

TOWN OF BASSENDEAN

MINUTES

GENERAL MEETING OF ELECTORS

HELD IN THE BASSENDEAN COMMUNITY HALL,
48 OLD PERTH ROAD, BASSENDEAN

ON WEDNESDAY 25 NOVEMBER 2015 AT 7.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open, welcomed all those in attendance and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

His Worship the Mayor, Cr John Gangell
Cr Mike Lewis, Deputy Mayor
Cr Gerry Pule
Cr Paul Bridges
Cr Bob Brown
Cr Renee McLennan

Officers

Mr Bob Jarvis, Chief Executive Officer
Mr Mike Costarella, Director Corporate Services
Mr Graeme Haggart, Director Community Development
Mr Ken Cardy, Acting Director Operational Services
Mr Brian Reed, Manager Development Services
Mrs Amy Holmes, Minute Secretary

Public

Approximately 17 members of the public were in attendance.

Press

One member of the press was in attendance.

Apologies

Mr Simon Stewert-Dawkins, Director Operational Services
Mr Dave Kelly, MLA, Member for Bassendean

The Mayor announced that the public consultation period for the Landcorp development at Bassendean Oval has been extended until 22 January 2016. There will also be a special edition of the Bassendean Briefings produced.

3.0 RECEIVING OF THE 2014/15 ANNUAL REPORT, INCLUDING THE AUDITED ANNUAL FINANCIAL STATEMENTS AND AUDITOR'S REPORT

RESOLUTION – ITEM 3.0

MOVED Anne Brinkworth, Seconded Mr Keith Forbes, that the 2014/15 Annual Report including the Audited Annual Financial Statements and Auditor's Report, be received.

CARRIED

4.0 GENERAL BUSINESS

Electors were encouraged to take the opportunity to raise questions with the Mayor.

Mr Keith Forbes, 4 Surrey Street, Bassendean

Mr Forbes asked what is proposed for the Landcorp redevelopment of Bassendean Oval.

The CEO advised that discussions have been held between Landcorp, the Town and Bassendean and the Swan Districts Football Club about the potential for redevelopment. This has been approved by the Minister and is now at a planning stage. The community have the opportunity to submit their ideas on the redevelopment until 22 January 2016. Proposals will then be developed for further community consultation.

Mr Steven Szydowski - 42 Broadway Street, Bassendean

Mr Szydowski asked Council what its position is on multiple dwelling developments in older established areas.

Town staff responded that Council cannot prohibit multiple dwelling developments within 800metres of the train station but can specify a minimum frontage of 25 metres. Council is giving consideration to the issues and looking at ways of preventing that type of development on standard quarter acre blocks.

Mr Szydowski commented that it is difficult to interpret zonings and there needs to be a clearer explanation.

Staff advised that the Town is looking at improving the mapping system to make it clearer and enable searching of individual properties.

Ms Katherine Hamilton, 53 Broadway Street, Bassendean

Ms Hamilton referred to the Landcorp redevelopment and asked if it is optional to record your name and address on the public comment form. Someone could potentially complete multiple forms anonymously.

The Mayor responded that yes it is optional.

Ms Hamilton asked if there is an itemised list of funds spent by Council on consultants and commented that the money could be better spent on employing staff.

Town staff responded that the question would be taken on notice. Consultants are used where the Town does not have in-house expertise.

Ms Hamilton asked if there is the ability to see a complete costing for large events sponsored by the Town, such as the Australia Day fireworks. Residents would like a simplified breakdown on financial expenditure by the town. Public need greater knowledge about what is happening within Council.

Town staff advised the Town does not cover the full cost of the event as funding is received from grants and income on the day. All expenditures were detailed in the budget of Council's Cultural Development Advisory Committee.

Ms Hamilton commented that the Town's website is difficult to navigate and does not give information easily.

The CEO responded that the Town is going through a process of reviewing and improving its website.

Ms Hamilton asked whether the gift register has been implemented yet.

The CEO advised that it is not yet available on line but it is a public document available for inspection as per the statutory requirement.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

Ms Jekabsons asked whether the Town will be considering water sensitive urban design as part of its drainage upgrade.

Town staff responded that the Town is currently looking at a ten year plan to upgrade drainage across the Town. Stormwater hubs will be considered as part of this upgrade.

Mr Don Yates, 10 Thompson Road, Bassendean

Mr Yates commented on the entrance to Bassendean Shopping Centre. He does not believe the main entrance ramp complies with Australian Standards due to a number of safety issues.

Town staff responded that the entrance has been assessed by the Town Engineer and that it complies with the relevant Australian Standard.

