

# ATTACHMENTS

## ORDINARY COUNCIL AGENDA

### 24 APRIL 2018

#### Attachment No. 1:

Ordinary Council Meeting held on 27 March 2018

#### Attachment No. 2:

Special Council Meeting held on 11 April 2018

#### Attachment No. 3:

Joint Development Assessment Panel Application for Mixed Development Comprising Additions and Alterations to Nursing Home, Shops and 18 Multiple Dwellings at Lot 54 (Nos. 25-27) Hamilton Street; and Lot 84 (No. 68) Old Perth Road; and Lot 85 (No. 70) Old Perth Road, Bassendean

1. Applicant's Planning Report titled:  
Application for Planning Approval - Proposed Aged Care Facility, Multiple Dwellings & Shops - Prepared by Peter Webb and Associates

Annexures to Planning Report comprising:

- (a) Annexure 1 – WAPC Amalgamation Approval.
- (b) Annexure 2 – Certificates of Title x 3.
- (c) Annexure 3 – Annotated Site Photographs.
- (d) Annexure 4 – Design Drawings comprising:
  - EX1 – Existing Site Plan;
  - Schedule of Finishes 8 Dec 2017
  - SK1 – Proposed Site Plan;
  - SK2 – Lower Ground Floor Plan;
  - SK3 – Upper Ground Floor Plan;
  - SK4 – First Floor Plan;
  - SK5 – Second Floor Plan;
  - SK6 – Third Floor Plan;
  - SK7 – Elevations;
  - SK8 – Elevations;
  - SK9 – Sections;
  - SK10 – Shadow Plan;
  - Perspective 1 – Old Perth Rd; and
  - Perspective 2 – From Hamilton St / Old Perth Rd corner.
- (e) Annexure 5 – Landscape Plan.
- (f) Annexure 6 – Correspondence comprising:
  - (i) 22 Oct 2014 from Peter Webb & Associates to Town of Bassendean; and
  - (ii) 13 Nov 2014 reply from Town of Bassendean to Peter Webb & Associates.
- (g) Annexure 7 – Local Planning Policy No. 1 Compliance Report.
- (h) Annexure 8 – Waste Management Plan.
- (i) Annexure 9 – Traffic Impact Statement.
- (j) Annexure 10 – Contaminated Site Audit.
- (k) Annexure 11 – Stormwater Drainage Management Plan.

2. Aerial Photo / Location Plan

**Attachment No. 4:**

Correspondence received from Lavan Legal on behalf of Birmingham properties Pty Ltd.

**Attachment No. 5:**

- Proposed Town of Bassendean Dust and Building Waste Local Law 2018
- Comments received from the Department of Local Government.

**Attachment No. 6:**

Proposed Town of Bassendean Repeal Local Law 2018

**Attachment No. 7:**

- Photos of the verge and crossover at 18 Anzac Terrace, after the incident occurred;
- Photo of the verge and crossover at 18 Anzac Terrace from Google Street View, before the incident occurred.

**Attachment No. 8:**

- Solarban Tinting quote
- Superior Slat System quote
- Installation Plan

**Attachment No. 9:**

- Draft - 1 Surrey Street Interpretation, Infant Heath, Community Use and Playgroup Project Brief for 2c Design
- Department of Health, Child & Adolescent Community Health Services Consultancy / Clinic Room Layout (RL.CO4.04) & Typical child Health Clinic Layout (CC.001) Plans

**Attachment No. 10:**

- Bassendean Activity Centre – Parking Audit Report – Part report only for Bassendean Oval Precinct
- 8 March 2018 proposed Line Marking drawing for 16-26 North Road on-street parking.
- April 2018 North Road – Guildford to Devon Road – Drawing TOB4-2018

**Attachment No. 11:**

Final draft Reconciliation Action Plan 2018 – 2021

**Attachment No. 12:**

Draft Policy 6.7 - Electronic Recording and Livestreaming of Council Meetings

**Attachment No. 13:**

Draft Town of Bassendean Advisory Group Policy

**Attachment No. 14:**

Quarterly Report P/E 31 March 2018

**Attachment No. 15:**

Minutes of the Town Assets Committee held on 6 February 2018.

**Attachment No. 16:**

Economic Development Committee Minutes of 6 March 2018.

**Attachment No. 17:**

Sustainability Committee Minutes of 13 March 2018.

**Attachment No. 18:**

- List of Committee Objectives, Strategies and Projects (extract from Strategic Priority 3: Built Environment of the Town's 2017-2027 Strategic Community Plan).
- Design Bassendean Committee Minutes of 5 April 2018.

**Attachment No. 19:**

People Services Committee Minutes of 10 April 2018.

**Attachment No. 20:**

Financial Reports for February 2018 and March 2018

Confidential Attachments

# **ATTACHMENT NO. 1**

**TOWN OF BASSENDEAN  
MINUTES  
ORDINARY COUNCIL AGENDA  
27 MARCH 2018**

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# TOWN OF BASSENDEAN

## MINUTES

### ORDINARY COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON TUESDAY 27 MARCH 2018 AT 7.00PM

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

The Presiding Member 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 held.

#### Sports Achievement Award

The Mayor presented a Sports Achievement Award to Daniel Mackenzie.

#### 2.0                    PUBLIC QUESTION TIME

##### 2.1                    Public Question Time

Questions submitted in writing from Mr Donald Yates, 10 Thompson Road, Bassendean

*Does the Town recognise that the latest additional dwellings target in State Planning Policy 4.2 Activity Centres in Perth and Peel is 4,150 homes?*

The final version of Perth and Peel @3.5 million (PP3.5M) was released last Friday (23 March 2018) and as such, Council has not yet had the opportunity to consider the Framework. However, it is anticipated that the sub-regional planning frameworks (including the Central sub-regional planning framework which applies to Bassendean) will, ultimately, be incorporated into State Planning Policy 1 - State Planning Framework, for which local governments must have regard to in their plan-making and land use planning deliberations.

The aforementioned additional dwellings target is a slight reduction from the target of 4,200 additional dwellings prescribed in the previous draft version of PP3.5M framework.

*As at March 2018, the number of additional dwellings since January 2011 should be 950. What is the actual number of additional dwellings completed since Jan 2011 in Bassendean?*

Since the start of 2011 until now, an additional 681 new dwellings has been added to the Town's housing stock. This figure has been adjusted to account for dwellings demolished but it does not include ancillary accommodation – this would be additional.

*Lord Street /West Road starting at the shopping centre and heading north is planned to be an Urban Transit Corridor like Ivanhoe Street. Will Lord Street between Guildford Rd and Morley Drive remain a Town of Bassendean responsibility with all the additional costs of being an Urban Transit Corridor or will the design and maintenance of Lord St be transferred to Main Roads WA as a matter of some urgency?*

The report was released last Friday. It is too soon to provide a response to this question.

*Railway Parade between Success Hill and Bassendean Stations is to also become an urban Transit Corridor. Does this mean that the proposed design of the Whitfield St bike path where it joins the PSP near the Lord St Bridge will have to be withdrawn and other options considered quite quickly?*

In 2013, Council (OCM10/4/13) adopted the Bassendean Bike Plan. The Bassendean Bike Plan outlines a number of proposals to improve the cycle network including the extension of the Principal Share Path Network from Perth to Midland and the provision of the Whitfield Street "Safe Active Street". Therefore both of the Railway Parade Principal Shared Path proposal and the Whitfield Street "Safe Active Street" proposal being considered in the March 2018 Ordinary Council meeting agenda, assist in providing cycling connectivity and are consistent with the Bassendean Bike plan.

*The Perth and Peel @ 3.5 Million has designated bush forever areas. As one extensive bush forever areas includes that part of the Sandy Beach Reserve for the proposed playground, does that mean that if the playground concept is to be proceeded with, that a new site needs to be chosen, possibly NOT in the floodway and with better access options than just one narrow road like West Road?*

The Framework and the Central sub-regional framework has not designated Sandy Beach and Ashfield Flats as a Bush forever site, but merely reflects those sites as already having this designation. The aim of the Bush Forever policy is to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making.

*When will this safety matter be addressed by angling down the oval lighting to stop the overspill and these works undertaken as a matter of some urgency?*

The lamps were adjusted to maximise light onto the playing surface when last raised by Mr Yates. It is possible they have moved with high winds since and a light contractor has again been engaged to review the lamp orientation.

*Who within the Bassendean Administration is responsible to ensure (A) compliance with and (B) enforcement of JDAP development approvals as they apply to the Town of Bassendean?*

There is no form of delegation for dealing with issues of non-compliance with conditions, however, either the Manager Development Services or one of the planners would look at the issue, and if prosecution was required, they would refer the matter to Council as no delegation exists to prosecute on planning matters.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

*Have people who submitted feedback regarding the Sandy Beach Nature Playground received a response from the Town?*

The A/CEO responded that an automatic response should be provided on line when a submission is made via the Your Say website. Mr Haggart confirmed that Ms Jekabsons' submission has been received.

The Mayor advised that the Town will be undertaking a review of the Your Say website to improve communication and consultation with the public.

Mr Steve Williams, 7B Hardy Road, Bassendean

*Why has there been no consultation with residents regarding the installation of No Standing signs in Hardy Road?*

The Mayor apologised for the lack of communication and advised that it was not intentional.

The Director Operational Services advised that he would be happy to liaise further with Mr Williams on this matter.

*Can the Town confirm that a block of flats is proposed to be built by the river, as reported on the radio?*

The Manage Development Services responded that he is not aware of any such proposal.

The Mayor advised that there has been nothing received through the Town's Planning Department.

Ms Carol Seidel, 55 Broadway, Bassendean

*Why is the Town not taking action and issuing fines to people camping at Ashfield Flats? The area needs to be more secure to prevent unauthorised access – the place should be policed much better.*

The Director Operational Services responded that the Town's Rangers will respond if contacted by the public and will issue infringement notices if they observe unauthorised access or damage to parks and reserves.

Mr Bruce Keay, 11 Earlsferry Court, Bassendean

*Why are staff not using correct terminology in Item 10.5? Where it refers to '100 year ARI' it should be '1% average exceedance probability'.*

The Manager Development Services responded that the information was most likely copy and pasted from a previous report, however, this would be amended.

Mr Aaron McKay, 48 Watson Street, Bassendean

*What is deemed 'noise' – how can I improve the noise if there is no measurement to work to?*

The Manager Development Services advised that the noise complaint relates to the use of power tools exceeding the two hour limit.

*Can I get a permit to go over the two hour period?*

The Manager Development Services advised that there is no provision for that, however, he will seek clarification from the Town's Senior Environmental Health Officer.

Mr Paul Bridges, 150 West Road, Bassendean

*Has any action been taken on the review of the Street Tree Master Plan? Has a consultant's brief been prepared and will it be available to the Councillors before it goes out to consultants?*

The Director Operational Services advised that a report will be presented to the Asset Management Committee to consider the way forward with regard to the development of a brief.

Mrs Anne Brinkworth, 19 Ida Street, Bassendean

*When will the results of the Australia Day survey be available?*

The Mayor advised that the results have been available for some time on the Town's website. The matter will be considered at the April Ordinary Council Meeting.

*Mrs Brinkworth advised that the Bassendean Briefings has not been delivered to her street and has occurred twice.*

The Mayor commented that the Bassendean Briefings may have been included with the junk mail and inadvertently disposed of.

## **2.2 Address by Members of the Public**

*It should be noted that public statements are not recorded in the minutes.*

### **3.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**

#### **Present**

##### Councillors

Cr Renee McLennan, Mayor  
Cr John Gangell (from 7.07pm)  
Cr Kathryn Hamilton  
Cr Melissa Mykytiuk  
Cr Sarah Quinton  
Cr Jai Wilson

##### Officers

Mr Graeme Haggart, Acting Chief Executive Officer  
Mr Michael Costarella, Director Corporate Services  
Mr Simon Stewert-Dawkins, Director Operational Services  
Mr Anthony Dowling, Director Strategic Planning  
Mr Brian Reed, Manager Development Services  
Mrs Amy Holmes, Minute Secretary

##### Public

Approximately 23 members of the public were in attendance.

##### Press

One member of the press was in attendance.

##### Apologies

Cr Bob Brown, Deputy Mayor  
Mr Bob Jarvis, CEO

##### Leave of Absence

#### **COUNCIL RESOLUTION – ITEM 3.0(a)**

**OCM – 1/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Cr Hamilton be granted a leave of absence for 12-15 April 2018.  
**CARRIED UNANIMOUSLY 6/0**

### **4.0 DEPUTATIONS**

Nil

**5.0 CONFIRMATION OF MINUTES**

**5.1 Ordinary Council Meeting held on 27 February 2018**

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.1(a)**

**OCM – 2/03/18** MOVED Cr Quinton, Seconded Cr Mykytiuk, that the minutes of the Ordinary Council Meeting held on 27 February 2018, be received.

**CARRIED UNANIMOUSLY 6/0**

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 5.1(b)**

**OCM – 3/03/18** MOVED Cr Quinton, Seconded Cr Wilson, that the minutes of the Ordinary Council Meeting held on 27 February 2018, be confirmed as a true record.

**CARRIED UNANIMOUSLY 6/0**

**6.0 ANNOUNCEMENT BY THE PRESIDING PERSON WITHOUT  
DISCUSSION**

Nil

**7.0 PETITIONS**

A petition, containing 17 signatures, has been received regarding a request to install a poo bag stand and bin on Chapman Street for use on Education Department land, namely the oval for Cyril Jackson Campus.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 7.0**

**OCM – 4/03/18** MOVED Cr Mykytiuk, Seconded Cr Hamilton, that Council receives the petition and requests a report be prepared on the financial impacts associated with providing a poo bag stand and bin adjacent to privately owned land located in Chapman Street.

**CARRIED UNANIMOUSLY 6/0**

**8.0 DECLARATIONS OF INTEREST**

Cr Hamilton declared a Proximity Interest for Item 10.7 - Broadway Proposed Principal Shared Path.

**9.0 BUSINESS DEFERRED FROM PREVIOUS MEETING**

Nil

**10.0 REPORTS**

**10.1 Adoption of Recommendations En Bloc**

It was agreed that items 10.2, 10.3, 10.5, 10.6, 10.7, 10.8, 10.11, 10.12 & 10.13 be removed from the en-bloc table and considered separately.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.1**

**OCM – 5/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda of 27 March 2018:

Item	Report
10.4	Amended Application for Development Approval for a Convenience Store (petrol station) at Lot 125 (Unit 3 No. 335) Collier Road, Bassendean
10.14	Bassendean Local Emergency Management Committee Meeting held on 7 March 2018
10.15	Access and Inclusion Committee Meeting held on 14 March 2018
10.16	Audit & Governance Committee Meeting held on 14 March 2018
10.17	Determinations Made by the Principal Building Surveyor
10.18	Determinations Made by Development Services
10.19	Use of the Common Seal
10.20	Calendar for April 2018
10.21	Implementation of Council Resolutions

**CARRIED UNANIMOUSLY 6/0**

Council was then requested to consider the balance of the Officer recommendations independently.

Item	Report
10.2	Application for Outdoor Dining (8 Napkins) at Lot 1 (Unit 4, No. 85) Old Perth Road, Bassendean
10.3	Application for a Change of Use to Recreation – Private (Star Mites Gym Sports Pty Ltd) at Lot 119; (No. 301) Collier Road, Bassendean
10.5	Amended Application for Development Approval for a Concrete Batching Plant at Lot 105 (Nos. 2-8) Clune Street, Bassendean
10.6	North Road On-Street Parking
10.7	Broadway Proposed Principal Shared Path

10.8	Bike Boulevard Community Engagement for Whitfield Street, Bassendean
10.9	RFT CO 077 2017-18 Provision of Building & General Electrical Services (Maintenance & Minor Works) for the Town of Bassendean
10.10	2017/18 Budget Review for the Period Ending 30 June 2018
10.11	Request for Sponsorship
10.12	Council's Consideration of a Proposal to Disband the Design Bassendean Committee
10.13	River Parks Committee Meeting held on 6 February 2018
11.1	Notice of Motion – Cr Wilson: The Fathering Project
11.2	Notice of Motion – Cr Wilson: Water Fountains
11.3	Notice of Motion – Cr Hamilton: Differential Rates
11.4	Notice of Motion – Cr Wilson: Town of Bassendean Flag
11.5	Notice of Motion – Cr Quinton: Single Use Plastics
13.1	Appointment of Members to Youth Advisory Council

**10.2 Application for Outdoor Dining (8 Napkins) at Lot 1 (Unit 4, No. 85) Old Perth Road, Bassendean, Owner: ESA (WA) Pty Ltd, Applicant: 8 Napkins Pty Ltd (Ref: DABC/BDVAPPS/2018-030 – Cameron Hartley, Planning Officer)**

**APPLICATION**

The application proposes to increase the number of seating within the applicants lot boundaries for the ground floor café tenancy at No. 85 Old Perth Road, Bassendean (8 Napkins). The application seeks approval to vary the minimum car parking bays required under the Towns Local Planning Scheme No.10.

**OFFICER RECOMMENDATION — ITEM 10.2**

That Council grants development approval for Outdoor Dining for Lot 1 (Unit 4, No.85) Old Perth Road, Bassendean, subject to the following conditions:

1. No more than 6 tables and 24 chairs shall be provided or permitted to remain in the outdoor dining area;
2. The development to be consistent with the approved plans stamp dated received on 23 February 2018.
3. All tables and chairs are to be contained within lot boundaries, and shall not encroach upon any other land, at all times.

*Cr Gangell moved the Officer Recommendation with the addition of a Point 4, as shown in bold.*

**COUNCIL RESOLUTION — ITEM 10.2**

**OCM – 6/03/18** MOVED Cr Gangell, Seconded Cr Wilson, that Council grants development approval for Outdoor Dining for Lot 1 (Unit 4, No.85) Old Perth Road, Bassendean, subject to the following conditions:

1. No more than 6 tables and 24 chairs shall be provided or permitted to remain in the outdoor dining area;
2. The development to be consistent with the approved plans stamp dated received on 23 February 2018.
3. All tables and chairs are to be contained within lot boundaries, and shall not encroach upon any other land, at all times.
4. **The Town encourages the applicant to apply for an alfresco dining permit.**

**CARRIED UNANIMOUSLY 6/0**

**10.3 Application for a Change of Use to Recreation – Private (Star Mites Gym Sports Pty Ltd) at Lot 119; (No. 301) Collier Road, Bassendean, (Owner: Maru Pty Ltd, Applicant: Star Mites Gym Sports Pty Ltd - Liz Gardiner) (Ref: DABC/BDVAPPS/2017-160 – Cameron Hartley, Planning Officer)**

**APPLICATION**

The purpose of this report was for Council to consider an application for development approval for a Change of Use from Light Industry to Recreation – Private (Star Mites Gym Sports Pty Ltd) at Lot 119 (No. 301) Collier Road Bassendean. The application seeks approval to vary the minimum car parking bays required under the Towns Local Planning Scheme No.10.

### OFFICER RECOMMENDATION — ITEM 10.3

That Council grants development approval for the proposed Change of Use at Lot 119 (No.301) Collier Road, Bassendean, subject to the following conditions:

1. The business operating in accordance with the Recreation-Private usage in accordance with the Local Planning Scheme 10 definition. Any alternative use of the premises will require the submission of an application to the Town for a change of use.
2. The proposed Recreation-Private use is limited to a maximum capacity of 50 people at any given time. Any future proposed increase in total capacity will require lodgement of a new application for development approval and consideration by the Town;
3. With the exception of closing times, operation of the use described in the formal approval above to be in accordance with details provided in the applicant use confirmation letter dated 12 March 2018 provided by Star Mites and business detail letter and class timetable provided by TPG Place Match dated 15 February 2018. Any changes to the operations will require lodgement of a new application for development approval for consideration by the Town.
4. Any 'Come and watch sessions', whereby parents and guardians are to attend the site rather than the predominant 'drop-off and pick-up' operations as detailed by the applicant are to occur during the times when minimal business operations are occurring on the site, to the satisfaction of the Town.
5. The operation of the site is restricted to the following opening times, reflective of the approved business detail and class timetable as referenced in condition 3 of this approval and shall not be altered without prior approval of the Town:
  - a. Monday: 3:50pm
  - b. Tuesday: 10am
  - c. Wednesday: 3:50pm
  - d. Thursday: 10am
  - e. Friday: 3:50pm
  - f. Saturday: 8am
  - g. Sunday: 7:45am

6. The allocation of twelve (12) car parking spaces being provided on site for the use solely in conjunction with the subject tenancy.
7. Car parking spaces being clearly marked for use solely for the allocated business. Car parking bays are to be marked or signed to the satisfaction of the Town within 60 days from the date of this development approval.
8. This approval does not include modification to the exterior of the premises. Any proposed external modifications for the development are to be subject of a separate application including signage.
9. A maximum of 2 staff members shall be on site for the 'Mums and Bubs' classes on Tuesdays and Thursdays.
10. Buses attending the site on Tuesdays and Thursdays for 'Phys Ed' classes are not to park on the premises. All bus services will be for pick up and drop off only to the satisfaction of the Town.
11. A maximum number of 5 staff shall be on the site at any one time.
12. No products, goods, materials or waste shall be stored outside of the building unless in a designated area that has been approved by the Town for this purpose.

**Footnotes:**

The applicant shall ensure that the dropping off and picking up of students during specified operating hours is on a 'kiss and ride' basis where appropriate and that parents of students, students and staff are made aware of this practice to ensure the minimal number of parking bays are occupied on the site.

*Cr Quinton moved the Officer Recommendation with the deletion of Point 7 relating to marked car parking spaces.*

COUNCIL RESOLUTION — ITEM 10.3

**OCM – 7/03/18** MOVED Cr Quinton, Seconded Cr Wilson, that Council grants development approval for the proposed Change of Use at Lot 119 (No.301) Collier Road, Bassendean, subject to the following conditions:

1. The business operating in accordance with the Recreation-Private usage in accordance with the Local Planning Scheme 10 definition. Any alternative use of the premises will require the submission of an application to the Town for a change of use.
2. The proposed Recreation-Private use is limited to a maximum capacity of 50 people at any given time. Any future proposed increase in total capacity will require lodgement of a new application for development approval and consideration by the Town;
3. With the exception of closing times, operation of the use described in the formal approval above to be in accordance with details provided in the applicant use confirmation letter dated 12 March 2018 provided by Star Mites and business detail letter and class timetable provided by TPG Place Match dated 15 February 2018. Any changes to the operations will require lodgement of a new application for development approval for consideration by the Town.
4. Any 'Come and watch sessions', whereby parents and guardians are to attend the site rather than the predominant 'drop-off and pick-up' operations as detailed by the applicant are to occur during the times when minimal business operations are occurring on the site, to the satisfaction of the Town.
5. The operation of the site is restricted to the following opening times, reflective of the approved business detail and class timetable as referenced in condition 3 of this approval and shall not be altered without prior approval of the Town:
  - a. Monday: 3:50pm
  - b. Tuesday: 10am
  - c. Wednesday: 3:50pm
  - d. Thursday: 10am

- e. Friday: 3:50pm
  - f. Saturday: 8am
  - g. Sunday: 7:45am
6. The allocation of twelve (12) car parking spaces being provided on site for the use solely in conjunction with the subject tenancy.
  7. This approval does not include modification to the exterior of the premises. Any proposed external modifications for the development are to be subject of a separate application including signage.
  8. A maximum of 2 staff members shall be on site for the 'Mums and Bubs' classes on Tuesdays and Thursdays.
  9. Buses attending the site on Tuesdays and Thursdays for 'Phys Ed' classes are not to park on the premises. All bus services will be for pick up and drop off only to the satisfaction of the Town.
  10. A maximum number of 5 staff shall be on the site at any one time.
  11. No products, goods, materials or waste shall be stored outside of the building unless in a designated area that has been approved by the Town for this purpose.

CARRIED UNANIMOUSLY 6/0

**10.4 Amended Application for Development Approval for a Convenience Store (petrol station) at Lot 125 (Unit 3 No. 335) Collier Road, Bassendean (Owner: Amtank Pty Ltd, Applicant: Planning Solutions - Ref: DABC/BDVAPPS/2018-017 – Timothy Roberts, Planning Officer)**

**APPLICATION**

The Town has received an amended development application to a Joint Development Assessment Panel (JDAP) approved convenience store (petrol station) at Lot 125 (Unit 3 No. 335) Collier Road, Bassendean. As the previous approval was decided by the JDAP, it is appropriate that this report be considered by Council. This report seeks Council's endorsement to approve the amended development application.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —  
ITEM 10.4

**OCM – 8/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council grants development approval for the amended development application for a convenience store (petrol station) at Lot 125 (Unit 3 No. 335) Collier Road, Bassendean, subject to the following conditions:

1. This approval is for the use of the building as a 'Convenience Store' only. Any alternative use of the premises will require the submission of a development application to the Town for a change of use;
2. Revised drawings shall be submitted in conjunction with the application for a building permit and such drawings shall demonstrate:
  - (a) The bin area is to be masonry in construction and equipped with a hose cock;
  - (b) A replacement crossover to Fairford Street incorporating a 5m turning radius for both the crossover wings;
  - (c) The median strip on Collier Road is to be modified to be flush for a length of 10m as shown on the approved turning template to allow fuel vehicles to turn right from Collier Road and adequately enter the site; and
  - (d) Details of a sign to be added inside the lot adjoining the Fairford Street crossover preventing fuel vehicles from entering the site from Fairford Street;
3. The applicant is responsible for all costs and works associated with modifying the kerbed median strip within Fairford Street and to the modification of the WAPC and the Town of Bassendean prior to the occupation of the Convenience Store;
4. A detailed and professionally prepared landscaping plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realms adjoining the development site, including:
  - (a) All the requirements listed under Local Planning Policy No. 18 including but not limited to: street frontages, contours, reticulation details, details of ground treatment and a plant legend showing:
    - (i) quantity of plants;
    - (ii) species name;

- (iii) pot size of plants at time of planting;
    - (iv) height at full growth.
  - (b) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
  - (c) All plants to be of low water use;
  - (d) Landscaping of the verge area adjacent to the development site, including the provision of four (4) substantial street trees (2 x *Corymbia Ficifolia* to Collier Road and 2 x *Eucalyptus Todtiana* to Fairford Street) of a minimum 90L pot size and minimum height of 2 metres at the time of planting in accordance with the Town's adopted Street Tree Master Plan;
  - (e) Two additional shade trees located on site or in the verge with a minimum 90L pot size and minimum height of 2 metres at the time of planting;
  - (f) The total number of plants to be planted at a minimum rate of 4 per 1m<sup>2</sup>; and
  - (g) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months;
- 5. Landscaping shall be installed and subsequently maintained in accordance with the approved landscaping plan;
- 6. No vehicle used for the delivery of fuel is permitted on site between 7:30am to 9:00am and 2:30pm to 5:00pm on weekdays;
- 7. No products, goods or materials are to be stored outside of the building unless in a designated area approved by the Town for this purpose;
- 8. Separate approval being sought from the Town for any proposed fencing on Strata Lot 3;
- 9. All stormwater being contained on site. Details of the method of stormwater being submitted for approval in conjunction with the application for a Building Permit;
- 10. The car parking spaces and access ways to be designed and constructed in accordance with Local Planning Policy No. 8 and AS 2890.1 (as amended) and being maintained thereafter to the Town's satisfaction;
- 11. All building works carried out under this development approval are required to be contained within the boundaries of the subject lot;

12. Prior to the issue of a building permit, a development bond for the sum of \$42,000 being lodged with the Town to ensure that satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works;
13. The incorporation of public art into the proposed development or a cash-in-lieu payment of \$21,000 (one per cent of development cost) in accordance with the Town's adopted Local Planning Policy No. 15 'Percent for Art Policy'. Detailed arrangements and agreement with respect to art to be provided on-site with a bond being provided to the Town for the full cost of the art or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit; and
14. The building hereby approved shall not be occupied until all of the conditions of development approval have been complied with to the satisfaction of the Town, unless the applicant has entered into an agreement with the Town to comply with those conditions within a specified period.

#### Advice Notes

1. The issue of a Building Permit is required prior to the commencement of any on-site works.
2. Modifications or works done to the existing crossovers in the verge will require approval from the Town's Asset Services. The applicant is to notify the Town's Asset Services department and gain all necessary approvals prior to commencing construction in the verge.
3. Regarding the proposed modifications to the median strip to Collier Road, the applicant is to ensure that all necessary approvals as required have been provided by the Western Australian Planning Commission.
4. Any development on the site is required to comply with the relevant Sub-surface Management Plan as found in the Mandatory Auditors Report by the Australian Environmental Auditors released on 26 June 2014. The management plan should include a safe and compliant method of installing the underground fuel tanks.
5. In regards to the modification of the median strip on Fairford Street, the applicant is advised that:

- (a) The length (L) of the splitter strip at the intersection of Fairford Street and Collier Road shall be a minimum 10m in length as determined from Austroads – Guide to Road Design Part 4A (Oct, 2009) Section 6.2.2 Table 6.2.
  - (b) All associated linemarking shall be approved by MRWA and cost shall be borne by the developer.
  - (c) All construction works within the road reserve (central median strip) shall be at developer's cost and to the Town of Bassendean specifications and satisfaction.
  - (d) Asphalt shall be installed where the strip was, additional hatch linemarking (where the strip was) shall be installed.
6. The applicant is advised that they must submit an Application for Approval to Establish or Alter a Food Business, together with the required plans and prescribed fee to the Health Department at the Town of Bassendean. The plans must include details such as:
- (a) Finishes of all walls, floors and ceilings;
  - (b) Position and type of fixtures and fittings; and
  - (c) Location of sanitary conveniences, ventilating systems, grease trap and bin storage.
7. The applicant is advised to obtain approval from the Department of Mines and Petroleum for the storage of chemicals/dangerous goods in accordance with the Dangerous Goods Safety Regulations 2007 and Dangerous Goods Safety Act 2004;
8. All fuels, oils and other liquids shall be appropriately stored within a bunded and covered area capable of trapping any discharges. The application is to comply with the requirements of the Environmental Protection (Unauthorised Discharges) Regulations 2004; The applicant shall give consideration to the proximity/location of on-site storm water drains and soak wells to areas where spillage of fuel may occur.
9. Any existing on-site effluent disposal system (septic tanks and leach drains/soak wells on the site shall be decommissioned in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974; and

10. The applicant is advised that noise generated by activities on site shall not exceed the levels as set under the Environmental Protection (Noise) Regulations 1997. All development works are to be carried out in accordance with control of noise practices set out in Section 6 of AS 2436-1981 or the equivalent Australian Standard. No works shall commence prior to 7am.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-5/03/18 6/0

**10.5 Amended Application for Development Approval for a Concrete Batching Plant at Lot 105 (Nos. 2-8) Clune Street, Bassendean, Owner: Keppel Holdings Pty Ltd, Applicant: Rowe Group (Ref: DABC/BDVAPPS/DA2018-019 – Timothy Roberts, Planning Officer)**

APPLICATION

The Town has received an amended development application to an approved concrete batching plant at Lot 105 (Nos. 2-8) Clune Street, Bassendean. As the previous approval was decided by the State Administrative Tribunal, it is appropriate that this report be considered by Council. This report seeks Council's endorsement to approve the amended development application.

OFFICER RECOMMENDATION — ITEM 10.5

That Council approves the amended development application for the proposed mobile concrete batching plant at Lot 105 (Nos 2-8) Clune Street, Bassendean with the following conditions imposed:

1. Prior to the issue of a Building Permit, a development bond for the sum of \$10,000 being lodged with the Town of Bassendean to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works.  
In the event the works are not completed to a satisfactory standard, the Town may call on the bond for the purposes of completing the works;
2. A detailed landscaping plan being submitted for approval prior to or in conjunction with the application for a Building Permit which demonstrates compliance with the following requirements:

- (a) Provision of 6 shade trees for car parking on site;
  - (b) Shade trees being planted with a minimum pot size of 90L and a minimum height of 2m at the time of planting;
  - (c) Eucalyptus Leucoxydon Rosea to be planted with a minimum pot size of 100L and a minimum height of 2 metres at the time of planting;
  - (d) All landscaped areas being reticulated;
  - (e) A focus on the use of local species as specified within the Town's adopted Local Planning Policy – Landscaping with Local Plants;
3. All landscaped areas shall be reticulated and maintained for the life of the development in accordance with the approved landscaping plan. Landscaping along the Wicks Street road reserve post resumption of the unzoned portion of the lot is to be subject of a separate development application;
  4. Any fencing to be setback a minimum of two (2) metres from the Clune Street frontage, behind the landscaping strip as detailed on the approved drawings. Fencing along the Wicks Street road reserve post resumption of the unzoned portion of the lot is to be subject of a separate development application;
  5. The proposed development is, at all times, to operate in accordance with the *Waste and Dust Management Plan and the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998*;
  6. Operating hours are to be restricted to 6:00am to 6:00pm Monday to Saturday (public holidays excluded), however, no front end loader may operate prior to 7:00am;
  7. The annual output (1 January to 31 December) of the facility is limited to 105,300m<sup>3</sup> of concrete;
  8. There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays;
  9. Average daily production of the plant not exceeding 350m<sup>3</sup> on any given day with a maximum production capacity of 375m<sup>3</sup> on any given day without the further approval of the Town first having been obtained;

10. The amount of concrete batched on-site is to be provided quarterly to the Town by no more than 30 days after the end of each quarter ending 31 March, 30 June, 30 September and 31 December on any given year. The quarterly summary must identify and highlight for each working day the date and time that the maximum output was reached being:
  - (a) 350m<sup>3</sup> as a daily average; and
  - (b) 375m<sup>3</sup> as a daily maximum.
11. Prior to the building permit for the development being issued, detailed design drawings for the wastewater management system must be submitted to the Town for approval. The wastewater management system must thereafter be constructed in accordance with the approved plans;
12. Standing water shall not remain on site for a period greater than 120 consecutive hours, so as to minimise the possibility of mosquito breeding.
13. All uncontaminated stormwater and drainage runoff produced on site is to be disposed of onsite via the use of soakwells, approved by the Town. The soakwells must deal with the entire land area and be designed to contain a 24 hour storm duration and 100-year ARI. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of a Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy.
14. A copy of an approval issued by the Department of Environment Regulation – Licensing Section for the operation of the facility shall be submitted to the Town prior to operations commencing.
15. Any stored aggregate or sand outside the building is to be either wetted at all times or covered to prevent wind driven dust erosion.
16. Any material spills outside the material bins or waste storage bins are to be immediately wetted prior to removal of the materials.
17. Trucks must be washed down at the slump stand before leaving the site.

18. No products, goods materials or waste shall be stored outside of the material bins or waste storage bins unless in a designated area that has been approved by the Town for this purpose.
19. A bin area is:
  - (a) To be provided of not less than 10m<sup>2</sup>,
  - (b) To be screened by a gate and brick walls or other suitable material to a height of not less than 1.8m;
  - (c) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
  - (d) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.
20. Bins are to be washed only in an approved wash down facility within the bin area; drained to a silt trap and disposed of via the Water Corporation sewer system or if this is not available, a leach drain soakwell system which is separate to the stormwater disposal system, or approved system, to the satisfaction of the Town of Bassendean.
21. The 19 car parking space and 18 trucks parking spaces and associated access ways shown on the approved drawings being constructed, kerbed, marked and maintained thereafter to the Town's satisfaction.
22. Concrete mixer trucks are to be parked within an approved truck parking bay only.
23. Truck parking bays are to conform to the relevant Australian Standards. Future truck parking is subject to a future application for development upon resumption of the unzoned portion of the lot.
24. The required crossover post resumption of the unzoned portion of land shall be constructed to Council's specifications. (Note: Separate application and approval required).
25. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.
26. No retail sales to be carried out from the premises.

27. Signage being subject to a separate application.
28. The street number being prominently displayed at the front of the development.
29. The issue of a Building Permit prior to the commencement of any on site works.

