

ATTACHMENTS

ORDINARY COUNCIL AGENDA

29 SEPTEMBER 2020

Attachment No. 1

Ordinary Council Minutes of 25 August 2020

Attachment No. 2

- Minutes - WALGA East Metropolitan Zone
- Summary Minutes - WALGA State Council Meeting

Attachment No. 3

- Responsible Authority Report
- Development Report
- Development Plans
- Consultation Plan
- Schedule of Submissions

Attachment No. 4

- Letter from 5000Meals
- Letter of Support from 55plus Association

Attachment No. 5

- Local Planning Policy No. 7 – Local Shopping Centre Zone Design Guidelines
- Draft Local Planning Policy – Commercial and Mixed Use Development.

Attachment No. 6

- Councillor Training and Professional Development Draft Policy
- Councillor Professional Development Policy
- Councillor Allowances and Expenses Policy

Attachment No. 7

- Chief Executive Officer and Executive Officers Employment Policy
- Appointment of an Acting Chief Executive Officer Draft Policy

Attachment No. 8

Financial Statements

Attachment No. 9

List of Accounts

Attachment No. 10

DLGSC Letter

ATTACHMENT NO. 1

TOWN OF BASSENDEAN

ORDINARY COUNCIL MEETING MINUTES

25 AUGUST 2020

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TOWN OF BASSENDEAN

MINUTES

ORDINARY COUNCIL MEETING

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

ON TUESDAY 25 AUGUST 2020 AT 6.00PM

1.0 DECLARATION OF OPENING; ACKNOWLEDGEMENT OF COUNTRY; ACKNOWLEDGEMENT 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.

2.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

This weekend marks the 10th Anniversary of the Old Perth Road Markets.

Happy Birthday to Cr Chris Barty.

3.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

Cr Renee McLennan, Mayor
Cr Kathryn Hamilton, Deputy Mayor
Cr Chris Barty
Cr John Gangell
Cr Hilary MacWilliam
Cr Sarah Quinton
Cr Jai Wilson

Officers

Ms Peta Mabbs, Chief Executive Officer
Mr Paul White, Director Corporate Services
Mr Luke Gibson, Director Community Planning
Mr Phil Adams, Executive Manager Infrastructure
Mr Jeremy Maher, Manager Sustainability & Environment
Ms Donna Shaw, Manager Development & Place
Ms Elizabeth Kania, Manager Governance & Strategy
Ms Deanie Carbon, Corporate Communications Coordinator
Mrs Amy Holmes, Minute Secretary

Public

Six members of the public were in attendance.

Press

Nil

Council Resolution – Item 3.0 **OCM – 1/08/20**

MOVED Cr McLennan, Seconded Cr Quinton, that Cr Hamilton be granted a leave of absence for 26 to 30 September 2020.

CARRIED UNANIMOUSLY 7/0

4.0 DECLARATIONS OF INTEREST

Cr Chris Barty declared a proximity interest for Item 12.7, as his property is located within the flood fringe and the policy may impact any future development of his property.

5.0 PRESENTATIONS OR DEPUTATIONS

Mr Craig Lucanus and Mr Brian Bethune, addressed Council on Item 12.7 - Draft Amended Local Planning Policy No. 4 – Floodplain Management and Development.

6.0 STATEMENTS BY MEMBERS OF THE PUBLIC ON AGENDA ITEMS

Nil

7.0 QUESTIONS FROM MEMBERS OF THE PUBLIC

Mr Philip Watson, 15 Parnell Parade Bassendean

Will Council accept negligence for the damage caused by the falling tree and will Council assist me in making a successful claim for damages?

The CEO responded that Officers would be happy to meet with Mr Watson to clarify the advice received from the Local Government Insurance Service (LGIS).

With all the information going out about planting trees, will the Council make the public aware of the liabilities as far as falling branches or trees go?

The Mayor responded that the Town does make an effort to maintain trees to avoid the likelihood of accidents happening.

8.0 PETITIONS

Nil

9.0 CONFIRMATION OF MINUTES

9.1 Ordinary Council Meeting held on 28 July 2020

Council Resolution/Officer Recommendation – Item 9.1(a)
OCM – 2/08/20

MOVED Cr Wilson, Seconded Cr MacWilliam, that the minutes of the Ordinary Council Meeting held on 28 July 2020, be received.

CARRIED UNANIMOUSLY 7/0

Council Resolution/Officer Recommendation – Item 9.1(b)
OCM – 3/08/20

MOVED Cr Wilson, Seconded Cr Hamilton, that the minutes of the Ordinary Council Meeting held on 28 July 2020, be confirmed as a true record.

CARRIED UNANIMOUSLY 7/0

10.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

11.0 EXTERNAL COMMITTEE REPORTS/UPDATES

Item 11.1	Receipt of External Committee and Organisation Minutes
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
Ref	INFM/INTPROP/1
Directorate	Chief Executive
Decision Type	Executive
Attachment No. 2	EMRC Delegates Report – 23 July 2020

Purpose

The purpose of this report was for Council to consider minutes from external Committees and organisations.

Council Resolution/Officer Recommendation – Item 11.1 **OCM – 4/08/20**

MOVED Cr Hamilton, Seconded Cr Wilson, that Council notes the attached minutes from external Committee meeting held within the reporting period.

CARRIED UNANIMOUSLY 7/0

12.0 REPORTS

12.1 Adoption of Recommendations En Bloc

It was agreed that items 12.3, & 12.7 be removed from the en-bloc table and considered separately.

Council Resolution/Officer Recommendation – Item 12.1 **OCM – 5/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda of 25 August 2020:

Item	Report
12.2	Proposed Tree Preservation Order - 10 (Lot 4) Anzac Terrace, Bassendean
12.6	Draft Local Planning Policy No. 6 - Industrial Zones Design Guidelines
12.9	Festive Season Closure 2020/21
12.10	Audit and Governance Committee Meeting held on 5 August 2020
12.11	Accounts Paid – July 2020
12.12	Monthly Financial Report – July 2020
12.13	Use of Common Seal
12.14	Calendar for September 2020

CARRIED UNANIMOUSLY 7/0

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

Item	Report
12.3	Proposed Tree Preservation Orders - 40 (Lot 2) and 42 (Lot 3) North Road, Bassendean
12.4	Draft Local Planning Policy – Home Based Businesses
12.5	Revocation of Local Planning Policy No. 18 – Landscaping with Local Plants
12.7	Draft Amended Local Planning Policy No. 4 – Floodplain Management and Development
12.8	Food and Health Inspection Fees

Item 12.2	Proposed Tree Preservation Order
Property Address (if applicable)	10 (Lot 4) Anzac Terrace, Bassendean
Landowner/Applicant (if applicable)	Bruce Armstrong & Katherine McCann
Ref	ENVM/NOTIF/1
Directorate	Community Planning
Decision Type	Legislative
Attachment No. 3	Arboricultural Assessment

Purpose

The purpose of this report was for Council to consider making a Tree Preservation Order (TPO) for the Lemon Scented Gum (*Corymbia citriodora*) located at 10 (Lot 4) Anzac Terrace, Bassendean.

Council Resolution/Officer Recommendation – Item 12.2 **OCM – 6/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that Council, pursuant to Clause 4.7.7.2 of Local Planning Scheme No. 10, makes a Tree Preservation Order for the Lemon Scented Gum (*Corymbia citriodora*) located at 10 (Lot 4) Anzac Terrace, Bassendean.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item 12.3	Proposed Tree Preservation Orders
Property Address	40 (Lot 2) and 42 (Lot 3) North Road, Bassendean
Landowner	Hilary Lewis
Ref	ENVM/NOTIF/1
Directorate	Community Planning
Decision Type	Legislative
Attachment No. 4	<ul style="list-style-type: none">• Consultation Plan• Submission• Landowner Comment• Arboricultural Assessment

Purpose

The purpose of this report was for Council to consider making tree preservation orders (TPOs) for seven trees located at 40 (Lot 2) and 42 (Lot 3) North Road, Bassendean.

Officer Recommendation – Item 12.3

That Council, pursuant to Clause 4.7.7.2 of Local Planning Scheme No.10:

1. Makes Tree Preservation Orders for the three trees located on 40 (Lot 2) North Road, Bassendean as recommended in the arboricultural assessment prepared by Bowden Tree Consultancy dated 20 April 2020;
2. Makes Tree Preservation Orders for the four trees located on 42 (Lot 3) North Road, Bassendean as recommended in the arboricultural assessment prepared by Bowden Tree Consultancy dated 20 April 2020; and
3. Directs the landowner to undertake the maintenance of each tree in accordance with the recommendations of the submitted arboricultural assessment, within 90 days of the date of this resolution.

Cr McLennan moved the officer recommendation with the deletion of point 3.

Council Resolution – Item 12.3 **OCM – 7/08/20**

MOVED Cr McLennan, Seconded Cr Quinton, that Council, pursuant to Clause 4.7.7.2 of Local Planning Scheme No.10:

1. Makes Tree Preservation Orders for the three trees located on 40 (Lot 2) North Road, Bassendean as recommended in the arboricultural assessment prepared by Bowden Tree Consultancy dated 20 April 2020;
2. Makes Tree Preservation Orders for the four trees located on 42 (Lot 3) North Road, Bassendean as recommended in the arboricultural assessment prepared by Bowden Tree Consultancy dated 20 April 2020.

CARRIED UNANIMOUSLY 7/0

Reason: The Town wants to encourage the protection of mature trees and identified the trees on Lot 40 & 42 as worthy of a tree preservation order (TPO). Although the property owner is supportive of the TPO, the costs associated with the high standard of tree maintenance and remedial work recommended by the arboriculturalist is a barrier. As the outcome being sought is the protection of the trees, this desirable but not essential remedial work should not be an obstacle to the TPO being applied.

Item 12.4	Draft Local Planning Policy – Home Based Businesses
Property Address	N/A
Landowner/Applicant	N/A
Ref	
Directorate	Community Planning
Decision Type	Executive
Attachment No. 5	<ul style="list-style-type: none">• Council Policy 1.16 - Administrative Policy for Dealing With Unregistered Home Occupations• Council Policy 3.1 – Home Based Business Policy• Draft Local Planning Policy – Home Based Businesses

Purpose

The purpose of this report was for Council to consider revoking Council Policy 1.16 - Administrative Policy for Dealing With Unregistered Home Occupations (CP 1.16) and Council Policy 3.1 - Home Based Businesses Policy (CP 3.1) and adopting a draft Local Planning Policy - Home Based Businesses for the purposes of advertising.

Council Resolution/Officer Recommendation – Item 12.4 **OCM – 8/08/20**

MOVED Cr Wilson, Seconded Cr Hamilton, that Council:

1. Revokes Council Policy 1.16 - Administrative Policy for Dealing With Unregistered Home Occupations;
2. Revokes Council Policy 3.1 – Home Based Businesses Policy; and
3. Pursuant to Clause 5(1) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, advertises draft Local Planning Policy – Home Based Businesses.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item 12.5	Revocation of Local Planning Policy No. 18 – Landscaping with Local Plants
Property Address	N/A
Landowner/Applicant	N/A
Ref	LUAP/POLCY/21
Directorate	Community Planning
Decision Type	Legislative
Attachment No. 6	<ul style="list-style-type: none">• Local Planning Policy No.18 – Landscaping with Local Plants• Draft landscaping information sheet

Purpose

The purpose of this report was for Council to consider revoking Local Planning Policy No.18 – Landscaping with Local Plants.

Council Resolution/Officer Recommendation – Item 12.5 **OCM – 9/08/20**

MOVED Cr Hamilton, Seconded Cr MacWilliam, that Council, pursuant to Clause 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, revokes Local Planning Policy No. 18 – Landscaping with Local Plants.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item 12.6	Draft Local Planning Policy No. 6 - Industrial Zones Design Guidelines
Property Address	N/A
Landowner / Applicant	N/A
Ref	LUAP/POLCY/11
Directorate	Community Planning
Decision Type	Legislative
Attachment No. 7	<ul style="list-style-type: none">• Local Planning Policy No. 6 – Industrial Zones Design Guidelines• Draft Local Planning Policy No. 6 – Industrial Development

Purpose

The purpose of this report was for Council to consider amending Local Planning Policy No. 6 – Industrial Zones Design Guidelines.