Mr Yates queried the Roads to Recovery funding of \$600,000 allocated by the federal government and suggested the Town use it to address traffic and parking issues at Bassendean Primary School.

Town staff advised that the funding is allocated over five years, and the Town are required to meet the funding by a 50/50 split. There is a maintenance programme in place for expenditure of this funding.

Mr Yates asked the amount of current cash in lieu funds, how much of it is unallocated. There should be more community input on how the funds are spent.

Town staff responded that there is \$720,000 in cash in lieu funds but are unaware of exactly how much is unallocated. This question would need to be taken on notice.

Mr Yates asked how regularly shops are inspected for items like toilets, food preparation and safety access etc.

Town staff advised that health inspections are carried out regularly.

Mr Yates asked whether there have been any Worksafe issues in the Town and if so, has there been a resolution by Worksafe.

Town staff responded that we are aware of two incidents. Neither have led to prosecution by Worksafe.

Mr Yates commented on the lighting in Thompson Road and suggested that roads to recovery funds could be used for lighting and installation of a road sanctuary.

Town staff advised that Council has approached Main Roads about installing an island in Thompson Road.

Mr Yates commented that Main Roads need to reinstate the red control arrow so people on Thompson Road can get across Guildford Road.

Town staff advised that Main Roads have been contacted about this issue, however, they have plans to develop that area and at this stage have said no to the red control arrow.

Mr Yates commented on traffic issues within the Town.

Town staff advised that traffic modelling will be done as part of the Bassendean Oval redevelopment.

The CEO advised that the Town has called meetings with Main Roads and the Department of Planning to look at Thompson Road. Main Roads are looking at a massive upgrade with an increase of traffic coming from the City of Swan.

Mr Yates asked if the Town has looked at how it can finalise Town Planning Scheme 4A.

Town staff advised that TPS 4A cannot be finalised until the Town has met all commitments in the Scheme. Funds need to be allocated to complete all commitments.

Mr Graeme King, 15 North Road, Bassendean

Mr King suggested the Council consider that underground power be done at the same time as drainage works.

Mr King asked who are the three Councillors on the Bassendean Oval Redevelopment Stakeholders Group.

The Mayor responded himself, Cr Bridges and Cr McLennan.

Mr King commented that the questions on the community consultation survey are very general and more specific information needs to be provided to the community.

The Mayor advised that he is hopeful of arranging a presentation by LandCorp.

Mr King referred to the \$3 million going into the football club and asked what the residents get out of it. He commented that the community needs more information on what is happening.

The Mayor responded that the money is to go into improving the facility to make it useable by the community. Land will also be developed for commercial use.

The CEO advised that the State Government is trying to secure the future of WAFL Clubs. The \$3 million will be used to secure the future of Swan Districts Football Club.

Mr King suggested that Swan Districts could be relocated to Ashfield Reserve.

The CEO responded that Football WA (soccer) have Ashfield Oval listed as a possibility for the home of soccer.

Mr King commented on the possible development of 300-400 apartments in the Town centre. Parking and traffic management needs to be addressed as part of the LandCorp development.

The Mayor advised that there is no proposal at this stage for apartments. We are seeing feedback from the public so concepts can be developed.

Mr King requested the Town include as much information as possible in the next Bassendean Briefing so the community can give informed feedback on the LandCorp development. More information needs to be obtained from the Minister so the community can make some constructive comment.

Mr Bruce Keay, 11 Earlsferry Court, Bassendean

Mr Keay referred to the Perth to Midland bike path and asked whether the vegetation will be removed.

Town staff responded that some vegetation will be removed. There is a revegetation plan, however, the question will need to be taken on notice to provide a more detailed response.

Mr Keay asked if the community groups who use 1 Surrey Street do so at no cost and commented that they should be contributing towards the upkeep of the facility.

Town staff advised that the community groups use the centre free or charge.

The Mayor commented that the community groups who use the facility contribute to the community by provision of volunteers at various community events.

Mr Keay asked given the sizeable sum of money that is being spent, is there a business plan.

The Town staff responded that a formal business plan is yet to be established, however, we will be looking at how the facility will be used and how users will pay.

Mr Keay suggested the fire brigade museum could be placed at 1 Surrey Street.

The Mayor responded that Council is still going through the process of looking at whether it will be purchased by the Town. A business plan will be developed outlining how it can be utilised in the future.

Mrs Tina Klein, 2 Wicks Street, Eden Hill

Mrs Klein commented that the fire station should be retained and bequeathed to the Town of Bassendean and kept as a museum and the memorabilia should not be moved to Surrey Street.