*Cr Hamilton moved the Officer Recommendation with an amendment to Point 13, to reflect the correct terminology '1% average exceedance probability', as shown in bold.*

#### COUNCIL RESOLUTION - ITEM 10.5

**OCM – 9/03/18** MOVED Cr Hamilton, Seconded Cr Wilson, that Council approves the amended development application for the proposed mobile concrete batching plant at Lot 105 (Nos 2-8) Clune Street, Bassendean with the following conditions imposed:

1. Prior to the issue of a Building Permit, a development bond for the sum of \$10,000 being lodged with the Town of Bassendean to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works.  
In the event the works are not completed to a satisfactory standard, the Town may call on the bond for the purposes of completing the works;
2. A detailed landscaping plan being submitted for approval prior to or in conjunction with the application for a Building Permit which demonstrates compliance with the following requirements:
  - (a) Provision of 6 shade trees for car parking on site;
  - (b) Shade trees being planted with a minimum pot size of 90L and a minimum height of 2m at the time of planting;
  - (c) Eucalyptus Leucoxylon Rosea to be planted with a minimum pot size of 100L and a minimum height of 2 metres at the time of planting;
  - (d) All landscaped areas being reticulated;
  - (e) A focus on the use of local species as specified within the Town's adopted Local Planning Policy – Landscaping with Local Plants;

3. All landscaped areas shall be reticulated and maintained for the life of the development in accordance with the approved landscaping plan. Landscaping along the Wicks Street road reserve post resumption of the unzoned portion of the lot is to be subject of a separate development application;
4. Any fencing to be setback a minimum of two (2) metres from the Clune Street frontage, behind the landscaping strip as detailed on the approved drawings. Fencing along the Wicks Street road reserve post resumption of the unzoned portion of the lot is to be subject of a separate development application;
5. The proposed development is, at all times, to operate in accordance with the *Waste and Dust Management Plan and the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998*;
6. Operating hours are to be restricted to 6:00am to 6:00pm Monday to Saturday (public holidays excluded), however, no front end loader may operate prior to 7:00am;
7. The annual output (1 January to 31 December) of the facility is limited to 105,300m<sup>3</sup> of concrete;
8. There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays;
9. Average daily production of the plant not exceeding 350m<sup>3</sup> on any given day with a maximum production capacity of 375m<sup>3</sup> on any given day without the further approval of the Town first having been obtained;
10. The amount of concrete batched on-site is to be provided quarterly to the Town by no more than 30 days after the end of each quarter ending 31 March, 30 June, 30 September and 31 December on any given year. The quarterly summary must identify and highlight for each working day the date and time that the maximum output was reached being:
  - (a) 350m<sup>3</sup> as a daily average; and
  - (b) 375m<sup>3</sup> as a daily maximum.

11. Prior to the building permit for the development being issued, detailed design drawings for the wastewater management system must be submitted to the Town for approval. The wastewater management system must thereafter be constructed in accordance with the approved plans;
12. Standing water shall not remain on site for a period greater than 120 consecutive hours, so as to minimise the possibility of mosquito breeding.
13. All uncontaminated stormwater and drainage runoff produced on site is to be disposed of onsite via the use of soakwells, approved by the Town. The soakwells must deal with the entire land area and be designed to contain a 24 hour storm duration and **1% average exceedance probability**. Details of stormwater disposal being submitted for the approval of the Town in conjunction with or prior to the issue of a Building Permit, in accordance with Local Planning Policy No. 14 – On-Site Stormwater Policy.
14. A copy of an approval issued by the Department of Environment Regulation – Licensing Section for the operation of the facility shall be submitted to the Town prior to operations commencing.
15. Any stored aggregate or sand outside the building is to be either wetted at all times or covered to prevent wind driven dust erosion.
16. Any material spills outside the material bins or waste storage bins are to be immediately wetted prior to removal of the materials.
17. Trucks must be washed down at the slump stand before leaving the site.
18. No products, goods materials or waste shall be stored outside of the material bins or waste storage bins unless in a designated area that has been approved by the Town for this purpose.
19. A bin area is:
  - (a) To be provided of not less than 10m<sup>2</sup>,
  - (b) To be screened by a gate and brick walls or other suitable material to a height of not less than 1.8m;

- (c) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
  - (d) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.
20. Bins are to be washed only in an approved wash down facility within the bin area; drained to a silt trap and disposed of via the Water Corporation sewer system or if this is not available, a leach drain soakwell system which is separate to the stormwater disposal system, or approved system, to the satisfaction of the Town of Bassendean.
  21. The 19 car parking space and 18 trucks parking spaces and associated access ways shown on the approved drawings being constructed, kerbed, marked and maintained thereafter to the Town's satisfaction.
  22. Concrete mixer trucks are to be parked within an approved truck parking bay only.
  23. Truck parking bays are to conform to the relevant Australian Standards. Future truck parking is subject to a future application for development upon resumption of the unzoned portion of the lot.
  24. The required crossover post resumption of the unzoned portion of land shall be constructed to Council's specifications. (Note: Separate application and approval required).
  25. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.
  26. No retail sales to be carried out from the premises.
  27. Signage being subject to a separate application.
  28. The street number being prominently displayed at the front of the development.
  29. The issue of a Building Permit prior to the commencement of any on site works.

CARRIED UNANIMOUSLY 6/0

**10.6 North Road On-Street Parking (Ref: LAWE/REPRTNG/3 – Sharna Merritt – Senior Ranger)**

*The Director Corporate Services left the Chamber, the time being 7.48pm. He returned to the Chamber at 7.49pm.*

**APPLICATION**

The purpose of this report was to provide Council with feedback from a resident regarding the on-street parking on North Road, Bassendean, during large community events at Steel Blue Oval.

**OFFICER RECOMMENDATION – ITEM 10.6**

That Council:

1. Receives the North Road parking report presented to the March 2018 Ordinary Council Meeting; and
2. Writes to the residents between 16 and 26 North Road, Bassendean, to advise of the recent North Road traffic assessment and advise that due to parking issues identified at the locality, the current 'No Parking, 8am to 6pm, Saturdays, March to August' parking restrictions will be amended to 'No Parking' on the road restrictions at all times.

*Cr Gangell moved an Alternative Recommendation.*

**COUNCIL RESOLUTION – ITEM 10.6**

**OCM – 10/03/18** MOVED Cr Gangell, Seconded Cr Mykytiuk, that this matter be deferred to the April Ordinary Council Meeting to allow Councillors to attend a site meeting.

**CARRIED UNANIMOUSLY 6/0**

**10.7 Broadway Proposed Principal Shared Path (Ref: TRAF/PLANNG/3 ROAD/DESCONT/5 – Ken Cardy, Manager Asset Services, Simon Stewert-Dawkins, Director Operational Services)**

*Cr Hamilton declared a Proximity Interest and left the Chamber, the time being 7.51pm.*

**APPLICATION**

The purpose of this report was to advise Council that Officers have received a letter from the Public Transport Authority (PTA) seeking Council's support to improve cycling and pedestrian infrastructure along Broadway, from Iolanthe Street to Railway Parade, terminating at the Bassendean Train Station.

**OFFICER RECOMMENDATION — ITEM 10.7**

That Council:

1. Receives the Public Transport Authority letter dated 13 March 2018 regarding the proposed Principal Shared Path (PSP) in Broadway, Bassendean;
2. Provides in principle support to the Public Transport Authority for the implementation of a Broadway Principal Shared Path extending between Iolanthe Street and the Bassendean Train Station;
3. Requests that the Public Transport Authority consider as an option for the draft Broadway Principal Shared Path concept plan, between Iolanthe Street and the Bassendean Train Station, the following:
  - a) on road carriageway by use of boulevard-style plantings to provide tree canopy/shade over the cycling route;
  - b) incorporate Water Sensitive Urban Design principles;
  - c) Use red asphalt for the Principal Shared Path to differentiate between the cycling route and the vehicle portion of road; and
4. Requests that the Public Transport Authority present the draft Broadway Principal Shared Path concept plan back to Council for consideration, prior to undertaking community consultation.

*Cr Quinton moved the Officer Recommendation with an amendment to Point 3(c), as shown in bold.*

COUNCIL RESOLUTION — ITEM 10.7

**OCM – 11/03/18** MOVED Cr Quinton, Seconded Cr Wilson, that Council:

1. Receives the Public Transport Authority letter dated 13 March 2018 regarding the proposed Principal Shared Path (PSP) in Broadway, Bassendean;
2. Provides in principle support to the Public Transport Authority for the implementation of a Broadway Principal Shared Path extending between Iolanthe Street and the Bassendean Train Station;
3. Requests that the Public Transport Authority consider as an option for the draft Broadway Principal Shared Path concept plan, between Iolanthe Street and the Bassendean Train Station, the following:
  - a) on road carriageway by use of boulevard-style plantings to provide tree canopy/shade over the cycling route;
  - b) incorporate Water Sensitive Urban Design principles;
  - c) **Clarify with the Public Transport Authority the design guidelines and whether there is an opportunity to implement a unique design for the Principle Shared Path to differentiate between the cycling route and the vehicle portion of road; and**
4. Requests that the Public Transport Authority present the draft Broadway Principal Shared Path concept plan back to Council for consideration, prior to undertaking community consultation.

CARRIED UNANIMOUSLY 5/0

*Cr Hamilton returned to the Chamber, the time being 8.00pm.*

**10.8 Bike Boulevard Community Engagement for Whitfield Street, Bassendean (Ref: ROAD/DESCONT/7 - Andreea Balica, Engineering Technical Assistant/Compliance Officer and Ken Cardy, Manager Asset Services)**

*The Manager Development Services left the Chamber, the time being 8.10pm. He returned at 8.16pm.*

**APPLICATION**

The purpose of this report was to inform Council of the outcome of the Whitfield Street Safe Active Street Community Engagement process and to seek Council approval for the Town to proceed with the Detailed Design stage for this project.

*Cr Wilson foreshadowed an alternative motion, should the Officer Recommendation fail, that Point 2 of the Officer Recommendation be replaced with:*

2. *Refers the Whitfield Safe Active Street project to the Town Assets Committee for an assessment of the community concerns raised during the consultation period; to seek feedback from the Public Transport Authority about the cycling priorities they might have for the Town and to assess the project against other competing budget priorities with regard to road and cycling infrastructure upgrades.*

*Cr Gangell moved the Officer Recommendation.*

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION —  
ITEM 10.8**

**OCM – 12/03/18** MOVED Cr Gangell, Seconded Cr Mykytiuk, that Council:

1. Receives the FLYT Consultant report and the Community consultation responses attached to the Ordinary Council Agenda of 28 March 2018 for the Whitfield Safe Active Street project; and
2. Approves the third phase of the Whitfield Safe Active Street project, and supports the Town engaging a private consultant to provide a detailed design for the Whitfield Safe Active Street project, incorporating the results of the community consultation and the peer review of the concept design.

**CARRIED 5/1**

*Crs Gangell, Mykytiuk, McLennan, Hamilton & Quinton voted in favour of the motion. Cr Wilson voted against the motion.*

**10.9 RFT CO 077 2017-18 Provision of Building & General Electrical Services (Maintenance & Minor Works) for the Town of Bassendean (Ref: COUP/TENDING/72 – Mike Costarella, Director Corporate Services and Simon Stewert-Dawkins, Director of Operational Services)**

APPLICATION

The purpose of this report was to appoint a successful contractor from those tender offers received for RFT CO 077 2017-18 Provision of Building & General Electrical Services within the Town of Bassendean.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.9

**OCM – 13/03/18** MOVED Cr Wilson, Seconded Cr Quinton, that Council appoints Northlake Electrical Pty Ltd to undertake the work as required in RFT CO 077 2017-18 Provision of Building and General Services within the Town of Bassendean, in accordance with their offer and the specifications and terms and conditions for a period of three (3) years, commencing 1<sup>st</sup> April 2018.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

**10.10 2017/18 Budget Review for the Period Ending 30 June 2018 (Ref: FINM/BUGTG/1 – Ken Lapham, Manager of Corporate Services)**

APPLICATION

Council was requested to adopt a revised 2017/18 Budget and review the opening position of 2017/18 adopted budget and proposed amendment to the opening balance in line with the Audited Annual Financial Statements for the 2016/17 financial year.

OFFICER RECOMMENDATION – ITEM 10.10

That, in accordance with Local Government (Financial Management) Regulation 33A and the Local Government Act, Council approves the Budget Review for the period ended 30 June 2018, as attached to the Ordinary Council Meeting Agenda of 27 March 2018.

*Cr Hamilton moved an Alternative Motion.*

**COUNCIL RESOLUTION – ITEM 10.10**

**OCM – 14/03/18** MOVED Cr Hamilton, Seconded Cr Wilson, that Council:

1. In accordance with Local Government (Financial Management) Regulations 33A and the Local Government Act, approves the Budget Review for the period ended 30 June 2018, as attached to the Ordinary Council Meeting Agenda of 27 March 2018; and
2. Requests staff to develop and implement future practices to identify financial variances of 10% or \$20,000 whichever is lesser; and
3. Requires staff to provide a report to an Ordinary Council meeting within 30 days of identifying any such financial variation.

**CARRIED BY AN ABSOLUTE MAJORITY 6/0**

**10.11 Request for Sponsorship (Ref: COMR/SPONSHP/1 – Sue Perkins, Executive Assistant)**

**APPLICATION**

The purpose of this report was for Council to consider a request for sponsorship from a young resident who has been chosen to take part in a space camp at NASA in the United States of America.

MOVED Cr Quinton that the Officer Recommendation be amended to increase the sponsorship from \$200 to \$1,000.

**LAPSED FOR WANT OF A SECONDER**

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.11**

**OCM – 15/03/18** MOVED Cr Wilson, Seconded Cr Hamilton, that Council supports the request for sponsorship by donating \$200 from Account Number 391392 to assist a young resident of the Town to attend a NASA space camp in the United States of America in July 2018.

**CARRIED UNANIMOUSLY 6/0**

**10.12 Council's Consideration of a Proposal to Disband the Design Bassendean Committee and Replace With an Advisory Group that Operates Under Terms And Conditions Similar To Those Used For Similar Groups at the City Of Vincent (Ref: GOVN/CCLMEET/19 – Bob Jarvis, CEO)**

**APPLICATION**

Council was requested to consider appointing an Advisory Group for Strategic Land Use Planning to replace the current Design Bassendean Committee.

**OFFICER RECOMMENDATION – ITEM 10.12**

That:

1. Council receives the information on the City of Vincent's Advisory Group structure;
2. The Design Bassendean Committee members be asked to provide feedback on the process; and
3. Subject to (2), Council determines an evaluation process to consider appointing an Advisory Group under the City of Vincent's Model to replace the Design Bassendean Committee.

*Cr McLennan moved an Alternative Motion.*

**COUNCIL RESOLUTION – ITEM 10.12**

**OCM – 16/03/18** MOVED Cr McLennan, Seconded Cr Wilson, that Council:

1. Receives the information on the City of Vincent's Advisory Group structure;
2. Requests staff draft an "Advisory Group" policy in alignment with the example provided by the City of Vincent with the inclusion of a requirement for "declarations of interest" for consideration by Council, with a view to this replacing the current Design Bassendean Committee structure.

**CARRIED UNANIMOUSLY 6/0**

**10.13 River Parks Committee Meeting held on 6 February 2018**  
**(Ref: GOVNCCL/MEET/33 – Simon Stewert-Dawkins,**  
**Director Operation Services)**

APPLICATION

The purpose of this report is for Council to receive the report on a meeting of the River Parks Committee held on 6 February 2018, and consider the recommendations from the Committee.

OFFICER/COMMITTEE RECOMMENDATION – ITEM 10.13

That Council:

1. Receives the additional information provided to the March 2018 Ordinary Council Meeting from Coterra Environmental in regards to RPMC – 2/02/18 recommendations;
2. Supports point 2a of the RPMC – 2/02/18 recommendation to delete the floating wetland and engages Coterra Environment to incorporate changes, at an estimated cost of \$1,300 to modify the concept design and report and lists funds for Council consideration in the draft 2018/2019 budget;
3. Supports point 2c of the RPMC – 2/02/18 recommendation to remove a series of a paths and provision of a boardwalk from Hyland Street to the first Water Corporation sewer inspection pit, and engages Coterra Environment to incorporate changes, at an estimated costs of \$4,200 to modify the concept design and report to incorporate changes and lists funds for Council consideration in the draft 2018/2019 budget;
4. Holds a Councillor Workshop with representatives from Department of Biodiversity, Conservation and Attractions, Department of Water and Environmental Regulation to discuss point 3a, 3b, 3c, 3d and 3e of the RPMC – 2/02/18 recommendation; and
5. Receives the River Parks Committee minutes of 6 February 2018.

LAPSED FOR WANT OF A MOVER

*Cr Mykytiuk moved an Alternative Motion.*

**COUNCIL RESOLUTION – ITEM 10.13**

**OCM – 17/03/18** MOVED Cr Mykytiuk, Seconded Cr Gangell, that Council:

1. Receives the additional information provided to the March 2018 Ordinary Council Meeting from Coterra Environmental in regards to RPMC–2/02/18 recommendations;
2. Holds a Councillor Workshop with representatives from Department of Biodiversity, Conservation and Attractions, Department of Water and Environmental Regulation to discuss point 2a, 3a, 3b, 3c, 3d and 3e of the RPMC–2/02/18 recommendation;
3. Defers a decision on point 2a of the RPMC–2/02/18 recommendation to delete the floating wetland. Lists an estimated cost of \$1,300 to modify the concept design and report and lists funds for Council consideration in the draft 2018/2019 budget;
4. Supports point 2c of the RPMC–2/02/18 recommendation to remove a series of paths and provision of a boardwalk from Hyland Street to the first Water Corporation sewer inspection pit, and awaits the outcome of the workshop prior to engaging Coterra Environment to incorporate changes, at an estimated cost of \$4,200 to modify the concept design and report; and
5. Receives the River Parks Committee minutes of 6 February 2018.

**CARRIED UNANIMOUSLY 6/0**

*The motion was supported so that consultation with DBCA and DWER occurs prior to making any changes to the concept plan and decisions can be made with an understanding of the total cost implications and so an alternative to the floating island can be discussed to reach an equivalent nutrient stripping potential.*

*This is to ensure decision making and implementation of changes proceeds in a way that is efficient, cost effective and takes all of the factors into consideration in consultation with the relevant authorities.*

**10.14 Bassendean Local Emergency Management Committee Meeting held on 7 March 2018 (Ref: GOVN/CCLMEET/18 – Graeme Haggart, Director Community Development)**

**APPLICATION**

The purpose of the report was for Council to receive the report on a meeting of the Bassendean Local Emergency Management Committee held on 7 March 2018.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.14**

**OCM – 18/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council:

1. Adopts the 2017 Local Emergency Management Arrangements and 2017 Local Recovery Plan for use by the Town as attached to the March 2018 Ordinary Council Meeting Agenda, and that notes that the contacts will be updated periodically as required;
2. Notes the Committee has confirmed the Town's ongoing participation in the Metropolitan North & East Recovery Group; and
3. Receives the report on the meeting of the Bassendean Local Emergency Management Committee held on 7 March 2018.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/03/18 6/0**

**10.15 Access and Inclusion Committee Meeting held on 14 March 2018 (Ref: GOVN/CCLMEET/16 – Graeme Haggart, Director Community Development)**

**APPLICATION**

The purpose of the report was for Council to receive the report on a meeting of the Access and Inclusion Committee held on 14 March 2018.

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.15**

**OCM – 19/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that the report on a meeting of the Access and Inclusion Committee held on 14 March 2018, be received.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/03/18 6/0**

**10.16 Audit & Governance Committee Meeting held on 14 March 2018 (Ref: GOVNCCL/MEET/3 – Mike Costarella, Director Corporate Governance)**

APPLICATION

The purpose of this report was for Council to receive the report on a meeting of the Audit & Governance Committee held on 14 March 2018, and adopt the recommendations from the Committee.

COUNCIL RESOLUTION/COMMITTEE RECOMMENDATION – ITEM 10.16

**OCM – 20/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that:

1. Council receives the report on the Audit and Governance Committee meeting held on 14 March 2018;
2. The Bowling Club Lease be deferred pending provision of further information and the outcome of the Facilities Audit Workshop and consideration of a review of the Instrument of Appointment and Delegation; and
3. Council receives the Compliance Audit Return 2017 for the period 1 January to 31 December 2017, as attached to the Agenda of 14 March 2018.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/03/18 6/0

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

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.17

**OCM – 21/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council notes the decisions made under delegated authority by the Principal Building Surveyor.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/03/18 6/0

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

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.18

**OCM – 22/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council notes the decisions made under delegated authority by the Manager Development Services.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-5/03/18 6/0

**10.19 Use of the Common Seal (Ref: INFM/INTPROP/1 – Sue Perkins – Executive Assistant)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –  
ITEM 10.19

**OCM – 23/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Council notes the affixing of the Common Seal to the documents listed in the Ordinary Council Meeting Agenda of 27 March 2018.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-5/03/18 6/0

**10.20 Calendar for April 2018 (Ref: Sue Perkins, Executive Assistant)**

COUNCIL RESOLUTION/OFFICER RECOMMENDATION -  
ITEM 10.20

**OCM – 24/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that the Calendar for April 2018 be adopted.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION –  
OCM-5/03/18 6/0

**10.21 Implementation of Council Resolutions (Ref: GOVN/CCLMEET/1 – Sue Perkins)**

**COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.21**

**OCM – 25/03/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 27 March 2018 be deleted from the Implementation of Council Resolutions list.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/03/18 6/0**

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

**11.1 Notice of Motion – Cr Wilson: The Fathering Project**

**COUNCIL RESOLUTION – ITEM 11.1**

**OCM – 26/03/18** MOVED Cr Wilson, Seconded Cr Gangell, that:

1. Council resolves that Town staff work with the Swan Districts Football Club and The Fathering Project to assist in the co-ordination of a 'Big Camp Out' event for Fathers and their children to camp out on the Bassendean Oval one night this year following the end of the football season; and
2. Council requests Town Staff prepare an officer briefing for Council on any logistical issues that need to be resolved, or any costs that would need to be met in order for such an event to proceed.

**CARRIED UNANIMOUSLY 6/0**

**11.2 Notice of Motion – Cr Wilson: Water Fountains**

**COUNCIL RESOLUTION – ITEM 11.2**

**OCM – 27/03/18** MOVED Cr Wilson, Seconded Cr Gangell, that:

1. Council resolves that Town staff prepare a report to Council on all of the options and costs for Australian made water fountains suitable for installation in parks that provide a facility for easy refill of water bottles; for water bubblers at a height suitable for children to use; and a facility for a fillable and tippable water dish for dogs to drink from.

2. Council resolves that Town staff prepare a report for possible locations for the installation, and for the cost of installation for such a water fountain in the Mary Crescent Reserve.
3. Council requests the Town Assets Committee to conduct an audit on the location and condition of Council maintained water fountains in the Town of Bassendean and provide a report to Council on recommendations for improving access to water fountains in our shared open spaces.

CARRIED UNANIMOUSLY 6/0

### **11.3 Notice of Motion – Cr Hamilton: Differential Rates**

#### COUNCIL RESOLUTION – ITEM 11.3

**OCM – 28/03/18** MOVED Cr Hamilton, Seconded Cr Quinton, that Council requests staff to provide a report on Differential Rates for Council's consideration at the April OCM, in particular addressing issues specific to the Town of Bassendean and the potential for differential rates to address the following:

- a) Any long term vacant land zoned for commercial or industrial purposes where the application of higher differential rates may encourage development of vacant land especially within the Activity Centres of the Town of Bassendean;
- b) Any long term identified contaminated industrial/commercial land where application of higher differential rates may encourage remediation;
- c) Any noxious industry such as concrete batching plants where there is a need to offset the higher level of costs incurred by the Town in servicing properties in this category including transport infrastructure by the application of higher differential rates;
- d) Possible exemption from a higher differential rate where a property is undergoing significant approved revitalisation within a specific timeframe.

CARRIED UNANIMOUSLY 6/0

**11.4 Notice of Motion – Cr Wilson: Town of Bassendean Flag**

**COUNCIL RESOLUTION – ITEM 11.4**

**OCM – 29/03/18** MOVED Cr Wilson, Seconded Cr McLennan & Cr Quinton, that:

1. Council revokes any and all historical decisions made at Ordinary Council Meetings establishing the Broun Family Crest as the Town of Bassendean Flag; and
2. Council resolves to change the Town of Bassendean Flag to the Town of Bassendean Logo on a white background.

**CARRIED UNANIMOUSLY 6/0**

**11.5 Notice of Motion – Cr Quinton: Single Use Plastics**

**COUNCIL RESOLUTION – ITEM 11.5**

**OCM – 30/03/18** MOVED Cr Quinton, Seconded Cr Wilson, that:

1. The Town of Bassendean recognise the scourge that single use plastics has on our environment and is committed to reducing the amount of single use plastics created in the Town;
2. The Town of Bassendean ban all use of single use plastics at events organised or sponsored by the Town of Bassendean including but not limited to straws, plastics cups, including plastic lined cups and plastic bags;
3. The ban would take effect immediately however vendors would be given a six months grace period to source alternatives to single use plastic. If they used single use plastics, an officer from the Town would advise them of our ban and provide them with a list of alternatives;
4. The Mayor of the Town of Bassendean write to all businesses in the Town outlining our ban on single use plastics and encourage them to reduce single use plastics, particularly straws and plastic cups where possible;
5. The Mayor write to Hawaiian Shopping Centre about installing a communal drop off point for cloth shopping bags for shoppers who forget their re-usable bags;
6. The Mayor write to Coles informing them of our ban and request they audit and cease their use of plastic wrapping, particularly on fruit and vegetables;

7. That the Town organise an education campaign about single use plastics, including a list of suppliers for vendors and businesses on where to source alternatives to single use plastics such as reusable and washable items, paper, cardboard, wooden or compostable single use items;
8. The scheme to be monitored by the Sustainability Committee.

CARRIED 5/1

*Crs Quinton, Wilson, McLennan, Hamilton & Mykytiuk voted in favour of the motion. Cr Gangell voted against the motion.*

**12.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING**

Nil

**13.0 CONFIDENTIAL BUSINESS**

COUNCIL RESOLUTION – ITEM 13.0(a)

- OCM – 31/03/18** MOVED Cr Mykytiuk, Seconded Cr Hamilton, that the meeting go behind closed doors in accordance with Section 5.23 of the Local Government Act 1995, the time being 9.19pm.

CARRIED UNANIMOUSLY 6/0

*All members of the public vacated the Chamber, the time being 9.19pm.*

**13.1 Appointment of Members to Youth Advisory Council**

*This matter was considered with members of the public excluded from the Chamber under Clause 5.23 (2) (b) of the Local Government Act 1995, as the officer report discusses information of a personal nature.*

COUNCIL RESOLUTION – ITEM 13.1

- OCM – 32/03/18** MOVED Cr McLennan, Seconded Cr Mykytiuk, that Council appoints Mr Ethan Collins and Mr Peter Steed as members of the Youth Advisory Council for the 2017/19 term.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 13.0(b)

**OCM – 33/03/17** MOVED Cr Mykytiuk, Seconded Cr Wilson, that the meeting come from behind closed doors, the time being 9.20pm.  
CARRIED UNANIMOUSLY 6/0

*As no members of the public returned to the Chamber, the reading aloud of the motions passed behind closed doors was dispensed with.*

**14.0** **CLOSURE**

The next Briefing Session will be held on Tuesday 17 April 2018 commencing at 7.00pm.

The next Ordinary Council Meeting will be held on Tuesday 24 April 2018 commencing at 7.00pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 9.20pm.

# **ATTACHMENT NO. 2**

# TOWN OF BASSENDEAN

## MINUTES

### SPECIAL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON WEDNESDAY 11 APRIL 2018 AT 7.05PM

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

Her Worship the Mayor declared the meeting open at 7.05pm, welcomed all those in attendance and conducted an Acknowledgement of Country.

#### 2.0 PUBLIC QUESTION TIME

Nil

#### 3.0 ATTENDANCES, APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE

##### Present

##### Councillors

Cr Renee McLennan, Mayor  
Cr Bob Brown, Deputy Mayor  
Cr Kathryn Hamilton  
Cr Melissa Mykytiuk  
Cr Sarah Quinton  
Cr Jai Wilson

##### Apologies

Cr John Gangell

##### Officers

Mr Bob Jarvis, Chief Executive Officer  
Mr Graeme Haggart, Director Community Development  
Mr Michael Costarella, Director Corporate Services  
Mr Brian Reed, Manager Development Services

Public

No members of the public were in attendance.

Leave of Absence

COUNCIL RESOLUTION – ITEM 3.0(a)

- SCM – 1/04/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that Cr Brown be granted a leave of absence for 13-28 April 2018.  
CARRIED UNANIMOUSLY 6/0

4.0 **REPORTS**

COUNCIL RESOLUTION – ITEM 4.0(a)

- SCM – 2/04/18** MOVED Cr Mykytiuk, Seconded Cr Quinton, that the meeting go behind closed doors, in accordance with Section 5.23 of the Local Government Act 1995, the time being 7.10pm.  
CARRIED UNANIMOUSLY 6/0

**4.1** **National Disability Insurance Scheme (NDIS) Deregistration (Ref: Mona Soliman, Manager Seniors and Disability Services)**

*This matter was considered with members of the public excluded from the Chamber under Clause 5.23 (2) (c) and (d) of the Local Government Act 1995, as the Officer report discussed details of a contract.*

COUNCIL RESOLUTION — ITEM 4.1(a)

- SCM – 3/04/18** MOVED Cr McLennan, Seconded Cr Wilson, that the amendment which was MOVED Cr McLennan, and Seconded Cr Wilson, was put to the vote and CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION — ITEM 4.1(b)

- SCM – 4/04/18** MOVED Cr Mykytiuk, Seconded Cr Brown, that Council adopts the substantive motion which was MOVED Cr Mykytiuk, Seconded Cr Brown, and shown in the Confidential Minutes attached to the Special Council Minutes of 11 April 2018.  
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —  
ITEM 4.1(c)

**SCM – 5/04/18** MOVED Cr Mykytiuk, Seconded Cr Brown, that the Confidential Minutes attached to the Special Council Minutes of 11 April 2018 remain confidential until the affected parties have been notified.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 4.0(b)

**OCM – 6/04/18** MOVED Cr Wilson, Seconded Cr Mykytiuk, that the meeting proceed with open doors, the time being 8.28pm.

CARRIED UNANIMOUSLY 6/0

5.0 **CLOSURE**

There being no further business, the Mayor declared the meeting closed, the time being 8.28pm.

# **ATTACHMENT NO. 3**

Applicant's Planning Report titled:  
Application for Planning Approval - Proposed Aged Care  
Facility, Multiple Dwellings & Shops - Prepared by Peter Webb  
and Associates

Application for Planning Approval

**Proposed Aged Care Facility, Multiple Dwellings & Shops**

Lot 54 (#27) Hamilton Street & Lots 84-85 (#68-70) Old Perth Road,  
Bassendean

Town of Bassendean / Metro Central JDAP

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Application for Planning Approval

## **Proposed Aged Care Facility, Multiple Dwellings & Shops**

Lot 54 (#27) Hamilton Street & Lots 84-85 (#68-70) Old Perth Road,  
Bassendean

Town of Bassendean / Metro Central JDAP

Prepared by:

**PETER WEBB & ASSOCIATES (PWA)**

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Principal: Mr Nik Hidding  
Job Number: C2062  
Version / Date: Final / 30 Jan 2018

Prepared for:

**T&T MANAGEMENT SERVICES PTY LTD**

PO Box 78  
BURSWOOD WA 6100

PETER D WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING AND URBAN DESIGN

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## 1.0 INTRODUCTION

Peter Webb and Associates (PWA) acts for T & T Management Services Pty Ltd (T&T), which owns Lot 54 (#27) Hamilton Street and Lots 84-85 (#68-70) Old Perth Road, Bassendean in this matter and lodge this Application on T&T's behalf.

T&T is a company within the Aegis Aged Care Group which is the largest aged care provider in Western Australia.

T&T own and operate the existing Bassendean Aged Care Facility at Lot 54 Hamilton Street. In order to meet the high demand for quality aged care accommodation in the Bassendean area, T&T plan to extend this facility into the recently acquired Lots 84 and 85 Old Perth Road, which share a common northern boundary with Lot 54, being situated directly to the south of the Bassendean Aged Care Facility. As part of preliminary discussions over the proposed expansion of this Facility over Lots 84 and 85 with the Town of Bassendean, it was acknowledged that the subject lots would be required to be amalgamated with Lot 54. On behalf of T&T, we have obtained a WAPC conditional approval for amalgamation of the three subject lots. The conditions of this approval are currently in the process of being satisfied. A copy of the WAPC Amalgamation Approval is attached at **Annexure 1**.

This Application seeks approval for the proposed development of a five (5) storey building, with a basement car park, three (3) shop tenancies at street level with primary frontages to Old Perth Road, two (2) levels of aged care accommodation providing a total of 64 beds and two (2) upper floor levels of residential Over-55's apartments (18 multiple dwellings). The new development incorporates a "seamless" connection to the existing Aged Care Facility at the upper ground level.

The existing Aged Care Facility at Lot 54 Hamilton Street includes 44 aged care beds (some bed rooms have two (2) beds in the room), which will be reduced to 39 aged care beds when the construction of the new aged care extension begins.

In total, 39 aged care beds will be accommodated in the existing facility, with 64 new aged care beds (some bed rooms have two (2) beds in the room) being accommodated in the extension (**total 103 aged care beds**).

### 1.1 Joint Development Assessment Panel (JDAP) Determination

Due to the anticipated construction cost being **\$13 million**, the Development Application will be required to be determined by the Metro-Central Joint Development Assessment Panel (JDAP) as a mandatory Application.

The JDAP process has been developed in order to streamline approval processes for large-scale development proposals and act in the place of the local government in making decisions on whether or not to grant approval.

Accordingly, please find **attached** our completed Application for Planning Approval Form and DAP Form 1, both signed by the Directors of T&T.

Please also find **attached** the prescribed Application fees based on the anticipated construction cost of \$13 million.

Following is a supporting report outlining the details of the proposal as well as the location, the site and relevant planning background and supporting rationale.

## 2.0 OVERVIEW & SITE DETAILS

### 2.1 Overview

<b>Applicant:</b>	Peter Webb & Associates (PWA)
<b>Architect:</b>	Montague Grant Architects Pty Ltd (MGA)
<b>Landowners:</b>	T & T Management Services Pty Ltd (T&T)
<b>Scheme:</b>	Local Planning Scheme No. 10 (LPS 10)
<b>Zoning:</b>	LPS 10: "Town Centre"
	MRS: "Urban"
<b>Current Use:</b>	Aged Care Facility and Vacant
<b>Combined Lot Size:</b>	4,947m <sup>2</sup>
<b>Proposed Use Classes:</b>	"Use Not Listed" (Aged Care Facility) "Multiple Dwellings" (Over 55's Apartments) "Shop" (3x Retail Tenancies)
<b>Construction Cost:</b>	\$13,000,000.00

### 2.2 Site Details

The lots the subject of this Application include Lot 54 (#27) Hamilton Street, Bassendean; and Lots 84 (#68) and 85 (#70) Old Perth Road, Bassendean. The WAPC had granted conditional Approval to amalgamate the three landholdings into a single green title lot, which was obtained as part of the planned extension of the existing Bassendean Aged Care Facility, the subject of this Application. T&T is currently in the process of satisfying each of the conditions of the Amalgamation Approval. A copy of the WAPC Approval 151362 is attached at **Annexure 1**.

The lots the subject of this Application are currently described on separate Certificates of Title Volumes 2514, 1631 and 1496 and Folios 597, 156 and 999 and have individual land areas of 3,101m<sup>2</sup>, 922m<sup>2</sup> and 924m<sup>2</sup>, respectively. The combined land area of the three (3) lots is 4,947m<sup>2</sup>. (Refer to **Annexure 2: Certificates of Title**.)

Existing improvements on Lot 54 include a single storey brick and tile Aged Care Facility with associated car parking in the south western corner of that site. Lots 84 and 85 have until recently, operated as a used motor vehicle sales facility, with associated sales and administration structures existing on the land, which are not in a particularly good state of repair. This site is largely paved for the display of used motor vehicles. (Please refer **Figure 1** for Aerial Photograph). Three (3) car parking bays exist in the Old Perth Road reserve adjacent to the southern boundary of the subject site.

Vehicle access to the car parking facility for the existing Aged Care Facility is provided from Hamilton Street. Vehicle access to Lot 84 is currently provided at the corner of Hamilton Street and Old Perth Road with access to Lot 85 being via Old Perth Road.

All of the usual engineering infrastructure services (including sewerage, reticulated scheme water supply, electricity and telephone services) are all available to the Bassendean Aged Care Facility and have been provided to it. Similarly, Lots 84 and 85 also enjoy access to all of the usual urban engineering infrastructure services.



**Figure 1: Aerial Photograph**

Please refer to the attached annotated photographs at **Annexure 3** which depict the existing Bassendean Aged Care Facility, together with photographs of the subject land in the context of this part of the Bassendean Town Centre.

### 3.0 THE PROPOSAL

The proposed extension of the Bassendean Aged Care Facility is described on design drawings prepared by Montague Grant Architects Pty Ltd (MGA) included at **Annexure 4**. Two (2) 3D Perspective views of the proposed development are also included to support this Application, and area also included at Annexure 4.