Council Resolution/Officer Recommendation – Item 12.6
OCM – 10/08/20

MOVED Cr Wilson, Seconded Cr Barty, that Council, pursuant to Clause 5(1) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, advertises the draft Local Planning Policy No. 6 – Industrial Development.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item 12.7	Draft Amended Local Planning Policy No. 4 – Floodplain Management and Development
Property Address	N/A
Landowner/Applicant	N/A
Ref	
Directorate	Community Planning
Decision Type	Legislative
Attachment No. 8	Existing Local Planning Policy No. 4 – Floodplain Management and Development Draft amended Local Planning Policy No. 4 – Floodplain Management and Development

Cr Barty declared a Proximity Interest and left the meeting at 6.57pm.

Purpose

The purpose of this report was for Council to consider adopting a draft amended Local Planning No. 4 – Floodplain Management and Development (LPP 4) for the purposes of advertising.

Council Resolution/Officer Recommendation – Item 12.7
OCM – 11/08/20

MOVED Cr Wilson, Seconded Cr Hamilton, that Council, pursuant to Clause 5(1) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, advertises for public comment, the draft amended Local Planning Policy 4 – Floodplain Management and Development.

CARRIED 5/1

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

Cr Barty returned to the meeting at 7.03pm.

Item 12.8	Food and Health Inspection Fees
Property Address (if applicable)	N/A
Landowner/Applicant (if applicable)	N/A
Ref	GOVR/LREGLIA/2
Directorate	Community Planning
Decision Type	Executive
Attachments	Nil

Purpose

The purpose of this report was for Council to consider food and health inspection fees for the balance of the 2020/21 financial year.

Council Resolution/Officer Recommendation – Item 12.8 **OCM – 12/08/20**

MOVED Cr Hamilton, Seconded Cr Wilson, that Council waives the food and health inspection fees until 31 December 2020.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

Item 12.9	Festive Season Closure 2020/21
Property Address (if applicable)	NA
Landowner/Applicant (if applicable)	NA
Ref	HR/LIAIS/2
Directorate	Office of the Chief Executive Officer
Decision Type	Executive
Attachment No. 9	Festive Season Office (Administration) Closure Policy

Purpose

The purpose of this report was for Council to consider closing the Administration during the Festive Season period.

Council Resolution/Officer Recommendation – Item 12.9 **OCM – 13/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that, in addition to the closure dates provided by *Council Policy 6.12 - Festive Season Office (Administration) Closure*, Council:

1. Approves the closing of the Customer Services Centre, Administration Building, Library, Seniors and Disability Services Office, Wind in the Willows Child Care Centre (Bassendean and Ashfield), Youth Services and Council Depot as per the proposed Festive Season period outlined above.
2. Requests the Chief Executive Officer to provide emergency contact details to the public for the Festive period in accordance with the policy.
3. Requests the CEO to provide a skeleton staff during the Festive Season in accordance with the policy.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item 12.10	Audit and Governance Committee Meeting held on 5 August 2020
Property Address (if applicable)	NA
Landowner/Applicant (if applicable)	NA
Ref	GOVN/CCLMEET/18
Directorate	Corporate Services
Decision Type	Executive
Attachment No. 10	Minutes of the Audit and Governance Committee meeting held on 5 August 2020
Confidential Attachment No. 1	Audit Risk Register – High Level Report Internal Network Audit – Executive Summary Report (Redacted)

Purpose

The purpose of this report was for Council to receive the report on the meeting of the Audit and Governance Committee held on 5 August 2020.

Council Resolution/Officer Recommendation – Item 12.10 **OCM – 14/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that Council receives the report on the Audit and Governance Committee meeting held on 5 August 2020.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item 12.11	Accounts Paid – July 2020
Ref	FINM/CREDTS/4
Directorate	Corporate Services
Decision Type	Legislative
Attachment No. 11	List of Payments - July 2020

Purpose

The purpose of this report was for Council to receive the list of payments for July 2020.

Council Resolution/Officer Recommendation – Item 12.11 **OCM – 15/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that Council receive the list of payments for July 2020.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item No. 12.12	Monthly Financial Report – July 2020
Ref	FINM/AUD/1
Directorate	Corporate Services
Decision Type	Executive
Attachment No. 12	Monthly Financial Report July 2020

Purpose

The purpose of this report was for Council to consider the monthly financial report for July 2020.

Council Resolution/Officer Recommendation – Item 12.12 **OCM – 16/08/20**

MOVED Cr Wilson, Seconded Cr Barty, that Council receive the monthly financial report for July 2020.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item No. 12.13	Use of Common Seal
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
Ref	INFM/INTPROP/1
Directorate	Chief Executive
Decision Type	Executive
Attachments	Nil

Purpose

The purpose of this report was for Council to note the documents affixed with the Common Seal during the reporting period.

Council Resolution/Officer Recommendation – Item 12.13

OCM – 17/08/20

MOVED Cr Wilson, Seconded Cr Barty, that Council notes the affixing of the Common Seal during the reporting period.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

Item No. 12.14	Calendar for September 2020
Property Address (if applicable)	Not applicable
Landowner/Applicant (if applicable)	Not applicable
Ref	INFM/INTPROP/1
Directorate	Chief Executive
Decision Type	Executive
Attachments	Nil

Purpose

The purpose of this report was for Council to consider the calendar for September 2020.

Council Resolution/Officer Recommendation – Item 12.14

OCM – 18/08/20

MOVED Cr Wilson, Seconded Cr Barty, that Council adopt the calendar for September 2020.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/08/20 7/0

13.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

14.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

14.1 Cr Wilson – Differential Rates and Rateable Properties on Minimum Rates

That the CEO:

1. Prepare a report for Council:
 - a) Outlining the requirements that a local government must meet in order for differential rates to be approved;
 - b) Providing an analysis of the percentage of rateable properties in all categories that are on the minimum rate; and
2. Convene a workshop for Councillors to discuss the report once it has been prepared.

15.0 URGENT BUSINESS

Nil

16.0 CONFIDENTIAL BUSINESS

Nil

17.0 CLOSURE

The next Briefing Session will be held on Tuesday 22 September 2020. The next Ordinary Council Meeting will be held on Tuesday 29 September 2020.

There being no further business, the Presiding Member declared the meeting closed, the time being 7.06pm.

ATTACHMENT NO. 2



East Metropolitan Zone

Minutes

27 August 2020

East Metropolitan Zone

Hosted by the City of Belmont

215 Wright Street, Cloverdale – Phone 08 9477 7222

Thursday 27 August 2020. Commenced at 6:00 pm

Minutes

MEMBERS

3 Voting Delegates from each Member Council

Town of Bassendean	Cr Sarah Quinton
City of Bayswater	Cr Catherine Ehrhardt Cr Stephanie Gray Cr Giorgia Johnson
City of Belmont	Cr George Sekulla
City of Kalamunda	Cr Brooke O'Donnell - Chair Cr Janelle Sewell Ms Rhonda Hardy, Chief Executive Officer
Shire of Mundaring	Cr Jason Russell Cr Simon Cuthbert Mr Jonathan Throssell, Chief Executive Officer non-voting delegate
City of Swan	Cr Rod Henderson Cr Patty Jones Cr Cate McCullough
WALGA Secretariat	Mr Ian Duncan, Executive Manager Infrastructure Marissa MacDonald, Senior Policy Advisor, Community
Guest Speakers	Jonathan Cossack, Homelessness WA

APOLOGIES

Town of Bassendean	Cr Chris Barty Cr John Gangell Mr Mike Foley Chief Executive Officer non-voting delegate
City of Bayswater	Mr Andrew Brien, Chief Executive Officer non-voting delegate
City of Belmont	Cr Bernie Ryan Mayor Phil Marks Mr John Christie, Chief Executive Officer non-voting delegate
Shire of Mundaring	Cr Kate Driver
DLGSC Representative	Jodie Holbrook, Director Local Government Policy and Engagement

ANNOUNCEMENTS

Zone Delegates were requested to provide sufficient written notice, wherever possible, on amendments to recommendations within the State Council or Zone agenda prior to the Zone meeting to the Chair and Secretariat.

Agenda Papers were emailed 7 days prior to the meeting date to your Council for distribution to Zone Delegates.

Confirmation of Attendance An attendance sheet was circulated prior to the commencement of the meeting.

Acknowledgement of Country All attendees acknowledged the traditional owners of the land that the meeting is held on and paying respects to Elders past, present and future.

ATTACHMENTS WITHIN THE AGENDA

1. Draft Minutes of the previous meeting
2. Zone Status Report
3. President's Report
4. Standing Orders

Additional Attachments

- Item 5.5 local Government Act Review Panel Report
- COVID-19-Update
- COVID-19 Impact on Local Economies

1. DECLARATION OF INTEREST

Elected Members must declare to the Chairman any potential conflict of interest they have in a matter before the Zone as soon as they become aware of it. Councillors and deputies may be directly or indirectly associated with some recommendations of the Zone and State Council. If you are affected by these recommendations, please excuse yourself from the meeting and do not participate in deliberations.

Cr Sarah Quinton declared an interest on Item 6.1 as she works for the WA Association of Mental Health.

2. DEPUTATIONS

All Deputations have a time limit of 20 minutes, which includes questions time.

2.1 Homelessness WA

Jonathan Cossack ~~will~~presented to the Zone on ideas for homelessness hubs in the area.

3. CONFIRMATION OF MINUTES

RESOLUTION

Moved: Cr Janelle Sewell
Seconded: Cr Catherine Ehrhardt

That the Minutes of the Ordinary Meeting of the East Metropolitan Zone held 25 June 2020 be confirmed as a true and accurate record of the proceedings.

CARRIED

4. BUSINESS ARISING

A Status Report outlining the actions taken on the Zone's resolutions is enclosed as an attachment.

Noted

5. STATE COUNCIL AGENDA - MATTERS FOR DECISION

(Zone delegates to consider the Matters for Decision contained in the WA Local Government Association State Council Agenda and put forward resolutions to Zone Representatives on State Council)

The full State Council Agenda can be found via link: <https://walga.asn.au/getattachment/2ec50f86-fa98-4e62-92e7-4a68fd60c7f3/Agenda-State-Council-2-September-2020.pdf>

The Zone is able to provide comment or submit an alternative recommendation that is then presented to the State Council for consideration.

Matters for Decision

5.1 Park Home Approvals and the Caravan Parks and Camping Grounds Act 1995

Moved: Cr Catherine Ehrhardt

Seconded: Cr Cate McCullough

That WALGA requests the State Government to:

- 1. Urgently amend the *Caravan Parks and Camping Grounds Act 1995* to allow the continued lawful placement of new manufactured homes on caravan park sites until 2030; and**
- 2. Undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations.**

CARRIED

5.2 Submission on Decision Paper – Swimming Pool and Safety Barrier Control

Moved: Cr Stephanie Gray

Seconded: Cr Janelle Sewell

That the submission on the Decision Paper on Swimming Pool and Safety Barrier Control, be endorsed.

CARRIED

5.3 Development Assessment Panels

AMENDMENT

A motion to move an amendment was made.

Moved: Cr Sarah Quinton

Seconded: Cr Jason Russell

To amend the second recommendation to ~~have an increase the~~ threshold ~~of up to~~ \$4 million ~~for Development Assessment Panel proposals~~, instead of \$3 million – to read ‘2. Raising the Development Assessment Panel threshold from the current \$2 million ~~back to~~ \$4 million’

CARRIED

AMENDED RESOLUTION

Moved: Cr Sarah Quinton

Seconded: Cr Jason Russell

That the findings and recommendations of the Development Assessment Panels, 2011-20 Review be endorsed and that WALGA advocate for:

1. The abolishment of the current ‘mandatory’ mechanism which requires a Development Assessment Panel to act as the decision maker where a proposal has a value of \$10 million or greater, and replace this with an ‘opt in’ mechanism for all proposals;
2. Raising the Development Assessment Panel threshold from the current \$2 million to \$4 million; and
3. The Department of Planning, Lands and Heritage to make public comprehensive data related to the performance of the Development Assessment Panel system to improve the transparency of the system.