Mrs Klein asked whether a dedicated senior citizens centre is being considered as part of the LandCorp development.

The Mayor advised there is no plan. We are seeking ideas from the community. Once we have feedback we will develop proposals and seek further public comment.

Ms Katherine Hamilton, 53 Broadway Street, Bassendean

Ms Hamilton queried what discussions and plans had been developed given the 30 plus meetings that have been held between the Town and LandCorp.

The Mayor responded that there is no plan. Council is seeking ideas from the community. Once we have feedback we will develop proposals and go back for further community consultation.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

Ms Jekabsons commented on the number of hours volunteers contribute to the community and whether the Town factors volunteer time into its budgets.

Town staff advised that we do not put a budget value on volunteer time however we do acknowledge the volunteer contribution in the Annual Report through the volunteer resource centre.

Mr Alan Deering, Ashfield

Mr Deering commented on the inadequacy of the West Road entrance into the shopping centre.

Mrs Val Dreyer, 31 Naunton Crescent, Eden Hill

Mrs Dreyer asked when Main Roads will repair the two medium strips on Old Perth Road and Guildford Road.

The CEO responded that it has been raised with Main Roads on a number of occasions, however, it has not been attended to. The Town will raise it with them again.

Mrs Dreyer asked how long the Annual Report has been available.

The CEO responded that it has been available since 3 November 2015.

Ms Anni Macbeth, 27 Maley Street, Ashfield

Ms Macbeth commented on the LandCorp development and requested that quality information be provided to the public so it may comment more specifically on proposals.

Mr Don Yates, 10 Thompson Road, Bassendean

Mr Yates asked if the lighting in Old Perth Road has now been restored.

Town staff advised that the lights were faulty. The supplier has been contacted and we are hoping to have them restored sometime next week.

Mr Yates commented on the glare issues of the lighting in Old Perth Road.

Mr Yates commented that there should be more community input on public art and asked how much of the budget proposal of \$300,000 was set aside for the Mary Crescent Reserve gathering site and how much of that was the Section 18 payment.

Town staff advised that \$100,000 was proposed for Mary Crescent Reserve with the Section 18 payment being zero as that had been included in the concept plan.

Ms Fitzgerald, 15 Nurstead Avenue, Bassendean

Ms Fitzgerald asked that Council consider changing the method used for appointing the Mayor and that the Mayor should be elected by the people.

MOTION 1

MOVED Tina Klein, Seconded Don Yates, that Council wind up Town Planning Scheme 4A by the end of the 2015/2016 financial year and that staff provide a clear plan to be presented to Council in February 2016 giving four months to complete the procedure.

CARRIED

MOTION 2

MOVED Ms Val Dreyer, Seconded Mr Steven Szydowski, that the Town of Bassendean advertise the Annual Electors Meeting openly and honestly such that the community are aware of the meeting.

CARRIED

MOTION 3

MOVED Mr Don Yates, Seconded Ms Tina Klein, that the Town of Bassendean seek negotiations with Hawaiian Management regarding the Bassendean Village Shopping Centre, to correct the shortcomings of the main entry into the shopping centre, so it complies with Australian Standard 2890.

CARRIED

MOTION 4

MOVED Ms Katherine Hamilton, Seconded Mr Don Yates, that disclosure of individual valuations for Council owned land and buildings be made publically available within 90 days of possession.

CARRIED

MOTION 5

MOVED Ms Katherine Hamilton, Seconded Mr Don Yates, that there be the publication of an annual online list register detailing occupancy and rental arrangements for external organisations accessing Council owned land and buildings.

CARRIED

MOTION 6

MOVED Ms Katherine Hamilton, Seconded Ms Tina Klein, that there be an on-line register disclosing Councillors' expense claims, to be updated quarterly.

CARRIED

MOTION 7

MOVED Ms Katherine Hamilton, that there be the establishment and maintenance of an on-line register of conflict of interest declarations by Councillors.

LAPSED FOR WANT OF A SECONDER

MOTION 8

MOVED Ms Katherine Hamilton, that there be disclosure of senior executives' contractual arrangements included in the Annual Report with the employment terms of the top five most senior officers, including name, position, remuneration and length of contract.

LAPSED FOR WANT OF A SECONDER

MOTION 9

MOVED Mr Graham King, Seconded Ms Tina Klein, that Council issues a special Bassendean Briefings before Christmas including as much detail as possible on the Bassendean Oval redevelopment.

CARRIED

5.0 CLOSURE

There being no further business, the Mayor declared the meeting closed, the time being 9.00pm.

Members of the public were invited to partake of light refreshments at the conclusion of the meeting.