The proposed extension of the existing Aged Care Facility involves the construction of a five (5) storey building on the corner of Old Perth Road and Hamilton Street, which is designed to sensitively step down towards and seamlessly connect to the established Facility on Hamilton Street.

The proposed development will accommodate a total of 52 parking bays in the lower ground level parking area.

A Landscaping Plan has been prepared by Urban Retreat Garden Design and is included at **Annexure 5**.

#### 3.1 Proposed Development

This proposal comprises three (3) components being:

- Aged Care Facility Extensions;
- Over-55's (Aged Persons') Apartments; and
- Three (3) Shop tenancies fronting Old Perth Road at the lower ground level.

##### 3.1.1 Aged Care Facility

The upper ground and first floor of the proposed new building are to provide additional much needed high care accommodation for the aged. Sixty four (64) new aged care beds will be provided in the new extension together with 39 aged care beds that will be in the existing facility. (Currently there are forty four (44) aged care beds in the existing facility, however 5 beds will need to be removed to facilitate the aged care extension.)

Therefore, in total, there will be **103 beds** available for aged care accommodation.

The upper ground floor level is designed to provide the connection to the existing Aged Care Facility to the north, which is proposed to be extended south to meet the new building. The extension of the existing single storey building on Hamilton Street to the south will involve the removal of 11 car bays which currently exist along the southern side boundary of that lot. These car bays are proposed to be accommodated within the new basement car park of the amalgamated lot.

The upper ground floor and first floor levels accommodating the aged care facilities will include bedrooms which have balconies facing east, set back 3.07m from the boundary. These balconies are not anticipated to be a problem, since the adjacent development to the east

includes a three-level building on the boundary with a solid blank parapet wall facing the subject site. Therefore, the aged care balconies of the upper ground and first floor levels will not cause any visual privacy issues (because there is solid blank wall).

The two levels of aged care accommodation will also be supplemented with lounge spaces, kitchen, courtyard (upper ground), therapy rooms, a theatre, staff room, administration and reception in various locations.

Importantly, at the corner of Old Perth Road and Hamilton Street, each of the aged care accommodation levels includes a lounge with access to balconies to accentuate the corner (and to make the aged care residents feel part of the town life). The corner shop below with curved street awning also matches in with this design feature.

Car parking facilities (52 car parking bays) to accommodate staff and visitors to the aged care facility and residents of the multiple dwellings and shops are located on the lower ground level, accessed from Hamilton Street.

### **3.1.2 Over 55's Apartments**

The Over 55's component of the development will comprise a total of 18 multiple dwellings, located over the top two (2) levels of the proposed development.

Of the multiple dwellings, 15 are two-bedroom dwellings; 2 are three-bedroom dwellings and 1 is a one-bedroom dwelling.

All multiple dwellings are at or below 110m<sup>2</sup> in plot ratio area and each have access to a suitably-sized balcony. All multiple dwellings are accessed via a communal lift which has restricted security access.

Fourteen (14) stores (each of at least 4m<sup>2</sup> in area) are included in the lower ground parking level to supplement 14 multiple dwellings and 2 stores each are located on the second and third floors, respectively.

### **3.1.3 Shops**

The development incorporates three (3) individual "Shop" tenancies on the lower ground level, with primary frontages to Old Perth Road. These shop tenancies are designed to ensure the building provides for maximum interaction with its frontage to Old Perth Road, at street level, with the inclusion of extensive glazing. The "Shops" will have awnings extending out over the adjacent pavement areas.

The "Shops" are generally located on the street boundary to Old Perth Road.

The basement car parking associated with the facility is proposed to the rear of the shops. Vehicle access to and from the on-site parking facility is proposed from Hamilton Street.

The three shop tenancies will include a total floor space of 219m<sup>2</sup>.

The shops will also have access to separate male, female and disabled toilet facilities, located between shop tenancy 1 and 2, accessed from the basement parking level.

(Subsequent uses in these three (3) tenancies will be subject to separate Change of Use Applications).

## 4.0 PLANNING ASSESSMENT

### 4.1 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the statutory planning Scheme for the Perth Metropolitan Region.

The subject land is zoned "Urban" under the MRS.

### 4.2 Local Planning Scheme No. 10

#### 4.2.1 Zoning

The lots the subject of this Application are zoned "Town Centre", pursuant to the Town of Bassendean Local Planning Scheme No. 10 (LPS 10) and are also subject to the provisions of the Bassendean Town Centre Strategy and Guidelines (the Strategy). Refer **Figure 2** for LPS 10 Zoning Map Extract.

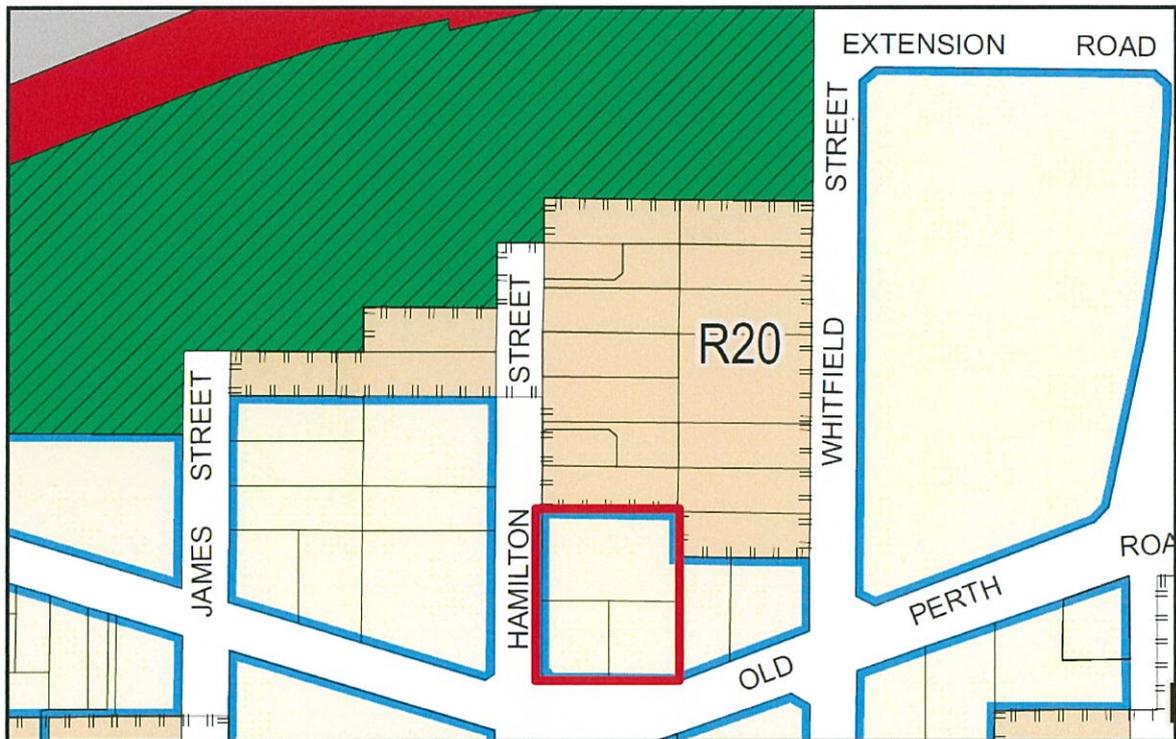


Figure 2: LPS 10 Zoning Map Extract

The objectives of the "Town Centre" zone are:

- (a) *to promote, facilitate and strengthen the town centre zone as the principal focus of the district in terms of shopping, professional, administrative, cultural, entertainment and other business activities;*
- (b) *To recognise the unique and specific function of each precinct within the town centre in terms of:*

- (i) *Traditional main street pedestrian based commercial retail, west of Wilson Street;*
  - (ii) *Civic, drive-by commercial and town centre living uses between Wilson and Whitfield Street; and*
  - (iii) *Car based retail in the Bassendean Village Shopping Centre.*
- (c) *to accommodate a diversity of commercial, cultural and residential facilities;*
  - (d) *to encourage the integration of existing and proposed facilities within the zone so as to promote ease of pedestrian movement and the sharing of infrastructure, as well as to retain the opportunity for any future expansion of the area;*
  - (e) *to achieve safety and efficiency in traffic circulation;*
  - (f) *to ensure that buildings, ancillary structures and advertising are of high quality and achieve an architectural theme contributing to the uniqueness of the townscape;*
  - (g) *to provide sheltered places for pedestrians and shade to car parking areas;*
  - (h) *to preclude the storage of bulky and unsightly goods from public view;*
  - (i) *to provide landscaping appropriate to the scale of development; and*
  - (j) *to ensure that development conforms with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council."*

In response to these objectives we consider that:

- the proposed development will accommodate a diverse range of commercial and residential facilities in the "Town Centre" zone;
- the proposed development encourages integration of existing and proposed facilities by combining the existing Aged Care Facility with the proposed Aged Care extensions;
- the proposed development is of high quality design which contributes significantly to the developing townscape by redeveloping the site and removing run-down facilities adjacent to Old Perth Road;
- the proposed development provides sheltered places for pedestrians with the use of awnings over the Shops frontages along Old Perth Road;
- the proposed development ensures that no storage of bulky goods or unsightly materials is evident from the public realm.

In these circumstances, the proposed development complies with the general objectives of the "Town Centre" zone.

#### **4.2.2 Use Classes**

The Use Class of "Nursing Home" is not a use which is specifically identified in LPS 10. Following a preliminary meeting with the Planning Department of the Town regarding T&T's

proposal to expand the proposed Aged Care Facility over Lots 84 and 85 Old Perth Road, the Town confirmed in writing that this Development Application for the planned extension proposal will be assessed as a 'Use Not Listed' in accordance with Clause 4.4.2 of LPS 10. (Refer to **Annexure 6: Town's Correspondence** (November 13, 2014) and associated PWA correspondence (October 22, 2014)).

As indicated in our correspondence to the Town of October 22, 2014, a Scheme Amendment to progress this proposal is completely inappropriate given that the Town does have the ability to consider a Use Not Listed, particular where a same use already exists on part of the subject site and which use is not at all inconsistent with the context of uses within the Town Centre.

In this respect, the Town will need to consider whether the use is consistent with the objectives of the zone as outlined in Clause 4.4.2 (a) of LPS 10. As previously outlined, the proposed development is consistent with the objectives of the "Town Centre" zone, and provides a high quality development within the existing townscape.

The Use Classes of "Shop" and "Multiple Dwellings" are uses which are capable of approval in the "Town Centre" zone. A "Multiple Dwelling" is a "D" (Discretionary) use and a "Shop" is a "P" (Permitted) use in the "Town Centre" zone.

#### 4.2.3 Car Parking

Table 2 of LPS 10 sets out the parking requirements for the Aged Care Facility and the Shop components of the development, and the R-Codes set out the parking requirements for the Over-55's Apartments component of the development.

The parking requirements of the development are outlined in **Table 1** below, with additional detail outlined after it.

This development proposes to provide 52 basement car parking bays in the lower ground floor level parking area. Three (3) car parking bays already exist in the Old Perth Road reserve adjacent to the southern boundary of the subject site, which can be used by visitors.

Use Class	Ratio	Calculation	Proposed
<b>Nursing Home</b>	1 bay per 5 beds	103 beds = 21 bays	
<b>Shop</b>	8 bays per 100m <sup>2</sup> GFA	219m <sup>2</sup> GFA = 17.5 bays	
<b>Multiple Dwellings</b>	1 bay per dwelling plus 0.25 visitor bays per dwelling	18 dwellings = 18.5 bays 18 dwellings = 4.5 visitor	
<b>Total Required</b>		<b>61.5</b>	
<b>TOTAL PROVIDED</b>			<b>52</b>

**Table 1: Car Parking Requirements**

In relation to the Aged Care Facility component of the Application, the "Nursing Home" car parking requirement can be used, as it is the "best fit" of the available uses in Table 2 of LPS 10.

For the Shop component, the "Shop" car parking requirement of Table 2 of LPS 10 can be used.

For the Over 55's component of the development the R-Codes will be used to determine the car parking requirement.

**Aged Care Facility:**

Table 2 of LPS 10 indicates that a ratio of **1 parking bay per 5 beds** is required for any development for a Nursing Home.

Since there are 103 beds in the complete aged care facility, there is a requirement for **21** parking bays.

**Shops:**

Table 2 of LPS 10 indicates a ratio of **8 parking bays per 100m<sup>2</sup>** gross floor area for "Shop" uses. Since there is 219m<sup>2</sup> of gross floor area attributed to the proposed three (3) Shop tenancies, there is a requirement for **17.5** parking bays.

**Over 55s Apartments:**

For the Over-55's Apartments, the R-Codes require **1 car parking bay per multiple dwelling** (less than 110m<sup>2</sup> in size), in Location A. (The site is within 800m of the Bassendean Train Station, so the site is a "Location A" site).

Since there are 16 apartments that fit this criteria, there is a requirement for **16** parking bays.

Two (2) of the proposed multiple dwellings are 3 bedroom dwellings, and therefore, these two (2) dwellings require 1.25 bays per dwelling (**2.5**).

The R-Codes also require 0.25 visitor parking bays per dwelling, which therefore requires **4.5**.

**Total Parking Requirement:**

So for the subject site, there is a total parking requirement of (21 + 17.5 + 16 + 2.5 + 4.5) **61.5 (61) parking bays**.

With the proposed 52 parking bays in the basement level of the development, there is a slight parking shortfall.

The parking basement level will be secured after hours with staff and apartment occupants having access to the car park with the use of personal cards.

**4.2.4 Variations to Site Development Standards & Requirements**

LPS 10 contains a variation clause, which (except for development in respect of which the R-Codes applies) allows standards and requirements of LPS 10 to be varied, subject to compliance with the procedure set out at Clause 5.5.2 and Clause 5.5.3 of LPS 10.

The parking shortfall requires the exercise of discretion.

#### **4.2.5 General Development Requirements – Town Centre Zone**

LPS 10 indicates that the local government, at its discretion, can permit residential development within the “Town Centre” zone to a maximum density of **R Inner City (R-IC)**, where the development is complementary to the scale and character of buildings within the “Town Centre” zone (refer Clause 5.10.3 of LPS 10).

### **4.3 Residential Design Codes of WA**

The provisions of the R-Codes (Part 6) are required to be considered in respect of the ‘Over 55’s’ (Aged Persons’) Apartment component of the proposed development.

For the purposes of the R Inner City (R-IC) Coding set out in Clause 5.10.3 of LPS 10, the R-Codes indicates that for assessment purpose, the **R-AC3 Coding** should be used.

An assessment of the **applicable parts** of Part 6 is outlined below.

#### **4.3.1 Building Size (Part 6.1.1)**

The Apartment component has been designed in accordance with the provisions of the R-Codes in terms of ‘building size’. The coding of the residential development on this site, according to the LPS 10, is **R-IC** (but the provisions of R-AC3 are to be used for assessment purposes).

The plot ratio requirements of the R-AC3 coding, is 2.0.

Given that the apartment component of the development is above other (non-residential) components, the defined Plot Ratio is only for the residential component within this mixed use proposal.

The plot ratio area attributed to the residential multiple dwellings (only) is 1,876m<sup>2</sup> which, as a ratio of the site’s combined land area, is 0.38 (which is therefore compliant).

#### **4.3.2 Building Height (Part 6.1.2)**

The development has been designed in accordance with the provisions of Part 6.1.2 of the R-Codes which requires a height of walls to be no higher than 18.00m. The wall height as viewed from Old Perth Road is (generally) 16.00m – 17.00m and is therefore, compliant with the provisions of the R-Codes.

#### **4.3.3 Street Setback (Part 6.1.3)**

The entire building has been located to a generally nil setback to Old Perth Road to assist with providing solar access to the windows facing the internal courtyard. This is a variation from the

R-Codes' requirement to have a 2.00m minimum primary street setback, however, the Town has previously advised that it will be supportive of this variation for the benefits it provides for other parts of the site.

Balconies for upper levels of the apartment complex are completely within the property boundaries.

Balconies facing Old Perth Road are at a nil setback for the second level, but are setback further for the upper-most level.

Balconies for the apartments facing Hamilton Street are set back at least 2.20m from the boundary.

#### **4.3.4 Lot Boundary Setbacks (Part 6.1.4)**

The Apartment component on the top two levels has been generally designed in accordance with the provisions of Part 6.1.4 of the R-Codes which requires setbacks to be in accordance with Table 5 of the R-Codes, subject to minor variations set out below.

The setback is required to be 4.00m from adjacent lot boundaries.

Setbacks to the eastern boundary of the site are the main part of the development requiring assessment for lot boundary setbacks.

The eastern most units (5-7 and 14-16) are set back 3.57m from the eastern boundary, in lieu of 4.00m. Since these walls have no major openings facing east (where walls are set back 3.57m), the slight variation is considered acceptable, given also that the adjacent (recently completed) development to the east has a large blank parapet wall on part the boundary (up to the third level) with the remainder simply being a covered car parking area to the rear of it. Therefore, the adjacent development would not have a significant interface with the subject site.

Major openings for the eastern most units (5-7 and 14-16) are set back approximately 5.50m - 6.50m in accordance with the Visual Privacy requirements of the R-Codes.

#### **4.3.5 Street Surveillance (Part 6.2.1)**

The entire development has been designed in accordance with the provisions of Part 6.2.1 of the R-Codes which requires street elevations of buildings to address the street, with facades generally parallel to the street and with clearly definable entry points visible.

As indicated on the Development Plans, the façades are clearly parallel to the street and includes a number of apartments over two (2) levels that have active and passive surveillance over Old Perth Road and Hamilton Street (from habitable rooms and balconies that have glass balustrading).

A clear definable pedestrian entry point to the entire development is evident from Hamilton Street.

Basement parking structures are located to the rear of the development and do not impact on the visual surveillance views from the apartments or aged care facility to the public realm.

#### **4.3.6 Outdoor Living Areas (Part 6.3.1)**

The multiple dwellings have been generally designed in accordance with the provisions of Part 6.3.1 of the R-Codes which requires all apartments to be provided with at least one (1) balcony or equivalent accessed from a habitable room with a minimum area of 10m<sup>2</sup> and a minimum dimension of 2.4m.

Units 10, 11, 14 & 15 have smaller balconies, and these have been made smaller to provide for solar access to dwellings below. However, these balconies are still of sufficient size to be used for over-55's occupants and therefore, still satisfy the Design Principles of Part 6.3.1 which requires balconies to be used in conjunction with a habitable room and (if possible) open to winter sun.

#### **4.3.7 Parking (Part 6.3.3)**

The Multiple Dwellings have been designed in accordance with the provisions of Part 6.3.3 of the R-Codes which outlines the minimum number of on-site car parking spaces per dwelling.

A previous section in this Report outlined the parking requirements for the site.

#### **4.3.8 Vehicular Access (Part 6.3.5)**

The development has been designed in accordance with the provisions of Part 6.3.5 of the R-Codes which requires consideration in respect of vehicular access.

Importantly, the facility provides for the following (in accordance with Part 6.3.5):

- Vehicle access is limited to one crossover to Hamilton Road to the new development.
- Delivery access is from Hamilton Street, at an existing crossover location.
- Driveway to the car park is designed for two-way access to allow for vehicles to enter the street in a forward gear; and
- Access-ways will be sealed and drained appropriately.

#### **4.3.9 Visual Privacy (Part 6.4.1)**

The Visual Privacy requirements of Part 6.4.1 of the R-Codes for balconies of the apartments are required to be considered in respect of the Design Principles, as they are not set back in accordance with the Deemed-to-Comply requirements, which require a 6.00m setback.

The balconies are set back 3.57m from the boundary to the east.

The neighbouring, recently completed development to the east includes a large three storey high blank parapet on part of the boundary with the remainder being a roofed car park, and therefore the proposed apartment balconies will only overlook the roof component of the adjacent

development, which in the circumstances, will not cause any impact on visual privacy to that adjacent development.

The adjacent development is unlikely to change, even in the medium term, since it has only recently been completed.

The other balconies facing north overlook only the roof of the existing Aged Care Facility which will be included on the same Title once the Amalgamation Approval is fully implemented. As such, visual privacy issues will not occur in this direction.

All other major openings for the multiple dwellings are set back in accordance with the Visual Privacy requirements of the R-Codes.

#### **4.4 Local Planning Policies**

##### **4.4.1 Local Planning Policy 1: Bassendean Town Centre Strategy & Guidelines**

This proposal seeks to redevelop this prominent corner site within the Bassendean Town Centre to form part of the established Aged Care Facility currently on Lot 54, in a manner which accords with the specific Planning and Design Guidelines of the Strategy for the Central Area (between Wilson and Whitfield Streets) of the Town Centre.

It is indicated in the Strategy that the land the subject of this Application is appropriate for *“residential apartments with ground level mixed commercial uses”*, with a five (5) storey development being appropriate along the Old Perth Road frontage of the proposed amalgamated site.

The first two levels are recommended as having a nil setback to Old Perth Road with the three levels above that being set back to allow for landscape and solar access to Old Perth Road. The development is designed to generally respond to these provisions.

The Strategy requires a **public realm contribution of 2%** of the building construction cost for development with the “Town Centre” zone, which includes a **provision for public art**. It is anticipated that a Condition of Planning Approval may include the application of this requirement, either through physical provision of public realm artwork or possibly, a cash in lieu payment in accordance with the Town of Bassendean’s Local Planning Policy 15 “Percent for Art Policy”. For the reasons outlined in 4.4.2, this Application seeks to limit this requirement.

A compliance report against the main provisions of LPP 1 is included at **Annexure 7**.

##### **4.4.2 Local Planning Policy 15: Percent for Art Policy**

Local Planning Policy 15 seeks to improve the public realm by requiring developments which have an anticipated construction cost over \$1,000,000 to provide, or contribute to, public art.

LPP 1 already indicates that developments within the Town Centre attract a requirement to provide at least 2% of the anticipated construction cost in the form of public art (or a cash in lieu

payment if a physical contribution cannot be made). The requirement of LPP 1 is an increase in the standard requirement of LPP 15, which requires a 1% contribution.

In response to both LPP 1 and LPP 15, T&T seeks the Town to consider **applying a reduced requirement for the provision of public art** since the Applicant, a Community focussed organisation, is dependent on Commonwealth subsidy funding for this project. It is essential that the Applicant efficiently applies the scarce financial resources it is provided.

In those circumstances, requiring a 2% contribution to public art (which would be valued at \$260,000 given the \$13,000,000 anticipated construction cost) is considered unreasonable, and the scarce financial resources would be better spent in providing the expensive, crucial aged care services to the Community.

Should a full exemption not be achievable, we request that any Condition for public art be worded to provide for Art-related features to be designed into the exterior or interior of the new development by MGA in consultation with a recognised Artist to a percentage value which recognizes the special circumstance of this Proposal. (We suggest a 1% requirement linked to the value of **only** the residential apartments and shop components of this development).

In any event, this Application proposes public art by a local artist on the eastern end of the Old Perth Road frontage (stylised swan).

#### **4.5 Waste Management**

A Waste Management Plan has been prepared by Aurora Environmental and is attached at **Annexure 8**, however some general details are included below.

##### **4.5.1 Aged Care Facility**

Waste collection for the Aged Care Facility will be by a private contractor which will use a rear lift collection system considered ideal for small to mid-sized commercial operations. The facility will utilise various bin sizes for both general waste and recycling material.

Collection will occur at the existing crossover location to Hamilton Street in the designated "delivery bay". A bin store is adjacent to that delivery bay.

##### **4.5.2 Over 55's Apartments**

Waste collection for the Over 55's Apartment component will be from Old Perth Road, undertaken by the Town's Waste Collection team. A caretaker of the facility will ensure that general waste and recycling bins are placed onto the street verge on collection day.

The internal bin store is located in the basement parking level which includes a rotary bin system and chute for non-recyclable waste. The caretaker will attend to the rotary bin system on a daily basis to ensure empty bins are available to it.

In addition, interim recycle bin stores are located on each apartment floor level for easy accessibility by occupants, and bins from these interim recycle bin stores will be moved to the main basement bin store by the caretaker at regular intervals.

#### **4.5.3 Shops**

Waste collection for the Shop tenancies will be by the Town's Waste Collection team, through the use of conventional rubbish and recycling bins. Tenants will have access to the bin store. The caretaker will be responsible for placing the shop bins onto the Old Perth Road street verge on collection days.

#### **4.6 Overshadowing**

The extent of overshadowing at midday on 21 June does not impact the footpath opposite the site along Old Perth Road. The extent of overshadowing is illustrated on the Shadow Plan at Annexure 4.

#### **4.7 Traffic Impact Statement**

Transcore (Traffic Engineers) were engaged to conduct a Traffic Impact Statement (TIS) in support of this application. The TIS is included at **Annexure 9**.

The traffic analysis undertaken demonstrates that the traffic generation of the proposed development is minimal (less than 100vph) and as such, would have insignificant impact on the surrounding road network.

#### **4.8 Contaminated Site Audit**

Strategen (Environmental Consultants) were engaged to conduct an environmental assessment of Lots 84 & 85 Old Perth Road, Bassendean, given the site was historically used as a service station, car workshop and more recently, a car sales yard. The environmental assessment was commenced following receipt of the WAPC's Approval for the amalgamation of the subject site, which included a condition requiring site investigation.

Senversa was subsequently engaged to undertake a Contaminated Site Audit and produce a Mandatory Auditors Report (MAR) for the site.

The Auditor's advice is included at **Annexure 10**.

## 5.0 SERVICING CONSIDERATIONS

All of the usual engineering infrastructure services (including sewerage, reticulated scheme water supply, electricity and telephone services) are all available to the site and have been provided to it.

The proposed development is intended to be supplemented with solar power generating equipment to increase energy efficiency.

Air conditioning wells have been included in the roof structure to effectively screen the air conditioning infrastructure.

A Stormwater Drainage Management Plan (SDMP) has been prepared by BPA Engineering and is included at **Annexure 11**. This SDMP has already been informally submitted to the Town's Engineering Department for comments, which have been incorporated in the final SDMP.

## 6.0 RESPONSE TO PRE-APPLICATION ISSUES

During a previous attempt to submit this Development Application, the Town had provided a number of comments in relation to different aspects of the proposal for the subject site.

A comprehensive dialogue on those issues was progressed between the Town and Aegis' consultant team, including MGA and PWA.

We include herewith, the Town's earlier comments and responses by PWA.

### Town's comments

1. *Open up the ground level courtyard to more sun (increase size), noting (a) the limited solar access that is afforded to this space; and (b) the scale of built form surrounding this space (i.e. four storeys of built form around a small courtyard) (consider opportunities to bring at least the nursing home levels of the building out to the Old Perth Road and Hamilton Street property boundaries to assist in this respect) (opportunity exists for these levels of the building being brought out to street boundaries).*

### Our response

It can be seen from the drawings that the courtyard on the ground level has been opened up to facilitate greater solar access to the lower levels of the aged care facility. This has largely been achieved by extending the development closer to the Old Perth Road and Hamilton Street road reserves.

### Town's comments

2. *Landscaping detail shown on drawings for central courtyards are highly misrepresentative of landscape treatment that could actually be achieved within this space (drawings show 7m high trees on top of concrete slab to car park below with planters incorporating 400mm soil depth).*

### Our response

The submitted drawings show mature vegetation specific to the extent of soil depth.

### Town's comments

3. *Activate the area in front of the blank wall on the Hamilton Street side of the building which sits between shop 3 and the car park entry (i.e. consider incorporating a break out space for nursing home patients and their families into the design on the outside of the building into the design of the project).*

### **Our response**

We refer the Town to our comments in relation to this issue where we had indicated that it was not practical to create a 'breakout space' for aged care residents in this locality for the reasons outlined in that email. We seek to have the Town reconsider this request.

### **Town's comments**

- 4. Blank wall to transformer and fire pump room on Old Perth Road frontage of the development only acceptable if a suitable public art concept can be formulated for consideration in conjunction with the application for development approval.*

### **Our response**

We note the request to include suitable public art on the blank wall to the transformer and fire pump room on the Old Perth Road frontage of the development. It had always been MGA's intention to include a stylised sculpture of a swan on this wall and it is unfortunate that this was not included in MGA's earlier drawings however this has now been incorporated in the submitted drawings

### **Town's comments**

- 5. Increase size of entry foyer to development and consider relocation to corner of building or Old Perth Road frontage.*

### **Our response**

In response to the Town's request to increase the size of the entry foyer for the development, MGA has redesigned the entry to increase the width of the foyer from 3.60m to 4.20m and this change is reflected on the submitted drawings.

### **Town's comments**

- 6. Provide weather protection to entry foyer (none shown on perspectives).*

### **Our response**

An entrance canopy was shown on MGA's earlier drawings but was missed on the perspectives submitted. The entry roof awning has been retained and it is at about 1.00m below the first floor level.

### **Town's comments**

- 7. Consider direct link between entry foyer and adjoining commercial tenancy, especially if it is contemplated that it may be a café.*

### **Our response**

The Town originally sought to have Aegis consider a direct (pedestrian) link between the entry foyer of the facility and the adjoining commercial tenancy. Aegis noted in its email

that this no longer appeared to be an issue for the Town as it was impractical for Aegis to provide this link.

#### **Town's comments**

8. *Consider balconies surrounding lounges on OPR / Hamilton St corner.*

#### **Our response**

The submitted design drawings now show balconies adjacent to lounges on the Old Perth Road / Hamilton Street corner.

#### **Town's comments**

9. *Reconsider the impact of the modifications to the existing entry to the existing section of nursing home facing Hamilton Street. The revised entry arrangement is considered to be inferior to that which currently exists. An entry of an equivalent standard to that which currently exists should be maintained as the existing section of nursing home will operate independently from the new section of development*

#### **Our response**

The existing entry to the existing Aged Care Facility is not a formal entry into the new Facility, and is being significantly reduced in size for that reason. The existing Aged Care Facility will NOT operate independently from the new Facility. The whole facility (old and new) will operate as a single unit. All visitors to the new Facility will be required to arrive at the main Reception area in the new part. Once residents and visitors are familiar with the expanded Facility, they will be provided with coded entry to the new entry point.

In Aegis's view a "convenient path of movement" for family members and visitors is provided. Family members and visitors can access the reception and then make their way down a lift or stairs to the "breezeway" to the relevant part of the Facility.

#### **Town's comments**

10. *Open up corridors throughout the proposed development to the outside through the introduction of windows and 'view corridors' within the building. Proposed development is very internalised and internal amenity for nursing home in particular but also apartment occupiers could be improved greatly by internal design adjustments to provide a relationship between the inside spaces and the outside. At the moment, the view down corridors is commonly to exit doors or blank walls. See markings on attached plans for a diagrammatic explanation in this respect*

#### **Our response**

In response to the Town's request to 'open up corridors throughout the proposed development...' Aegis has considered that request and in all of the circumstances of the

proposed development, believes it unreasonable and inappropriate to further modify the corridor design to reflect this request. The aged care component includes corridors that open up into lounge areas with windows and balconies.

Aegis believes that the development has an entirely appropriate internal configuration with the design as it has been submitted.

#### **Town's comments**

*11. Integration of two buildings and carrying over architectural language from existing structure into new building. Perspectives show a very different built form between what is proposed and what is existing. Consider introducing some sections of pitched roof over some of the lower sections of the proposed building to tie in with the pitched roof form of the existing building (and the pitched roof which is proposed over the uppermost level of the proposed building).*

#### **Our response**

MGA has modified the roof design of the proposed extensions to achieve a greater level of integration. MGA is of the view that this modified design will achieve the Town's objective of greater visual integration between the two buildings. Additionally, air conditioning 'wells' in the roof system are also proposed to effectively screen the air conditioning infrastructure.

#### **Town's comments**

*12. Crime Prevention Through Environmental Design (CPTED) – be mindful of the emergency exit next to the fire pump room – don't create a space which is enclosed on both sides (as shown on the perspectives). Make sure that the right hand side of this area is not enclosed and is stepped back to tie in with the same design approach that has been utilised with the adjoining 'Whitfield' development (see attached photo).*

#### **Our response**

In response to the Town's suggestion for Crime Prevention through Environmental Design (CPTED) Aegis believes that the exit area as designed by MGA, is precisely as has been suggested by the Town. We invite the Town's further review of the design drawings to ensure that the Town is agreeable to what is being proposed in this instance.

#### **Town's comments**

*13. No concerns held with building bulk, provided that shadowing does not extend beyond kerb line on opposite side of Old Perth Road. Indeed, it was suggested that it may be possible to bring some sections of the building closer to street boundaries.*

## **Our response**

It is noted that the Town has no concerns with building bulk so there is little more to add to this issue. The overshadowing at June 21 does not extend beyond the kerb on the opposite side of Old Perth Road.

## **Town's comments**

*14. If there is a desire to push forward with the design concept as presented (what I will call the donut design for ease of reference) in lieu of a design incorporating a single building layer along street boundaries along with fully enclosed circulation spaces for the apartments, which are both notionally at odds with the design approach advocated within the Town Centre Policy and Strategy should only be supported where there is refinement to the design concept to provide:*

- a) Increased size central courtyard;*
- b) Improved cross-ventilation within individual units;; and*
- c) Refinement to design to allow optimised solar access to living areas.*

*In relation to the three points identified above, the following comments are made:*

### *Central courtyard*

*Opportunities exist for the size of the central courtyard to be increased, as discussed earlier within this correspondence.*

## **Our response**

In response to the Town's issues concerning cross ventilation/solar access, MGA has undertaken extensive modification to its design to include additional windows and openings in the proposed apartment's component of the development, in addition to increasing the area of the central courtyard to achieve this objective.

## **Town's comments**

*15. Corner units – locating living areas at corner of dwellings with openings on opposing walls.*

## **Our response**

The design of the living areas in particular has been modified to achieve the required objective for improved cross ventilation. Additional openings have been created on opposing walls to achieve the outcome of greater cross ventilation.

## **Town's comments**

*16. Non-corner units (such as apartment 17) – incorporate a design where living room sits proud of adjoining rooms rather than being recessed into building as currently proposed,*

*allowing for openings for cross ventilation to be incorporated into side walls of living area in addition to street facing wall of living area.*

**Our response**

In response to the Town's request that non-corner units (such as apartment 17) incorporates a design where the living room component sits proud of adjoining rooms to facilitate greater cross ventilation. This has now been provided in MGA's revised design.

**Town's comments**

*17. Top level units – vented skylights.*

**Our response**

In response to the Town's request for vented skylights on the top level apartments, MGA has agreed with this and these are shown as dashed, crossed rectangles on the submitted third floor plan.

**Town's comments**

*18. Individual apartments on second top level – ventilation through units on uppermost level.*

**Our response**

While Aegis notes the Town's request for individual apartments on the second top level to be provided with ventilation through the units on the upper most level, MGA confirm that this would be impractical as the effective air flow through such minor openings of contorted route would be minimal and non-effective. Larger openings to provide effective ventilation would result in a significant floor area reduction to the top floor units, and this is not acceptable to Aegis.

**Town's comments**

Solar Access

*Opportunities exist for solar access to individual dwellings to be improved, including:*

*19. All dwellings on northern side of building (units 2, 3, 5, 11, 12, and 14) being designed with glazed north facing living areas and roof overhangs beyond designed specifically to exclude direct solar access during summer while allowing direct solar access to living areas during winter.*

**Our response**

In response to the Town's request for solar access to individual dwellings to be improved, MGA has included smaller balconies on the top floor to facilitate greater solar access to the units below. (We note that this may be a variation to the Residential Design Codes of

WA (R-Codes) however if the Town is prepared to support this variation to the R-Codes' requirements then Aegis will incorporate these smaller balconies.)

#### **Town's comments**

*20. Projection of Living areas for units on eastern and western sides of building (units 1, 6, 10 and 15) in such a manner that an element of north-eastern or north-western solar access is afforded to the living areas of these dwellings.*

#### **Our response**

In response to the Town's request that the living areas be projected for the units on the eastern and western sides of the building, MGA has redesigned these units so they enjoy an element of NE/NW solar access.

#### **Town's comments**

*Without additional measures being implemented, it is not considered that the variations which are being proposed from Council's policy for development within the Town centre should be supported. The principles referred to above can be incorporated into a refined design concept for the site (but it is important to note that it would be necessary for the design to be refined beyond that which has been provided to the Town to date). There was also a thought that additional measures such as provision of PV panels or the like, could also be incorporated into the design to demonstrate a commitment to energy efficient design principles that are advocated within the Town Centre Strategy and Guidelines, so it would be beneficial for you to give consideration to other design measures that you could incorporate into the design in this respect.*

#### **Our response**

From the submitted design drawings, it can be seen clearly that Aegis has seriously considered the design principles of this development as required by the Town.