CARRIED

5.4 Air Handling Discussion Paper Part Two

Moved: Cr Stephanie Gray

Seconded: Cr Simon Cuthbert

That the submission to the Department of Health in response to the Air Handling discussion paper Part Two be endorsed.

CARRIED

5.5 Local Government Act Review Panel Report

Please refer to agenda attachment on this item

RESOLUTION

Moved: Cr Catherine Ehrhardt

Seconded: Cr Jason Russell

That WALGA defer endorsing recommendations on the Local Government Act Review Panel Report until the WALGA AGM.

CARRIED

Matters for Noting

RESOLUTION

Moved: Cr Stephanie Gray
Seconded: Cr Janelle Sewell

That the East Metropolitan Zone

- 1. Notes all Matters for Noting and Organisational Reports as listed in the September 2020 State Council Agenda.**

CARRIED

6. BUSINESS

6.1 WALGA Advocacy – Prevent Support Heal Campaign

By Cr Kate Driver, Shire of Mundaring

BACKGROUND

Local Governments are at the forefront of their communities' social and emotional wellbeing. From supporting community groups to high level statutory requirements, Local Governments have a big role to play in the prevention of mental health problems and supporting people to stay well and connected to each other, their families and friends and living at home. This has been particularly evident during COVID as Councils have adjusted to keep their communities connected while physical distancing.

As Local Government look to implementing a new Public Health Plan required under the Public Health Act 2016, mental health is a vital addition to any plan, through prevention programs and community connectedness.

The Western Australian Association for Mental Health is the peak body for community mental health services, believing in the vision that as a human right, every one of us will have the resources and support needed for mental wellbeing, recovery and citizenship.

However, despite record investment in mental health, State Government funding for community mental health supports and prevention has gone backwards under the McGowan Government and spending for the crisis end has increased. The ten-year plan Better Choices. Better Lives: Western Australian Mental Health, Alcohol and Other Drug Services Plan 2015-2025, agreed to by the sector after wide consultation suggested we should be spending 26% of the optimal mix on hospitals, yet the Auditor General found that figure was now closer to 49%.

Meanwhile, 27% of hospital beds are being occupied by someone who doesn't need to be there because there is a lack of support in the community, costing \$1500 per day. This makes WA the most expensive state because we are spending so much on the crisis end. The plan also said we should spend 5% of the optimal mix on prevention, that figure is now 1%; and we should spend 22% on community support, that figure is now 5%.

This also means people with mental health challenges are returning to their communities after hospital, without the proper supports they need, or they have to be in crisis to get care.

WAAMH have launched the Prevent Support Heal campaign and are seeking support from the Local Government sector. www.preventsupportheal.org.au

RESOLUTION

Moved: Cr Catherine Ehrhardt
Seconded: Cr Jason Russell

That WALGA:

1. Recognises the important role Local Governments play in helping people stay connected and contributing members of their communities through prevention programs and community development initiatives and more broadly helping community mental health organisations care for people with mental health challenges, particularly through the COVID pandemic;
2. That WALGA formally endorse and support the Prevent Support Heal campaign by;
 - a. Writing to all Mayors and CEOs at each LGA in WA about the campaign
 - b. Promoting the campaign through their various communications channels

and;

3. Requests all Mayors write to Premier Mark McGowan that funding for mental health prevention and community support must be increased as a matter of urgency for Local Governments to care for their communities through the COVID recovery and beyond.

CARRIED

6.2 Family and Domestic Violence Discussion Paper

By Marissa MacDonald, Senior Policy Advisor, Community, WALGA

Background

WALGA received requests from the South West Country Zone in March 2019 and the East Metropolitan Zone in November 2019 to analyse and address the issue of family and domestic violence.

In November 2019 the East Metropolitan Zone endorsed the following:
That WALGA:

1. Investigate the support currently being provided by the Municipal Association of Victoria in relation to the prevention of violence against women; and
2. Present a report to the WALGA East Metropolitan Zone on the outcome of the investigations and how WALGA can provide support and advice to the sector on how it can collectively work towards reducing family and domestic violence in the Western Australian community and for employees of Local Government in Western Australia.

WALGA has developed a discussion paper with recommendations in response to these requests. Please see the link below to the discussion paper:

<https://walga.asn.au/getattachment/Policy-Advice-and-Advocacy/People-and-Place/Family-and-Domestic-Violence/Local-Government-and-FDV-Discussion-Paper-FINAL.pdf?lang=en-AU>

RECOMMENDATION

Moved: Cr Simon Cuthbert
Seconded: Cr Janelle Sewell

1. That WA Local Governments recognise the prevalence, seriousness and preventable nature of family and domestic violence and the roles that Local Governments which have capacity can voluntarily play in addressing gender equity and promoting respectful relationships in their local community.
2. That WALGA advocates to the State Government:
 - a. to define and communicate the role, responsibilities and expectations of Local Governments in family and domestic violence.
 - b. for adequate funding for family and domestic violence programs and services, particularly in regional areas.
 - c. for appropriate resources and funding be allocated to Local Governments to implement any particular roles and actions addressing family and domestic violence as defined in the State Strategy.
 - d. to provide support to Local Government in the broader rollout of the Prevention Toolkit for Local Government.
 - e. to continue advocacy to the Commonwealth Government for additional funding and support.
3. That WALGA organises presentations for Local Governments that address family and domestic violence, as part of relevant events or webinars.

AMENDMENT

A motion to move an amendment was made.

Moved: Cr Brooke O'Donnell
Seconded: Cr Jason Russell

The WALGA recommendation is supported subject to the removal of 'which have capacity' and 'voluntarily' from the first recommendation to read:

That WA Local Governments recognise the prevalence, seriousness and preventable nature of family and domestic violence and the roles that Local Governments ~~which have capacity~~ can ~~voluntarily~~ play in addressing gender equity and promoting respectful relationships in their local community.

CARRIED

RESOLUTION AS AMENDED

1. That WA Local Governments recognise the prevalence, seriousness and preventable nature of family and domestic violence and the roles that Local Governments can play in addressing gender equity and promoting respectful relationships in their local community.
2. That WALGA advocates to the State Government:
 - a. to define and communicate the role, responsibilities and expectations of Local Governments in family and domestic violence.
 - b. for adequate funding for family and domestic violence programs and services, particularly in regional areas.
 - c. for appropriate resources and funding be allocated to Local Governments to implement any particular roles and actions addressing family and domestic violence as defined in the State Strategy.
 - d. to provide support to Local Government in the broader rollout of the Prevention Toolkit for Local Government.

- e. to continue advocacy to the Commonwealth Government for additional funding and support.
- 3. That WALGA organises presentations for Local Governments that address family and domestic violence, as part of relevant events or webinars.

CARRIED

7. OTHER BUSINESS

Nil.

8. EXECUTIVE REPORTS

8.1 WALGA President's Report

The President's Report was noted.

Noted

8.2 State Councillor's report to the Zone

WALGA State Councillor, Cr Catherine Ehrhardt presented on the previous State Council meeting.

Noted

8.3 Department of Local Government, Sport and Cultural Industries Representative Update Report.

The Department of Local Government, Sport and Cultural Industries representative, Jodie Holbrook sent through an update to the Zone on DLGSC issues. A link and an attachment Community Resilience – Perth Metro was provided to the Zone prior to the meeting. Please also see link below:

<https://mailchi.mp/dlgsc/local-matters-august-2020-1096582>

Noted

9. NOTICE OF MOTIONS FOR THE FOLLOWING MEETING

Nil.

10. DATE, TIME AND PLACE OF NEXT MEETING

The next ordinary meeting of the East Metropolitan Zone be held on 26 November 2020 at the City of Kalamunda commencing at 6:00pm.

Noted

11. CLOSURE

There being no further business the Chair declared the meeting closed at 7:24pm.



Summary Minutes

STATE COUNCIL MEETING

2 September 2020

NOTICE OF MEETING

Meeting of the Western Australian Local Government Association State Council held at Crown Perth in Botanical Room 3, on Wednesday 2 September 2020.

1. ATTENDANCE, APOLOGIES & ANNOUNCEMENTS

1.1 Attendance

Members	President of WALGA - Chair Deputy President of WALGA, Northern Country Zone Avon-Midland Country Zone Central Country Zone Central Metropolitan Zone Central Metropolitan Zone East Metropolitan Zone East Metropolitan Zone Goldfields Esperance Country Zone Gascoyne Country Zone Great Eastern Country Zone Great Southern Country Zone Kimberley Country Zone Murchison Country Zone North Metropolitan Zone North Metropolitan Zone North Metropolitan Zone Peel Country Zone Pilbara Country Zone South East Metropolitan Zone South East Metropolitan Zone South Metropolitan Zone South Metropolitan Zone South Metropolitan Zone South West Country Zone	Mayor Tracey Roberts JP President Cr Karen Chappel JP President Cr Ken Seymour President Cr Phillip Blight Cr Jenna Ledgerwood Cr Paul Kelly Cr Catherine Ehrhardt Cr Kate Driver - Deputy President Cr Malcolm Cullen President Cr Eddie Smith – Deputy via teleconference President Cr Stephen Strange Cr Ronnie Fleay Cr Chris Mitchell JP Cr Les Price Cr Frank Cvitan JP Mayor Mark Irwin Mayor Albert Jacob - Deputy President Cr Michelle Rich Mayor Peter Long Cr Julie Brown Mayor Ruth Butterfield Cr Doug Thompson Mayor Carol Adams OAM Mayor Logan Howlett JP President Cr Tony Dean
Ex Officios	Chair Commissioner, City of Perth Local Government Professionals WA	Mr Andrew Hammond, arrived at 4:13pm Mr Jamie Parry
Guests	Minister for Local Government; Heritage; Culture and the Arts Minister's Chief of Staff LGIS Chair LGIS Chief Executive Officer	Hon. David Templeman MLA – arrived at 5:11pm Mr Gary Hamley, arrived at 5:11pm Mr Peter Forbes Mr Jonathan Seth
Secretariat	Chief Executive Officer EM Strategy, Policy and Planning EM Governance & Organisational Services EM Commercial and Communications EM Infrastructure Intergovernmental Relations and Risk Manager Strategy & Association Governance Chief Financial Officer Manager Governance Executive Officer Governance	Mr Nick Sloan Mr Mark Batty Mr Tony Brown Mr Zac Donovan Mr Ian Duncan Ms Joanne Burges Mr Tim Lane Mr Rick Murray Mr James McGovern Ms Margaret Degebrodt

ORDER OF PROCEEDINGS

- **OPEN and WELCOME**

The Chair declared the meeting open at 4:00pm.

- **Acknowledgement of Country**

I would like to acknowledge the Whadjuk Nyoongar People who are the Traditional Custodians of this land we meet on today and I would like to pay my respects to their Elders past, present and future.

Welcome to:

- Hon David Templeman MLA Minister for Culture and the Arts, Local Government and Heritage (arrived at 5:11pm).
- Mr Gary Hamley Minister's Chief of Staff (arrived at 5:11pm).
- Mr Peter Forbes Chair LGIS
- Mr Jonathan Seth Chief Executive Officer LGIS
- Hon Mayor Albert Jacob North Metropolitan Zone Deputy
- Cr Kate Driver East Metropolitan Zone Deputy
- President Cr Eddie Smith Gascoyne Country Zone Deputy –via teleconference
- State Councillors
- WALGA secretariat

APOLOGIES

- Cr Russ Fishwick North Metropolitan Zone
- Cr Cate McCullough East Metropolitan Zone
- President Cr Cheryl Cowell Gascoyne Country Zone

ANNOUNCEMENTS

Nil

2. DECLARATIONS OF INTEREST

Pursuant to our Code of Conduct, State Councillors must declare to the Chair any potential conflict of interest they have in a matter before State Council as soon as they become aware of it.

