construction – Un-serviced Lots Policy was adopted in 1999 and last reviewed in March 2014
- Traffic Management Treatment Policy and Guidelines was adopted in November 2021 and last reviewed in November 2023

Communication and Engagement

Internal engagement only with relevant staff.

Strategic Implications

Performance Area 5: Performance
9.1 Continuously improve operational performance and service delivery.

Comment

Street Lighting Policy: remains consistent with Council's general position on street lighting and as such only minor changes are recommended as follows:

1. Insert a comment within the Policy Scope to emphasise that the Street Lighting Policy does not include Council's position on Western Power Underground Power Programs. Council has a separate Policy on underground power and is therefore not considered relevant to the Street Lighting Policy.

2. The Town will priorities the replacement of mercury vapour streetlight fittings for its own lights by 2027. The current Policy states replacement by 2026.

3. The Towns commitment to undertake its own night audits of Western Power's streetlights to ensure it is only paying for compliant lighting will remain in the Policy, however these inspections will only occur routinely and when internal resources are available. As part of the Town's previous auditing, there was an improvement in the repair of faulty lights by Western Power and a lower percentage of non- compliant lights, therefore this initiative was a success.

Road Construction – Un-serviced Lots Policy: The requirement for landowners to contribute towards the construction of roads and associated infrastructure arising from development or subdivision can already be addressed through standard development and subdivision approval conditions administered by the Town and the Western Australian Planning Commission (WAPC). The WAPC's subdivision approval framework includes model conditions relating to roads, transport, and access infrastructure.

On this basis, the Policy is not necessary to preserve the Town's ability to require appropriate road construction works or contributions associated with development and subdivision. Such matters can be considered through the relevant statutory approval processes, having regard to the need for suitable access and the relationship between the proposed development or subdivision and the works required.

Rescinding the Policy would continue to allow these matters to be assessed on their individual merits, rather than applying a blanket contribution requirement to owners of un-serviced lots. Any contribution sought outside a development or subdivision approval process would require a separate lawful basis.

As the intent of the Policy can be achieved through existing statutory planning mechanisms, the administration considers the Policy is no longer required and recommends that it be rescinded.

Traffic Management Treatment Policy: The Traffic Management Treatment Policy and Guidelines as approved by Council is a well-informed tool that provides consistency around assessment and priorities.

This is important so that funding for traffic calming devices can be distributed based on a comprehensive and balanced assessment.

Subject to Council's approval to rescind the Policy, the guidelines will continue to be used by the Town as part of its road safety and traffic calming assessments.

Proposed traffic calming treatments that require funding following assessment using these guidelines will be included in budget workshops for discussion and approval by Council prior to works being implemented, as is currently the case.

Statutory Requirements

N/A

Financial Considerations

There will be on-going costs to the Town to convert its own lighting to LED. These costs will be determined and presented to Council for consideration during the relevant budget cycles.

Risk Management Implications

Compliance
Low

Environmental
Low

Financial Risk
Low

Reputational
Low

Declaration of Conflicts of Interest

All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.

Officer Recommendation – Item 12.5

That Council:

- Amends the Street Lighting Policy as per Attachment 1
- Revoke Road Construction – Un-serviced Lots Policy
- Revoke Traffic Management Treatment and Guidelines Policy

Voting requirements: Simple Majority

12.6	Accounts Paid - October 2026
Property Address	N/A
Landowner/Applicant	N/A
File Reference	FINM/CREDTS/4
Directorate	Corporate Services
Responsible Officer	Director Corporate Services
Previous Reports	N/A
Authority/Discretion	**Legislative** Includes adopting local laws, local planning schemes & policies.
Attachments	1. Supplier Payment List 01-31 October 2026 [**12.6.1** - 14 pages]

Purpose

The purpose of this report is for Council to receive the lists of accounts paid and purchasing card payments.

Background

Regulations 13 and 13A of the *Local Government (Financial Management) Regulations 1996* require monthly lists of accounts paid and payments made using purchasing cards to be presented to Council at the next ordinary meeting after the lists are prepared.

Proposal

For Council to receive the lists of accounts paid and purchasing card payments.

Communication and Engagement

Nil

Strategic Implications

Performance Area 5: Performance
9.1 Continuously improve operational performance and service delivery.

Comment

The accounts paid during October 2026 and the purchasing card transactions included in the September 2026 statement are presented to Council. The lists show the date, payee, amount and sufficient information to identify each transaction.