It has always been Aegis' intention to incorporate solar (photovoltaic) panels to assist in energy conservation and these panels are now shown on the submitted drawings. The solar panels are placed on the north-east and north-west roof planes.

#### **Town's comments**

##### *Additional Comments:*

*I have also taken the opportunity to undertake a design review of the car park and provide the following comments*

##### **Car Park on site**

*21. The allocation / distribution of bays within the car park must be allocated between the differing land uses that are proposed and must match the allocation on any future strata*

*plan (i.e. bays for individual apartment owners, bays for residential visitors, bays for individual shop tenancies). If there is any intent that there will be a shared parking allocation for some of the bays, then this must be clearly shown on the plans and it must be clearly explained how this will translate into any future strata titling arrangement. There is no scope for individual apartment bays to be part of a sharing arrangement nor apartment visitor bays.*

**Our response**

In response to the comprehensive comments in relation to car parking bays in the lower ground floor area, the submitted plan shows that this car parking facility has been comprehensively redesigned.

**Town's comments**

*22. The alignment of the entry to the car park must be adjusted in order that it aligns with the access aisle beyond.*

**Our response**

The aligning of the entry to the car park with the alignment of the access aisle beyond has now been achieved in the submitted drawings.

**Town's comments**

*23. The accessible car bay is unacceptable in that to exit this bay it is necessary to reverse along the entire aisle within which this bay is located and then reverse back into the main aisle of the car park prior to engaging forward gear to then leave the car park (an accessible car parking bay along with an associated shared space alongside must be provided for the development).*

**Our response**

The accessible car bay has now been redesigned to facilitate simplified reversing.

**Town's comments**

*24. Bays in car park scale under length generally (5.3m v 5.4m min required)*

**Our response**

MGA confirms that the dimensions of the car parking bays are consistent with the minimum car parking dimensions required.

**Town's comments**

*25. Access aisles within the car park scale under length generally (6.1m v 6.2m min required).*

### **Our response**

In response to the Town's concern about vehicle access aisles within the car park, we confirm that these aisles are correctly sized at 6.2m.

### **Town's comments**

26. *Certain bays within the car park have a lesser width than prescribed (bay 44 is 2.1m wide v 2.4m min prescribed; bay 48 is 2.4m width but must be 2.7m min based on design presented; column between bays 51 and 52 has not been designed in accordance with the preferred parking envelope identified within Fig 5.2 of AS2890.1)*

### **Our response**

We confirm that the car parking bays as shown on the drawings are now consistent with Australian Standard AS2890.1

### **Town's comments**

27. *A wheel stop is required in bay 18 noting that it is arranged at right angles to bay 44.*

### **Our response**

The car park design shown on the submitted drawings includes wheel stops to all parking bays.

### **Town's comments**

28. *In car parks available to the public blind aisles are only permitted to be as long as the width of six, 90 degree spaces. The car park design incorporates two blind aisles which exceed this length*

### **Our response**

The car park design shown on the submitted drawings still incorporates two blind aisles which exceeds 6 car parking bays. However, with the Town's previous agreement to assist in this matter, these two blind aisles are now designated not for visitor use.

### **Town's comments**

29. *Much more detailed information is required in relation to pre-existing spot heights and contours needs to be provided in order that the driveway gradients specified in AS2890.1 can be considered and assessed in detail (across footpath, across building line, grade transitions etc).*

### **Our response**

The car park entry gradient slopes down from 13.10 12.20 which is 900mm in height over a distance of 7.90m, giving a gradient of 1:8.80 which, with transitions, complies with AS2890.1.

**Town's comments**

*30. The width of the entry to the car park must be 6.1m min in order to demonstrate compliance with cl 2.5.2 of AS2890.1*

**Our response**

The entry to the car park has been redesigned to be 6.10m wide in accordance with AS2890.1.

**Town's comments**

*31. The entry to the car park should be designed to accommodate queuing space for two cars on site in order to demonstrate compliance with the provisions of cl 3.4 of AS2890.1. The current design provides for no on site queuing and the first vehicle parked awaiting entry to the car park would be blocking the footpath having regard to the changes to footpath location that are shown on the drawings. This is an unacceptable arrangement.*

**Our response**

In response to the Town's request that the entry to the car park should be designed to accommodate queuing space for two cars in order to demonstrate compliance with the appropriate Australian Standard, we note that the car park entry will remain open during the opening hours of the facility (generally 6:00am to 6:00pm) so vehicles will be able to enter the site unrestricted and not be required to queue in front of the closed entry gate. The entry gate will be closed after 6:00pm and as there will be very few vehicle movements after this hour, vehicle queuing will not be an issue.

**Town's comments**

*32. You would need to demonstrate how it was appropriate for residential visitor parking spaces (and visitor parking spaces to the development generally) to be located behind security enclosure, when the expected arrangement for visitor parking is that it will be located forward of security barriers*

**Our response**

After-hours access through security gate will be via intercom, and accepted visitors will be allowed access into the car park by remote electric by aged care staff or apartment residents.

**Town's comments**

*33. Pedestrian path within car park to rear of shops 1 and 2 must be 1.2m width minimum in order to meet disability access requirements. This path needs to connect through to entry lobby (i.e. through area where accessible car bay is currently shown)*

### **Our response**

The footpath within the parking structure to the rear of Shops 1 and 2 has been redesigned to connect through to the entry lobby and is 1.20m wide.

### **Town's comments**

*34. An area for required bicycle parking must be incorporated into the design of the car park.*

### **Our response**

In response to the Town's request for bicycle parking to be incorporated into the design of the car park, this has now been provided and located behind Shop 3 in the lower ground floor car parking area.

### **Town's comments**

*35. The arrangement that has been put forward in relation to car parking including the proposal for a variation to on site car parking provision will only be supported if there is some provision incorporated into the car park design for motor cycle and scooter parking (3 bays minimum) (specified dimensions 1.2m x 2.5m), along with the capacity to appropriately provide additional car parking around the perimeter of the site (see further comments below in this respect).*

### **Our response**

The revised car park design now incorporates four additional bays for motorcycles in addition to those provided specifically for bicycles.

### **Town's comments**

*36. The waste management plan for the development will need to clearly show how the delivery bay and associated turning bay is of a sufficient size to allow rubbish trucks to enter and leave the site in a forward gear. Without looking at this matter in detail I would anticipate that the driveway and associated turning bay is not of a sufficient size to accommodate the turning movements of the rubbish truck that will be servicing the development. The waste management plan will also need to clearly show how rubbish is to be transferred from the car park for collection by the rubbish truck also.*

### **Our response**

The waste collection trucks will continue to access the existing loading area, as they have done at the existing Bassendean Aged Care Facility for years. The transfer of rubbish from the bin store in the basement car park area for collection will be appropriately managed by the caretaker.

A Waste Management Plan has been prepared by Aurora Environmental.

### **Town's comments**

37. *I know that we touched on this matter briefly during our earlier discussions, but I think that it would be prudent to suggest that a waste management consultant be engaged and involved in the design process to avoid the need for design modifications to be undertaken at a later date for design requirements that were not properly considered at this early stage.*

### **Our response**

Aurora Environmental has been engaged to prepare a Waste Management Plan.

### **Town's comments**

#### **Car Parking Bays on Street**

38. *The proposal to add parallel parking bays to the eastern side of Hamilton Street while maintaining right angle parking bays on the western side of Hamilton Street has been considered from an engineering perspective (including discussion with a representative of Main Roads) and it has been determined that this design approach is not acceptable from a traffic safety perspective as there is an unacceptable crash risk for this design configuration (the standard and safest design approach for street parking is parallel on either side of the street). Accordingly it will be necessary for the proposed development to be modified and for all of the bays that were shown parallel on Hamilton Street (where situated opposing right angle bays on the opposite side of the street) to be removed.*

### **Our response**

Whilst a previous proposal included on-street car parking in Hamilton Street, this Application does not propose this.

### **Town's comments**

39. *There will be limited opportunity to provide some parallel parking on the Hamilton Street side of the development site (likely limited to two bays within the vicinity of the proposed entrance to the development)(it is not possible for street bays to project any closer to the Hamilton Street/ OPR intersection than you have shown on your drawings) along with an extension to the parking embayment on the Old Perth Road side of the development site to accommodate an additional two bays beyond the three bays that currently exist on this side of the site (the drawings incorrectly show this space accommodating 4 bays in lieu of the 3 bays that it actually does accommodate). This obviously has implications for the car parking argument put forward in your initial submission.*

### **Our response**

There will be no on-street car parking proposed.

**Town's comments**

*40. Street trees on the Old Perth Road side of the property will need to be retained, however noting the intention to develop commercial tenancies, it will be possible to add in an additional 1.8 metre pedestrian path immediately forward of the site which will then re-join the existing pedestrian path on the kerb side forward of the development site in exactly the same way as has occurred on the opposite side of the street (refer to street view image attached).*

**Our response**

In relation to the Town's comments concerning street trees on Old Perth Road and the Town's request to add an additional 1.8m wide pedestrian path immediately forward of the site, Aegis agrees with this and has included this footpath in its modified design.

**Town's comments**

*41. The Town would be prepared to support a design concept of the kind that has been put forward ('donut' concept), but this would be contingent upon the design being refined further to provide enhanced solar access and cross ventilation beyond that which has been incorporated into the design to date.*

**Our response**

Given MGA has substantially redesigned the proposal, we trust that the Town will support this Application.

## 7.0 CONCLUSION

This Report has been prepared by Peter Webb & Associates (PWA) in association with the project team, on behalf of T&T Management Services Pty Ltd to support a Development Application for the proposed Aged Care Facility extension, development of 18 Multiple Dwellings and three (3) Shop tenancies at Lot 54 (#27) Hamilton Street, Bassendean, and Lots 84-85 (#68-70) Old Perth Road, Bassendean.

The Town is undoubtedly aware of the desperate need for a far greater supply of high level care and Over-55's developments for our ageing community throughout the State, than is currently provided.

This Application endeavours to meet this need by providing a high quality Aged Care Facility accommodating 64 new aged care beds of various levels of care, in addition to 39 beds in the existing Aged Care Facility, together with 18 residential Over-55's apartments constructed over two levels.

This proposal will also enable the redevelopment of Lots 84 and 85 which continue to remain underutilised and unattractive.

The Application is demonstrated to be entirely consistent with the objectives and requirements for this proposal, as specified in the Town's relevant Planning Framework.

The Applicant has undergone extensive planning, design and consultation in the preparation of this entire proposal and we now seek the Town's favourable consideration of this Application.

The Town is reminded that approximately 12 years ago, the Applicant bought the Town of Bassendean's 25 aged care licences when it closed its low care hostel. At that time, the Applicant made an obligation to the Town to return those aged care beds back to the community in the future. The approval of this development will enable T&T to meet the previous undertaking provided by it, to the benefit of the community and to the benefit of the Town of Bassendean.

Accordingly, and on the basis of our submissions in this report and the attached Development Plans, we respectfully seek Planning Approval for the proposed Aged Care Facility at Lot 54 (#27) Hamilton Street, Bassendean, and Lots 84-85 (#68-70) Old Perth Road, Bassendean.

We look forward to the Town progressing this Application in a timely manner and to provide a favourable recommendation and Responsible Authority Report to JDAP within the allotted timeframe.

**Peter Webb & Associates**

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# ANNEXURES

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# **ANNEXURE 1**

## *WAPC Amalgamation Approval*

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# **ANNEXURE 2**

## *Certificates of Title*

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# **ANNEXURE 3**

## *Annotated Site Photographs*

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**ANNEXURE 4**  
*Design Drawings*  
*(Montague Grant Architects)*  
*and 3D Perspective Views*

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**ANNEXURE 5**  
*Landscaping Plan*  
*(Urban Retreat Garden Design)*

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**ANNEXURE 6**  
*Town of Bassendean Correspondence &  
PWA Correspondence*

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**ANNEXURE 7**  
*LPP 1 Compliance Report*  
*(PWA)*

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**ANNEXURE 8**  
*Waste Management Plan*  
*(Aurora Environmental)*

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**ANNEXURE 9**  
*Traffic Impact Statement*  
*(Transcore)*

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**ANNEXURE 10**  
*Contaminated Site Audit*  
*(Senversa)*

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**ANNEXURE 11**  
*Stormwater Drainage Management Plan*  
*(BPA Engineering)*

**ATTACHMENT NO. 3**

**ANNEXURE 1**



Your Ref :  
Enquiries : Nik Lamat (Ph 65519286)

Peter D Webb & Associates  
P O Box 920  
SUBIACO WA 6904

## Approval Subject To Condition(s) Freehold (Green Title) Subdivision

Application No : 151362

### *Planning and Development Act 2005*

Applicant	:	Peter D Webb & Associates P O Box 920 SUBIACO WA 6904
Owner	:	T & T Management Services Pty Ltd 90 Goodwood Parade BURSWOOD WA 6100
Application Receipt	:	30 January 2015

Lot Number	:	54, 84 & 85
Diagram / Plan	:	Deposited Plan 29092 Plan 1786
Location	:	Pt Swan Q1
C/T Volume/Folio	:	2514/597, 1631/156, 1496/999
Street Address	:	Hamilton Street & Old Perth Road, Bassendean
Local Government	:	Town of Bassendean

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 30 January 2015 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 18 May 2018 or this approval no longer will remain valid.

### **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

### **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

### **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Redundant vehicle crossover(s) to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping to the satisfaction of the Western Australian Planning Commission and to the specifications of the local government. (Local Government)
2.
  - (a) Prior to commencement of subdivision works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.
  - b) If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission on advice from the Department of Environment Regulation, to ensure that the lots created are suitable for the proposed use.

Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Environment Regulation Contaminated Sites Guidelines.

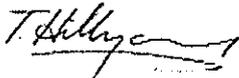
(Department of Environment Regulation)

3. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)

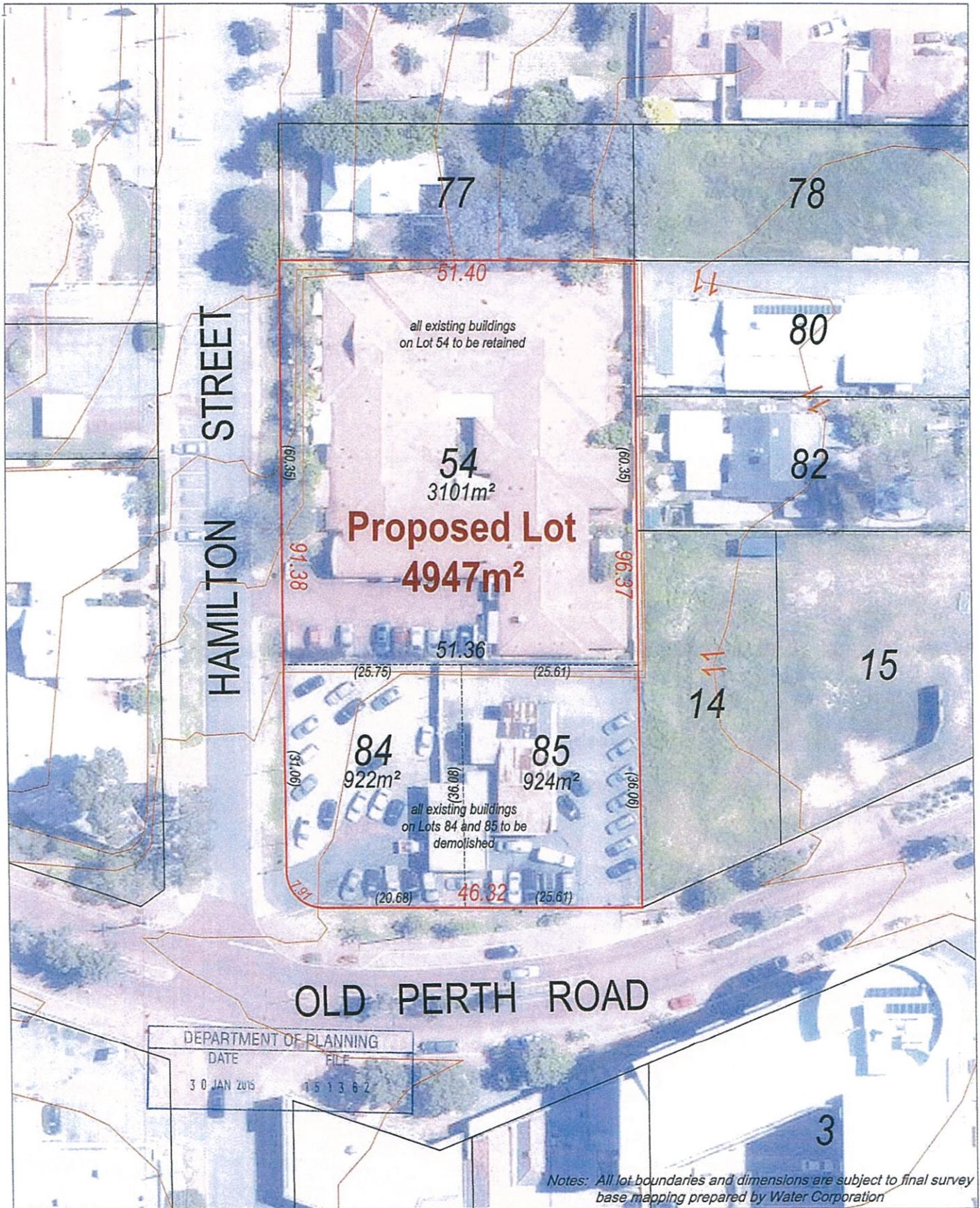
4. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body. (Water Corporation)
5. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
6. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. The Town of Bassendean advises that an investigation for soil and groundwater contamination should be carried out for the existing Lots 84 and 85 prior to any future development in consultation with the Department of Environment Regulation.
2. With regard to Conditions 3 and 4, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
3. With regard to Condition 5, Western Power provides only one underground point of electricity supply per freehold lot.

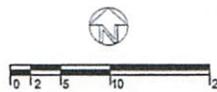


Tim Hillyard  
Secretary  
Western Australian Planning Commission  
18 May 2015

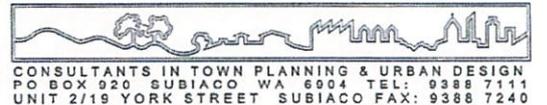


**PLAN OF AMALGAMATION**

LOT 54 Hamilton Street,  
 LOTS 84 AND 85 Old Perth Road  
 BASSENDEAN



**PETER D WEBB AND ASSOCIATES**



**ATTACHMENT NO. 3**

**ANNEXURE 2**

WESTERN



AUSTRALIA

REGISTER NUMBER	
85/P1786	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	7/1/2015

**RECORD OF CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1496 FOLIO 999

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 85 ON PLAN 1786

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

T & T MANAGEMENT SERVICES PTY LTD OF 90 GOODWOOD PARADE, BURSWOOD  
 (T M874673 ) REGISTERED 2/1/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1496-999 (85/P1786)  
 PREVIOUS TITLE: 411-52  
 PROPERTY STREET ADDRESS: 70 OLD PERTH RD, BASSENDEAN.  
 LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

NOTE 1: N115607 DEPOSITED PLAN 406625 LODGED

WESTERN



AUSTRALIA

REGISTER NUMBER	
84/P1786	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	7/1/2015

**RECORD OF CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1631 FOLIO 156

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 84 ON PLAN 1786

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

T & T MANAGEMENT SERVICES PTY LTD OF 90 GOODWOOD PARADE, BURSWOOD  
 (T M874673 ) REGISTERED 2/1/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1631 FOL 156.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1631-156 (84/P1786)  
 PREVIOUS TITLE: 1006-672  
 PROPERTY STREET ADDRESS: 68 OLD PERTH RD, BASSENDEAN.  
 LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

NOTE 1: N115607 DEPOSITED PLAN 406625 LODGED

WESTERN



AUSTRALIA

REGISTER NUMBER <b>54/DP29092</b>	
DUPLICATE EDITION <b>4</b>	DATE DUPLICATE ISSUED <b>26/8/2011</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2514** FOLIO **597**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 54 ON DEPOSITED PLAN 29092

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

T & T MANAGEMENT SERVICES PTY LTD OF 90 GOODWOOD PARADE, BURSWOOD  
(T M397473 ) REGISTERED 9/9/2013

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP29092  
PREVIOUS TITLE: 1786-751, 1992-275  
PROPERTY STREET ADDRESS: 27 HAMILTON ST, BASSENDEAN.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

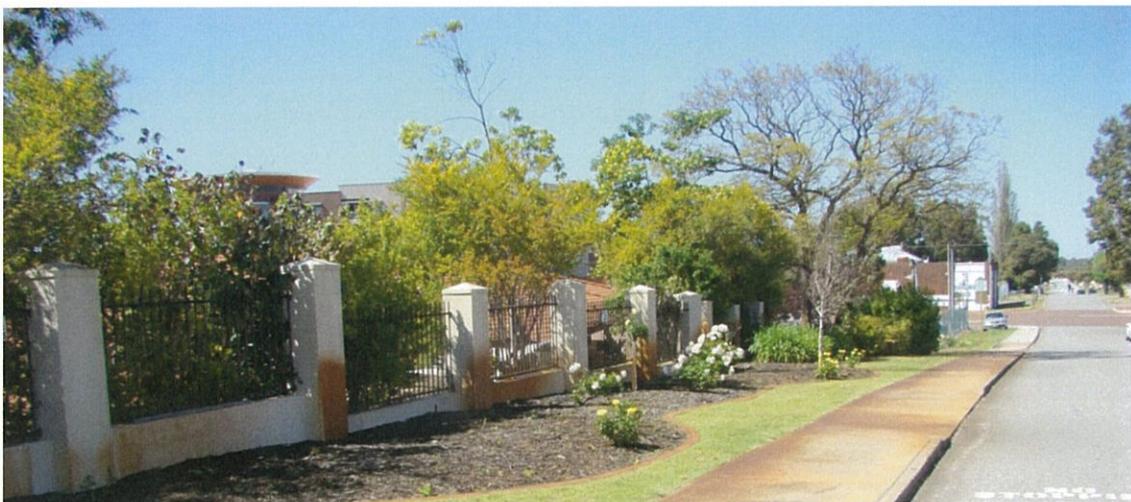
NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
L699107  
NOTE 2: N115607 DEPOSITED PLAN 406625 LODGED

**ATTACHMENT NO. 3**

**ANNEXURE 3**



Photograph 1: Looking north-east from Hamilton St into the existing Aged Care Facility.



Photograph 2: Looking south east along Hamilton Street noting the landscape associated with the existing Aged Care Facility on Lot 54.



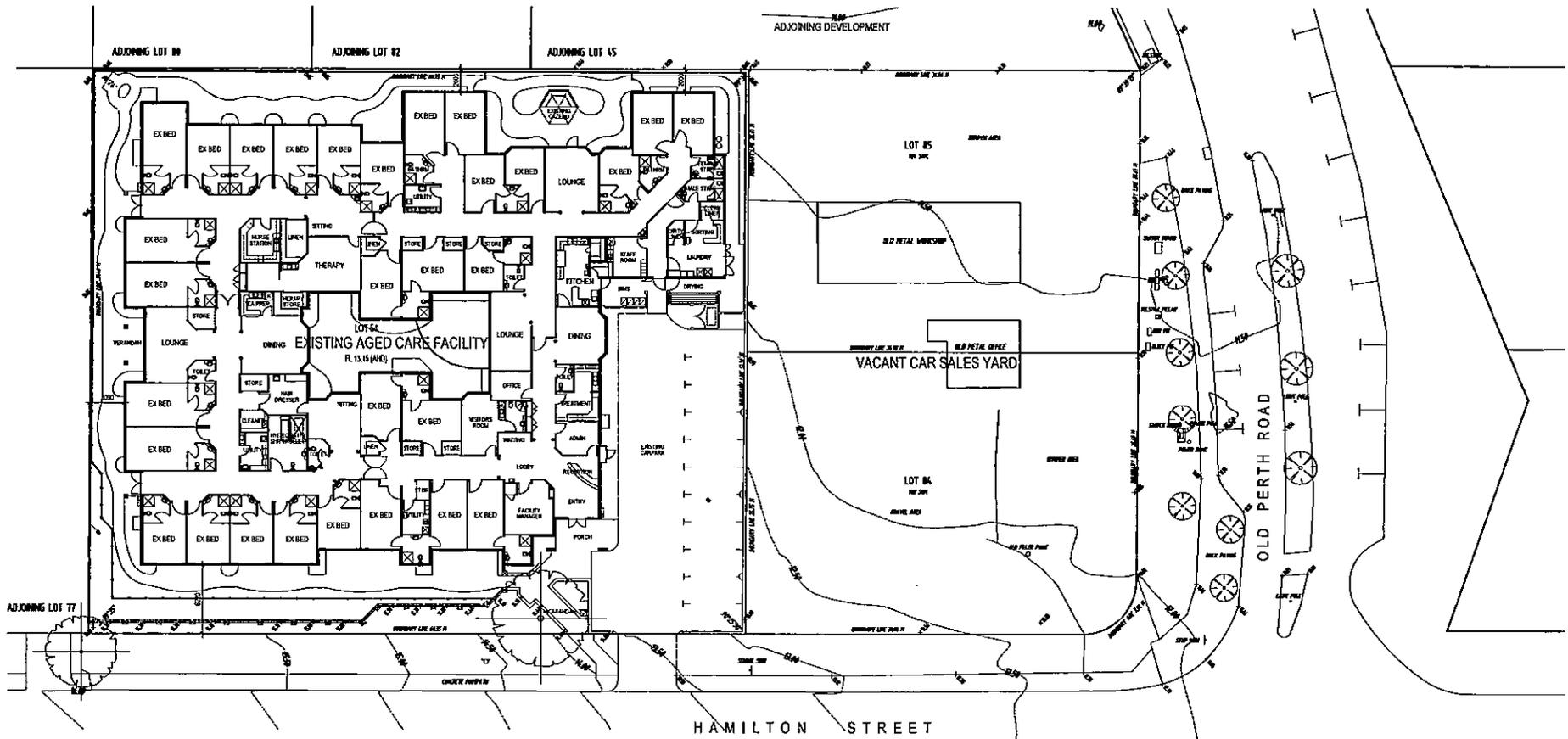
Photograph 3: Looking south west into the Aegis Hostel situated on the (western) side of Hamilton Street, opposite the land the subject of this Application.



Photograph 4: Aerial view depicting the existing site in the context of surrounding development (in particular the development to the east).

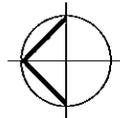
**ATTACHMENT NO. 3**

**ANNEXURE 4**



SITE PLAN

1:200




**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING: SITE ANALYSIS PLAN CLIENT: AGED CARE GROUP PTY LTD JOB: BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS SITE: LOTS 84, 85 & 85 OLD PERTH ROAD BASSEDEAN TOWN OF BASSEDEAN	JOB NO: 16.11 DRAWN: MGA SCALES: 1:200	ENG NO: EX1 DATE: 31/10/17 ISSUED: DA
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Contractor must verify all dimensions before commencing work or Shop Drawings.  
 DRAWINGS MUST NOT BE SCALED  
 THIS DRAWING IS THE COPYRIGHT OF MONTAGUE GRANT ARCHITECTS PTY LTD EXCLUSIVELY



SCHEDULE OF FINISHES

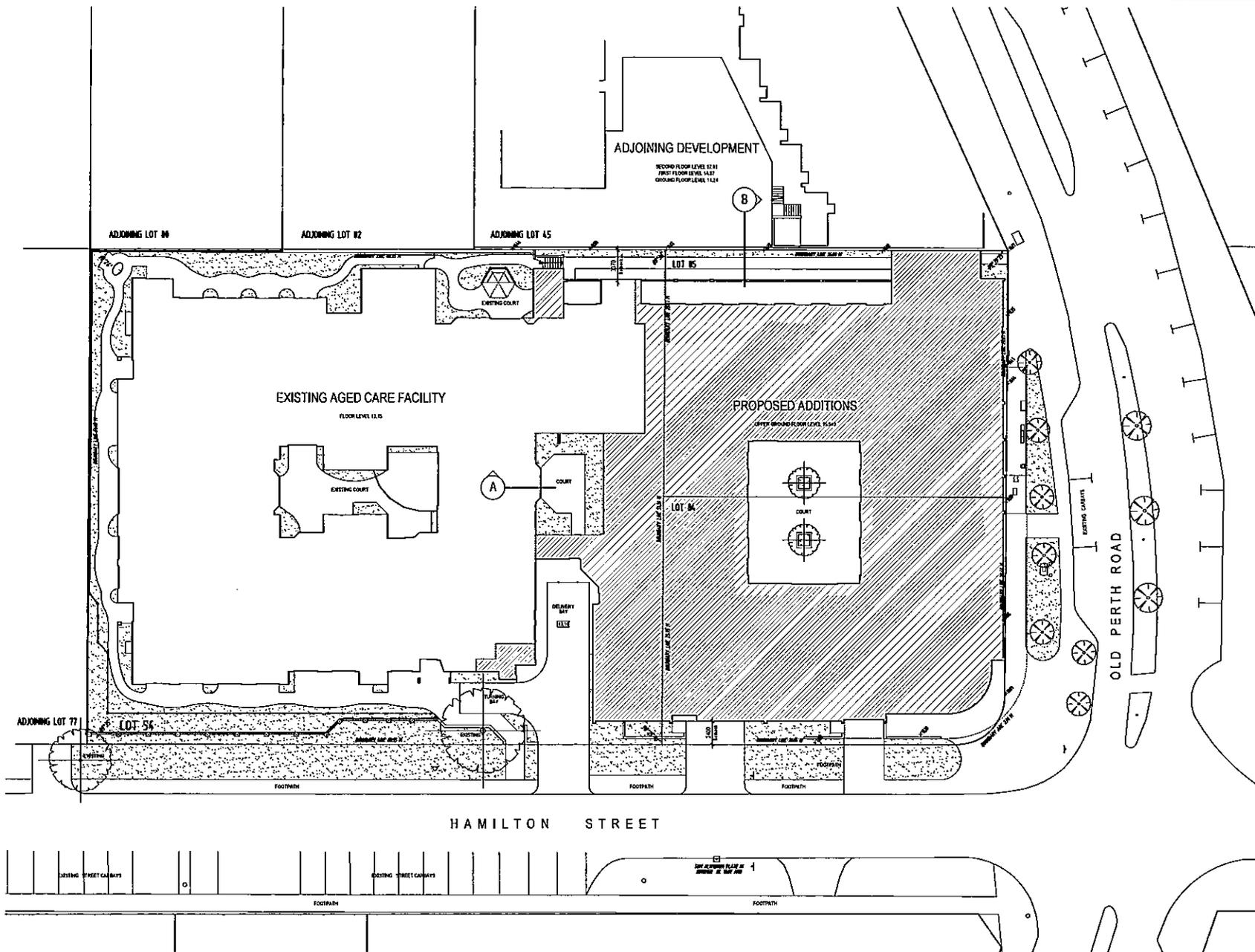
PROJECT: BASSENDEAN AGED CARE, ALTERATIONS & ADDITIONS  
SITE: HAMILTON STREET & OLD PERTH ROAD, BASSENDEAN  
PROPRIETOR: AEGIS AGED CARE GROUP PTY LTD  
JOB NO: 14.11  
DATE: 8 DECEMBER 2017

---

EXTERNAL

<u>ITEM</u>	<u>MATERIAL</u>	<u>COLOUR</u>
Brick Walls generally	Painted sand finished render on clay brickwork	<ul style="list-style-type: none"><li>- Dulux 'Grand Piano' S15C1</li><li>- Dulux 'Stoney Creek S15A4'</li><li>- Dulux 'Powered Rock' S15A2</li><li>- Dulux 'Boycott' S15A7</li><li>- Dulux 'Very Terracotta' S08F8</li></ul>
Tile Faced Brick Walls	Glazed ceramic wall tiles on clay brickwork	Special 'Ochre' colour selected for this specific project.
Metal Roof Fascia and Eaves Gutter	Colorbond Steel	Colorbond 'Woodland Grey'
Tile Roofs	Terracotta Marseille pattern roof tiles	Terracotta Orange 'Natural Blend'
Window Frames	Powdercoat finished aluminium	'Charcoal Metallic'
Window Glazing generally	Low energy performance glass	'Solar Grey'
Shopfront Glazing	Low energy performance glass	'Clear'
Balcony Balustrading	Frameless toughened glass with stainless steel handrail.	Clear glass & polished stainless steel.