- *Mayor Logan Howlett declared an interest in Item 5.1, as an owner of a park home covered by the Act*
- *Cr Fleay declared an interest in Item 5.3 as a member of the WA Planning Commission*
- The following State Councillors declared an impartiality interest in Item 5.3 as a member of a Joint Development Assessment Panel (JDAP).
 - *Mayor Peter Long*
 - *Cr Frank Cvitan*
 - *Cr Julie Brown*
 - *Cr Chris Mitchell*
 - *Mayor Carol Adams*
 - *Cr Catherine Ehrhardt*
 - *President Cr Michell Rich*
 - *Mayor Ruth Butterfield*
 - *Cr Paul Kelly*
 - *Cr Kate Driver*
 - *President Cr Karen Chappel*
 - *Cr Jenna Ledgerwood*

- *Cr Paul Kelly declared and impartiality interest in Item 5.5*

PAPERS

State Councillors received the following papers under separate cover:

- Strategic Forum Agenda
- Flying Minute – Template Noongar Heritage Agreement for Local Government
- Flying Minute – Infrastructure WA Discussion Paper
- Item 5.6 Finance and Services Committee Meeting Minutes 22 July.
 - Management Financials
 - May Financial Dashboard
 - WALGA Financial Report for year ending 31 May 2020
 - Deloitte Report
 - Deloitte Review
 - OAG Correspondence
- Item 5.7 Finance and Services Committee Minutes 19 August 2020
 - 2020/21 Governance Financials Pack period ending 31 July 2020
 - 2020/21 Management Financials ending 31 July 2020
- Item 5.8 Selection Committee Meeting Minutes
- Item 5.9 LGIS Board Minutes
- Item 5.10 LGIS Review Action Points Schedule - Confidential
- CEO's report to State Council
- President's Report (previously emailed to your Zone meeting)

3. MINUTES OF THE PREVIOUS MEETINGS

3.1 Minutes of Meeting Held 1 July 2020

Moved: Cr Julie Brown
Seconded: Cr Chris Mitchell

That the Minutes of the State Council meeting held Wednesday [1 July 2020](#) be confirmed as a true and correct record of proceedings.

RESOLUTION 113.4/2020

CARRIED

3.1.1 Business arising from the Minutes of 1 July 2020.

Nil

3.2 Flying Minutes of Template Noongar Heritage Agreement for Local Government – 6 August 2020

Moved: President Cr Karen Chappel
Seconded: Mayor Logan Howlett

That the Flying Minutes of the [Template Noongar Heritage Agreement for Local Government, 6 August 2020](#), be confirmed as a true and correct record of proceedings.

RESOLUTION 114.4/2020

CARRIED

3.2.1 Business arising from the Flying Minutes of the Template Noongar Heritage Agreement.

Nil

3.3 Flying Minutes Infrastructure WA Discussion Paper and Submission

Moved: President Cr Michelle Rich
Seconded: President Cr Stephen Strange

That the Flying Minutes of the [Infrastructure WA Discussion Paper of 18 August 2020](#) be confirmed as a true and correct record of proceedings.

RESOLUTION 115.4/2020

CARRIED

3.3.1 Business arising from the Flying Minutes of 18 August 2020.

Nil

5. MATTERS FOR DECISION

5.1 Park Home Approvals and the *Caravan Parks and Camping Grounds Act 1995* (05-018-02-0002 VJ)

By Vanessa Jackson, Policy Manager Planning and Improvement

- Mayor Logan Howlett declared an interest in Item 5.1, as an owner of a park home covered by the Act and left the meeting at 4:04pm.

Recommendation

That WALGA requests the State Government to:

- Urgently amend the *Caravan Parks and Camping Grounds Act 1995* to allow the continued lawful placement of new manufactured homes on caravan park sites until 2030; and
- Undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations.

Avon Midland Country Zone	WALGA Recommendation supported
Central Country Zone	WALGA Recommendation supported
Central Metropolitan Zone	WALGA Recommendation supported
East Metropolitan Zone	WALGA Recommendation supported
Gascoyne Zone	WALGA Recommendation supported
Goldfields Esperance Country Zone	WALGA Recommendation supported
Great Eastern Country Zone	WALGA Recommendation supported
Great Southern Country Zone	WALGA Recommendation supported
Kimberley Zone	WALGA Recommendation supported
Murchison Country Zone	WALGA Recommendation supported
North Metropolitan Zone	WALGA Recommendation supported
Northern Country Zone	WALGA Recommendation supported
Pilbara Zone	WALGA Recommendation supported
South Metropolitan Zone	WALGA Recommendation supported
South West Country Zone	WALGA Recommendation supported

PEEL ZONE

That the Peel Country Zone recommends the deletion of the first section of the recommendation and supports the following recommendation: -

That WALGA requests the State Government to undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations.

SOUTH EAST METROPOLITAN ZONE

The South East Metropolitan Zone supports Item 5.1 with the following amendment to point one:

That WALGA requests the State Government to:

- Urgently amend the *Caravan Parks and Camping Grounds Act 1995* to allow the continued lawful placement of new manufactured homes on caravan park sites until 2025; and
- Undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations.

SECRETARIAT COMMENT

The intent of the initial resolution was to request the State Government to undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations, due to the issues raised through the SAT case on manufactured homes on caravan park sites. Rather than set a timeframe, or be specific about 'continued lawful placement' of the park homes, an urgent review could be suggested to look at the issues raised in the SAT case and to enable further consultation with members.

Moved: Cr Julie Brown
Seconded: Cr Catherine Ehrhardt

That WALGA urgently requests the State Government to undertake a full review of the *Caravan Parks and Camping Grounds Act 1995* and associated legislation and regulations, to address manufactured homes on caravan park sites.

RESOLUTION 116.4/2020

CARRIED

Mayor Howlett returned to the meeting at 4:07pm.

5.2 Submission on Decision Paper – Swimming Pool and Safety Barrier Control (05-015-02-0010 VJ)

By Vanessa Jackson, Policy Manager Planning and Improvement

Recommendation

That the submission on the Decision Paper on Swimming Pool and Safety Barrier Control, be endorsed.

Avon Midland Country Zone	WALGA Recommendation supported
Central Country Zone	WALGA Recommendation supported
Central Metropolitan Zone	WALGA Recommendation supported
East Metropolitan Zone	WALGA Recommendation supported
Gascoyne Zone	WALGA Recommendation supported
Goldfields Esperance Country Zone	WALGA Recommendation supported
Great Eastern Country Zone	WALGA Recommendation supported
Great Southern Country Zone	WALGA Recommendation supported
Kimberley Zone	WALGA Recommendation supported
Murchison Country Zone	WALGA Recommendation supported
North Metropolitan Zone	WALGA Recommendation supported
Northern Country Zone	WALGA Recommendation supported
Peel Zone	WALGA Recommendation supported
Pilbara Zone	WALGA Recommendation supported
South East Metropolitan Zone	WALGA Recommendation supported
South Metropolitan Zone	WALGA Recommendation supported
South West Country Zone	WALGA Recommendation supported

Moved: Cr Chris Mitchell
Seconded: President Cr Malcolm Cullen

That the submission on the Decision Paper on Swimming Pool and Safety Barrier Control, be endorsed.

RESOLUTION 117.4/2020

CARRIED

5.3 Development Assessment Panels (05-047-01-0016 CH)

By Chris Hossen, Senior Planner

- Cr Fleay declared an interest in Item 5.3 as a member of WA Planning Commission and left the room at 4:09pm.

The following State Councillors declared an impartiality interest in this item as members of a Joint Development Assessment Panel (JDAP).

- Mayor Peter Long
- Cr Frank Cvitan
- Cr Julie Brown
- Cr Chris Mitchell
- Mayor Carol Adams
- Cr Catherine Ehrhardt
- President Cr Michell Rich
- Mayor Ruth Butterfield
- Cr Paul Kelly
- Cr Kate Driver
- President Cr Karen Chappel
- Cr Jenna Ledgerwood

Recommendation

That the findings and recommendations of the *Development Assessment Panels, 2011-20 Review* be endorsed and that WALGA advocate for:

1. The abolishment of the current 'mandatory' mechanism which requires a Development Assessment Panel to act as the decision maker where a proposal has a value of \$10 million or greater, and replace this with an 'opt in' mechanism for all proposals;
2. Raising the Development Assessment Panel threshold from the current \$2 million back to \$3 million; and
3. The Department of Planning, Lands and Heritage to make public comprehensive data related to the performance of the Development Assessment Panel system to improve the transparency of the system.

Avon Midland Country Zone	WALGA Recommendation supported
Central Country Zone	WALGA Recommendation supported
Central Metropolitan Zone	WALGA Recommendation supported
Gascoyne Zone	WALGA Recommendation supported
Goldfields Esperance Country Zone	WALGA Recommendation supported
Great Eastern Country Zone	WALGA Recommendation supported
Great Southern Country Zone	WALGA Recommendation supported
Kimberley Zone	WALGA Recommendation supported
Murchison Country Zone	WALGA Recommendation supported
North Metropolitan Zone	WALGA Recommendation supported
Northern Country Zone	WALGA Recommendation supported
Pilbara Zone	WALGA Recommendation supported
South East Metropolitan Zone	WALGA Recommendation supported
South Metropolitan Zone	WALGA Recommendation supported
South West Country Zone	WALGA Recommendation supported

PEEL ZONE

That the Peel Zone supports the Agenda resolution, with the following amendment to Dot point 2: -

2. Raising the Development Assessment Panel threshold from the current \$2 million to \$5 million.

EAST METROPOLITAN ZONE

Supported subject to the amendment to point 2.

That the findings and recommendations of the Development Assessment Panels, 2011-20 Review be endorsed and that WALGA advocate for:

1. The abolishment of the current 'mandatory' mechanism which requires a Development Assessment Panel to act as the decision maker where a proposal has a value of \$10 million or greater, and replace this with an 'opt in' mechanism for all proposals;
2. Raising the Development Assessment Panel threshold from the current \$2 million to \$4 million; and
3. The Department of Planning, Lands and Heritage to make public comprehensive data related to the performance of the Development Assessment Panel system to improve the transparency of the system.

SECRETARIAT COMMENT

The raising of the minimum threshold is supported, either to \$3, \$4 or \$5 million, would be better than the current low threshold of \$2 million.

Given the State Development Assessment Unit has established a \$5 million threshold for optional applications in the 'Region', this benchmark could be considered an appropriate amount to increase to, aligning with the State's current approach.

Moved: Cr Les Price
Seconded: Cr Chris Mitchell

That the findings and recommendations of the Development Assessment Panels, 2011-20 Review be endorsed and that WALGA advocate for:

1. The abolishment of the current 'mandatory' mechanism which requires a Development Assessment Panel to act as the decision maker where a proposal has a value of \$10 million or greater, and replace this with an 'opt in' mechanism for all proposals;
2. Raising the Development Assessment Panel threshold from the current \$2 million to \$5 million; and
3. The Department of Planning, Lands and Heritage to make public comprehensive data related to the performance of the Development Assessment Panel system to improve the transparency of the system.

RESOLUTION 117.4/2020

CARRIED

Cr Ronnie Fleay returned to the meeting at 4:13pm.

5.4 Air Handling Discussion Paper Part Two (05-031-01-0001 BW)

By Bec Waddington, Policy Officer, Community

Recommendation

That the submission to the Department of Health in response to the Air Handling discussion paper Part Two be endorsed.