Statutory Requirements

Regulations 13 and 13A of the *Local Government (Financial Management) Regulations 1996* require monthly lists of accounts paid and payments made using purchasing cards to be prepared. Each list must show the payee's name, the amount and date of the payment, and sufficient information to identify the transaction. The lists must be presented to Council at the next ordinary meeting after they are prepared and recorded in the minutes of that meeting.

Financial Considerations

All payments are authorised prior to disbursement in accordance with the Town's Delegations, Purchasing Policy, Procurement Manual, Purchasing Card Procedure and allocated budgets.

Risk Management Implications

Financial Risk
Low

The Town has adequate controls in place to mitigate external and internal risks in accounts payable. As an extra measure, the Town uses EftSure to independently check the bank account details of suppliers paid by the Town.

Declaration of Conflicts of Interest

All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.

Officer Recommendation – Item 12.6

That Council receives the lists of accounts paid and purchasing card payments.

Voting requirements: Simple Majority

13 Motions of which Previous Notice has been given

13.2	Implementation of winter planting program of fast growing food source trees for endangered Carnaby's and other birdlife.
Councillor	Cr Hamilton
Attachments	Nil

I, Cr Kath Hamilton hereby give notice in writing to the CEO to have the following Notices of Motion listed on the agenda of Ordinary Council Meeting to be held on 17th of November, 2026, at which it is proposed to be moved:

Motion – 13.2

That Council,

a) Requests the CEO to incorporate an additional annual winter program of tree selection and planting in appropriate reserves and park areas that will provide food sources for native bird species such as Carnabys; and
b) As part of this additional planting program, the town seeks to secure quantities of the fast growing Mack-1 macadamia tree variety as a first preference.

2. Requests the Town to apply for grants to contribute funding to this speciality tree planting program outlined in Point 1, noting the current opportunity for member councils of the EMRC to make funding requests for environmental projects.

3. Requests the CEO provide periodic updates on this program via the Councillor bulletin.

Voting requirements: Simple Majority

Background

Reasons:

Renowned botanist Professor Kingsley Dixon AO has recently initiated a program across the Perth metropolitan area called “Corridors for Carnabys” partnering with Local Governments planting specially developed fast fruiting macadamia trees to provide much needed food sources for these endangered cockatoos. The Mach-1 macadamia tree species produces full fruit in it’s second year, and the macadamias have a thinner shell making them easier to eat, plus this variety of tree is very hardy. Additionally, it should be noted there are limited numbers of the Mach-2 variety that is similar to Mach-1 but a smaller growing dwarf form variety. These tree varieties should not be planted on verges given the slow and low flying habit of cockatoos,

making the provision of food source trees on most road reserves inappropriate due to potential car strikes. This is an important program vital to preventing the extinction of several species of Carnabys, whilst increasing biodiversity in the WA environment. Link to additional information here:
https://www.corridorsforcarnabys.com/macadamias

Officer Comment

The Town is currently about to place its tree order for 2027 winter planting, which will include species that provide food sources for native species such as Black Cockatoos (including Carnaby's Cockatoo).

The 2027 Tree Planting Program is extensive and includes the following initiatives. Incorporation of species that provide food sources for native bird species, including Carnaby's (and other native Black Cockatoos) will be incorporated into these initiatives.

- 500 trees for the annual street tree planting program
- Eden Hill Community Action Network's Lets Grow Grant – Lord/Schofield Reserve – will include planting of 10 trees and 350 understorey species
- Regenerate Australia Community Pocket Forest at Troy Street Reserve
- $36,153 of funding received through the WA Tree Recovery Local Government Grant Program for tree planting along Guildford Road, Guildford Bridge foreshore, Anzac Terrace Reserve, BIC Reserve North and Troy Street Reserve.
- Guildford Road Verge (Pearson St to Collier Rd) tree planting (Operating Project)
- POS strategy implementation - playground retirement and urban greening (Capital Works Project)

In addition, the Town has registered to receive updates on availability of the Mack-1 macadamia tree in 2027, as the 2026 allocation has already closed. Should this tree variety be available, it will be trialled at Gary Blanch Reserve in 2027 with the support of Ashfield CAN.

In terms of this specie, there are some limitations and concerns identified if they are to be used as a verge / street tree. They are generally recognised as not suited to Perth's low nutrient soil (requiring soil improvement), the foliage can be abrasive to touch / prune and the nuts can be a slip / trip hazards on driveways and footpaths. In addition, the nuts are highly toxic to dogs if eaten.