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SITE PLAN 1:200

# AEGIS BASSENDEAN ALTERATIONS & ADDITIONS

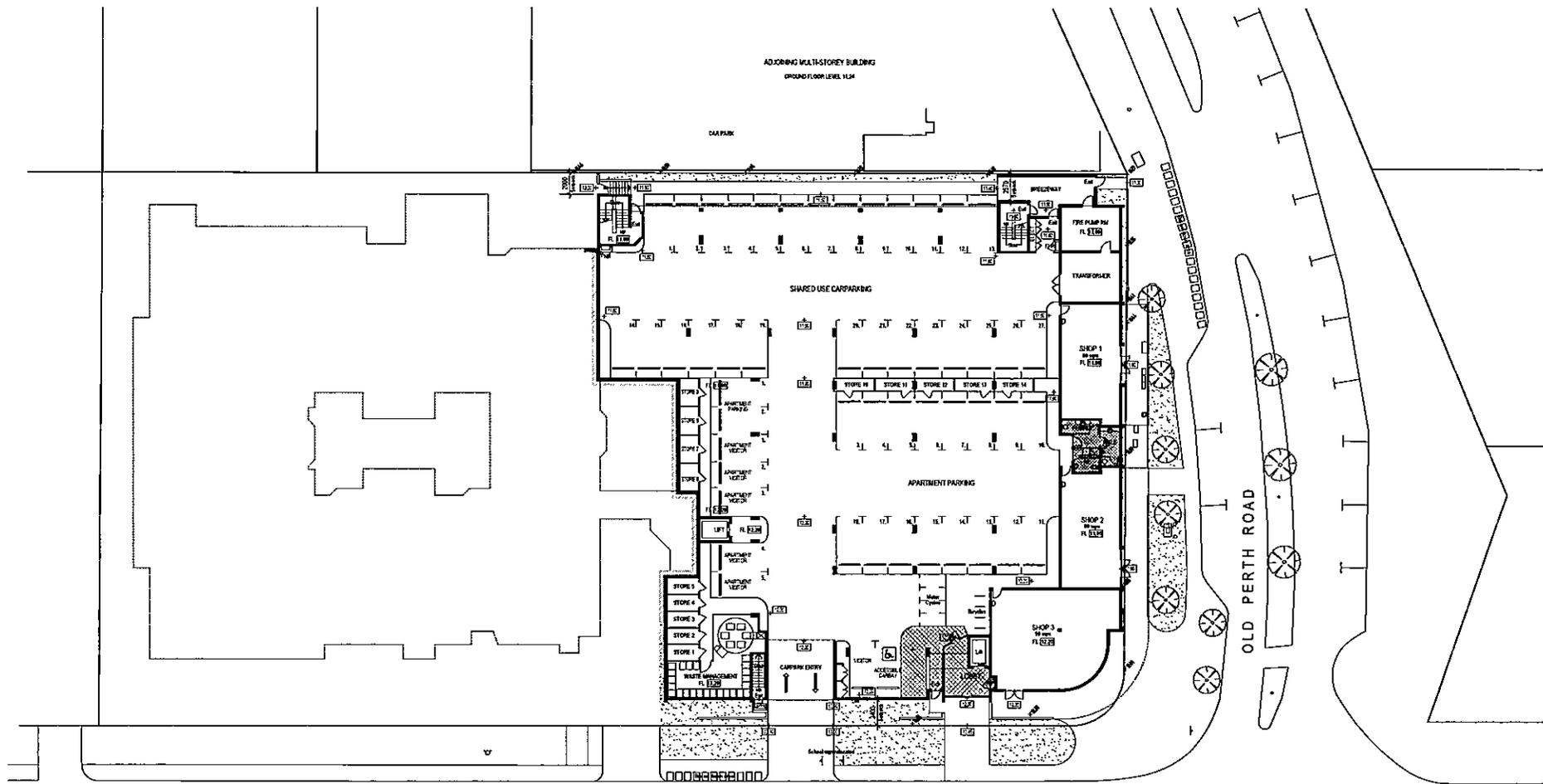
**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

**CLIENT** AGED CARE GROUP PTY LTD  
**JOB NO** 14.11  
**DATE** 31/10/17  
**SCALE** 1:200  
**ISSUE** 8

**CONTRACTOR** MUST VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK OR SHEET DRAWING  
**DRAWING** SITE PLAN  
**DATE** 31/10/17  
**SCALE** 1:200  
**ISSUE** 8

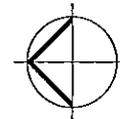
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B	15/16	ADD PATHS TO HEALTHY STREET FOR 600
A	15/10/17	DATE OF ISSUE TO DEVELOPER AND HAMILTON STREET AGED CARE GROUP FOR APPROVAL
REVISED	DATE	DESCRIPTION



HAMILTON STREET

LOWER GROUND FLOOR 1:200



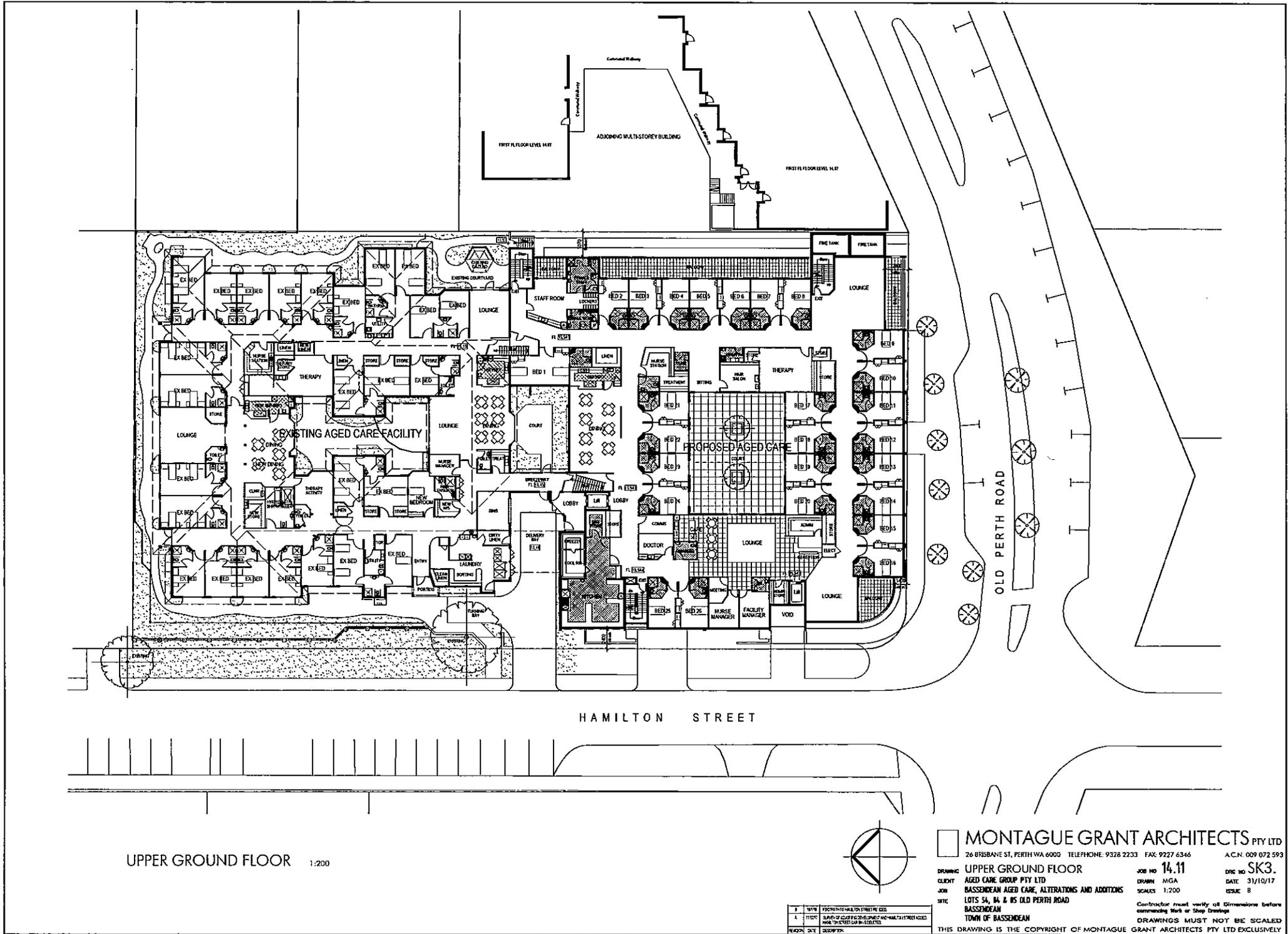
**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

**LOWER GROUND FLOOR** JOB NO **14.11** DRG NO **SK2.**  
 CLIENT **AGED CARE GROUP PTY LTD** DRAWN **MGA** DATE **31/10/17**  
 JOB **BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS** SCALE **1:200** ISSUE **C**

SYTC **LOTS 54, 84, & 85 OLD PERTH ROAD**  
**BASSEDEAN**  
**TOWN OF BASSEDEAN**  
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 Drawings MUST NOT BE SCALED

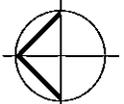
C	DATE	DESCRIPTION
A	10/10/17	ISSUE FOR PERMIT APPLICATION
B	10/10/17	ISSUE FOR PERMIT APPLICATION
A	10/10/17	ISSUE FOR PERMIT APPLICATION
14/27	10/10/17	ISSUE FOR PERMIT APPLICATION



UPPER GROUND FLOOR 1:200

HAMILTON STREET

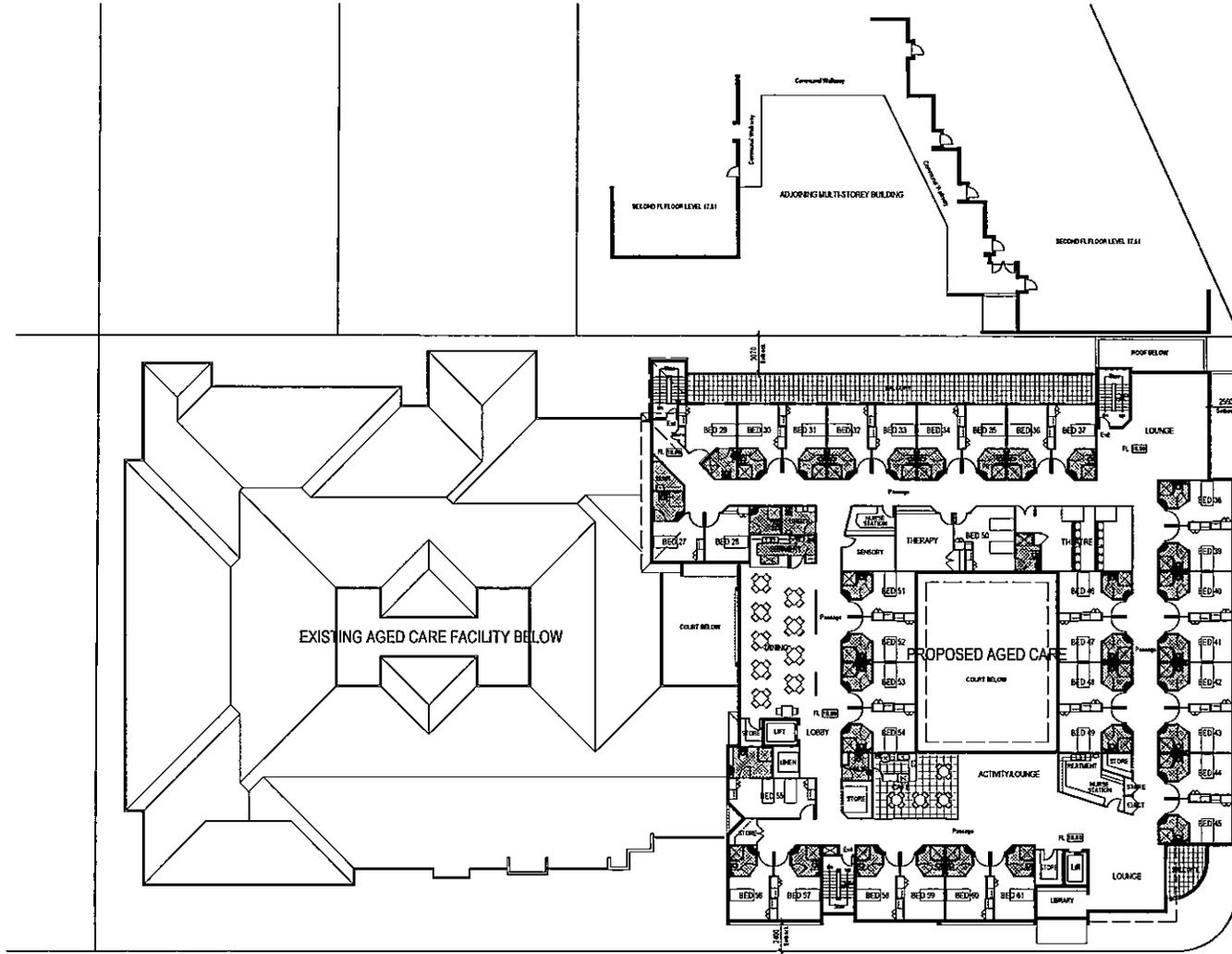
OLD PERTH ROAD



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**UPPER GROUND FLOOR** JOB NO **14.11** DRC NO **SK3.**  
 CLIENT **AGED CARE GROUP PTY LTD** DRAWN **MGA** DATE **31/10/17**  
 JOB **BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS** SCALES **1:200** ISSUE **B**  
 SITE **LOTS 54, 5A, & 5S OLD PERTH ROAD**  
**TOWN OF BASSEDEAN**  
 CONTRACTOR must verify all Dimensions before commencing Work or Shop Drawings  
**DRAWINGS MUST NOT BE SCALED**  
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#	DATE	DESCRIPTION
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2	11/10/17	REVISIONS TO HAMILTON STREET EDD
3	11/10/17	REVISIONS TO HAMILTON STREET EDD
4	11/10/17	REVISIONS TO HAMILTON STREET EDD
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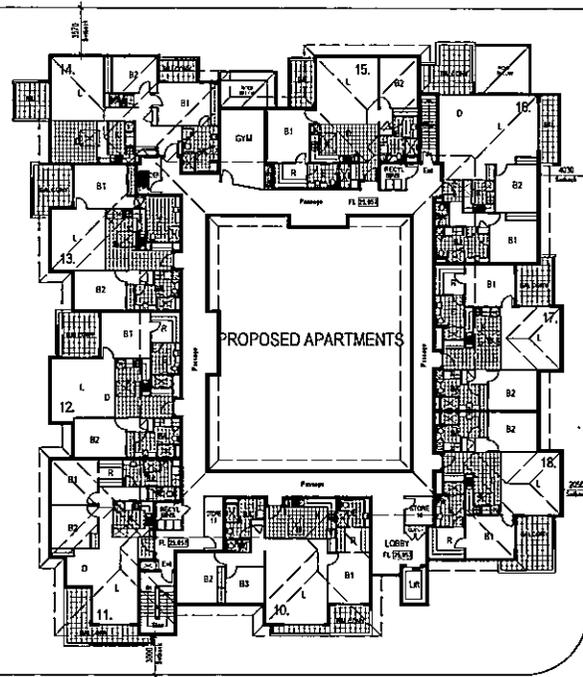
FIRST FLOOR PLAN 1:200


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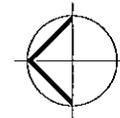
DRAWING: <b>FIRST FLOOR PLAN</b>	JOB NO: <b>14.11</b>	DOC NO: <b>SK4.</b>
CLIENT: <b>AGED CARE GROUP PTY LTD</b>	DRAWN: <b>MGA</b>	DATE: <b>31/10/17</b>
JOB: <b>BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS</b>	SCALE: <b>1:200</b>	ISSUE: <b>A</b>
SITE: <b>LOTS 54, 5A &amp; 55 OLD PERTH ROAD BASSEDEAN</b>	<small>Contractor must verify all dimensions before commencing. Part or Shop Drawings</small> <b>TOWN OF BASSEDEAN</b> <small>THIS DRAWING IS THE COPYRIGHT OF MONTAGUE GRANT ARCHITECTS PTY LTD EXCLUSIVELY</small>	

A	1/10/17	DATE OF COMMENCEMENT
14/2024	01/11/2017	DATE





THIRD FLOOR PLAN 1:200




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**DRIVING: THIRD FLOOR PLAN** JOB NO: 14.11 DPC NO: SK6.  
 CLIENT: AGED CARE GROUP PTY LTD DRAWN: MGA DATE: 31/10/17  
 JOB: BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS SCALES: 1:200 ISSUE: A  
 SITE: LOTS 54, 5A & 55 OLD PERTH ROAD  
 BASSEDEAN TOWN OF BASSEDEAN

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NO	DATE	DESCRIPTION



NORTH ELEVATION



EAST ELEVATION

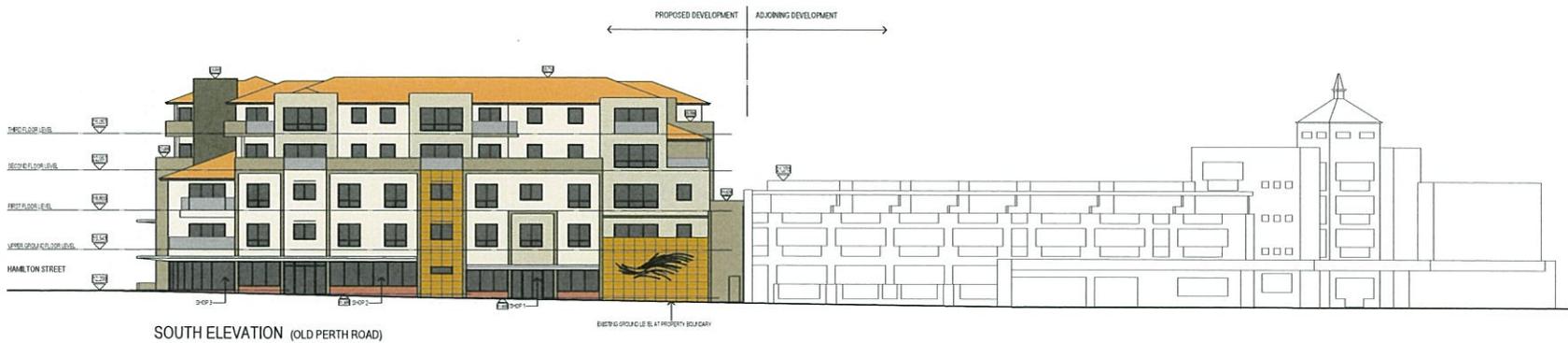
**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

**DRAWING** ELEVATIONS **JOB NO** 14.11 **DRG NO** SK8.  
**CLIENT** AGED CARE GROUP PTY LTD **DRAWN** MGA **DATE** 31/10/17  
**JOB** BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS **SCALES** 1:200 **ISSUE** A  
**SITE** LOTS 54, 84 & 85 OLD PERTH ROAD  
 BASSENDEAN  
 TOWN OF BASSENDEAN

Contractor must verify all Dimensions before commencing Work or Shop Drawings  
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REV	DATE	DESCRIPTION
A	10/11/17	ISSUABLE SET BACK



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**DRAWING** ELEVATIONS **JOB NO** 14.11 **DRG NO** SK7.  
**CLIENT** AGED CARE GROUP PTY LTD **DRAWN** MGA **DATE** 31/10/17  
**JOB** BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS **SCALE** 1:200 **ISSUE** A  
**SITE** LOTS 54, 84 & 85 OLD PERTH ROAD  
 BASSENDEAN  
 TOWN OF BASSENDEAN

Contractor must verify all Dimensions before commencing Work or Shop Drawings  
**DRAWINGS MUST NOT BE SCALED**

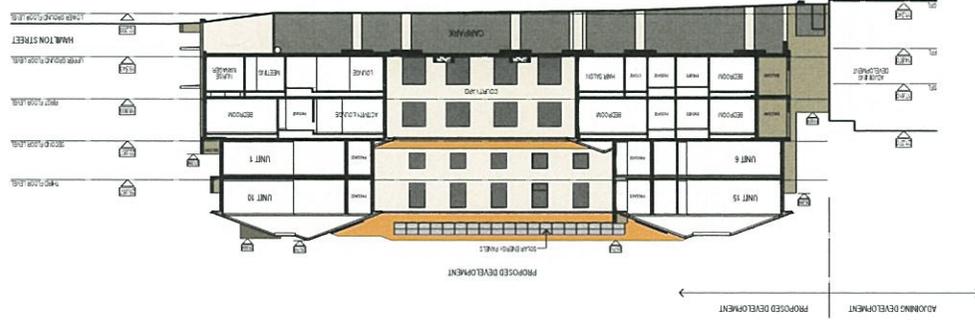
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NO.	DATE	DESCRIPTION
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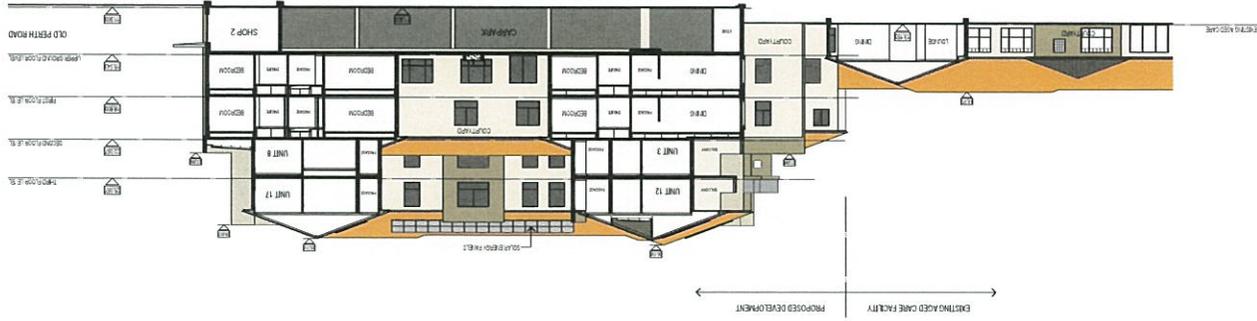
**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346  
 DRAWING NO. SK9  
 DATE 31/10/17  
 CLIENT Aged Care Group Pty Ltd  
 PROJECT ASSESSMENT AND ALTERATIONS AND ADDITIONS  
 SCALE 1:200  
 ISSUE A  
 SITE LOTS 54, 84 & 85 OLD PERTH ROAD  
 BASSENGAN  
 TOWN OF BASSENGAN  
 COMMENCING FROM 4th Street  
 CONSIDER THAT VERIFY ALL DIMENSIONS BEFORE  
 DRAWINGS MUST NOT BE SCALED  
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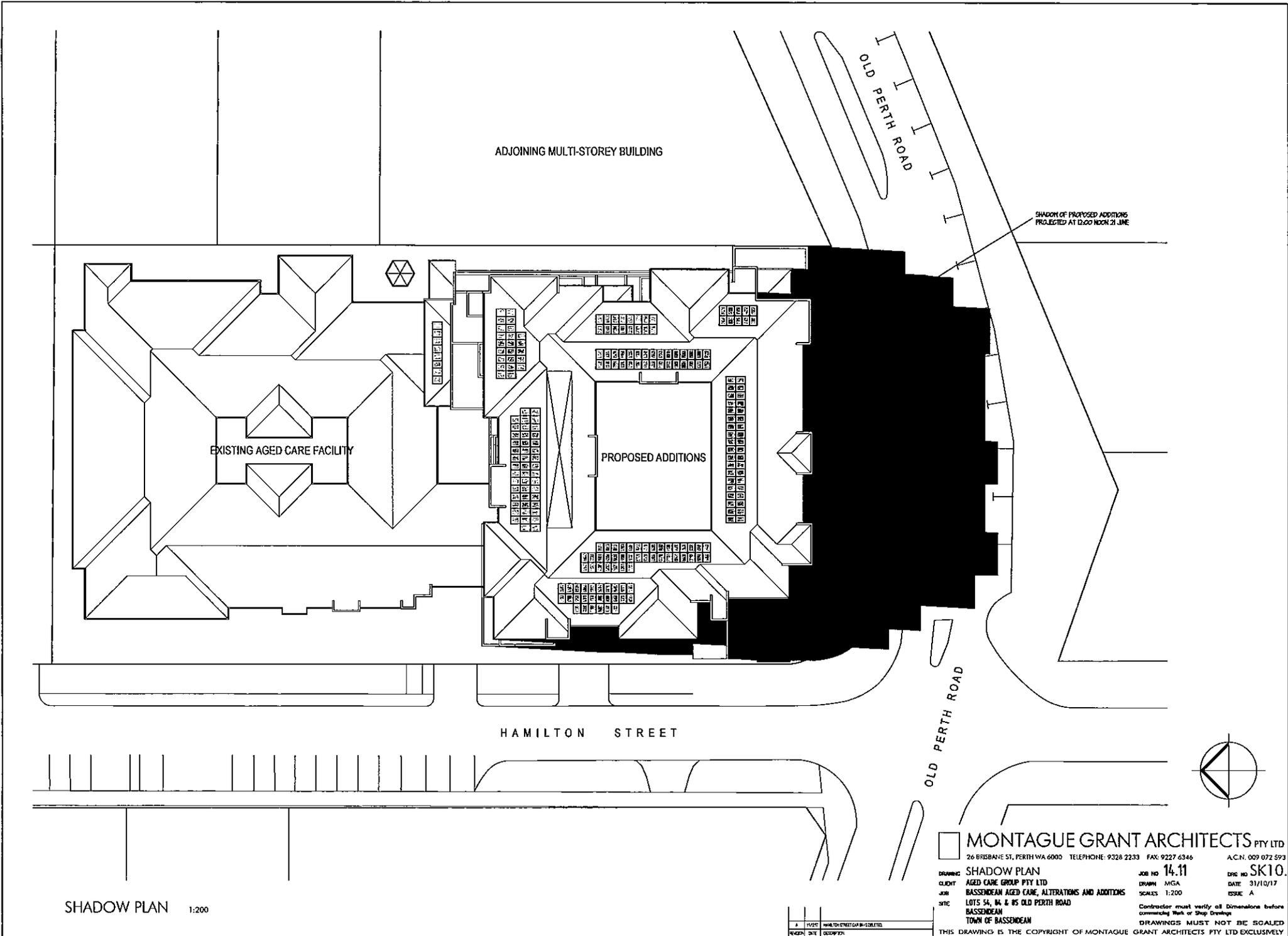
NO.	DATE	DESCRIPTION
1	31/10/17	ISSUE A

SECTION B



SECTION A





SHADOW PLAN 1:200

DESIGNED BY	DATE	CHECKED BY	DATE

MONTAGUE GRANT ARCHITECTS PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING: SHADOW PLAN JOB NO: 14.11  
 CLIENT: AGED CARE GROUP PTY LTD DRAWN: MGA DATE: 31/10/17  
 JOB: BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS SCALES: 1:200 ISSUE: A  
 SITE: LOTS 54, 54 & 85 OLD PERTH ROAD BASSEDEAN TOWN OF BASSEDEAN

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**ATTACHMENT NO. 3**

**ANNEXURE 5**

**PLANT SCHEDULE**

All plants depicted are at estimated mature size as an indication of the future landscape.

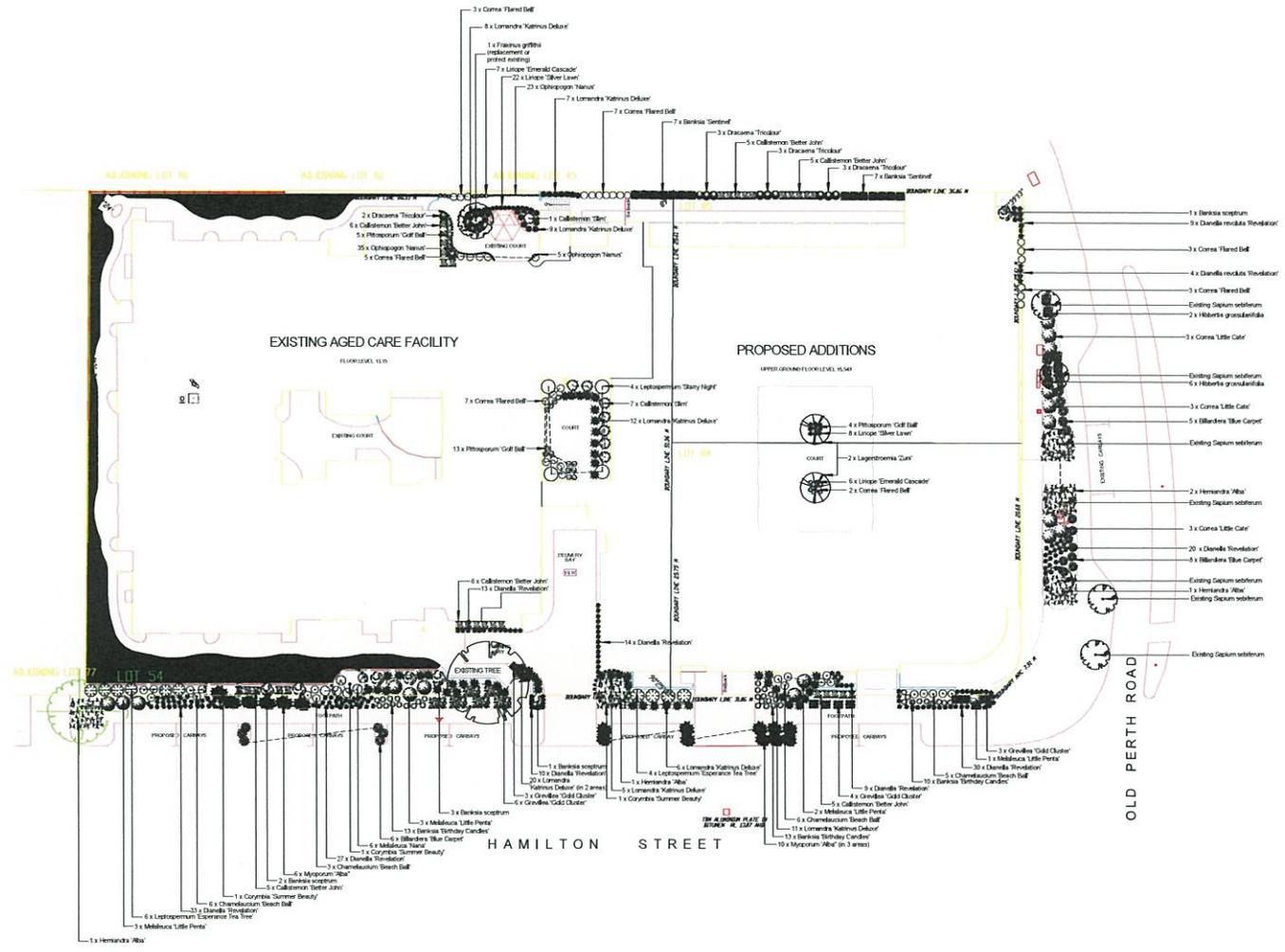
Shrubs and ground cover to be planted shrubs at min 13cm pot size. Trees to be planted at min 30ltr pot size.

Trees	Height x width
3 x <i>Corymbia ficifolia</i> 'Summer Beauty'	5m x 4m
2 x <i>Lagerstroemia indica</i> 'Zuni'	3m x 3m
1 x <i>Fraxinus griffithii</i>	6m x 4m

Shrubs	Height x width
36 x <i>Banksia spinulosa</i> 'Birthday Candles'	50cm x 60cm
14 x <i>Banksia sentinella</i>	2m x 90cm
32 x <i>Callistemon viminalis</i> 'Better John'	90cm x 80cm
8 x <i>Callistemon viminalis</i> 'Slim'	2m x 1.3m
20 x <i>Chamaelucium uncinatum</i> 'Beach Ball'	80cm x 80cm
9 x <i>Correa pulchella</i> 'Little Cate'	50cm x 1.5m
30 x <i>Correa reflexa</i> 'Flared Bell'	80cm x 70cm
11 x <i>Dracaena marginata</i> 'Tricolour'	2.5m x 1m
4 x <i>Leptospermum obovatum</i> 'Starry Night'	2m x 1.5m
10 x <i>Leptospermum sericeum</i> 'Esperance Tea Tree'	1.5m x 1.3m
6 x <i>Melaleuca incana</i> 'Nana'	1m x 1m
9 x <i>Melaleuca pentagona</i> var. <i>latifolia</i> 'Little Penta'	40cm x 2m
22 x <i>Pittosporum tenuifolium</i> 'Golf Ball'	40cm x 40cm

Grasses	Height x width
169 x <i>Dianella revoluta</i> 'Revelation'	50cm x 55cm
13 x <i>Liriope muscari</i> 'Emerald Cascade'	30cm x 30cm
30 x <i>Liriope muscari</i> 'Silver Lawn'	35cm x 40cm
78 x <i>Lomandra longifolia</i> 'Katrinus Deluxe'	70cm x 70cm
63 x <i>Ophiopogon japonicus</i> 'Nanus'	10cm x 20cm

Ground cover	Height x width
19 x <i>Billardiera fusiformis</i> 'Blue Carpet'	30cm x 1m
16 x <i>Grevillea juniperina</i> 'Gold Cluster'	30cm x 80cm
5 x <i>Hemiantra pungens</i> 'Alba'	20cm x 3m
8 x <i>Hibbertia grossularifolia</i>	10cm x 1.2m
16 x <i>Myoporum parvifolium</i> 'Alba'	10cm x 1.5m



**DISCLAIMER**  
 This is a preliminary design and should not be used for construction purposes without the approval of the relevant authorities. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The designer is not responsible for any errors or omissions in this document.

NO.	REVISION	DATE
1	Final issue	08.08.17

**NOTES**

- All planting areas to be mulched to a depth of 80mm. Mulch is pine bark wood chips.
- Trees to be stabilised with stakes and webbing or polyethylene strips.
- See the Certified Irrigation Plan for watering detail.
- Watering schedule to be as per Water Corporation's 'Water Efficiency Measures' guidelines.

<b>CLIENT</b> Aged Care Group	<b>DRAWING</b> Landscape Plan PART 08.09.2017
<b>PROJECT</b> Aegis Bassendean Alterations and Additions Lots 54, 84 and 85 Old Perth Road Bassendean	<b>CLIENT NUMBER</b> CO37 <b>DRAWING NUMBER</b> 01 <b>DESIGNER</b> - Amelia Coleman
<b>SCALE</b> 1:500	

**URBAN Retreat GARDEN DESIGN**

For more information or to book a consultation, please contact us on 08 9438 9250 or visit our website at [www.urbanretreat.com.au](http://www.urbanretreat.com.au)

**ATTACHMENT NO. 3**

**ANNEXURE 6**



22 October 2014

Our Ref: C2062-01.docx

Chief Executive Officer  
Town of Bassendean  
PO Box 87  
Bassendean WA 6934

**Attn: Mr B Reed - Manager, Development Services**

Dear Sir

**Re: Proposed Extension of Existing Approved Nursing Home  
Lots 16 and 79 Hamilton Street, Lots 84 and 85 Old Perth Road,  
Bassendean**

This is to advise that we act for the Aegis Aged Care Group (Aegis) which company owns property situated at Lots 16, 79 and 53 Hamilton Street (cnr Old Perth Road), Bassendean.

In 2001, the Council of the Town supported Amendment No. 64 to the then Town Planning Scheme No. 3 (TPS 3) which resulted in a Scheme Amendment which included Lot 79 Hamilton Street within 'Appendix VII - Additional Uses' as an Additional Use - Nursing Home.

We believe that the Town would be aware that Aegis has undertaken extensive modifications to this facility and which has resulted in a much improved facility for the care of the aged and aging in the Town of Bassendean (and beyond).

We are pleased to advise that Aegis is currently in the process of finalising a contract to purchase adjoining lots to the south, being Lots 84 (SN 68) and 85 (SN 70) Old Perth Road, Bassendean. (Lot 84 is situated directly adjacent to the corner of Old Perth Road and Hamilton Street.)

Lots 84 and 85 directly abut Lots 16 and 79 to the south (and which lots currently accommodate the Aegis Nursing Home facility). Lots 84 and 85 presently accommodate a Used Car Sale facility which (at least in our opinion) in every respect, is quite inappropriate in this location.

In particular, it appears inconsistent with the objectives of the Town's Centre Area Strategy which *inter alia*, for this site, envisages a building of between three and five storeys in height. For example, the Strategy Plan seeks to, '*...ensure the plan includes sustainable mixed uses along Old Perth Road as a vibrant main street.*' The current use is hardly consistent with that objective.

The Bassendean Town Centre Strategy Plan (August 2007) indicates that the land the subject of this submission is appropriate for, 'Residential Apartments with Ground Level Mixed Commercial Uses.'

The Strategy also identifies this part of Old Perth Road as being an appropriate place for a small retail mode at its intersection with Hamilton Street. The sketch actually included in this section indicates up to five levels of building being appropriate. The first two levels are recommended as having a nil set back to Old Perth Road with two levels above that being set back to allow for landscape and solar access to Old Perth Road.

This part of the Town is zoned Town Centre in the Town's Local Planning Scheme No. 10 (LPS 10) and which zone is able to accommodate a range of uses either as Permitted (P) or uses approvable at Council's discretion ('A' or 'D'). Those uses include (but are not limited to): Ancillary Accommodation, Car Park, Community Purposes, Consulting Rooms, Convenience Store and Corner Shop, Fast Food Outlet, Hospital, Lunch Bar, Medical Centre, Multiple Dwelling, Office, Restricted Premises and Shop.

We note that the Use Class 'Nursing Home' is not a use which is identified in the Scheme and hence it appears that is why the Council of the Town supported the Use Class 'Nursing Home' as an Additional Use in the earlier Scheme (TPS 3). (It is not clear why that earlier approved Additional Use does not appear in Schedule 2 - Additional Uses of the current Scheme?)

It is evident (pursuant to Clause 4.4.2 (b)) that the Council of the Town does have the ability to consider a proposal where a specific use is not mentioned in the Zoning Table, *'...and cannot reasonably be determined as falling within the type, class or genus of activity of any other Use Category, the local government may....(b) determine that the use may be consistent with the objectives of the particular zone and thereafter, follow the advertising procedures of Clause 9.4 in considering an Application for Planning Approval...'*

It would be the Proponent's preference that Aegis not be required to proceed through a Scheme Amendment process, but that the Council feels it appropriate in all of the circumstances of this proposal, to consider this matter as an Application for a Use Not Listed, pursuant to Clause 4.4.

We attach herewith, annotated photographs which describe the existing Aegis Aged Care Nursing Home facility, together with photographs of the subject land in the context of this part of the Bassendean Town Centre.

We are aware that representatives of Aegis including specifically, the Director and CEO (Mr Michael Cross) had extensive discussions in the past with the Town's Executive staff including Mr Graeme Haggart (Director, Community Development) and Mr Brian Reed (Manager, Development Services).

As part of those discussions, it is evident that Aegis had indicated that it would seek to develop a four storey facility on this site. The proposed uses of each level of the building are summarised below.

- The basement level including shops/offices to the footpath; car parking bays; kitchen and laundry facilities.
- The ground floor level comprising of the main lobby together with aged care bed facilities.
- The first floor level containing aged care bed facilities.
- The second floor level accommodating Over 55 Years apartments.

It is Aegis' objective to develop a facility with up to approximately a total of 125 beds. The current Aegis facility maintains 44 beds in the Nursing Home and an additional 36 beds in the Hostel on the western side of Hamilton Street (being a total of 80 beds in the these two facilities). The extension of the existing facility on to Lots 84 and 85 is planned to include

an additional 45 beds over those which currently exist, resulting in the total of about 125 beds.

We are aware that in the past, Aegis had purchased 25 bed licences from the Town and in return, gave an undertaking that the company would return at least those 25 beds, in due course. That commitment is a fundamental part of the Aegis proposal to the Town as part of this Application.

Almost as an aside, Aegis is aware that two portions of land abutting the southern side of Lots 84 (293m<sup>2</sup>) and 85 (152m<sup>2</sup>) and which appear to have been given up/sold by previous owners. Aegis queries whether the Town still requires all or part of the land area of this truncation as the company would be most interested in discussing opportunities which might be available to purchase back all or part of that truncated area, if the Town is of the view that (all or part of) this truncated part of Old Perth Road is no longer required?

We are aware of the dialogue between Mr Cross and Mr Reed of the Town and the various commitments which had been given by Mr Cross of behalf of Aegis which include:

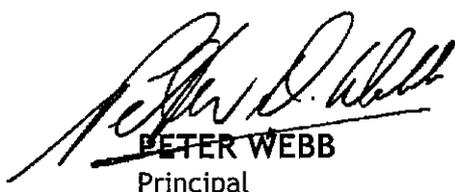
1. the future amalgamation of Lots 84 and 85 with the company's existing property.
2. car park to around 60% over the ground floor of the site.
3. office and retail outlets fronting Old Perth Road to the footpath.
4. frontage use to tie-in the proposed development of the adjoining site.
5. first floor aged care accommodation at the same finished floor level as the existing aged care facility on the adjoining land.
6. second and third floors of accommodation of aging and aged care.
7. an overall appearance of the facility will be of an apartment building, including small balconies.