Avon Midland Country Zone	WALGA Recommendation supported
Central Country Zone	WALGA Recommendation supported
Central Metropolitan Zone	WALGA Recommendation supported
East Metropolitan Zone	WALGA Recommendation supported
Gascoyne Zone	WALGA Recommendation supported
Goldfields Esperance Country Zone	WALGA Recommendation supported
Great Eastern Country Zone	WALGA Recommendation supported
Great Southern Country Zone	WALGA Recommendation supported
Kimberley Zone	WALGA Recommendation supported
Murchison Country Zone	WALGA Recommendation supported
North Metropolitan Zone	WALGA Recommendation supported
Northern Country Zone	WALGA Recommendation supported
Peel Zone	WALGA Recommendation supported
Pilbara Zone	WALGA Recommendation supported
South East Metropolitan Zone	WALGA Recommendation supported
South Metropolitan Zone	WALGA Recommendation supported
South West Country Zone	WALGA Recommendation supported

Moved: President Cr Michelle Rich
Seconded: Mayor Carol Adams

That the submission to the Department of Health in response to the Air Handling discussion paper Part Two be endorsed.

RESOLUTION 118.4/2020

CARRIED

5.5 Local Government Review Panel Final Report (05-034-01-0001 TB)

*Tony Brown, Executive Manager Governance and Organisational Service
James McGovern, Manager Governance*

Cr Paul Kelly declared an impartiality interest in this item.

1. That WALGA SUPPORT the following Recommendations from the Local Government Review Panel Final Report:

- Recommendations 1, 2, 3, 4, 6 and 7;
- Recommendation 8;
- Recommendation 11;
- Recommendations 12, 13 and 14;
- Recommendation 15;
- Recommendations 16 and 17;
- Recommendation 24;
- Recommendations 25(b) to (f);
- Recommendations 26(b), (d), (e) and (f);
- Recommendations 28, 29, 30, 31, 32(1)(a) to (o) and 32(2)(a);
- Recommendations 33 and 34;
- Recommendations 36 and 37;
- Recommendations 38(c), (d) and (e);
- Recommendations 39, 40, 41(a) to (g) and (i);
- Recommendation 42;
- Recommendations 43 and 44;
- Recommendations 45, 46, 47, 48 and 49;
- Recommendations 50, 51 and 52;
- Recommendation 54;
- Recommendations 55(a), (b), (d), (e), (f), (h) and (i);
- Recommendation 56;
- Recommendation 57;
- Recommendation 59;
- Recommendations 62 and 63;
- Recommendation 64(c);
- Recommendations 65(a) to (e).

2. That WALGA OPPOSE the following Recommendations from the Local Government Review Panel Final Report:

- Oppose Recommendation 5;
- Oppose Recommendation 19;
- Oppose Recommendations 23 and 25(a);
- Oppose Recommendation 26(c);
- Oppose Recommendations 32(2)(b) and (c);
- Oppose Recommendation 35;
- Oppose Recommendations 38(a) and (b);
- Oppose Recommendation 41(h);

- Oppose Recommendations 53(a) and (b);
 - Oppose Recommendations 55(c) and (g);
 - Oppose Recommendation 58;
 - Oppose Recommendation 60;
 - Oppose Recommendation 61;
3. That WALGA **CONDITIONALLY SUPPORT** the following Recommendations from the Local Government Review Panel Final Report as described:
- Recommendations 9 and 10 and but oppose any proposal to remove the poll provisions (Dadour provisions) in Schedule 2.1, Clause 8 of the Local Government Act;
 - Recommendation 18 and reiterate WALGA's current advocacy position that there be adequate funding of legislative responsibilities assigned to Local Governments in relation to service delivery to remote Aboriginal communities;
 - Recommendations 20, 21 and 27 in support of a broad review of the property franchise including a community consultative process;
 - Recommendation 26(a) conditional upon a review of the relative benefits and merits of changes to reduce numbers of Elected Members on Council be supported, on the following basis:
 - Populations up to 5,000 – 5 to 7 Councillors (incl. President)
 - Populations between 5,000 and 75,000 – 5 to 9 Councillors (incl. Mayor/President)
 - Populations above 75,000 – up to 15 Councillors (incl. Mayor);
4. That WALGA carry out further consultation on the following Recommendations from the Local Government Review Panel Final Report:
- Recommendation 22 – All In/All Out Elections;
 - Recommendations 64(a) and (b) - WALGA
 - Recommendation 65(f) – Transfer of Employee Entitlements

SECRETARIAT COMMENT

11 Zones have provided a recommendation to endorse the WALGA recommendation either in full or subject to amendments. Six Zones have requested State Council to consider deferring the item.

Avon Midland Country Zone	WALGA Recommendation supported
Kimberley Zone	WALGA Recommendation supported

SOUTH METROPOLITAN ZONE

That the South Metropolitan Zone supports item 5.5 as listed in the September 2020 State Council Agenda subject to the following;

1. That WALGA's position on Recommendation 19 of the Local Government Panel's recommendations be changed from oppose to support.
2. That WALGA's position on Recommendation 22 of the Local Government Panel's recommendations be changed from carrying out further consultation to opposition to the proposal.
3. That WALGA's position on Recommendation 26(b) of the Local Government Panel's recommendations be changed from support to oppose.

4. That WALGA's position on Recommendation 32(2)(b) and 32(2)(c) of the Local Government Panel's recommendations be changed from oppose to conditional support.
5. That WALGA's position on Recommendation 33(f) of the Local Government Panel's recommendations be changed from support to oppose.
6. That WALGA's position on Recommendation 44(g) of the Local Government Panel's recommendations be changed from support to oppose.
7. That WALGA's position on Recommendation 44(d) of the Local Government Panel's recommendations be changed from support to oppose.
8. That WALGA's position on Recommendation 50(c) of the Local Government Panel's recommendations be changed from support to oppose.
9. That WALGA's position on Recommendation 55(c) of the Local Government Panel's recommendations be changed from oppose to support.

NORTH METROPOLITAN ZONE

That the North Metropolitan Zone endorses the WALGA recommendations with the following amendments:

1. Recommendation 22 - Oppose All In/All Out Elections (no further consultation required).
2. Recommendation 26(e) - Oppose introduction of four-year elections, council elected Mayors/Presidents elected for 2-year terms.
3. Recommendation 56(b) - Conditionally support, subject to recognition of prior learning being acknowledged and noting the cost impact on small Councils of compulsory training.

MURCHISON COUNTRY ZONE

That the Murchison Country Zone support WALGA's response to the Local Government review panel final report, with the following amendments:

- 3(b) – Oppose. Councils represent all groups and to single one out would be divisive;
- 7(c) – No need to reference any particular section of the community;
- 8(e) – Oppose. Peak bodies should have no role;
- 12 – Conditionally support, optional not mandatory;
- 12(c) - Conditionally support, optional not mandatory;
- 16 – Oppose. Councils represent all groups and to single one out would be divisive;
- 17 – Oppose. Councils represent all groups and to single one out would be divisive;
- 22 – Oppose. Consultation not considered necessary;
- 25(d) – Oppose;
- 26(a) – Oppose;
- 33(b) – Term “responsive” to be reviewed as dictionary definition “reacting quickly and positively” not considered appropriate for all individuals/groups;
- 46 – Oppose;
- 51 – Delete term “reasonable”;
- 52 – Oppose. Full cost recovery impractical for currently subsidised services e.g. swimming pool entry fees;
- 54(c) – Oppose. Should not be mandatory as internal audits impractical for small councils;

- 55 – Oppose in entirety, noting WALGA is opposed to 55(b),(c)&(g);
- 63 – Oppose;
- While silent on the matter, the zone believes the review should have included consideration of vexatious complainants.

SOUTH WEST COUNTRY ZONE

That the WALGA recommendation relating to Item 5.5 be supported with the following amendments:

1. Panel recommendation 11 be subject to further consultation (i.e. moved from Part 1 of the recommendation to Part 4).
2. Panel recommendation 55 (h) be opposed.
3. In relation to Panel recommendation 26 (a), the number of Elected Members applicable to Local Governments with populations between 5,000 and 75,000 be amended to read:
 - “Populations between 5,000 and 75,000 – 5 to 11 Councillors (incl. Mayor/President)”
4. That Panel recommendation 22 be opposed.

PILBARA COUNTRY ZONE

That the Pilbara Zone:

1. Suggests WALGA concentrates on a small number of important concerns but makes a positive contribution by explaining what it considers would be an unsatisfactory outcome and recommends changes that would result in an improved outcome;
2. Supports in particular, WALGA's opposition to Recommendations 38a, 38b, 53a and 53b and will provide further information on Pilbara Zone concerns before the September State Council meeting;
3. Notes all Matters for Noting and Organisational Reports as listed in the September 2020 State Council Agenda.

GOLDFIELDS ESPERANCE COUNTRY ZONE

GVROC support the WALGA recommendations 1 through 4 as presented in this item, with the following amended resolutions regarding:

- Recommendation 18 – GVROC support rather than conditionally support, that there be adequate funding of legislative responsibilities assigned to Local Governments in relation to service delivery to remote Aboriginal Communities.
- Recommendation 26(a) – GVROC support rather than conditionally support, WALGA's suggested numbers of Elected Members on Council on the following basis:
 - Populations up to 5,000 – 5 to 7 Councillors (incl. President)
 - Populations between 5,000 and 75,000 – 5 to 9 Councillors (incl. Mayor/President)
 - Populations above 75,000 – up to 15 Councillors (incl. Mayor).
- Recommendation 22 – GVROC Oppose All in /All out Elections.

CENTRAL COUNTRY ZONE

That WALGA SUPPORT Recommendations 8 and 11 subject to the following conditions:

- a) The Emergency Services Levy receipt and distribution being included as one of the functions of the Local Government Commission; and
- b) The Local Government Commission include two current elected members.

That WALGA OPPOSE Recommendations 9 and 10.

That WALGA SUPPORT Recommendations 12, 13 and 14 on the condition that WALGA advocates for regional cooperation to remain voluntary and not be mandated as recommended in the Review Panel's Recommendation 12.

That WALGA OPPOSE Recommendations 16 and 17 as the recommendations are considered divisive and unnecessary.

That WALGA CONDITIONALLY OPPOSE Recommendation 19 requesting that further research into voting methodologies be undertaken before a final WALGA position is determined.

That WALGA OPPOSE Recommendation 22.

That WALGA OPPOSE Recommendation 25(d) which reads:

A caretaker policy should be introduced barring elected members up for re-election from representing the council at events, handing out council grants or donations and moving substantive notices of motion in the period before the election, and a requirement to comply with this policy should be included in the Code of Conduct.

That WALGA CONDITIONALLY SUPPORT Recommendation 26(a) subject to a review of the relative benefits and merits of the number of Elected Members on Council being determined on the following basis:

- (i) Populations up to 75,000 – 5 to 9 Councillors (incl. Mayor/President)
- (ii) Populations above 75,000 – up to 15 Councillors (incl. Mayor)

That WALGA CONDITIONALLY SUPPORT Recommendations 36 and 37 subject to further consultation on the impact to the sector of Review Panel Recommendation 37d(v) which reads:

“Require a ‘regional issues and priorities’ section within Council Plans, to be prepared in consultation with neighbouring local governments.”

That the Central Country Zone and WALGA reserves the right as accorded in the State Local Government Partnership Agreement to the period of 12 weeks consultation on any legislative change that affects the sector.

GREAT EASTERN COUNTRY ZONE

That the Great Eastern Country Zone supports all matters for decision on the September 2020 State Council Agenda, subject to the below:

That WALGA's position on recommendation 25c be changed from support to oppose

That WALGA's position on recommendation on 22 be changed from consult to oppose

That WALGA's position on recommendation 38c to 38e be changed from support to conditionally support (request to be in conjunction of the 4 year cycle)

That WALGA's position on recommendation to 46 be changed from support to conditionally support (one size doesn't fit all).