The Town will continue to investigate all funding opportunities including those available from the Eastern Metropolitan Regional Council (EMRC), for the planting of food sources for local bird species and for increased tree canopy..

Further updates on the 2027 planting programs and outcomes of this NOM will be provided through the CEO Bulletin.

13.3	Assessment of Park Estate Reserve and Link Park suitability for dog off-lead classification
Councillor	Cr Hamilton
Attachments	Nil

I, Cr Kath Hamilton hereby give notice in writing to the CEO to have the following Notices of Motion listed on the agenda of Ordinary Council Meeting to be held on 17th of November 2026, at which it is proposed to be moved:

Motion – 13.3

That Council,
1. Requests the CEO to undertake investigations to ascertain the suitability or otherwise for Park Estate Reserve and Link Park (North Bassendean) to be designated as Off-Lead Dog Exercise Areas under the Town's Dogs in Public Places designations, in lieu of the current On-Lead classification;
2. Requests the Administration to incorporate the investigations outlined in Point 1 into the boarder analysis of On-lead and Off-lead dog areas currently underway within the Town.

Voting requirements: Simple Majority

Background

Reasons:

It would appear that Park Estate Reserve and Link Park are of sufficient size and configuration to accommodate off-lead dog exercise activities.

These reserves are located away from major roads and high-traffic transport corridors, thereby reducing the risk of dogs entering busy road networks, and as such preserving public safety.

The existing use, character and management of these reserves does not appear to suggest impediments to these areas becoming off-lead dog exercise parks. Nor would a off-lead designation be expected to result in any significant adverse environmental or ecological impacts.

The amendment would still require effective control and responsible dog ownership as outlined in the Act whilst supporting community wellbeing and greater recreational use of a under-utilised local public open space.
The proposed designation remains consistent with the Town's objective of providing equitable and diverse uses of public open spaces by community members.

Officer Comment

Officers support the proposed request. The matter can be incorporated into the additional targeted consultation regarding on-lead and off-lead dog exercise areas, which is expected to be early 2027.

From a technical point of view however with the parks nominated, the Town would be recommending that Link Park is not suitable due to its linear shape, intersecting path network and landscaping / multiple garden beds.
Prospector / Park Estate however would be more suitable given the lager central unrestricted grass “run-about” space.

13.4	Advocacy for a State Government FOGO Processing Costs Rebate to Local Authorities adhering to the WA Waste Authority guidelines.
Councillor	Cr Hamilton
Attachments	Nil

I, Cr Kath Hamilton hereby give notice in writing to the CEO to have the following Notices of Motion listed on the agenda of Ordinary Council Meeting to be held on 17th of November, 2026, at which it is proposed to be moved:

Motion – 13.4

That Council authorises the Mayor and Chief Executive Officer to engage with the Hon. Matthew Swinbourn, Minister for the Environment, and other relevant state authorities to advocate for the following;

1. Consideration of a partial or full rebate on the processing costs of Local Authorities delivering the 3 Bin FOGO system as **per the WA Waste Authority guidelines**; and
2. Mandate the consistent adoption by 2030 by all Perth/Peel local governments of the 3 bin FOGO system per the Waste Authority's Better Practice FOGO Kerbside Collection Guidelines.

Voting requirements: Simple Majority

Background

Reasons:

The FOGO system is a key component of the State Government's Waste Avoidance and Resource Recovery Strategy. Local Governments play a critical role in delivery of the WA Governments broad environmental objectives.

The implementation of the FOGO system represents a significant ongoing financial commitment for Local Governments. While State Government funding has assisted some councils with the initial implementation of FOGO services, the ongoing costs associated with processing the collected organic material continues to place pressure on municipal budgets and ultimately ratepayers.

While FOGO delivers important environmental benefits through reduced landfill, lower greenhouse gas emissions and improved resource recovery, councils also face the challenge that there are limited viable markets for the resulting compost material. This creates additional risks where no guarantee of financially viable end markets for the product drives up processing costs. It should be noted that much of the compost produced from municipal FOGO collections is not competitive price wise

on the open market, and as such it is more often than not provided as a mixer in soil improver products.

It is therefore appropriate to advocate for State Government assistance to reduce escalating FOGO processing costs, recognising that the delivery of State-wide environmental objectives requires a shared financial commitment between State and Local Government.