We are also aware that at that time (November 2013) the Town responded to Aegis' proposals, suggesting that the most appropriate resolution of this issue would be to have Aegis make an Application for an Amendment to the Scheme which might propose an Additional Use of Residential Building on the site, although Aegis maintains its objective to seek to have the Town consider the application of Clause 4.4 rather than proceed through an Amendment to the Scheme.

Regardless of the planning mechanism used to achieve Aegis' objectives, it appears that the Town has provided some preliminary indication (at least at office level) of a willingness to support the principle of what is being proposed by Aegis, for which support in principle we are grateful.

We now look forward to discussing Aegis' proposals with you in some further detail at your convenience.

Kind regards



**PETER WEBB**  
Principal

Cc: Mr M Cross - Aegis Aged Care Group Pty Ltd



Photograph 1: Looking north east from Hamilton Street into the existing Aegis facility on Lots 16 and 79.



Photograph 2: Looking south east along Hamilton Street and with the landscape associated with the Aegis facility.



Photograph 3: Looking south west into the Aegis Hostel.



Photograph 4: Looking south east through the electrified fence of the motor vehicle sales premises, the subject of the new application to the multi storey apartment complex on southern side of Old Perth Road.



Photograph 5: The southern part of the Aegis Hostel facility from Hamilton Street noting the architectural merit of the structure.



Photograph 6: Looking east along the southern frontage of the site (adjacent to Old Perth Road), noting the width of the verge on this (northern) side of the road.



Photograph 7: Looking north west across the adjacent vacant (but to be developed) lot on the eastern side of the Aegis Aged Care facility and the north eastern corner off the car yard.

Our ref: OLET-4590014  
A2264, A4036: BR  
Your ref: DC2062-01.docx

Peter D Webb And Associates  
Po Box 920  
**SUBIACO WA 6904**

Dear Peter and Claire

**ADVISING OF PROPOSED EXTENSION OF EXISTING APPROVED NURSING HOME LOTS 16 AND 79 HAMILTON , LOTS 84 AND 85 OLD PERTH ROAD, BASSENDEAN**

I refer to your letter of 22 October 2014 and firstly apologise for my delay in responding to you.

I advise that officers of the Town would support treating a future application as a use not listed, in accordance with Clause 4.4.2 of the Local Planning Scheme No 10.

Should you wish to discuss any aspect of this matter further, I may be contacted on 93778005.

Yours faithfully



BRIAN REED  
**MANAGER DEVELOPMENT SERVICES**

13 November 2014.

**ATTACHMENT NO. 3**

**ANNEXURE 7**

## **LOCAL PLANNING POLICY 1 (LPP1)**

### **BASSENDEAN TOWN CENTRE STRATEGY & GUIDELINES**

DESIGN REPORT IN RELATION TO PROPOSED AGED CARE FACILITY EXTENSION,  
MULTIPLE DWELLINGS AND 3 SHOPS AT LOT 54 (#27) HAMILTON STREET & LOTS 84-85  
(#68-70) OLD PERTH ROAD, BASSENDEAN

**PREPARED BY PETER WEBB & ASSOCIATES (PWA)**

Local Planning Policy No. 1 (LPP1) - Bassendean Town Centre Strategy & Guidelines outlines a vision and objectives for development within the Bassendean Town Centre.

Planning and design guidelines in LPP1 are grouped into three (3) sections:

- Site planning and urban design;
- Building form and detail;
- Environment and services.

This Design Report provides responses to the relevant sections of LPP1 in support of the proposed development. The Architect has given due consideration to the guidelines of LPP1 in the design of the proposed development, which has resulted in a high quality built form outcome for this Town Centre site.

## **PART 7 - SITE PLANNING & URBAN DESIGN**

### **Clause 7.1 Urban Setting & Context**

#### *Guidelines*

- *Buildings should contribute positively to the desired character of the precinct and to the streets and public spaces around them.*

#### Proposal:

The proposed development contributes positively to the desired character of the Central (Old Perth Road) Precinct by appropriately positioning the ground level and first level at a nil setback and having upper floors set back from Old Perth Road to provide a town centre environment and account for reduced overshadowing.

An overshadowing plan is provided demonstrating that the proposed development does not overshadow any private property at midday June 21.

The proposal is compliant with Clause 7.1 of LPP1.

## **Clause 7.4 Development Type & Intensity in Bassendean**

### *Guidelines*

- *Higher intensity and mixed uses that contribute to vitality of town centre are encouraged while low intensity uses are discouraged.*
- *Provision of affordable single or 2 bed apartments is encouraged.*

### **Proposal:**

The proposed development provides a high density mixed use development that will contribute to the vitality of the town centre and provides aged care services, multiple dwelling apartments and shop uses on ground floor fronting Old Perth Road.

By providing over-55s apartments in addition to aged care beds, this ensures that Bassendean continues to have a diverse and cohesive community where people can continue to live through different phases of life.

The proposal is compliant with Clause 7.4 of LPP1.

## **Clause 7.5 Building Envelope**

### *Guidelines*

- *An agreed envelope of footprint and height will define new development on each lot. There is no plot ratio limit in the town centre.*
- *A minimum height of 3 storeys or 10 metres is set for buildings generally in the town centre.*
- *A maximum height of 5 storeys is set for buildings generally on lots fronting Old Perth Road subject to streetscape, shadowing and overlooking issues.*
- *Buildings on the north boundary of Old Perth Road (west end) shall not be higher than the existing parapet at street front.*
- *Buildings on the south boundary of Old Perth Road (west end) shall not be higher than the existing Padbury building parapet at street front.*
- *Development should generally have nil set back to front and side boundaries.*
- *Residential development at ground level can be setback 2.0 to 4.0 metres to provide a transition between public and private space. Residential entry foyers at ground level can have a nil setback.*
- *Rear setbacks should be provided suitable to accommodate parking and avoid overshadowing of neighbouring buildings.*
- *Rear setbacks from residential adjoining should provide for privacy and comply with R code requirements.*
- *Entrances can be set back up to 4.0 metres to create a sense of address; these setbacks should be co-ordinated with neighbouring buildings and detailed as small urban public spaces.*

Proposal:

The proposed development provides a 5 storey development complying with the Town Centre requirement for its location along Old Perth Road. The development has a generally nil setback along Old Perth Road and along the side boundary. Awnings are proposed along Old Perth Road and at the corner of Hamilton Street to provide an urban form.

The proposal is generally compliant with the requirements of Clause 7.5 of LPP1.

### **Clause 7.6 Building Orientation and Address**

#### *Guidelines*

- *Buildings should have the long axis east- west (or within 15 degrees of east- west) to maximise northern solar access.*
- *Buildings should have the primary entrance, address and frontage on or clearly identifiable from the primary street.*
- *Courtyards can be used to provide solar access in deeper buildings*

Proposal:

The proposal maximises northern solar access given the site's orientation and location. The proposed development has the main entrance at a clearly identifiable location on Hamilton Street, close to the intersection of Old Perth Road. The proposal also provides internal courtyard to provide solar access. The proposal is compliant with Clause 7.6 of LPP1.

### **Clause 7.8 Pedestrian & Cycle Amenity**

#### *Guidelines*

- *Provide clear, well designed paths around buildings leading to entrances that link into the public footpath network.*
- *Provide pedestrian shelter at entrances and along active street frontages.*
- *Provide good end of trip facilities, including lockers and showers for walkers and cyclists in workplaces in the town centre.*
- *Provide bicycle racks outside all commercial, retail and civic buildings.*
- *Buildings should have the long axis east- west (or within 15 degrees of east- west) to maximise northern solar access.*
- *Buildings should have the primary entrance, address and frontage on or clearly identifiable from the primary street.*
- *Courtyards can be used to provide solar access in deeper buildings*

Proposal:

The proposal provides clear well designed paths that link proposed entrances (to aged care lobby and also the Shops) with existing paths in Old Perth Road.

The proposed development provides awnings along Old Perth Road to provide shelter along the active street front.

Bike racks are provided in the undercroft parking area for use by shop tenants or customers.

Other guidelines in this section have been addressed in other parts of the policy and in this Report.

As the proposed development is not primarily for retail use, end of trip facilities are not provided.

The proposed development generally complies with Clause 7.8 of LPP1.

## **Clause 7.9 Vehicle Movement & Parking**

### *Guidelines*

- *Car parking is to be provided consistent with LPS 10.*
- *Parking should be located to rear of or below buildings. Cars and parking areas should not visually dominate development.*
- *Where car parking requirements limit optimum site development council may consider cash- in- lieu payment.*
- *Parking for motor cycles and scooters should be provided to encourage use.*
- *At- grade parking areas including the Bassendean Village car park should be well landscaped with shade trees (1 for every 4 car bays) and have clearly defined, direct and well lit pedestrian links.*
- *For residential dwellings of 1 to 2 bedrooms the parking ratio shall be reduced to 1 bay per dwelling.*
- *Shared surfaces are encouraged using trafficable unit paving and materials consistent with neighbouring developments and public areas.*
- *Parking should be accessed from secondary streets and not from Old Perth Road.*
- *Crossovers should be limited to one crossover (3 – 6m wide) per development site. Crossovers should match footpath colour.*
- *Service and delivery should be provided discretely and in minimal space.*
- *Consideration should be given to location, access to and storage of recycling and other rubbish bins including communal bin facilities.*
- *Emergency vehicle access, particularly for fire fighting vehicles, must be provided to satisfaction of Council and FESA.*

### **Proposal:**

The proposal has provided car parking generally consistent with the provisions of LPS 10 and is included in an undercroft parking area below the main building. This ensures that the car parking area does not visually dominate the development.

In addition to standard vehicles, the proposed development also provides four (4) motorcycle/scooter bays.

The undercroft parking area is accessed from Hamilton Street (and not Old Perth Road).

One main crossover is proposed to the new development, from Hamilton Street.

Consideration has been given to the location, access and storage of rubbish and recycling bins within the proposed development.

The proposal complies with Clause 7.9 of LPP1.

#### **Clause 7.10 Landscape & Hardscape**

##### *Guidelines*

- *Landscape provision will be assessed on quality rather than quantity. No specific percentage provision is required in the town centre but all outdoor areas are expected to be landscaped and maintained to a high quality appropriate to an urban setting.*
- *Existing healthy, mature trees of appropriate species should be retained and incorporated into new development. Where trees are removed they shall be indicated as removed on plans and their removal justified*
- *Generally use water- wise and indigenous plant species*
- *Improve microclimate of courtyards and other urban spaces with use of some deciduous shade trees and water elements. The use of deciduous trees will be limited to courtyards and other urban spaces where seasonal climate response is considered important.*

Proposal:

A landscaping plan has been prepared in support of the proposed development to provide comprehensive quality landscaped areas around the development, including endemic plant species. Shade trees will be included in courtyard areas. Existing mature trees will be retained where possible, and new trees will be planted. All landscaping areas will be reticulated.

The proposed development complies with Clause 7.10 of LPP1.

## **PART 8 – BUILDING FORM & DETAIL**

### **Clause 8.1 Adaptable Buildings**

Proposal:

The proposed development is for aged care and residential uses, which are unlikely to change for many years, and as such, have not been designed to be adapted for a different use.

### **Clause 8.2 Building Character**

##### *Guidelines*

- *Buildings should reflect contemporary lifestyle, function and materials and not mimic historic styles and building methods.*
- *Buildings should respond to the character of significant buildings in the town.*

- *Buildings should have a proportion and scale appropriate to their location within a high quality urban town setting and respecting neighbouring buildings.*

Proposal:

The proposed development has been designed as a modern, contemporary development, and responds appropriately to its setting within an urban town centre environment. The proposed development is also complementary to surrounding development which is of a similar urban scale.

The proposed development generally complies with Clause 8.2 of LPP1.

### **Clause 8.3 Facades**

#### *Guidelines*

- *Building facades should respond to neighbouring facades through use of consistent horizontal lines, good proportion and other design aspects.*
- *A consistent, well detailed design approach to all facades of a building is expected. Care should be taken in design of all facades that can be viewed from anywhere in the public realm, this includes window placement, proportion and relief in the wall plane.*
- *No façade shall appear as a “back” and blank walls should be avoided. Exposed plumbing or other services are not acceptable on any facades.*
- *Ground floor façades should be distinctive from upper levels, changes in wall plane, texture, material and colour can be used.*
- *Circulation spaces such as stairs and foyers should be positioned and glazed to add activity that is visible from the street.*
- *Glazing of facades is encouraged to provide visibility between inside and outside the building. Windows at ground level on active frontages shall be minimum 2.4m high. External sun shading is encouraged appropriate to orientation.*
- *The top of buildings should finish with a roof or expressed detail.*

Proposal:

The proposed development has been designed as a modern contemporary development, and provides high quality facades on all sides, including windows, material/colour changes, and contrasting feature walls.

Glazing of the shopfront facades has been included to provide visibility to the pedestrian footpaths.

External sun shading through the use of awnings has been included in the development.

A similar coloured pitched roof has been proposed to match in with the pitched roof of the existing aged care facility.

The proposed development complies with Clause 8.3 of LPP1.

## **Clause 8.4 Roofs**

### *Guidelines*

- *Simple roof forms complementing the linearity of buildings are desirable.*
- *Verge and eaves overhangs sufficient to create strong shadow lines are encouraged on expressed roofs.*
- *Low pitch roofs (<10 degrees) should be concealed by parapet walls.*
- *Pitched roofs should respect and be consistent in pitch with roofs in close proximity.*
- *The top of buildings should finish with a roof or expressed detail.*

### Proposal:

The proposed development provides pitched roof to match in with the existing aged care facility, but also provides wall panels that project above the eave line in some areas, which provides visual interest.

Overall, the proposed development is considered to comply with Clause 8.4 of LPP1.

## **Clause 8.5 Old Perth Road Frontage**

### *Guidelines*

- *Active frontage can include small landscaped spaces that are publicly accessible and contribute to the streetscape and building address.*
- *Non- residential and mixed-use buildings shall have nil setbacks to Old Perth Road frontage.*
- *Mixed-use buildings should have predominantly non-residential ground floor frontages to Old Perth Road, with the exception of common foyers or home based studios/ offices.*
- *Residential active frontages should offer a transition such as a terrace or veranda between the public and private space where the resident can spend time and express identity through landscape and detail.*
- *Verandas or terraces can be raised above adjacent footpath level to a maximum of 1.2 metres.*
- *Glazed shopfronts are required in retail and commercial buildings.*
- *Old Perth Road facades should have a minimum of 80% clear glazed area at ground level.*

### Proposal:

The proposed development provides active frontages along Old Perth Road, with three (3) shops proposed. The development is at a nil setback to Old Perth Road, together with non-residential uses at ground level. Glazed shopfronts have been proposed for the shop uses, which provides for passive surveillance.

Overall, the proposed development complies with the requirements of Clause 8.5 of LPP1.

## **Clause 8.6 Building Entry**

### *Guidelines*

- *The primary building entrance should be clearly identifiable and visible from the primary street.*
- *Other entrances should be scaled and designed according to their function and frequency of use.*
- *Entrances can be set back from the street with external treatments being consistent with the adjacent streetscape.*
- *Pedestrian shelter, signage and lighting should be provided at primary entrances.*

### Proposal:

The proposed development provides the main building entrance to the aged care facility and upper residential apartments at a clearly identifiable location from Hamilton Street, close to the corner of Old Perth Road. The main entrance is set back from Hamilton Street, with footpath connection and landscaped environs. The main entrance area will be made legible and lit at night for pedestrian amenity and safety.

The proposed development complies with Clause 8.6 of LPP1.

## **Clause 8.7 Awnings, Canopies & Balconies**

### *Guidelines*

- *All active commercial and retail frontages in the west and east ends along Old Perth Road should have continuous pedestrian shelter over the footpath.*
- *Residential and mixed use buildings shall have pedestrian shelter such as awnings or canopies over entrances.*
- *Balconies and terraces are encouraged on street facades in residential and mixed use buildings.*
- *Balconies should have predominantly open balustrades, while considering the need for screening of washing and air conditioner units and solar screens.*
- *Awnings, canopies and balconies should :*
  - *Have minimum clearance to footpath of 2.7 metres;*
  - *Have minimum extension out from building of 2.5 metres;*
  - *Relate in height/ design to adjoining canopies/ awnings;*
  - *Consider signage locations and dimensions*
- *Provision and maintenance of canopies and awnings over the footpath is the responsibility of the building owner.*

Proposal:

The proposed development provides awnings over the pedestrian footpath along Old Perth Road. Balconies are proposed on upper levels fronting out on to both Old Perth Road and Hamilton Street. For the two levels in the aged care facility, there is a balcony at the corner, accessed from a communal lounge.

The awnings achieve the minimum clearance to the footpath and extend out at least 2.50m.

The proposed development complies with Clause 8.7 of LPP1.

### **Clause 8.8 Materials and Colour**

#### *Guidelines*

- *Respond to neighbouring buildings with complimentary colours and materials.*
- *A limited palette of external colours and building materials should be used to ensure building harmony. Generally, use neutral, subtle colours for long lasting surface finishes and use bright colours only as accent and for surfaces that will be repainted or finished regularly.*
- *High quality durable materials that have acceptable levels of weathering and wear are preferred to materials that require constant maintenance..*
- *Use of tilt- up concrete is discouraged unless carefully detailed, finished and given relief in the wall plane.*
- *Use of highly reflective glazing is not permitted. Samples of reflective/ tinted coatings shall accompany any development application and will be to satisfaction of the Town of Bassendean.*
- *Strong and bright colours may be approved subject to durability, where council considers that proposed use of colour will contribute to the character of the town centre in a positive way.*

Proposal:

The proposed development provides a balanced range of colours and materials to ensure building harmony. The design of the building is high quality and complies with the requirements of Clause 8.8 of LPP1.

### **Clause 8.9 Signage & Public Art**

Proposal:

No signage is proposed at this stage, given there is limited commercial space in the proposed development. Further no tenants have been sought for the three (3) shops at this stage, so signage will be dealt with under a separation Application.

Public art will be undertaken within the development, as referenced in the main Planning Report.

## **Clause 8.10 Plant & Equipment**

### *Guidelines*

- *All plant and equipment must be concealed from public view using screening or other means that is an integral part of the building design. Surface mounted services piping and conduits will not be permitted.*
- *Roof mounted equipment, aerials, antennas, masts etc must be screened from all views including from above where applicable. Detail of screening shall be included in DA plans, elevations and 3D images.*
- *Ground level or balcony mounted equipment/air conditioning plant must be well screened using materials to suit the building.*
- *All plant and equipment must have noise attenuation to council satisfaction.*
- *Telecommunications dishes are not permitted on roofs.*
- *Lift over runs shall be contained within the roof space or appropriately designed as an element of the building active frontages.*

### Proposal:

The proposed development has been comprehensively designed and all plant and equipment (including bin stores) have been located away from public view.

## **PART 9 – ENVIRONMENT AND SERVICES**

### **Clause 9.1 Climate and Energy Response**

#### *Guidelines*

- *A solar access and shadow analysis is required as part of the DA.*
- *Buildings should be designed to minimise energy consumed for heating, cooling and artificial light including:*
  - *Window design for good thermal and daylight performance.*
  - *Building materials and insulation to contribute to comfortable thermal conditions.*
  - *Air movement within buildings to provide comfortable thermal conditions and appropriate air quality.*
  - *Building materials, appliances and fuel sources selected to minimise energy requirements and greenhouse gas emissions.*
- *Building services should be designed and maintained to minimise energy and resource use including:*
  - *Optimum natural light.*
  - *Optimum natural ventilation.*
  - *Energy efficient motors and equipment, lighting control systems, fittings and appliances.*

- *Energy efficient air conditioning and mechanical ventilation systems and controls.*
- *Minimum water use and waste.*
- *Energy efficient hot water systems.*
- *Water efficient taps and fittings.*
- *Minimal energy use over the whole life of the building.*
- *Maximum use of renewable energy and use of fuels with low greenhouse gas emissions.*
- *Current '5 star' requirements of the green star rating system can be used to demonstrate a response to this commitment. A report accompanying the DA should describe the climate response and energy requirements of the building.*

Proposal:

The proposed development has been well designed to respond to the site's orientation and includes windows and openings to allow for natural breeze ventilation and solar access. A shadow plan has been provided to demonstrate no detrimental overshadowing of adjacent land. Efficient water systems, taps and fittings will be incorporated into the development. Solar panels will be included on the roof for electricity generation.

The proposed development generally complies with Clause 9.1 of LPP1.

### **Clause 9.2 Services and Infrastructure**

#### *Guidelines*

- *The Town of Bassendean requires infrastructure contributions to be made based on the value of development.*
- *All stormwater shall be contained on site or connected to drainage points where supplied.*

Proposal:

A Stormwater Drainage Management Plan has been prepared in support of the proposed development and is included in the Application package. Therefore, the proposal is compliant with Clause 9.2 of LPP1.

### **Clause 9.3 Servicing and Maintenance**

#### *Guidelines*

- *Service yards must not be located along active frontages and shall be designed as integral parts of the building.*
- *All waste storage and delivered goods should be contained within buildings. Rubbish storage and collection facilities shall comply with the current general requirements of the Town of Bassendean and will be efficient, convenient and allow for collection of recyclable material.*

- *Doors providing access to internal waste/storage or loading dock areas should be the minimum width and height possible to serve the required loading/unloading function and be constructed of aesthetically pleasing materials.*

Proposal:

Bin storage areas have been included in the proposed development, away from public view, but still easily accessible. A Waste Management Plan has been prepared in support of the proposed development.

#### **Clause 9.4 Noise Attenuation**

*Guidelines*

- *Incorporate suitable noise attenuation measures in buildings affected by train or traffic noise in windows, ceilings and insulation airport noise controls.*
- *All accommodation buildings are to be detailed and/or designed so that internal noise levels in bedroom areas will be in the range of 30 to 35dB.*
- *All plant and equipment is to have noise attenuation.*

Proposal:

The proposed development is not affected by train or traffic noise, so does not required increased noise attenuation measures for windows and ceilings. Plant and equipment rooms will be suitably treated to reduce noise.

#### **Clause 9.5 Safety and Security**

*Guidelines*

- *A diverse and complementary mix of uses will encourage public presence and activity at different times of the day and night.*
- *Buildings should overlook public spaces and building entries should be clearly visible from public spaces.*
- *Buildings should not have recesses or other unsecured areas not in full public view.*
- *Solid fencing/screening above 0.8m high is discouraged on street frontages.*
- *A clear view from 0.8m- 2.0m above ground should be maintained in landscape, walling and screening unless screening is fully secure. Landscaping, walls and fencing shall be designed to maintain clear visibility to and from doors, windows, and pedestrian paths.*
- *Appropriate lighting shall be provided for safety and security (Refer 12.6)*
- *Robust materials which are aesthetically pleasing should be used in public places. Materials vulnerable to graffiti and vandalism shall be avoided. Use of security film to windows and anti graffiti treatment to other surfaces accessible at ground level is encouraged.*

Proposal:

The proposed development provides for three different land uses which provides for a range of activity at different times of the day. The proposed development addresses public spaces and the main entry is clearly identifiable from the street. The development does not propose any street boundary fencing or walls which could attract antisocial behaviour. All exterior spaces will be well-lit for the safety of the public, as well as the residents of the aged care facility and the over-55s apartments. The proposed development complies with Clause 9.5 of LPP1.

### **Clause 9.6 External Lighting**

#### *Guidelines*

- *Appropriate lighting for pedestrian safety shall be provided to all pedestrian paths and parking areas.*
- *Building entrances should be lit for safety and identity.*
- *All external lighting shall be robust, vandal resistant and themed to complement development character.*
- *Display lighting to commercial and retail premises along Old Perth Road shall be time-switched to remain on every evening until at least 15 minutes after the last train has left Bassendean Station.*
- *Consideration should be given to pedestrians, cyclists and drivers with regard to glare from lighting sources.*

Proposal:

The proposed development will provide a range of lighting to public spaces, awnings, undercroft parking area, and along pedestrian footpaths for the safety of its residents and the public. The main entrance will be well-lit (including inside the lobby). The proposed development complies with Clause 9.6 of LPP1.

### **CONCLUSION**

It is evident that the proposed development located at the corner of Old Perth Road and Hamilton Street, will reinforce a strong sense of place within the Bassendean Town Centre and includes a range of land uses to provide a vibrant main street environment.

The proposed development includes high quality built form, responds to the climate and is appropriate in the context of the Bassendean Town Centre. Landscaping and urban design reflects and incorporates a sustainable approach and contributes to the overall amenity of the area.

In conclusion, the proposed development generally achieves the objectives of the LPP1 - Bassendean Town Centre Strategy & Guidelines, and warrants approval accordingly.

**ATTACHMENT NO. 3**

**ANNEXURE 8**



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Waste Management Plan  
Proposed Aged Care Facility, Multiple Dwellings & Shops  
Lot 54 (#27) Hamilton Street & Lots 84-85 (#68-70) Old Perth Rd,  
Bassendean

Prepared For: Peter Webb & Associates  
PO Box 920  
SUBIACO WA 6904  
Report Number: AP2017-235  
Report Version: V1  
Report Date: 13 February 2018

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An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed and signed off by senior members of the consultancy team prior to issue to the client.

Document No: PWA2017-001\_WAST\_001\_ND\_V1

Report No: AP2017-235

Author: Noel Davies  
Manager - Waste and Special  
Projects (Director)



Signature

13 February 2018

Date

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## 1 INTRODUCTION

### 1.1 BACKGROUND

Aurora Environmental has been engaged by Peter Webb and Associates (PWA) to prepare a Waste Management Plan for a proposed redevelopment of an existing aged care development located at Lot 54 (#27) Hamilton Street and Lots 84-85 (#68-70) Old Perth Road, Bassendean. The total area to be developed is approximately 4,900 m<sup>2</sup>.

Peter Webb & Associates (PWA) acts for T & T Management Services Pty Ltd (T&T). T&T is a company within the Aegis Aged Care Group who is the largest aged care provider in Western Australia.

T&T own and operate the existing Bassendean Aged Care Facility at Lot 54 Hamilton Street. T&T plan to extend this facility into the recently acquired Lots 84 and 85 Old Perth Road, which share a common northern boundary with Lot 54, being situated directly to the south of the Bassendean Aged Care Facility.

Details of the current and proposed capacity of the facility are summarised in Table 1.

**TABLE 1: SIZE OF DEVELOPMENT**

DEVELOPMENT TYPE	CURRENT DEVELOPMENT	PROPOSED DEVELOPMENT	COMBINED
Aged Care Bed	44 <sup>1</sup>	64	103 <sup>1</sup>
Over 55 Apartments	0	18	18
Shop Tenancies <sup>2</sup>	0	3	3
Aged Care Bed	44 <sup>1</sup>	64	103 <sup>1</sup>

Note:

1. The number of aged care beds in the existing development will be reduced to 39 with 64 new beds being created in the new development footprint.
2. The Shop tenancies are expected to be general retail and not restaurants or food outlets.

### 1.2 LIAISON WITH CITY OF BASSENDEAN

In developing the facility, the proposed approach to managing waste has been discussed at a number of meetings with Christian Buttell the City of Bassendean who requested a number of changes and modifications to the design of waste management facilities in the development. These requests have been addressed through design modifications.

The key requirements identified were:

- The facility needs to adopt an approach to waste management that facilitates waste minimisation through ready access to recycling services and promotion of the use of recycling facilities;
- The facility design needs to facilitate safe access by both commercial vehicles collecting waste and vehicles contract by City of Bassendean for kerbside collection of waste;

- Bin storage areas need to be secure and located off the street with sufficient bin capacity to meet waste generation needs without spillage of waste or overfilling;
- Waste storage needs to be in enclosed bins to prevent issues with odour and vermin;
- Bin storage areas and bins need to be regularly cleaned to prevent odour and vermin attraction; and
- Any commercial waste collections need to occur after 0700 to prevent noise impacts for residents in the Aged Care facility and on adjoin properties.

### **1.3 RELEVANT LEGISLATION AND POLICY**

Local Governments are responsible for the collection of municipal solid waste under the Waste Avoidance and Resource Recovery Act 2007 (WARR Act). The focus of this legislation is to promote the safe collection of waste and to minimise the quantity of waste directed to landfill through adoption of the Waste Hierarchy which promotes waste avoidance and recycling in preference to disposal of waste to landfill.

The Health Act 1911 also imposes obligations on local governments as part of its environmental health role in terms of providing efficient and safe waste collection services to all residents which prevents the spread of diseases commonly associate with poor waste management practices through contamination of water or through increased through attraction of vermin such as flies and rodents which act as vectors for the spread of many diseases.

The two key aspects regulated by local governments are:

- Ensuring that larger premises with multiple dwellings or tenancies are designed to accommodate sufficient storage capacity for waste; and
- Ensuring that bin set out area are accessible by pic-up vehicles.

## 2 ESTIMATED WASTE QUANTITIES AND COMPOSITION

### 2.1 AGED CARE BEDS

Aegis has good quality data on the quantities and types a waste produced from the aged care bed portion facility having operated such facilities for many years. Based on this data the estimate waste production is summarised in Table 2.

**TABLE 2: ESTIMATED WASTE PRODUCTION - AGED CARE BEDS**

DEVELOPMENT TYPE	CURRENT DEVELOPMENT
General (Municipal Solid Waste)	15,480 L
Cardboard and Paper	3300L
Co-Mingled Recyclables	1200L
Grease Trap	333L

In addition to the waste listed in Table 1, a small amount of clinical waste is generated and stored in specialised containers in the doctor's room. These containers are collected on ad hoc basis by a contractor who picks them up when requested and replaces them with empty containers. The quantities are small and as this is an on demand service, this waste is not discussed further in this plan.

### 2.2 OVER 55 APARTMENTS

Waste types and volumes from the over 55 Apartments are based on the following assumptions:

- Waste production is similar to that from a typical apartment (ie MSW, Co-mingled recyclables and minimal or no garden waste); and
- Each apartment will be occupied by no more than 2 persons.

Based on these assumptions, the estimated waste quantities for 18 apartments is summarised in Table 3.

**TABLE 3: ESTIMATED WASTE PRODUCTION – OVER 55 APARTMENTS**

WASTE TYPE	TOTAL VOLUME / WEEK
General (Municipal Solid Waste)	2160 L/week
Co-Mingled Recyclables	2160 L/fortnight

These estimates are consistent with guidance published in WALGA guideline titled "Multiple Dwellings Waste Management Plan Guidelines" (WALGA, 2015a).

### 2.3 RETAIL TENANCIES

Waste volumes from the three retail tenancies has been calculated using the information contained in Appendix 1 of the WALGA guideline titled "Commercial and Industrial Waste Management Plan Guidelines" (WALGA, 2015a).

As stated in Section 1 the retail tenancies are expected to be general retail outlets and will not serve or handle foods. The floor areas of the tenancies are as 99m<sup>2</sup>, 60 m<sup>2</sup> and 60 m<sup>2</sup> respectively.

Based on these floor areas, the nature of the retail premises and the information in Appendix 1 of the cited WALGA Guideline, the estimated waste production from the retail premises is summarised in Table 4.

**TABLE 4: ESTIMATED WASTE PRODUCTION – RETAIL TENANCIES**

WASTE TYPE	TENANCY 1 (99 M <sup>2</sup> )	TENANCY 2 (60 M <sup>2</sup> )	TENANCY 3 (60 M <sup>2</sup> )	COMBINED VOLUME/WEEK
	Total Volume/Week	Total Volume/Week	Total Volume/Week	
General (Municipal Solid Waste)	350 L/week	210 L/week	210 L/week	770 L/week
Co-Mingled Recyclables	175 L/week	105 L/week	105 L/week	385 L/week

### **3 WASTE MANAGEMENT SYSTEM**

#### **3.1 OVERVIEW**

The existing Aged Care Facility is serviced by commercial waste contractors using bulk storage bins and a conventional grease trap. Bins are currently stored in an enclosed bin storage area adjacent to the Delivery Bay (See Figure 2 and Appendix 1 Figure Sk3). This bin storage area is enclosed and mechanically ventilated. In order to cater for the increased waste production due to the increased number of beds, the frequency of waste collections will increase. Further information is provided in Section 3.2.1.

The Over 55 Apartments incorporate a waste chute on each floor which directs bagged waste from the apartments to a conventional 240L MGBs housed on a rotary carousel in at the Waste Management Room located in the Lower floor/carpark. As bins on the carousel become full, the carousel indexes to bring an empty bin under the chute. The facility caretaker will monitor the carousel several times a day and remove bins that are full and replace them with empty bins. Both the full and empty bins are stored in the waste management room which is mechanically ventilated. Further information is provided in Section 3.2.2.

Each floor housing the Over 55 Apartments incorporates 2 storage areas for Yellow lidded 240 L recyclable bins. Up to 5 bins can be stored in each of these bin stores. The caretaker will monitor the bins in these stores and take full bins to the Waste Storage Room, replacing them with empty bins as required. A total of 4 stores exist on the two floor with storage of for up to twenty 240 L MGBs

The retail premises will use 240 L MGBs for both general waste and co-mingled recyclables. The bins for the tenancies will be stored in the Waste storage room on the lower floor. Further information is provided in Section 3.2.3.

#### **3.2 WASTE STORAGE AND HANDLING**

##### **3.2.1 Aged Care Facility**

The aged care beds are fully serviced with small temporary storage bins which are collected and aggregated by staff into larger mobile bins and eventually deposited in to bulk containers in the Bin storage area adjacent to the Delivery Bay. Waste is separated into three streams:

- General Waste
- Recyclable Paper and Cardboard;
- Co-mingled Recyclables

A similar approach is taken to communal areas, where bins marked for each type of waste are placed for by residents and are serviced by cleaning staff with waste deposited in the large bulk storage bins in the bin storage area.

Transport of waste s from upper floors is facilitated by use of wheeled carts and use of elevators to transport waste between floors.

A significant percentage of the waste stream is generated from the kitchen area which serviced by day bins located within the kitchen which are subsequently emptied by staff in the bulk bins in the

bin storage area which is in close proximity to the kitchen. The kitchen is also equipped with a grease trap of 2000 L capacity which is serviced at approximately 6 week intervals by a licensed contractor from the Delivery Bay.

This waste system is already functioning successfully and will simply be expanded to service the larger number of beds.

The bulk solid waste bins are all stored in an enclosed dedicated bin storage room adjacent to the Delivery Bay. The Bin Storage Room is equipped with mechanical ventilation.

Bins from the Aged Care section of the facility will be collected by a commercial contractor using a rear lift truck. Details of the number and size of containers and frequency of collection are summarised in Table 5.

**TABLE 5: WASTE STORAGE AND COLLECTION – AGED CARE**

Waste Type	Bin Type/Size	Number of Bins	Collection Frequency
General (Municipal Solid Waste)	660L MGB	8	3 times per week (Mon, Wed, Fri)
Recyclable Paper and Cardboard	1100L MGB	3	Weekly Thursday
Co-Mingled Recyclables	240 L MGB	5	Weekly Thursday
Grease Trap	Grease trap	1	Every 6 weeks

### 3.2.2 Over 55 Apartments

The floors occupied by the over 55 Apartments are each serviced by a waste chute that allows residents to deposit general waste which is then directed to a bins mounted on a rotary carousel in the Waste storage area in the lower floor (See Figures 2 and SK2 in Appendix 1). The carousel is a Rotabin unit and holds 5x 240 L MGBs. Empty bins are indexed under the chute as each bin is monitored as full. Signage will be placed in the vicinity of the chute to confirm that only general waste should be placed in the chute.

The facility caretaker will regularly monitor the status of the bins on the carousel and remove full bins and replace them with empty bins as required.

In addition, two stores are provided on each floor occupied by the over 55 apartments for 240 L yellow lid MGBs dedicated for storage of co-mingled recyclables. The stores will be clearly labelled with signs indicating which waste materials residents can place in these bins. Each store incorporates mechanical ventilation and has the capacity to hold up to 5 x 240 L MGBs (20 in total in four stores on two floors) which provides ample storage capacity given the estimated waste production will fill less than bins 10 bins per fortnight. The facility caretaker will monitor the status of the bins and bins and remove full bins to the Waste Storage area in the lower floor and replace them with empty bins.

It is proposed that the waste from the over 55 apartments is collected by the normal Council collection service with the facility caretaker placing the bins on the kerb overnight in Hamilton Street and Old Perth Road depending on the number of bins to be collected (See Figure 2 for the pickup locations). The Council service operates on Mondays in this location with weekly general waste collections and fortnightly collections of co-mingled recyclables. It is estimated that the over 55 Apartments will produce a maximum of 10 general waste bins per week and 10 recycling bins per

fortnight so the maximum number of bins to be collected is 20 on recycling days. The two areas identified for kerbside collection can accommodate up to 30 bins.