That WALGA's position on recommendation to 54c be changed from support to oppose

That WALGA's position on recommendation to 55h be changed from support to oppose

That WALGA's position on recommendation to 55l be changed from support to oppose

GREAT SOUTHERN COUNTRY ZONE

That WALGA's recommendation relating to Item 5.5 be supported, with the following amendments:

1. Recommendation 3(e) – further clarity is requested
2. Recommendation 7(f) – further clarity is requested, noting ratios and benchmarks will take the 'local' out of Local Government
3. Recommendations 8 be opposed
4. Recommendation 12(b) be conditionally supported once regional subsidiary model is understood
5. Recommendation 13 – further clarity is requested
6. Recommendation 19 be strongly opposed
7. Recommendation 22 be opposed
8. Recommendations 25(b), (d) and (e) be opposed
9. Recommendation 27 be supported
10. Recommendation 29 (i) – the word officers should be removed
11. Recommendation 32(2)(b) be supported
12. Recommendation 39 – further clarity regarding the word 'active' is requested
13. Recommendation 44(f) – support but remove the word 'more'
14. Recommendation 45(d) be strongly opposed
15. Recommendation 49 be opposed
16. Recommendation 53(b) be strongly opposed
17. Recommendations 54(c) and (d) be opposed
18. Recommendations 55(e), (f), and (h) be opposed
19. Recommendation 57 be opposed
20. Recommendation 58 be strongly opposed
21. Recommendation 59 be opposed
22. Recommendation 60 be strongly opposed

NORTHERN COUNTRY ZONE

That the Northern Country Zone of WALGA requests that the paper be laid on the table until such time as all Zones have had an opportunity to form a considered response.

The Northern Country Zone of WALGA does not support the report in its current form.

SOUTH EAST METROPOLITAN ZONE

That the South East Metropolitan Zone:

1. Advises State Council that the Zone has a number of concerns regarding Item 5.5 of the September State Council Agenda, but has not had sufficient time to adequately consult Elected Members of Member Councils and reach a position on this item; and
2. Requests that State Council defer consideration of Item 5.5 until the November/December round of meetings.

That the South East Metropolitan Zone recommend:

That WALGA seek from the Minister for Local Government:

1. A commitment to consider WALGA's feedback on the Recommendations of the Local Government Review Panel Final Report, in accordance with the principles of the State and Local Government Partnership Agreement; and
2. An understanding of the State Government's intended process and timeline to address the recommendations.

PEEL ZONE

That the Peel Zone does not support the recommendation in the WALGA September Agenda, and recommends: -

1. That WALGA request that the Minister for Local Government not proceed with any of the recommendations in the Local Government Act Review Panel Report, until each Local Government has had a thorough review and discussion of the implications of the report.
2. That WALGA's State Council defer the consideration of the Local Government Act Review Panel Report until members have had the opportunity to review the report.
3. That WALGA arrange a process whereby every Local Government can be surveyed on the Local Government Act Review Panel Report recommendations, to ensure proper democratic representation.

EAST METROPOLITAN ZONE

That WALGA defer endorsing recommendations on the Local Government Act Review Panel Report until the WALGA AGM.

CENTRAL METROPOLITAN ZONE

That the Central Metropolitan Zone DEFERS decision on Item 5.5 Local Government Act Review Panel Report in order for;

- WALGA to seek further feedback from Local Governments and Elected Members on its draft response to the Local Government Panel Review Final Report;
- That this feedback be considered and incorporated as appropriate into its final response for consideration at the December 2020 State Council meeting.

GASCOYNE COUNTRY ZONE

Point 1. Will table a limited response to item 5.5 at State Council, listing those items where the Zone disagrees with the WALGA recommendations; and

Point 2. Requests that due to the complexity and importance of item 5.5, State Council grant an extension for the Zone to submit a detailed response within 3 weeks.

SECRETARIAT COMMENT

The Local Government Act Review Panel report needs to be read as a high level policy recommendation document. The specific wording of items will change when the legislative drafting takes place. There were a number of recommendations objecting to specific words used in the recommendations. Due to this a further recommendation has been added to include a request for WALGA to be consulted during the legislative drafting process by the Parliamentary Counsel.

The following amendments have been incorporated into the composite recommendation;

- Recommendation 8 (e) – Oppose on the basis that Sector peak bodies should have no power independent of its membership or constituted purpose.
- Recommendation 10 (a) – Oppose: All Zones who responded have advised that there is no need for a consultation process, just to oppose the proposal any amendments to the Poll provisions.
- Recommendation 12 (a) to (c) – Conditionally Support on the basis of voluntary involvement in regional cooperation based on the general competence principle.

- Recommendation 22 – Oppose. All Zones who responded have advised that there is no need for a consultation process, just to oppose the proposal for all in all out elections every 4 years
- Recommendation 25 (d) – Oppose on the basis that Local Governments could have a caretaker policy under the general competency principle, it should not be mandated.
- Recommendation 26 (a) – Conditionally support on review of the relative benefits and merits of the number of Elected Members on Council being determined on the following basis:
 - (i) Populations up to 75,000 – 5 to 9 Councillors (incl. Mayor/President)
 - (ii) Populations above 75,000 – up to 15 Councillors (incl. Mayor)
- Recommendation 26 (e) Oppose the reference to All in All out 4 year terms.
- Recommendation 46 – Conditionally support subject to the model procurement policy being developed on a size and scale basis.
- Recommendation 54 (c) – Conditionally Support subject to greater clarity on the requirement for internal audits.
- Recommendation 55 (e) – Conditionally support depending on the practicalities of recording meetings across the State.
- Recommendation 55 (h) – Conditionally Support on the basis that the Department “oversight” role be on a voluntary opt in basis.
- Recommendation 56 (b) – Conditionally Support, subject to recognition of prior learning being acknowledged and noting the cost impact on small Councils of compulsory training and that the State Government should fund the training.

MOTION

Moved: President Cr Karen Chappel
Seconded: Cr Catherine Ehrhardt

Defer the item until further member consultation and refer back for consideration at the December 2020 State Council Meeting.

LOST

MOTION

Moved: Mayor Carol Adams
Seconded: Cr Stephen Strange

That State Council Standing Orders be suspended for 20 minutes, (approximately 4:20pm).

CARRIED

MOTION

Moved: Mayor Carol Adams
Seconded: Cr Stephen Strange

That State Council Standing Orders be suspended for a further 10 minutes, (approximately 4:40pm).

CARRIED

MOTION

Moved: Cr Catherin Ehrhardt
Seconded: Cr Paul Kelly

That State Council Standing orders be resumed, (approximately 4:50pm).

CARRIED

Moved: Cr Paul Kelly
Seconded: President Cr Karen Chappel

That WALGA:

1. Acknowledges the panel report and the recommendations received from Zones and continue to work with the Government to undertake further consultation on the recommendations contained therein;
2. Requests a formal commitment from the Minister for Local Government that the Local Government Sector be consulted on the Draft Local Government Bill in line with the State / Local Government Partnership Agreement and that WALGA actively participates in the legislative drafting process to develop the new Local Government Act; and
3. Strongly encourages individual Local Governments to consider responding to the recommendations of the panel report and advise WALGA of their submissions by 31 October 2020.

RESOLUTION 119.4/2020

CARRIED

MATTERS FOR CONSIDERATION BY STATE COUNCILLORS (UNDER SEPARATE COVER)

5.6 Special Finance and Services Committee Minutes (01-006-03-0006 TB)

Moved: Cr Julie Brown
Seconded: Mayor Logan Howlett

That the Minutes of the Special Finance and Services Committee Meeting held 22 July 2020 be endorsed.

RESOLUTION 120.4/2020

CARRIED

5.7 Finance and Services Committee Minutes (01-006-03-0006 TB)

Moved: Cr Julie Brown
Seconded: Mayor Logan Howlett

That the Minutes of the Finance and Services Committee Meeting held 19 August 2020 be endorsed.

RESOLUTION 121.4/2020

CARRIED

5.8 Selection Committee Minutes (01-006-03-0011 CO)

By Tim Lane, Manager Strategy and Association Governance

Since the 18 August Selection Committee meeting, a request has been received from the Minister for Health, Hon Roger Cook MLA, seeking two panels of names for the following positions on the Local Health Authorities Analytical Committee:

- Two metropolitan members
- One non-metropolitan member

The Minister has requested the panels to be submitted by 30 September 2020. While this timeframe will not be able to be met, it is recommended that the vacancies be included in the special Selection Committee process proposed in the 18 August Selection Committee Minutes to seek nominations for the vacancies on the DFES Bush Fire Services Capital Grants Committee and the DFES State Emergency Services Capital Grants Committee. Utilising this process, panels of names will be able to be provided to the Minister for Health by the end of October, and the Minister for Health will be advised of the Selection Committee process and timeframe if the proposed course of action is endorsed.

It is recommended that State Council delegate authority to the Selection Committee to undertake this process during September and October. The outcomes of this process will be reported to State Council at the 2 December 2020 State Council meeting.

Moved: Cr Ronnie Fleay
Seconded: Cr Frank Cvitan

That:

1. The recommendation in the 18 August 2020 Selection Committee Flying Minute be endorsed; and,

2. The Selection Committee be granted authority to advertise positions on the Local Health Authorities Analytical Committee and put forward panels to the Minister for Health.

RESOLUTION 121.4/2020

CARRIED

5.9 LGIS Board Minutes

Moved: Mayor Logan Howlett
Seconded: Cr Chris Mitchell

That the Minutes of the LGIS Board meetings held 25 June 2020 and 13 August 2020 be noted.

RESOLUTION 122.4/2020

CARRIED

5.10 LGIS Review Action Points Schedule - Confidential

Moved: Cr Julie Brown
Seconded: Cr Frank Cvitan

That the LGIS Review Action Points Schedule, August 2020 be noted.

RESOLUTION 123.4/2020

CARRIED

6. MATTERS FOR NOTING / INFORMATION

6.1 COVID-19 Pandemic – Update

By Nicole Matthews, COVID-19 Coordinator

WALGA RECOMMENDATION

That the information contained in this report be noted.

Avon Midland Country Zone	WALGA recommendation noted
Central Country Zone	WALGA recommendation noted
Central Metropolitan Zone	WALGA recommendation noted
East Metropolitan Zone	WALGA recommendation noted
Gascoyne Zone	WALGA recommendation noted
Goldfields Esperance Country Zone	WALGA recommendation noted
Great Eastern Country Zone	WALGA recommendation noted
Great Southern Country Zone	WALGA recommendation noted
Kimberley Zone	WALGA recommendation noted
Murchison Country Zone	WALGA recommendation noted
North Metropolitan Zone	WALGA recommendation noted
Northern Country Zone	WALGA recommendation noted
Peel Zone	WALGA recommendation noted
Pilbara Zone	WALGA recommendation noted
South East Metropolitan Zone	WALGA recommendation noted
South Metropolitan Zone	WALGA recommendation noted
South West Country Zone	WALGA recommendation noted

Moved: Mayor Logan Howlett
Seconded: Cr Les Price

That the information contained in this report be noted.

RESOLUTION 124.4/2020

CARRIED

6.2 ***Planning and Development Amendment Act 2020 (06-03-01-0001)***

By Vanessa Jackson, Policy Manager Planning and Improvement

WALGA RECOMMENDATION

That the advocacy undertaken on the *Planning and Development Amendment Act 2020* be noted.

Avon Midland Country Zone	WALGA recommendation noted
Central Country Zone	WALGA recommendation noted
Central Metropolitan Zone	WALGA recommendation noted
East Metropolitan Zone	WALGA recommendation noted
Gascoyne Zone	WALGA recommendation noted
Goldfields Esperance Country Zone	WALGA recommendation noted
Great Eastern Country Zone	WALGA recommendation noted
Great Southern Country Zone	WALGA recommendation noted
Kimberley Zone	WALGA recommendation noted
Murchison Country Zone	WALGA recommendation noted
North Metropolitan Zone	WALGA recommendation noted
Northern Country Zone	WALGA recommendation noted
Peel Zone	WALGA recommendation noted
Pilbara Zone	WALGA recommendation noted
South East Metropolitan Zone	WALGA recommendation noted
South Metropolitan Zone	WALGA recommendation noted
South West Country Zone	WALGA recommendation noted

Moved: Mayor Logan Howlett
Seconded: Cr Les Price

That the advocacy undertaken on the *Planning and Development Amendment Act 2020* be noted.