A State Government partial or full rebate on FOGO processing costs would deliver the following outcomes:

- Support landfill diversion and the broader State waste reduction and environmental targets by encouraging continued participation in the three-bin FOGO system.
- Insulate ratepayers from the full cost of delivering a State Government waste initiative.
- Reduce the ongoing operational costs of Local Governments that have introduced the 3 Bin FOGO System per the WA Waste Authority Guidelines, and encourage consistent ongoing statewide implementation of the 3-bin FOGO system.
- Acknowledge the current lack of viable commercial markets for FOGO-derived compost and provide time for the State to develop sustainable end markets and strengthen the circular economy.
- Enable a greater proportion of the end product compost to be provided free of charge to ratepayers to improve the poor soils and sands of the Perth metropolitan area.
- Recognising the shared responsibility of State & Local Governments in achieving waste reduction targets, delivery of a financially sustainable rebate on processing costs would encourage more Councils to adopt the 3 Bin FOGO System at a time of disruptive debate and resistance.

There is already a precedent for targeted State Government assistance. In February 2026, the WA Government increased the South West FOGO Transport Rebate to $95 per tonne from 1 July 2026, providing a $4.5 million package to support seven South West Local Governments.

The existing South West transport rebate demonstrates that the State Government recognises the financial challenges associated with maintaining FOGO services and the value of targeted assistance, particularly when the FOGO system contributes to broader State-wide environmental, waste reduction and resource recovery objectives.

A recurring rebate or processing subsidy would provide more meaningful long-term support than implementation funding alone, helping ensure that FOGO remains financially viable beyond its initial introduction.

Successful FOGO implementation and continuing service delivery relies heavily on ongoing community participation and confidence in the waste management system. When processing becomes financially unsustainable, Local Governments face difficult decisions about whether to maintain the 3 bin FOGO service, or to revert back to alternative waste disposal programs. Financial support, in the form of a rebate on FOGO processing costs would help provide certainty for Local Governments, contractors and residents and reinforce confidence in the State's waste management objectives.

A sustainable funding arrangement would help protect the investment already made in community education, infrastructure and behaviour change, while supporting continued participation in the FOGO program.

- A rebate could be subject to reasonable conditions, including:
- Demonstrated compliance with the Waste Authority's Better Practice FOGO Kerbside Collection Guidelines.
- Verification of actual processing tonnages and expenditure.
- Appropriate contamination management and reporting.
- Use of appropriately licensed processing facilities.
- Periodic review to assess environmental outcomes and value for money.

This would enable the State Government to support Local Governments while ensuring public funding is directed towards effective and measurable waste recovery outcomes.

A State Government rebate would help maintain affordable waste services, support continued community participation, encourage investment in organic waste processing infrastructure and ensure that valuable organic resources are diverted from landfill and returned to productive use.

A State Government sponsored FOGO processing rebate is a fair, practical and necessary investment in achieving sustainable waste outcomes for Western Australia.

Officer Comment

Part 1 of the Motion could be supported by the Town as the per tonne cost of FOGO processing (as per EMRC Fees & Charges) increased significantly since 2024/25 as outlined below.
A partial or full rebate would therefore reduce impact of this increasing cost on ratepayers whilst encouraging local governments to remain committed to FOGO.

EMRC Fees & Charges- FOGO waste – Red Hill - Member Council

Year	Cost per tonne (inc GST)	Increase from previous year	
2026/27	$201.63	5%	$9.63/ tonne
2025/26	$192.00	59%	$71.00/ tonne
2024/25	$121.00	5%	$6.30/ tonne
2023/24	$114.70		

Part 2 of the Motion seems consistent with the State Waste Strategy objectives. As per their target reporting (Waste Strategy targets | Waste Authority WA), by 30 June 2026, 18 of the 33 local governments in the Perth and Peel regions will be providing a 3 bin FOGO service to their residents.

The Town would recommend however that the advocacy also incorporates a request for the Waste Authority Better Practice FOGO Kerbside Collection Guidelines to be reviewed to take into account changes to FOGO accepted items, and recent bin audits of the composition of household waste. This will ensure recommended bin sizes and collection frequencies are still relevant and current.

14 Announcements of Notices of Motion for the next meeting

Nil

15 Urgent Business

Nil

16 Confidential Business

Officer Recommendation

This information is to be considered with members of the public excluded from the Chamber under Clause 5.23(4)(g) of the Local Government Act as the officer report discusses prescribed information - (a) the price, or potential price, for the sale or purchase of property by the local government and any information relating to the price or potential price.

16.1 Strategic Land Acquisition

17 Closure

The next Ordinary Council meeting will be held on Tuesday 15 December 2026 commencing at 6pm.