The details of the Over 55 Apartment waste handling system are summarised in Table 6.

**TABLE 6: WASTE STORAGE AND COLLECTION – OVER 55 APARTMENTS**

Waste Type	Bin Type/Size	Number of Bins	Collection Frequency
General (Municipal Solid Waste)	240L MGB	8 bins	Weekly Monday
Co-Mingled Recyclables	240 L MGB	5	Fortnightly Monday

### 3.2.3 Retail Tenancies

The three retail premises are located on the lower floor and in the main front Old Perth Road. The tenancies have rear access into the car park with ready access to the waste storage area for bin storage. It is anticipated that the retailers will maintain bins in their tenancies and empty them on a daily basis into 240 L MGBs in the Waste Management room. The size of bins held in the tenancies will be determined by the leaseholder but the bins in the waste storage area will be 240 L MGBs with either green top for general waste or a yellow top for co-mingled recyclables.

To cater for the waste volumes outlined in Table 4, there will be a requirement for 3-4 bins for general waste and 1-2 bins for recyclables. The details of the Waste Management systems to serve the retail tenancies is summarised in Table 7.

**TABLE 7: WASTE STORAGE AND COLLECTION – RETAIL TENANCIES**

Waste Type	Bin Type/Size	Number of Bins	Collection Frequency
General (Municipal Solid Waste)	240L MGB	4 bins	Weekly Monday
Co-Mingled Recyclables	240 L MGB	4 bins	Fortnightly Monday

### 3.2.4 Bin Storage Areas

Three bin storage areas service the overall facility as follows:

- The existing Aged Care bin storage area adjacent to the delivery driveway will be retained to hold bins for waste generated in the Aged Care Facility. The same number of bins will be held in this stores but eh collection frequency will be increased to cater for the increase bed capacity of the facility. This bin store is in a secure area and mechanically ventilated.
- A new storage area is included in the Waste Management Room in the lower floor of the new building. In addition to the waste carousel, the room has the capacity to store up 30 bins. The store has an automatically closing door which remains closed except when being used to access or egress the room and is mechanically ventilated.
- In addition, 4 bins stores are provided across the two floors of the Over 55 Apartments. These bin stores can hold up to five (5) 240 L yellow topped MGBs for co-mingled recyclables. Each of these stores is fitted with an automatically closing door and will be clearly labelled as a bin store for Co-mingled recyclables only.

The information provided in Tables 3-6 shows that the total waste production from the Over 55 Apartments and Retail Tenancies can be handled in 21 bins. Between the main bin store and the

recycling stores, the capacity exists to store up to 50 bins, although it is envisaged that no more than 30 bins will be required at any time, assuming peak waste periods such as Christmas and the fact that some bins may not be totally filled.

The each bin store has been located to provide ready access to those placing waste in the bins while also providing a location secure from the public and away from sensitive areas such as residences.

The state of the bins and bin stores will be monitored by the facility Caretaker. The Caretaker will be responsible for:

- Moving full bins of the waste carousel and replace them with empty bins.
- Monitoring and transferring empty and full bins between the recycling bin stores over 55 Apartments and the lower floor waste storage area.
- Transferring full bins to the kerbside on waste pick up days and returning them to the bin stores after they have been collected.
- Collecting any litter and sweeping up accumulated dirt in the bin stores and placing this in the bins.
- Regularly washing and disinfecting the floors in the bin stores to keep them free of odour.
- Placing insect and rodent baits or using topical sprays as required to control pests.

As indicated earlier, the operators of the retail tenancies will be responsible for the type of waste receptacles they use in their premises but will have access to 240 L yellow top and green top bins in the waste store for bulk waste storage. The facility Caretaker will manage the bins used by the retail tenants in the same way as those used for waste from the over 55 Apartments.

### **3.2.5 Bin Collection**

The Bins from the Aged Care Facility Bin store will be collected from the same location and under the same commercial contract that is currently used. The only change will be that in view of an overhead obstruction introduced as part of the new building, the bins will be collected by a rear-lift truck and the frequency will increase to three times per week (Monday, Wednesday and Friday).

Full bins from the over 55 Apartments and the Retail Tenancies will be transferred from the lower floor bin store and placed in kerbside collection zones on Hamilton Street and Old Perth Road (see Figure 1). It is anticipated that on average 21 bins will be placed on the kerb every second Monday when recyclables are collected (12 general waste bins and 9 recycling bins). It is estimated that up to 30 bins could be placed on the kerbside in the two areas indicated in Figure 1.

The facility Caretaker will be responsible for deploying and recovering the bins at the kerb.

## 4 EDUCATION AND AWARENESS

Consistent with Government policy, the owners of the facility are committed to minimising the volume of general waste that is directed to landfill. To this end the following actions will be taken:

- An ample number of yellow topped recycling bins will be provided for co-mingled recyclables generated in the Over 55 Apartments and the Retail tenancies;
- The Aged Care Facility has ample bin capacity to store separated and cardboard and co-mingled recyclables;
- All staff handling waste in the Aged Care Facility will be educated in the need to handle and store general waste and recyclable materials separately;
- Separate, clearly labelled bins will be provided in bed and communal areas of the Aged Care Facility for general waste and recyclables;
- All residents in the Over 55 Apartments will be briefed on the waste management system when they take residence with an emphasis on the need to segregate general waste and co-mingled recyclables and this briefing will be supported by written materials and brochures;
- The general waste chute and co-mingled bin stores will be clearly labelled to indicate the waste types that can be placed in each location. In the case of the general waste chute this will include notification not to place readily combustible or hazardous materials in the chute. Arrangements will be made with the Caretaker to handle, store and dispose of such materials separately in the Waste Store; and
- All tenants in the retail premises will also be briefed on the waste management system when they take up the lease with an emphasis on the need to segregate general waste and co-mingled recyclables and this briefing will be supported by written materials and brochures.

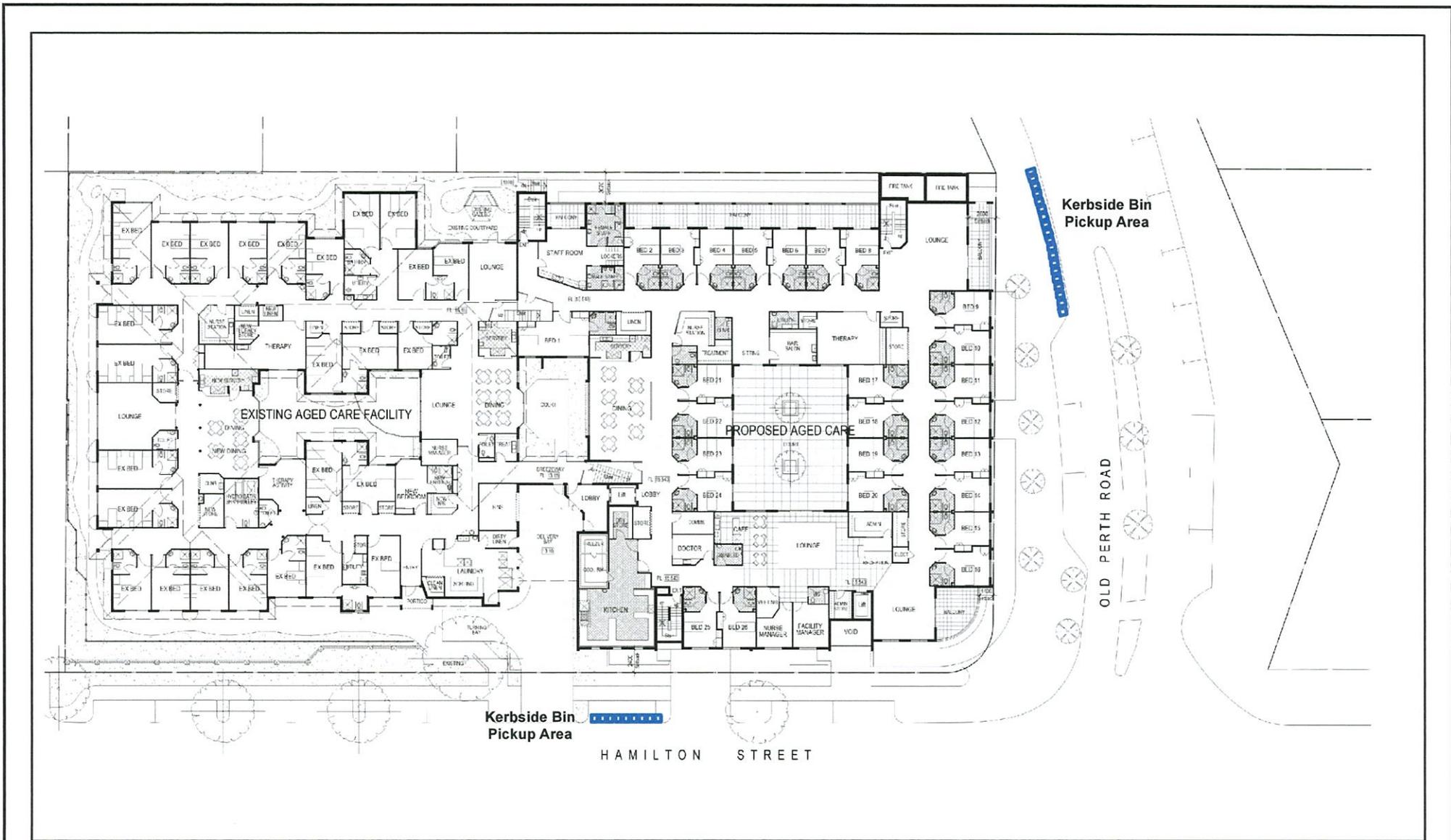
The Caretaker will be given the necessary support by the owners to ensure that his duties can be conducted effectively and efficiently.

## **5 REFERENCES**

**WA Local Government Association (WALGA) (2015a)** Multiple Dwelling Waste Management Plan Guidelines, 2015.

**WA Local Government Association (WALGA) (2015b)** Commercial and Industrial Waste Management Plan Guidelines, 2015

## FIGURES



Design Supplied by Montague Grant Architects

CAD Ref: a2596\_F001  
 Date: January 2018 Rev: B A4



Author: N. Davies AU Ref: PWA/2017/001  
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**Bassendean Aged Care Alterations & Additions**  
**Waste Collection Zones**

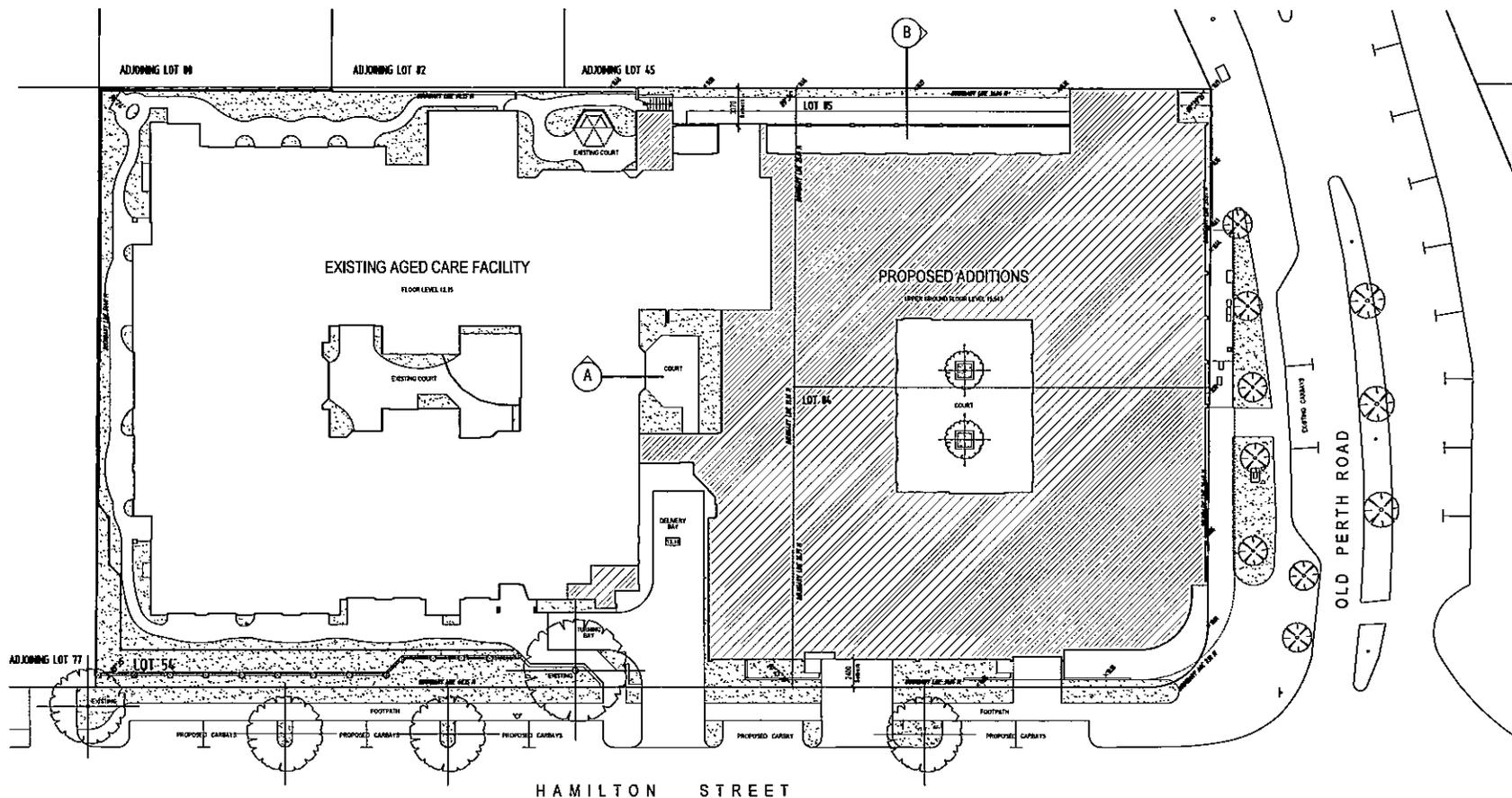
Figure:

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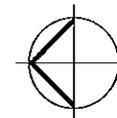
# **APPENDIX 1**

## Architectural Drawings



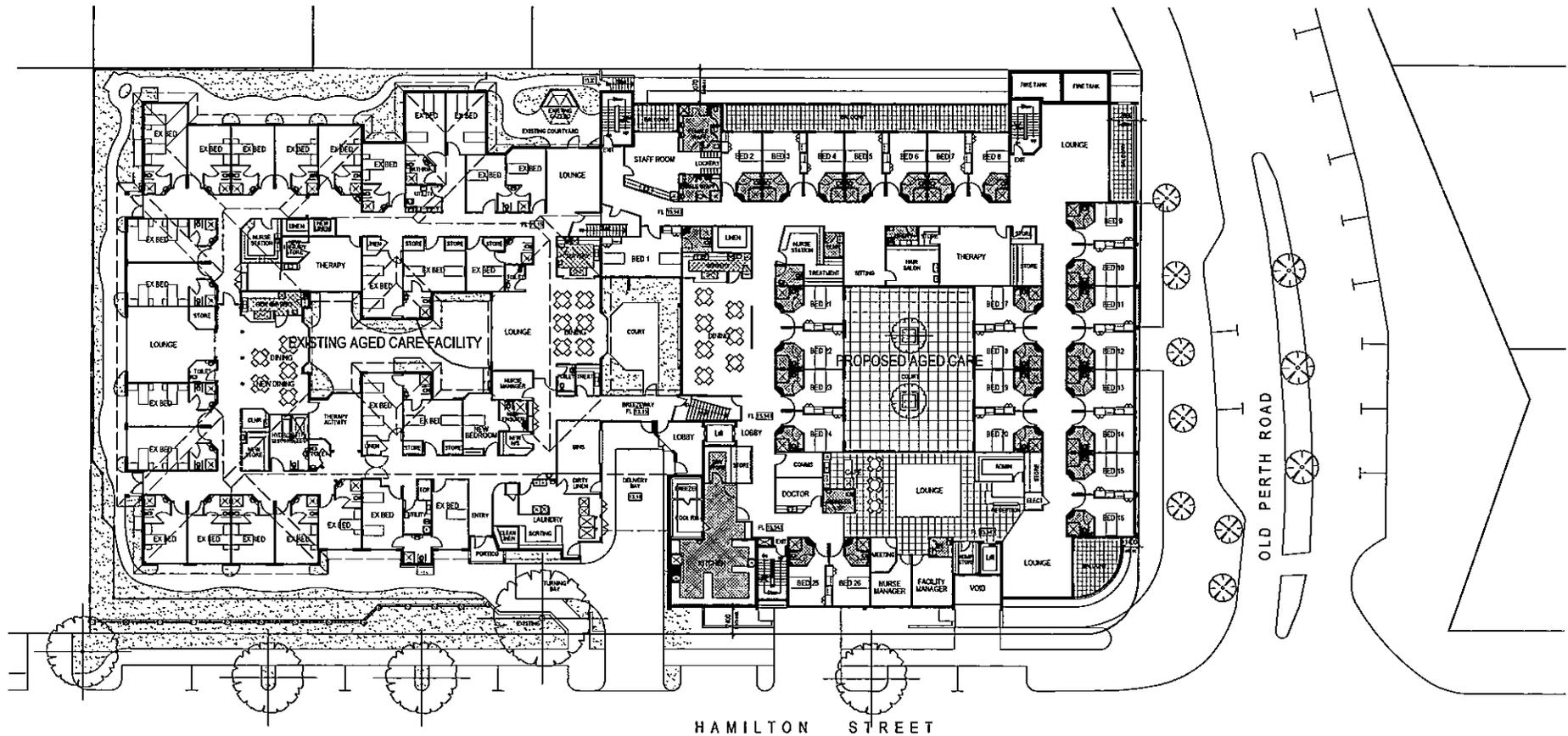
SITE PLAN 1:200

# AEGIS BASSENDEAN ALTERATIONS & ADDITIONS

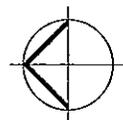



**MONTAGUE GRANT ARCHITECTS** PTY LTD  
 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593  
**CLIENT** AGED CARE GROUP PTY LTD **JOB NO.** 14.11 **ENG NO.** SK1.  
**JOB** BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS **DRAWN** MGA **DATE** 31/10/17  
**SITE** LOTS 54, 55 & 56 OLD PERTH ROAD **SCALE** 1:200 **ISSUE** DA  
 BASSENDEAN  
 TOWN OF BASSENDEAN  
Contractor must verify all dimensions before commencing Work or Shop Drawing.  
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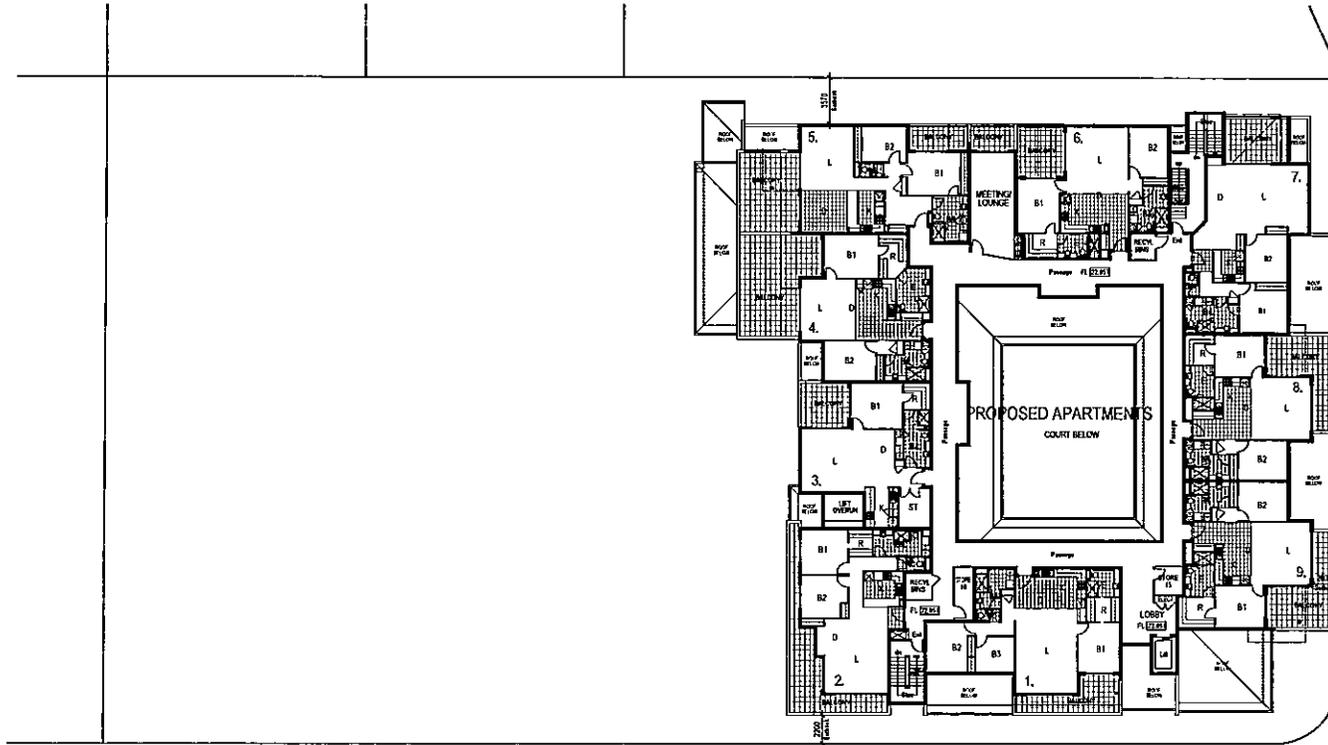


UPPER GROUND FLOOR 1:200

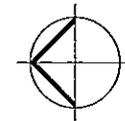



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 26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593  
**DRAWING:** UPPER GROUND FLOOR **JOB NO:** 14.11 **DRG NO:** SK3.  
**CLIENT:** AGED CARE GROUP PTY LTD **DATE:** 31/10/17  
**JOB:** BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS **SCALE:** 1:200 **ISSUE:** DA  
**SITE:** LOTS 5A, 8A & 85 OLD PERTH ROAD  
 BASSENDEAN  
 TOWN OF BASSENDEAN  
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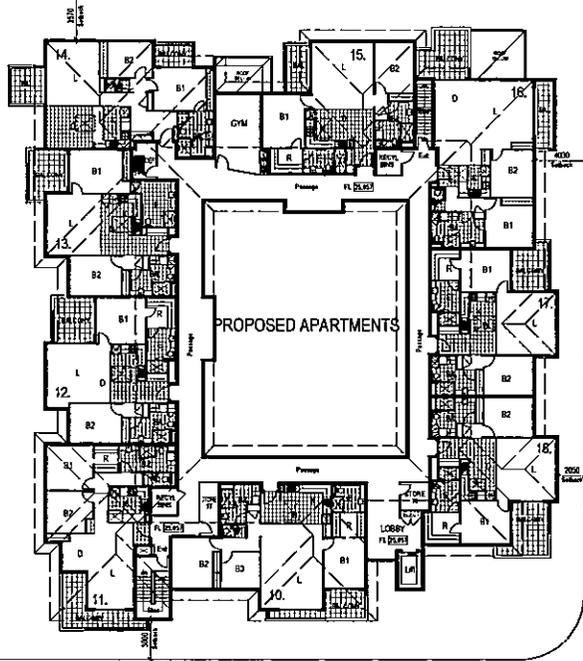
SECOND FLOOR PLAN 1:200



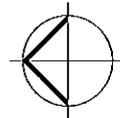

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DRAWING	SECOND FLOOR PLAN	JOB NO	14.11	DATE	31/10/17
CLIENT	AGED CARE GROUP PTY LTD	DRAWN	MGA	DATE	31/10/17
JOB	BASSENDEN AGED CARE, ALTERATIONS AND ADDITIONS	SCALE	1:200	ISSUE	DA
SITE	LOTS 5A, 8A & 85 OLD PERTH ROAD BASSENDEN TOWN OF BASSENDEN	Contractor must verify all dimensions before commencing Work of Shop Drawings.			

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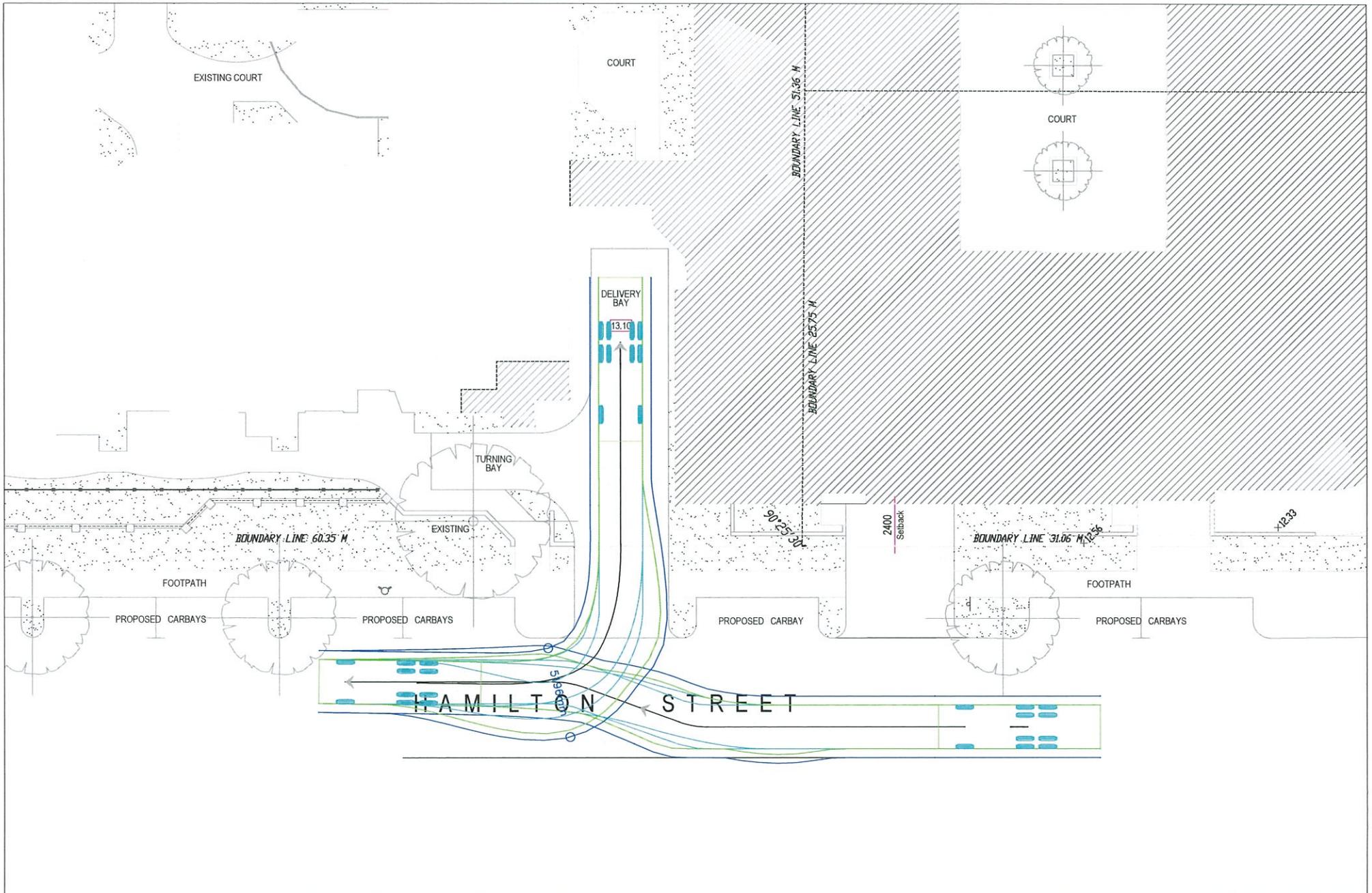


THIRD FLOOR PLAN 1:200




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DRAWING: <b>THIRD FLOOR PLAN</b> CLIENT: AGED CARE GROUP PTY LTD JOB: BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS SITE: LOTS 54, 84 & 85 OLD PERTH ROAD BASSENDEAN TOWN OF BASSENDEAN	JOB NO: <b>14.11</b> DRAWN: MGA SCALES: 1:200	DATE: 31/10/17 ISSUE: 0A Contractor must verify all dimensions before commencing work or shop drawings. <b>DRAWINGS MUST NOT BE SCALED</b> THIS DRAWING IS THE COPYRIGHT OF MONTAGUE GRANT ARCHITECTS PTY LTD EXCLUSIVELY
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Aegis Bassendean

Turn Path Analysis - 9.25m Suez Waste Truck  
Truck Reverse Entry into Loading Area

**LEGEND**

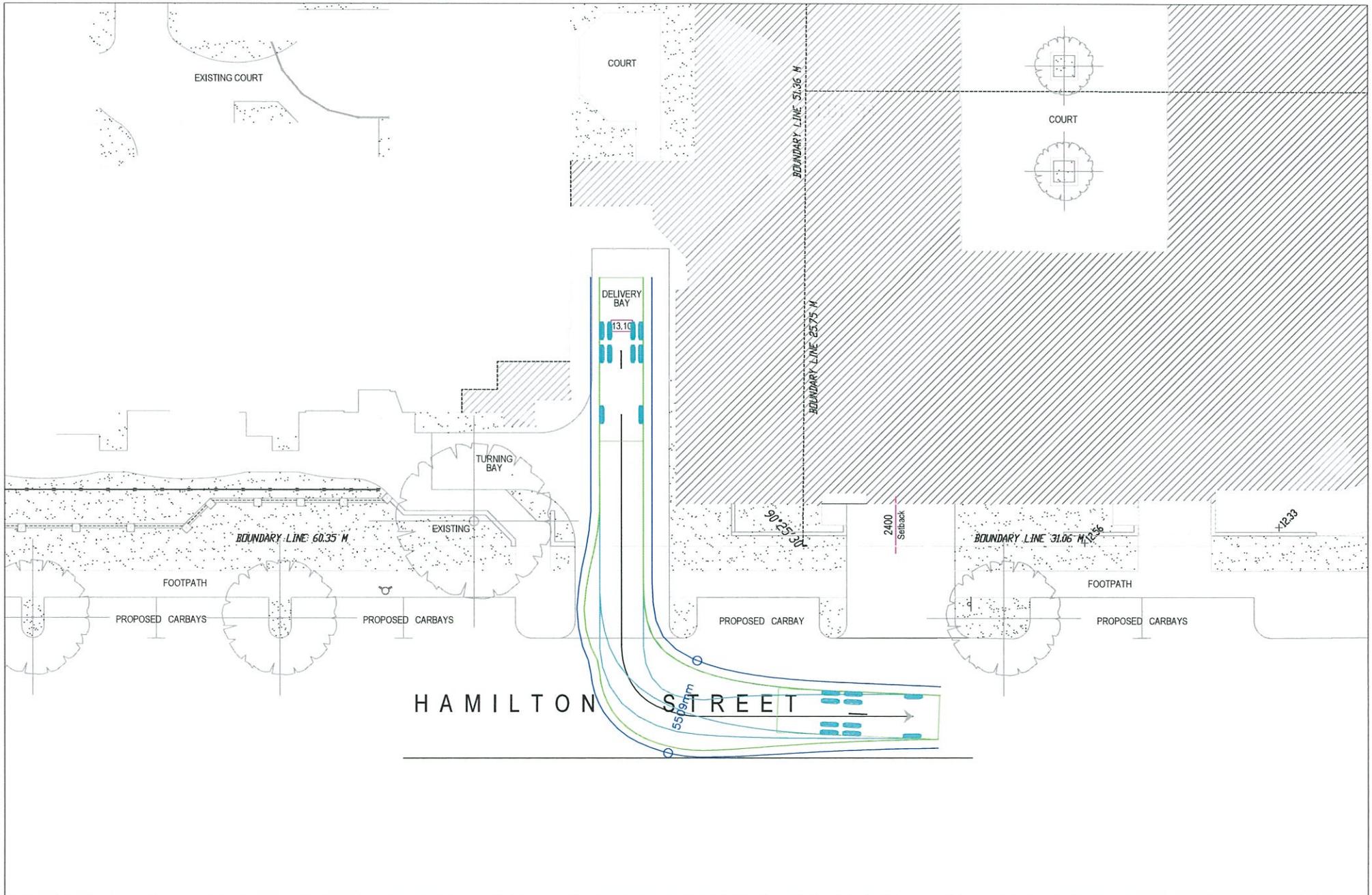
Vehicle Body   
 Wheel Path   
 500mm Clearance

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06/09/2017

Scale: 1:200 @ A3





Aegis Bassendean

Turn Path Analysis - 9.25m Suez Waste Truck  
Truck Forward Exit from Loading Area

**LEGEND**

Vehicle Body  
Wheel Path  
500mm Clearance



t17.234.sk02

06/09/2017

Scale: 1:200 @ A3



**ATTACHMENT NO. 3**

**ANNEXURE 9**



**Proposed Aged Care Facility Extensions**  
**27 Hamilton Street & 68-70 Old Perth**  
**Road, Bassendean**  
**Transport Impact Statement**

**PREPARED FOR:**  
**Aegis Aged Care Group**

**February 2018**

## Document history and status

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Paul Ghantous	r01	P Ghantous	09/09/17	Final
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**Project:** Aegis Bassendean

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## 1.0 Introduction

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This Transport Impact Statement has been prepared by Transcore on behalf of Aegis Aged Care Group with regards to the proposed Aged Care Facility (ACF) extensions, located at Lot 54 (27) Hamilton Street & Lots 84-85 (68-70) Old Perth Road, Bassendean, in the Town of Bassendean.

The subject site is located at the north-east corner of the intersection of Old Perth Road and Hamilton Street, as shown in Figure 1.

As shown in Figures 1 & 2, the existing ACF is bound by Hamilton Street to the west, residential properties to the north, existing development to the east and vacant land to the south. The existing land to the south previously accommodated a car sales yard.

The proposed development entails a five (5) storey building, with a basement car park, three (3) shop tenancies at street level with primary frontages to Old Perth Road, two (2) levels of aged care accommodation providing a total of 64 beds and two (2) upper floor levels of residential Over-55's apartments (18 multiple dwellings). The new development incorporates a connection to the existing Aged Care Facility at the upper ground level.

The existing Aged Care Facility at Lot 54 Hamilton Street includes 46 aged care beds which will be reduced to 39 aged care beds when the construction of the new aged care extension begins.

In the post development situation, 39 aged care beds will be accommodated in the existing facility, with 64 new aged care beds being accommodated in the extension (total 103 aged care beds).

The key issues that will be addressed in this report include the traffic generation and distribution of the proposed development, access and egress movement patterns, and access to the site for alternative modes of transport.



**Figure 1: Location of the subject site**



## 2.0 Proposed Development

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The proposal for the subject site is for extension of the aged care facility (ACF), comprising:

- ✚ Three new shop tenancies on the lower ground level (total floor area of 219m<sup>2</sup>);
- ✚ Lower ground level car park providing a total of 52 car bays, 4 motorcycle bays and 4 bicycle racks;
- ✚ Net addition of 57 care beds in the new building upper ground and First floor levels (total of 103 beds post-development);
- ✚ Integration with the existing facility on the upper ground level; and,
- ✚ 18 over 55's residential apartments on the second and third floors.

The existing ACF crossover on Hamilton Street serving the existing 11 car bays and loading area is proposed to be retained. Construction of the ACF extensions will require the removal of the 11 existing car parking bays on the ground level, however the existing location of the Hamilton Street crossover and loading area will be retained.

Waste collection, delivery and other service vehicle activity for the ACF will be accommodated within the site in the loading area accessed from the existing Hamilton Street crossover, similar to existing arrangements.

Pedestrians will access the development from the external footpath network abutting the site.

The proposed development plans are included for reference in Appendix A.

## 3.0 Vehicle Access and Parking

### 3.1 Access

Vehicular access to the existing ACF is provided via an existing crossover on Hamilton Street (Figure 3). This crossover is currently used to access 11 car bays and the loading / waste collection area. The crossover is proposed to be retained as part of the development for service vehicle and waste collection access only. The 11 existing car bays will be removed as part of the proposal.



**Figure 3: Existing Hamilton Street crossover**

Vehicle access to the existing vacant car sales yard is via one crossover at the corner of Hamilton Street and Old Perth Road (Figure 4) and one crossover on Old Perth Road at the eastern end of the site (Figure 5).