RESOLUTION 125.4/2020

CARRIED

6.3 Australian Fire Danger Rating System (AFDRS) Program (05-024-03-0035 EDR)

By Evie Devitt-Rix, Acting Policy Manager Emergency Management

WALGA RECOMMENDATION

That the following be noted:

1. An update on progress of the Australian Fire Danger Rating System (AFDRS), including the implementation timeline for the project.
2. Advice from the Department of Fire and Emergency Services (DFES) for Local Governments to suspend investment in current fire danger rating signage (including electronic signs) until a final prototype is announced.

Avon Midland Country Zone	WALGA recommendation noted
Central Country Zone	WALGA recommendation noted
Central Metropolitan Zone	WALGA recommendation noted
East Metropolitan Zone	WALGA recommendation noted
Gascoyne Zone	WALGA recommendation noted
Goldfields Esperance Country Zone	WALGA recommendation noted
Great Eastern Country Zone	WALGA recommendation noted
Great Southern Country Zone	WALGA recommendation noted
Kimberley Zone	WALGA recommendation noted
Murchison Country Zone	WALGA recommendation noted
North Metropolitan Zone	WALGA recommendation noted
Northern Country Zone	WALGA recommendation noted
Peel Zone	WALGA recommendation noted
Pilbara Zone	WALGA recommendation noted
South East Metropolitan Zone	WALGA recommendation noted
South Metropolitan Zone	WALGA recommendation noted
South West Country Zone	WALGA recommendation noted

Moved: Cr Chris Mitchell
Seconded: President Cr Phillip Blight

That the following be noted:

1. An update on progress of the Australian Fire Danger Rating System (AFDRS), including the implementation timeline for the project.
2. Advice from the Department of Fire and Emergency Services (DFES) for Local Governments to suspend investment in current fire danger rating signage (including electronic signs) until a final prototype is announced.

RESOLUTION 126.4/2020

CARRIED

6.4 Report Municipal Waste Advisory Council (MWAC) (01-006-03-0008 RNB)

By Rebecca Brown, Manager Waste and Recycling

WALGA RECOMMENDATION

That the resolutions of the Municipal Waste Advisory Council at its 24 June 2020 meeting be noted.

Avon Midland Country Zone	WALGA recommendation noted
Central Country Zone	WALGA recommendation noted
Central Metropolitan Zone	WALGA recommendation noted
East Metropolitan Zone	WALGA recommendation noted
Gascoyne Zone	WALGA recommendation noted
Goldfields Esperance Country Zone	WALGA recommendation noted
Great Eastern Country Zone	WALGA recommendation noted
Great Southern Country Zone	WALGA recommendation noted
Kimberley Zone	WALGA recommendation noted
Murchison Country Zone	WALGA recommendation noted
North Metropolitan Zone	WALGA recommendation noted
Northern Country Zone	WALGA recommendation noted
Peel Zone	WALGA recommendation noted
Pilbara Zone	WALGA recommendation noted
South East Metropolitan Zone	WALGA recommendation noted
South Metropolitan Zone	WALGA recommendation noted
South West Country Zone	WALGA recommendation noted

Moved: Cr Doug Thompson
Seconded: Mayor Logan Howlett

That the resolutions of the Municipal Waste Advisory Council at its 24 June 2020 meeting be noted.

RESOLUTION 127.4/2020

CARRIED

7. ORGANISATIONAL REPORTS

7.1 Key Activity Report

7.1.1 Report on Key Activities, Commercial and Communications (01-006-03-0017 ZD)

Moved: President Cr Karen Chappel
Seconded: Mayor Logan Howlett

That the Key Activity Report from the Commercial and Communications Unit to the September 2020 State Council meeting be noted.

RESOLUTION 128.4/2020

CARRIED

MINISTERIAL PRESENTATION - Local Government Act Panel Report

The Minister and Mr Gary Hamley arrived at 5:11pm.

The Minister for Local Government; Heritage; Culture and the Arts, Hon. David Templeman MLA, presented to the meeting on the Local Government Act Panel Report.

7.1.2 Report on Key Activities, Governance and Organisational Services (01-006-03-0007 TB)

Moved: Mayor Logan Howlett
Seconded: Cr Chris Mitchell

That the Key Activity Report from the Governance and Organisational Services Unit to the September 2020 State Council meeting be noted.

RESOLUTION 129.4/2020

CARRIED

7.1.3. Report on Key Activities, Infrastructure (05-001-02-0003 ID)

Moved: Mayor Logan Howlett
Seconded: Cr Chris Mitchell

That the Key Activity Report from the Infrastructure Unit to the September 2020 State Council meeting be noted.

RESOLUTION 130.4/2020

CARRIED

7.1.4 Report on Key Activities, Strategy, Policy and Planning (01-006-03-0014 MJB)

Moved: Mayor Logan Howlett
Seconded: Cr Chris Mitchell

That the Key Activity Report from the Strategy, Policy and Planning Unit to the September 2020 State Council meeting be noted.

RESOLUTION 131.4/2020

CARRIED

7.2 Policy Forum Reports (01-006-03-0007 TB)

Moved: Mayor Logan Howlett
Seconded: Cr Chris Mitchell

That the report on the Key Activities of the Association's Policy Forums to the September State Council Meeting be noted.

RESOLUTION 132.4/2020

CARRIED

7.3 President's Report

Moved: Cr Julie Brown
Seconded: President Cr Phillip Blight

That the President's Report for September 2020 be received.

RESOLUTION 133.4/2020

CARRIED

7.4 CEO's Report

Moved: Mayor Logan Howlett
Seconded: President Cr Phillip Blight

That the CEO's Report for September 2020 be received.

RESOLUTION 134.4/2020

CARRIED

The Chair acknowledged the resignation of Mr Mark Batty, Executive Manager Strategy, Policy and Planning.

On behalf of State Council thanks were extended to Mark for his loyalty and commitment to WALGA and the sector.

7.5 Ex-Officio Reports**7.5.1 LG Professionals Report**

Mr Jamie Parry, President, LG Professionals, provided an update to the meeting.

Cr Julie Brown left the meeting at 6:20pm.

7.5.2 City of Perth Report

Mr Andrew Hammond, Chair Commissioner, City of Perth, provided an update to the meeting.

8. ADDITIONAL ZONE RESOLUTIONS

Moved: Mayor Logan Howlett
Seconded: Mayor Peter Long

That the additional Zone Resolutions from the August 2020 round of Zones meetings as follows be referred to the appropriate policy area for consideration and appropriate action.

RESOLUTION 135.4/2020

CARRIED

NORTHERN COUNTRY ZONE

Corella Control – Strategy, Policy and Planning

That the Northern Country Zone of WALGA 1. Forms a Working Group to progress the regional control of Corellas and 2. Advocates, through WALGA, for a state-wide strategy for the control of mobile pest species, including Corellas.

EAST METROPOLITAN ZONE

WALGA Advocacy – Prevent Support Heal Campaign – People and Place

That WALGA:

1. Recognises the important role Local Governments play in helping people stay connected and contributing members of their communities through prevention programs and community development initiatives and more broadly helping community mental health organisations care for people with mental health challenges, particularly through the COVID pandemic;
2. That WALGA formally endorse and support the Prevent Support Heal campaign by;
 - a. Writing to all Mayors and CEOs at each LGA in WA about the campaign
 - b. Promoting the campaign through their various communications channels; and
3. Requests all Mayors write to Premier Mark McGowan that funding for mental health prevention and community support must be increased as a matter of urgency for Local Governments to care for their communities through the COVID recovery and beyond.

Family and Domestic Violence Discussion Paper – People and Place

1. That WA Local Governments recognise the prevalence, seriousness and preventable nature of family and domestic violence and the roles that Local Governments can play in addressing gender equity and promoting respectful relationships in their local community.
2. That WALGA advocates to the State Government:
 - a. to define and communicate the role, responsibilities and expectations of Local Governments in family and domestic violence.
 - b. for adequate funding for family and domestic violence programs and services, particularly in regional areas.
 - c. for appropriate resources and funding be allocated to Local Governments to implement any particular roles and actions addressing family and domestic violence as defined in the State Strategy.
 - d. to provide support to Local Government in the broader rollout of the Prevention Toolkit for Local Government.
 - e. to continue advocacy to the Commonwealth Government for additional funding and support.
3. That WALGA organises presentations for Local Governments that address family and domestic violence, as part of relevant events or webinars.

SOUTH METROPOLITAN ZONE

C40 Climate Leadership Group ‘Statement of Principles’ – Environment

That WALGA consider the principles adopted in the “Statement of Principles” announced by the Mayors of the C40 Climate Leadership Group and adopt a position to put to Local Governments to support a similar COVID 19 recovery plan through action and advocacy.

Advocacy for Corella Management – Environment

That WALGA advocate to State Government to establish and implement a Corella Management Strategy for the Perth Metropolitan area as well as the broader impacted regions of Western Australia with the objective of:

- (a) Having a State Government body / department facilitate a Corella Control Program.
- (b) Apply a tenure blind approach to Corella control.
- (c) Reduce the pest Corella population to levels that are determined to be ecologically sustainable.

SOUTH WEST COUNTRY ZONE

Family and domestic Violence Discussion Paper – People and Place

1. That WA Local Governments recognise the prevalence, seriousness and preventable nature of family and domestic violence and the roles that Local Governments which have capacity can voluntarily play in addressing gender equity and promoting respectful relationships in their local community.
2. That WALGA advocates to the State Government:
 - a. to define and communicate the role, responsibilities and expectations of Local Governments in family and domestic violence.
 - b. for adequate funding for family and domestic violence programs and services, particularly in regional areas.
 - c. for appropriate resources and funding be allocated to Local Governments to implement any particular roles and actions addressing family and domestic violence as defined in the State Strategy.
 - d. to provide support to Local Government in the broader rollout of the Prevention Toolkit for Local Government.
 - e. to continue advocacy to the Commonwealth Government for additional funding and support.
3. That WALGA organises presentations for Local Governments that address family and domestic violence, as part of relevant events or webinars.

Waste Management Levy Charges – Governance & Organisational Services

That the South West Zone of WALGA seek the support of the State Council of WALGA to advocate with the Department of Local Government, Sport and Cultural Industries to resolve discrepancies in interpretation of the provision of the *Waste Avoidance and Resource Recovery Act 2007* relating to the application of minimum payment levels for waste management rates.

PILBARA COUNTRY ZONE

Draft WA Aviation Strategy – Infrastructure

The Pilbara Zone considers the location of mining airstrips close to existing local government airports is a major risk to both the services provided and the overall viability of those Local Government airports and requests that WALGA:

1. Advocates to the State Government to amend C7 of the Draft Aviation Strategy to provide a clearer policy framework for the approval of jetports which consider the location of the nearest regional airport.

2. Strongly recommends that the State Government should not allow new mining airstrips within a radius of (WALGA to find Queensland benchmark on this distance) km.
3. Expresses the security concerns and unfair competition that arises when mining companies avoid security screening of passengers and baggage by using charter rather than RPT aircraft.
4. Investigates current legislative impediments to limiting construction of mining airstrips within a certain distance of regional towns.
5. Requests the State conduct consultation with both the Local Government in which the mining airstrip is located in and with the nearest communities that will be impacted by the airstrip.
6. Advocates that the State Government always focus on encouraging RPT flights, given the liveability, health and economic flow on effects and job creation potential from regional airports, are based on access to flights.

9. PRESENTATION

9.1 LGIS Presentation

Mr Peter Forbes, Chair LGIS, presented to the meeting.

10. DATE OF NEXT MEETING

The next meeting of the Western Australia Local Government Association State Council will be held **on Wednesday 2 December 2020 at WALGA**, commencing at 4pm.

11. CLOSURE

There being no further business the Chair declared the meeting closed at 6:40pm.