**Figure 4: Existing crossover on Hamilton Street/Old Perth Road**



**Figure 5: Existing crossover on Old Perth Road**

It is proposed to close the existing Old Perth Road crossover located at the eastern end of the site.

The crossover at the intersection of Hamilton Street / Old Perth Road is also proposed to be closed and relocated on Hamilton Street further north of the intersection. The proposed relocated crossover on Hamilton Street will provide access to the proposed new lower ground level car park as detailed on the development plans.

### **3.2 *Parking Demand and Supply***

The existing 11 on site car bays are proposed to be removed as part of the development. A new lower ground floor car park is proposed to be constructed providing a total of 52 car bays allocated as following:

- 18 bays for 18 residential apartments;
- 5 bays for residential visitors;
- 1 general visitor bay;
- 1 ACROD bay; and,
- 27 shared use bays for ACF and shop staff and visitors.

It is also proposed to provide four (4) motorcycle bays and four (4) bicycle racks in the lower ground floor car park.

Three (3) on-street bays are currently in place on Old Perth Road adjacent to the site.

The information in Table 1 has been extracted from the planning application report prepared by Peter Webb & Associates (document reference - C2062appln3DA) regarding the parking requirements as set out in the Local Planning Scheme:

The existing ACF and post development extensions will result in a total calculated parking requirement of 61.5 bays.

A total of 55 bays will be available within the site and on-street adjacent to the site on Hamilton Street and Old Perth Road. The proposed development will entail a minor shortfall from the LPS parking requirement.

**Table 1: LPS parking assessment**

<b>Use Class</b>	<b>Ratio</b>	<b>Calculation</b>	<b>Proposed</b>
<b>Nursing Home</b>	1 bay per 5 beds	103 beds = 21 bays	
<b>Shop</b>	8 bays per 100m <sup>2</sup> GFA	219m <sup>2</sup> GFA = 17.5 bays	
<b>Multiple Dwellings</b>	1 bay per dwelling plus 0.25 visitor bays per dwelling	18 dwellings = 18.5 bays 18 dwellings = 4.5 visitor	
<b>Total Required</b>		<b>61.5</b>	
<b>TOTAL PROVIDED</b>			<b>52</b>

Source: Peter Webb & Associates, 31 July 2017

## 4.0 Provision for Service Vehicles

---

Waste collection for the Aged Care Facility will be by a private contractor as per the existing situation.

Collection will occur at the existing crossover location to Hamilton Street in the designated "delivery bay". A bin store is adjacent to that delivery bay.

Waste collection trucks will reverse into the bay as per existing operations since 2003.

Service trucks will also use the delivery bay crossover and driveway only. No trucks will be required to access the site via the proposed new lower ground level car park crossover. A service/goods lift is provided from the delivery bay down to the lower ground level to service deliveries to the shops and bring bins up from the basement waste management room.

The existing crossover and delivery bay driveway has accommodated service vehicles satisfactorily since the ACF was developed in 2003.

Swept path analysis has been undertaken to confirm satisfactory truck movements and is presented in Appendix B of this report.

Waste collection for the Over 55's Apartment component will be from Old Perth Road, undertaken by the Town's Waste Collection team. A caretaker of the facility will ensure that general waste and recycling bins are placed onto the street verge on collection day.

Waste collection for the Shop tenancies will be by the Town's Waste Collection team, through the use of conventional rubbish and recycling bins. Tenants will have access to the bin store. The caretaker will be responsible for placing the shop bins onto the Old Perth Road street verge on collection days.

## 5.0 Hours of Operation

---

Based on Transcore's experience with multiple aged care facilities, the afternoon staff changeover typically occurs at around 3:00pm, with the morning care staff departing the site and evening care staff arriving.

There are several schools and other community facilities in the locality. Therefore, the peak traffic period is anticipated to occur sometime between 2:00pm and 4:00pm, when school traffic and the Aged Care Facility staff changeover overlaps.

Transcore traffic surveys at the intersection of Old Perth Road / Hamilton Street undertaken on 5 September 2017 confirmed that the afternoon peak hour on Hamilton Street adjacent to the site occurs between 2:45pm and 3:45pm.

## 6.0 Daily Traffic Volumes and Vehicle Types

### 6.1 Existing Traffic Flows

A traffic turning movement survey was undertaken at the intersection of Old Perth Road / Hamilton Street on Tuesday 5 September 2017. The survey was undertaken between the hours of 2:00pm and 4:00pm, and established that the afternoon peak hour occurs between 2:45pm and 3:45pm.

The surveyed existing peak hour traffic volumes are detailed in Figure 6.

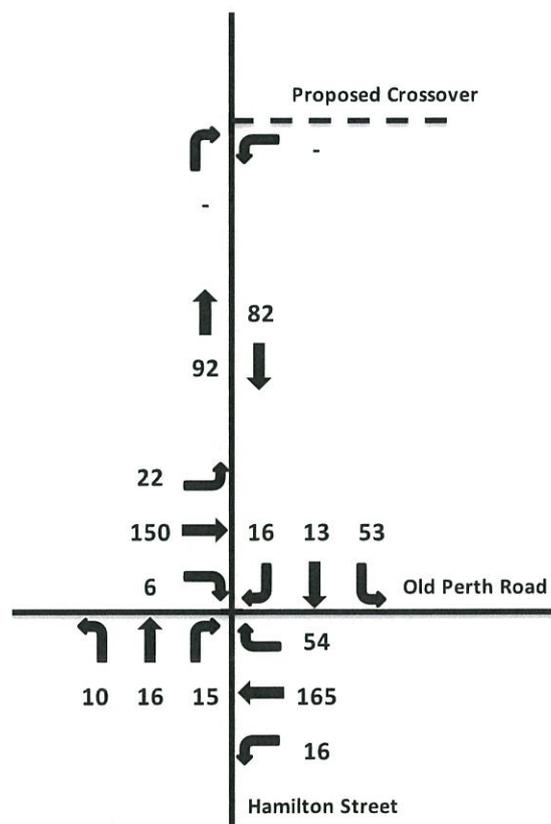


Figure 6: Existing traffic flows near subject site (survey results) – Weekday PM peak hour

## 6.2 Traffic Generation

### 6.2.1 Proposed Development Traffic Generation

The traffic volume that will be generated by the proposed residential apartments, additional care facility beds and shop land uses has been estimated using trip generation rates derived from the Roads and Traffic Authority of New South Wales Guide to Traffic Generating Developments (2002) and the updated trip rates in the RTA TDT 2013/ 04a.

As detailed in Table 2, the proposed development is estimated to generate an additional 417 daily vehicle trips and 45 trips during the PM peak hour.

These trips include both inbound and outbound vehicle movements. It is anticipated that most of the vehicle types would be passenger cars and to a lesser extent 4WDs.

Table 2 is based on the following directional split assumptions:

- ✎ PM peak split estimated at 50%/50% inbound/outbound.

**Table 2. Additional peak hour trips generated by the proposed development**

Land use	Quantity	Daily Rate	PM Peak Rate	Daily Trips	PM Trips	PM Peak Trips	
						IN	OUT
Residential Units	18	2.1	0.4	38	7	4	3
Additional ACF Beds	57	2	0.2	114	11	5	6
Shop - Retail <10,000m2	219	1.21	0.125	265	27	14	13
<b>Total</b>				<b>417</b>	<b>45</b>	<b>23</b>	<b>22</b>

The distribution of traffic has been modelled based on the existing PM peak hour traffic flows at the intersection of Old Perth Road / Hamilton Street.

The distribution of the additional proposed development traffic is detailed in Figure 7. All traffic shown in Figure 7 is assumed to enter and exit the subject site via the proposed development crossover on Hamilton Street.

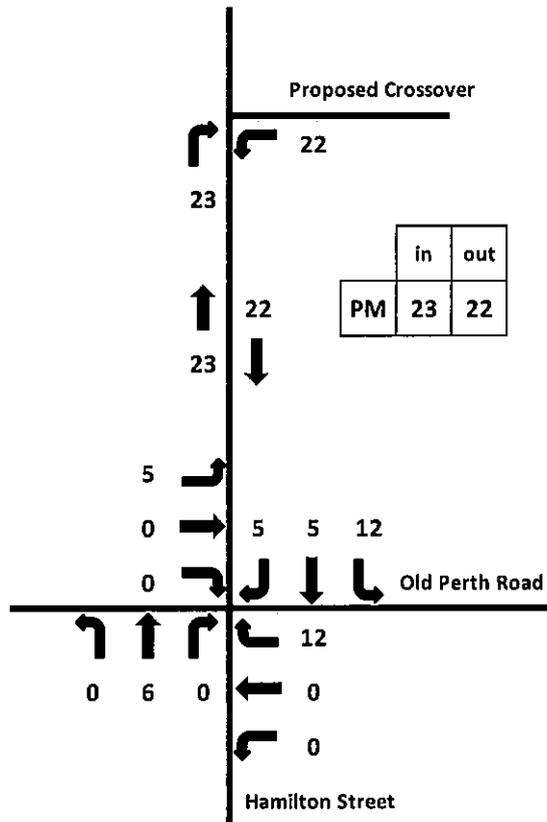


Figure 7: Additional traffic generated by the proposed development – Weekday PM peak hour

### 6.3 Impact on Surrounding Roads

The WAPC *Transport Impact Assessment Guidelines for Developments* (2016) provides the following guidance on the assessment of traffic impacts:

*“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road, but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”*

The proposed aged care facility extensions will not increase traffic flows on any roads adjacent to the site by the quoted WAPC threshold of +100vph to warrant further analysis.

Therefore, the impact on the surrounding road network is minor.

## 7.0 Traffic Management on the Frontage Streets

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**Hamilton Street** near the subject site is an approximately 6.7m wide, two-lane undivided road. A combination of 90-degree and parallel on-street parking bays are marked on the road.

Hamilton Street is classified as an *Access Road* in the *Main Roads WA Functional Road Hierarchy* and operates under a default built-up area speed limit of 50km/h. A 40km/h school zone is in place between the hours of 7:30 am to 9:00 am and 2:30 pm to 4:00 pm on school days.

Footpaths are provided on both sides of the road. Traffic counts undertaken by Transcore on 5 September 2017 indicated that Hamilton Street carried 221 vehicles (two-way trips) during the peak afternoon period between 2:00pm and 4:00pm.

It is estimated that Hamilton Street carries average weekday traffic flows of around 1,500 vehicles per day.

**Old Perth Road** near the subject site is an approximately 15m wide, two-lane divided road with a raised, kerbed and vegetated central median. Parallel on-street parking bays are provided on both sides of the road and the road surface is treated with red asphalt.

Old Perth Road is classified as a *Local Distributor Road* in the *Main Roads WA Functional Road Hierarchy* and operates under a sign posted speed limit of 40km/h.

Footpaths are provided on both sides of the road. Traffic counts undertaken by Transcore on 5 September 2017 indicated that Old Perth Road carried 752 vehicles (two-way trips) during the peak afternoon period between 2:00pm and 4:00pm.

It is estimated that Old Perth Road carries average weekday traffic flows below 4,000 vehicles per day.

# 8.0 Public Transport Access

The subject site has access to the following bus services:

- Bus Service 55: Perth – Bassendean via Guildford Rd & Lord St.

Bus service 55 runs along Old Perth Road adjacent to the subject site. The nearest bus stop is located near the intersection of Old Perth Road / Hamilton Street. This bus service also provides connectivity to the rail network at Bassendean Train Station.

Nearby public transport services are shown in Figure 8.

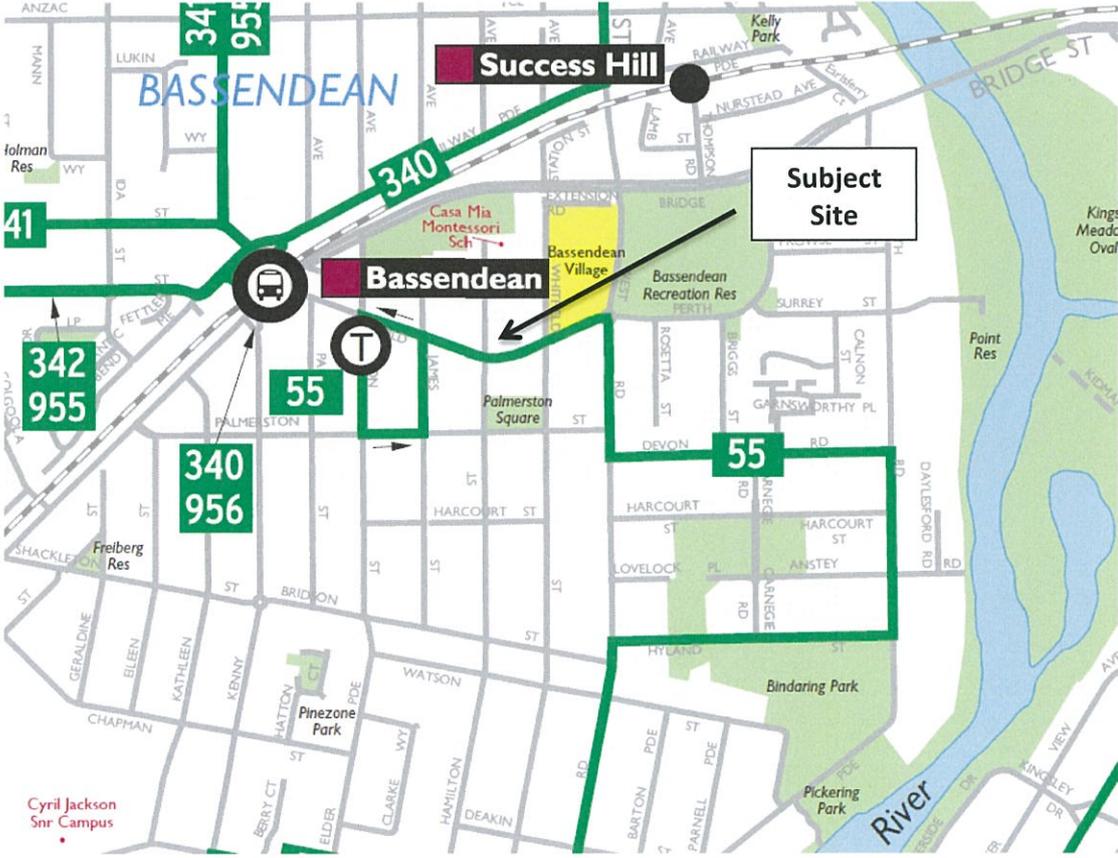


Figure 8: Public transport services (Transperth Maps)

## 9.0 Pedestrian Access

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Pedestrian access to the proposed development is via the existing external footpath network running along the road frontages of the site.

## 10.0 Cycle Access

The Perth Bicycle Network Map (see Figure 9) shows the existing cyclist connectivity to the subject site.

The PSP running alongside the rail line is accessible a short distance to the north and west. Old Perth Road forms part of a walking trail through Bassendean.



Figure 9: Extract from Perth Bicycle Network (Department of Transport)

## 11.0 Site Specific Issues

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No site specific issues were identified within the scope of this assessment.

## 12.0 Safety Issues

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No safety issues were identified within the scope of this assessment.

## 13.0 Conclusions

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This Transport Impact Statement has been prepared by Transcore on behalf of Aegis Aged Care Group with regards to the proposed Aged Care Facility (ACF) extensions, located at Lot 54 (27) Hamilton Street & Lots 84-85 (68-70) Old Perth Road, Bassendean, in the Town of Bassendean.

The site features good connectivity with the existing road and pedestrian network. There is good public transport coverage through nearby bus services.

The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is minimal (less than 100vph on any lane) and as such would have insignificant impact on the surrounding road network.

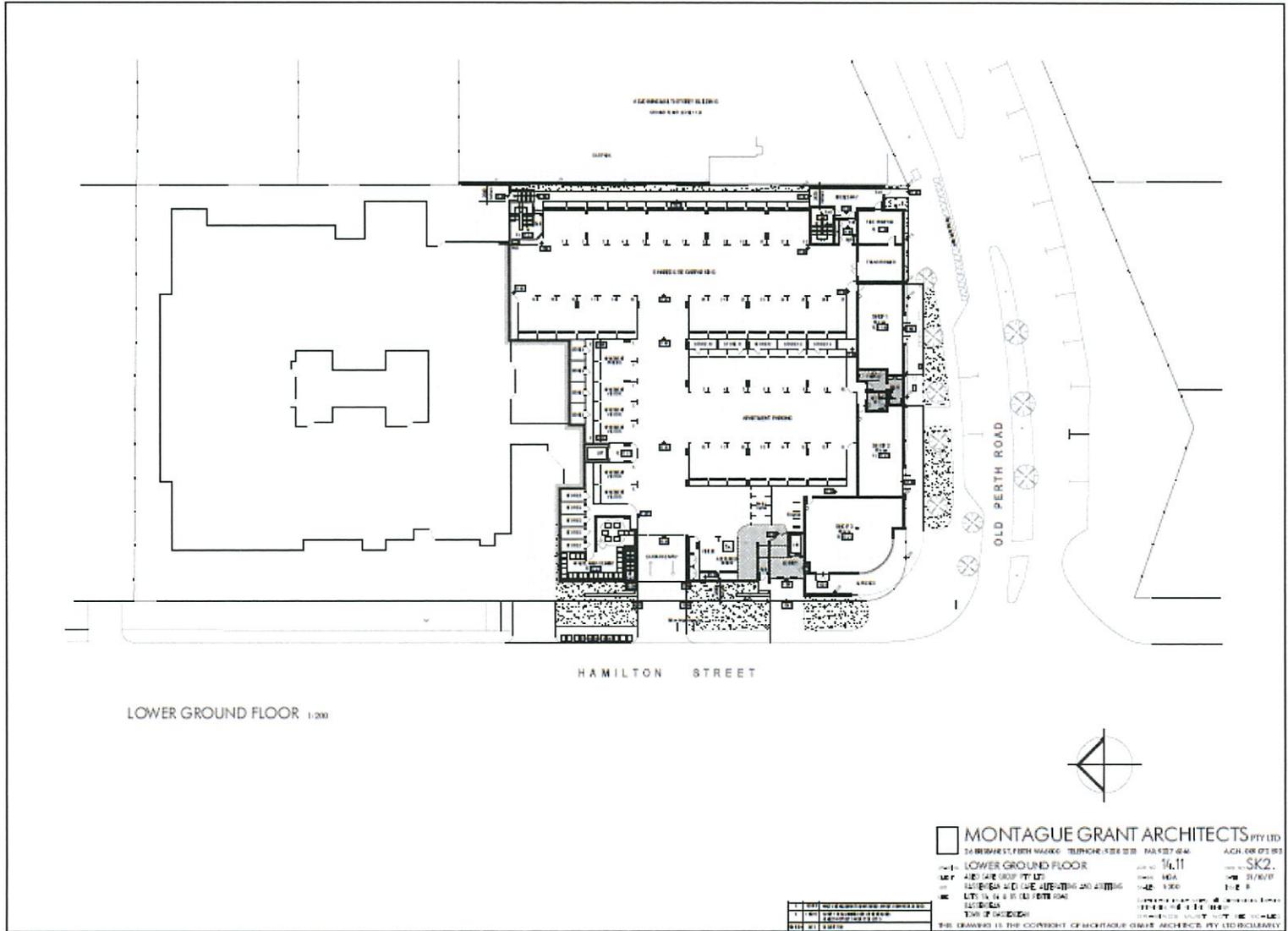
It is concluded that the findings of this Transport Impact Statement are supportive of the proposed aged care facility extensions.

# Appendix A

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## PROPOSED DEVELOPMENT PLANS



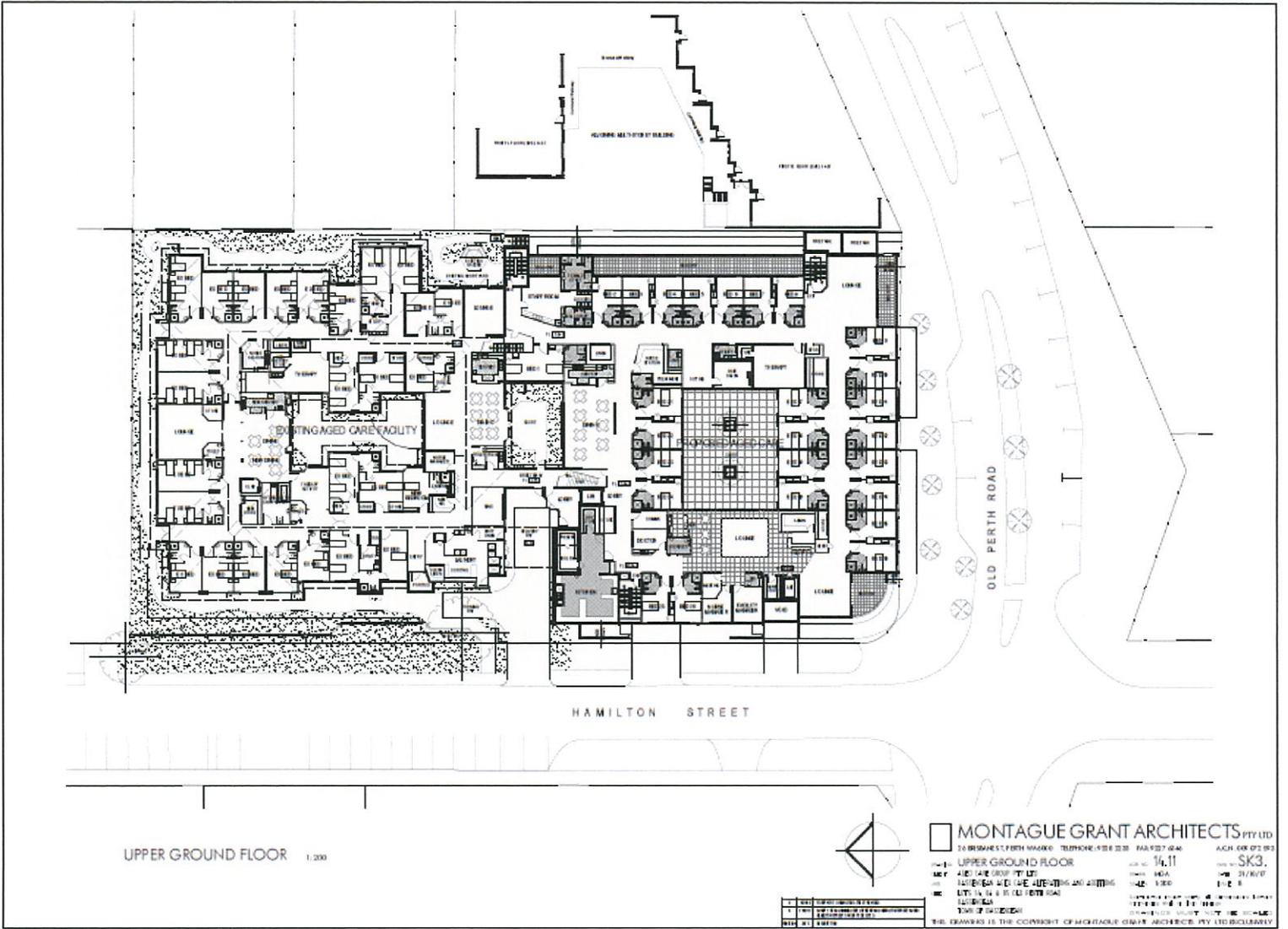


LOWER GROUND FLOOR 1:200



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 ARCHITECTS  
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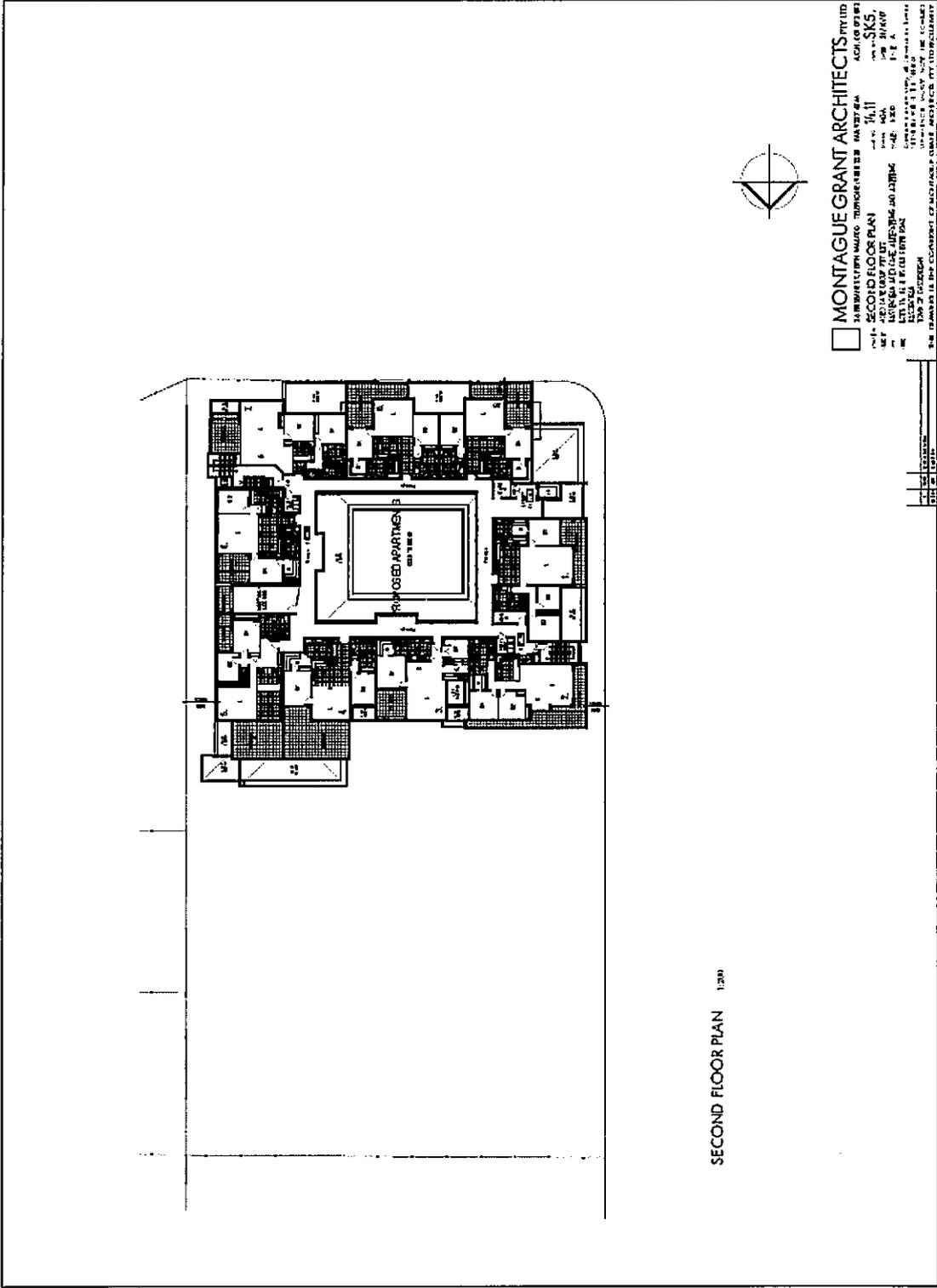
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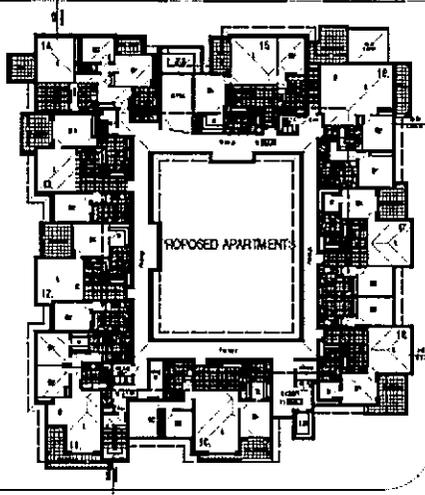


UPPER GROUND FLOOR 1:200

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<b>UPPER GROUND FLOOR</b>		<small>DATE: 14.11</small>	<small>PROJECT NO: SK3.</small>	
<small>BY: AIGI CARE GROUP PTY LTD</small>	<small>SCALE: A3A</small>			
<small>FOR: FACILITIES AND USE AUDITING AND DESIGN</small>	<small>DATE: 13.06</small>			
<small>NO: LOTS 15, 16 &amp; 17, LOTS 20A</small>				
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 WWW.MGARCHITECTS.COM

PROJECT: 16, 11  
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 CHECKED BY: SK6  
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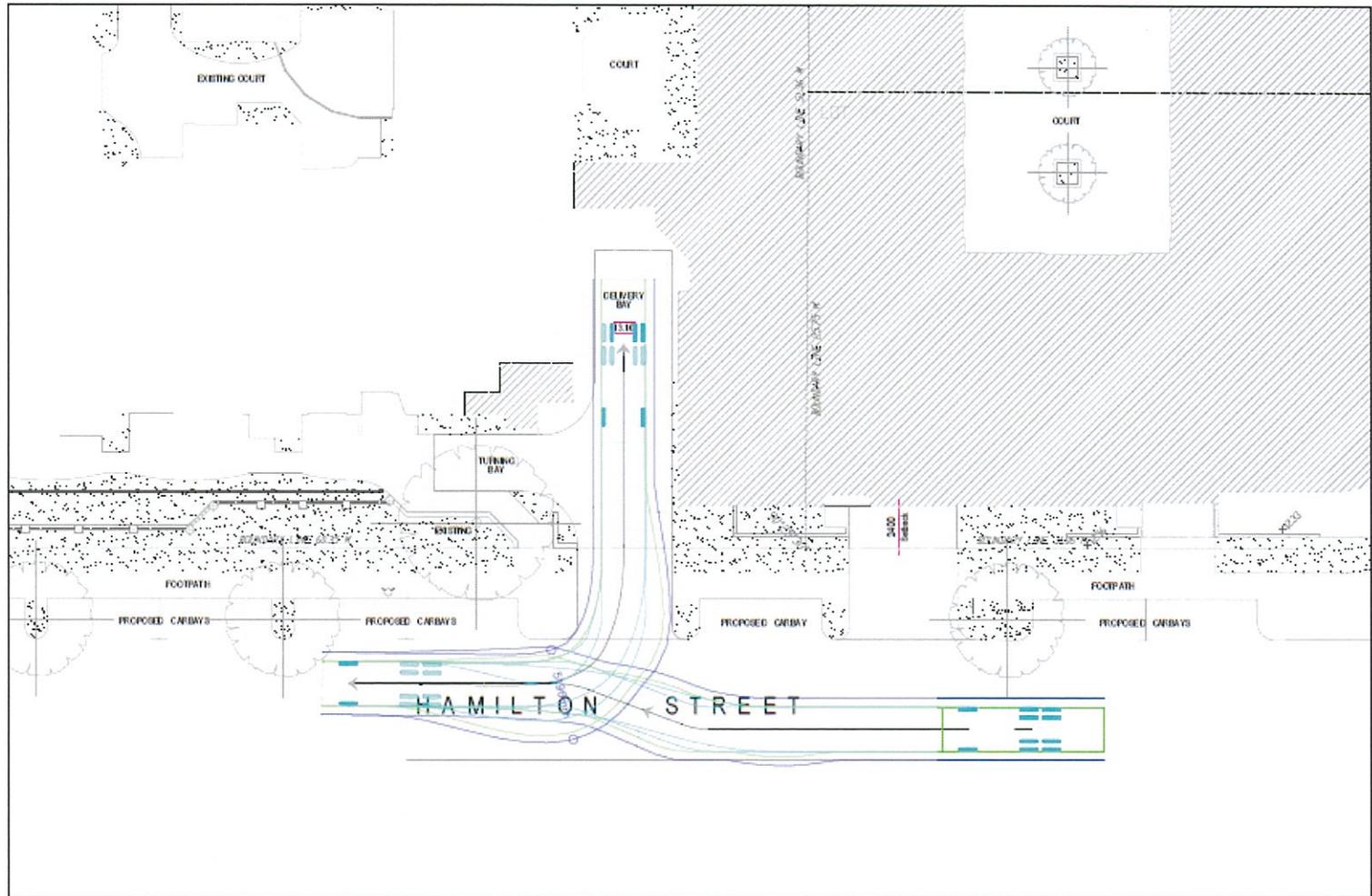
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# Appendix B

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## SWEPT PATH ANALYSIS

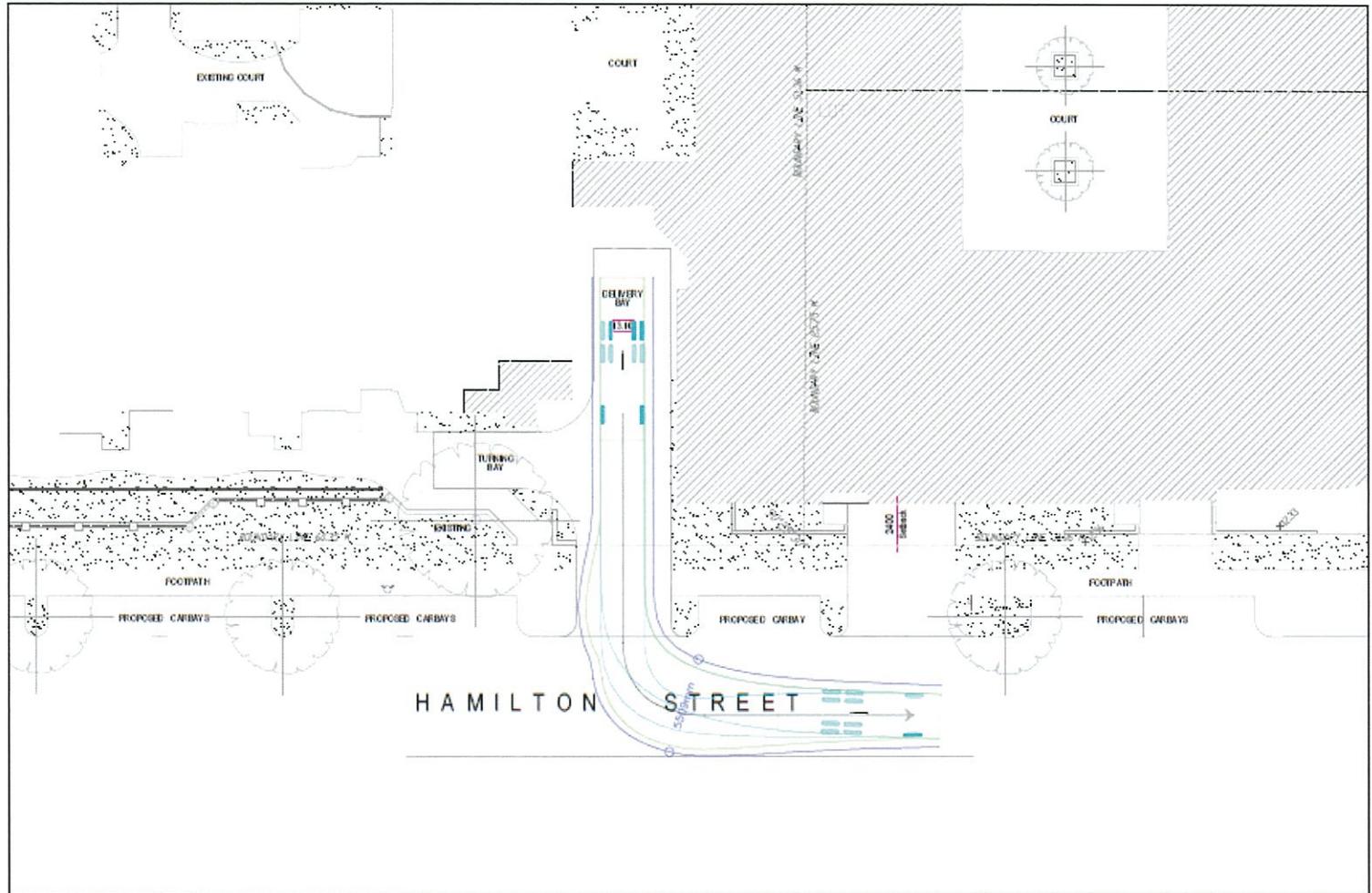


Aegis Bassendean  
Turn Path Analysis - 9.25m Suez Waste Truck  
Truck Reverse Entry into Loading Area

**LEGEND**  
Vehicle Body  
Wheel Path  
500mm Clearance

t17.234.sk01  
06/09/2017  
Scale: 1:200 @ A3





Aegis Bassendean  
 Turn Path Analysis - 9.25m Suez Waste Truck  
 Truck Forward Exit from Loading Area

**LEGEND**  
 Vehicle Body  
 Wheel Path  
 500mm Clearance



t17.234.sk02  
 06/09/2017  
 Scale: 1:200 @ A3