DECLARATION

These minutes will be confirmed at the meeting held on 2 December 2020.

Signed

Person presiding at the meeting at which these minutes were confirmed

ATTACHMENT NO. 3

HAMILTON STREET, 27, (LOT 54) BASSENDEAN & OLD PERTH ROAD, 68 & 70, (LOTS 84 & 85), BASSENDEAN – AGED CARE FACILITY & COMMERCIAL

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Inner-North JDAP	
Local Government Area:	Town of Bassendean	
Applicant:	Ms Clare McLean, Peter Webb & Associates	
Owner:	Mr Geoff Taylor, T & T Management Services PTY LTD Mr Michael Cross, T & T Management Services PTY LTD	
Value of Development:	\$13 million <input checked="" type="checkbox"/> Mandatory (Regulation 5) <input type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	Local Government	
Authorising Officer:	Donna Shaw, Manager Development & Place	
LG Reference:	DABC/BDVAPPS/2020-082	
DAP File No:	DAP/20/01833	
Application Received Date:	12 August 2020	
Report Due Date:	22 October 2020	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Development Report 2. Development Plans 3. Schedule of Submissions 4. Consultation Plan 5. Referral Responses	
Is the Responsible Authority Recommendation the same as the Officer recommendation?	<input type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 10
Local Planning Scheme - Zone/Reserve	Town Centre
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A

Use Class and permissibility:	Use Not Listed (Aged Care) & Commercial
Lot Size:	Lot 54 (No. 27) Hamilton Street: 3,101m ² Lots 84 (No. 68) Old Perth Road: 922m ² Lot 85 (No.70) Old Perth Road: 924m ² Combined area: 4,947m ²
Existing Land Use:	Lot 54 (No. 27) Hamilton Street: Nursing Home Lots 84 (68) & 85 (70) Old Perth Road: Vacant (former Motor Vehicle Sales)
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The proposal includes:

- A four-storey mixed use development comprising the following:
 - Lower Ground level – three commercial tenancies (71m², 87m² and 102m²) and car parking and service areas;
 - Upper Ground level– 39 aged care beds (a reduction from 44 currently) connecting to the existing aged care facility. This will require the removal of 11 existing car parking bays, to be accommodated in the ground level car park.
 - First Floor – 27 aged care beds in addition to lounge, kitchen, amenity and staff and reception areas;
 - Second Floor – 37 aged care beds;
 - Third Floor – 33 aged care beds in addition to lounge, therapy and dining and servery areas.
- A total of 136 beds (including 39 existing) form the aged care component of the development and a total of 260m² of commercial space is provided.
- A total of 49 car parking bays, including one bay for the exclusive use of disabilities, four motorcycle bays, bicycle parking and end of trip facilities.
- The existing Nursing Home is intended to be retained, modified, extended and incorporated into the proposed development.

A copy of the development report and development plans are included in Attachments 1 and 2 respectively.

Proposed Land Use	Use Not Listed (Aged Care) & Commercial
Proposed Net Lettable Area	260m ² commercial space
Proposed No. Storeys	4
Proposed No. Dwellings	N/A

Background:

The history of use/approvals for the site (being three separate lots) is as follows:

- Approx. 1930 - Service Station;
- Approx. 1930-1960 – Motor Vehicle Sales;
- 1971 – ‘C’ class hospital (39 beds);
- 1975 – Application for minor additions and alterations;
- 1994 – Outbuilding;
- 2002 – Additions and Alterations to Nursing Home (increase to 44 beds);
- 2005 – Patio; and
- 2016 – Solar Panels.

At its 17 May 2018 meeting, the Metro Central JDAP approved an application (DAP/18/01379) for a Mixed Use development comprising additions and alterations to a Nursing Home, Shops and 18 Multiple Dwellings. The proposed development is consistent with this approval, with the exception of removing the 18 multiple dwellings component of the development (reducing the height of the building from five to four storeys) and a slight increase in the commercial floorspace. The proposal has been amended to respond to current market conditions.

In addition to the JDAP approval, an application to amalgamate the subject sites (WAPC Ref 156270) was approved on 1 May 2018, and therefore remains valid until 1 May 2023 as a result of the amendments to the *Planning and Development Act 2005* in response to the COVID-19 pandemic. The amalgamation has yet to be finalised.

Legislation and Policy:

Legislation

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

State Government Policies

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

Structure Plans/Activity Centre Plans

N/A

Local Policies

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

Consultation:

Public Consultation

The proposal was required to be advertised in accordance with LPS 10. Consultation was undertaken for a period of 21 days, being from 18 August 2020 to 8 September 2020. Letters were sent to the owners and occupiers of 134 properties within the consultation area.

In response, six submissions were received, five in support of the proposal and one providing comment.

The Schedule of Submissions is contained as Attachment 3.

A Consultation Plan identifying the consultation area and the origin of each submission is contained as Attachment 4.

Design Review Panel Advice

In June 2020, Council adopted LPP 9 which establishes the shared use of the City of Bayswater's Design Review Panel, the threshold for applications and the terms of reference. LPP 9 requires all JDAP applications to be considered by the Design Review Panel (DRP). Notwithstanding, review by the DRP was not considered warranted in this instance for the following reasons:

- The proposed development is generally consistent with the May 2018 JDAP approval, with the exception of removing the 18 multiple dwellings component of the development (reducing the height of the building from five to four storeys) and a slight increase in the commercial floorspace;
- Hames Sharley (Architecture and Urban Design Consultancy) undertook an architectural review of the previously approved application; and
- The application had been substantially prepared prior to the adoption of LPP 9, meaning that there was little opportunity for the applicant to have the concept plans reviewed by the DRP.

Other Advice

The proposal was referred to Main Roads Western Australia (MRWA) given the proposed crossover on Hamilton Street conflicts with an existing 40kph school zone sign. MRWA requested a condition requiring the signage be relocated prior to commencement of development, and relevant advice in this respect. A condition and advice note have been recommended accordingly.

The proposal was also referred to the Department of Water and Environmental Regulation (DWER) on the basis that Lots 84-85 Old Perth Road were reported as suspected contaminated sites under the *Contaminated Sites Act 2003*, due to the former use of the sites as a service station/mechanical repair station.

DWER has recommended conditions relating to undertaking an acid sulfate soils assessment and a soil and groundwater contamination investigation, which have been included. A copy of DWER's submission is contained as Attachment 5.

Planning Assessment:

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

Land Use Permissibility

The proposed commercial component of the development is considered to be a 'Shop' land use, which is a 'P' (i.e. permitted) use within the Town Centre zone.

The Aged Care component is a Use Not Listed under LPS 10. In this respect, clause 3.4.2 of LPS 10 states that:

"If a person proposes to carry out on land any use that is not specifically 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:

- (a) Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- (b) Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 67 of the deemed provisions in considering an application for development approval; or*
- (c) Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted."*

The proposed use may be consistent with the objectives of the Town Centre zone. It is noted that the JDAP has previously approved the subject suite of uses on the site.

Objectives of the Zone

Clause 3.2.3 of LPS 10 provide the following objectives of the Town Centre Zone:

- "(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."*

The proposed development is consistent with the objectives of the Town Centre zone.

Development Standards

Bicycle Parking and End-of-Trip Facilities

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

In response, it is recommended that a condition be imposed requiring the provision of four bicycle parking bays and one shower and change room facilities, to cater for the commercial tenancies.

Car Parking

The following table details LPS 10 car parking requirements.

Use Class	LPS 10 Car Parking Standards	LPS 10 Car Parking Requirements	Car Parking Bays Provided
Use Not Listed (Aged Care)	1 bay per 5 beds (Nursing Home requirement)	136 beds = 27 (27.2)	
Shop	8 per 100m ² gross floor area	71m ² = 6 (5.68)	
Shop	8 per 100m ² gross floor area	87m ² = 7 (6.96)	
Shop	8 per 100m ² gross floor area	102m ² = 8 (8.16)	
Total		48	49

The proposed car parking is compliant with LPS 10 requirements. A condition requiring compliance with the relevant Australian Standards is recommended to also ensure compliance with Local Planning Policy No. 8 – Parking Specifications.

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

The purpose of LPP 1 is to provide a vision and objectives for development within the Bassendean Town Centre. The proposed development complies with the requirements of LPP 1 with the exception of the following:

Requirement	Comment
Crossovers should be limited to one crossover (3 – 6m wide) per development site. Crossovers should match footpath colour.	Whilst two crossovers are provided to Hamilton Street, it is acknowledged that the existing and proposed sites are yet to be amalgamated into one site. The separate crossovers also distinguish access between the existing aged care facility and car parking for the commercial tenancies, and are therefore supported.
A report on construction timing /staging issues including impact on adjacent public realm, temporary services, access for delivery trucks, cranes etc., fencing and other construction phase issues.	A condition requiring a construction management plan has been recommended to address this requirement.
A town centre public realm contribution of 2% of development cost will be payable to Council as a condition of development approval. This contribution will be used to enhance the public realm in the vicinity of the development site and will include public art, street furniture, planting, paving and amenities such as bicycle racks, bins, shade structures, signage. Etc. Timing of these enhancements will be agreed between Council and the developer to be completed shortly after construction and to suit council works programmes.	Whilst a condition requiring this contribution was originally imposed on the previous approval, it was subsequently removed from that approval via a later Form 2 decision by the JDAP. In any event, it is not appropriate to administer a cost sharing arrangement via a Local Planning Policy, with the State Planning Policy 3.6 clearly setting out the requisite head of power for such contributions.
Various landscaping requirements, including retention of existing trees and water wise plantings.	Conditions relating to landscaping and the protection of existing street trees have been recommended to address these requirements.
Paving materials and details shall match proposed public realm finishes or be of a quality associated with high traffic town centre and civic precincts and approved by council.	It has been recommended that a condition is imposed requiring new and replacement pavers (where crossovers are to be removed) to be replaced in the specific patterns of the existing streetscape.

No façade shall appear as a “back “and blank walls should be avoided. Exposed plumbing or other services are not acceptable on any facades.	A portion of wall facing Old Perth Road is associated with screening the fire pump and transformer rooms. The applicant has proposed the use of public art on this portion of wall so it does not appear blank. Whilst this approach is satisfactory to address this requirement, further details as to the proposed public art need to be provided to ensure the public art is appropriate. A condition relating to the provision of public art has been included which will capture this requirement.
Generous ground floor to floor heights to match existing or a minimum of 4.0 metres.	A minimum floor to ceiling height of 4.0m has not been achieved. Given the Building Code of Australia only requires commercial buildings to have a minimum clearance of 2.7m, the reduced floor to ceiling height is considered acceptable as the tenancies can still be used for commercial activities. The overall height of the building and the expanse of glazing at ground floor level fronting Old Perth Road is considered to suitably address the urban design requirements of ensuring an open and interactive frontage is achieved.
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.	Minimum 2.4m high windows has not been achieved on all windows fronting Old Perth Road. This variation is considered acceptable given the extent of glazing provided, in conjunction with requirements to ensure glazing is not obscured as detailed below.
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.	It is recommended that conditions be imposed requiring minimum clear glazing and ensuring glazing is not obstructed.
All frontages on Old Perth Road should be well illuminated.	A condition requiring a light plan has been recommended to address this requirement.
Various requirements relating to signage, including a minimum clearance above footpath level of 2.7m.	Details of the locations of signage have not been included. A condition requiring the preparation of a signage strategy is therefore recommended.
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.	A condition requiring the screening of plant and equipment has been recommended. An advice note has also been recommended, detailing that the location of air conditioning units etc. are required to comply with the requirements of the <i>Environmental Health (Noise) Regulations 1997</i> .

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

A Stormwater Drainage Management Plan was prepared by BPA Engineering to support the previously approved development. This plan has been provided in support of the proposed development, without modification.

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

LPP 15 requires the provision of public art, wither in the form of physical art or a cash contribution, each to a value equivalent to 1% of the construction cost of the development. A condition has been recommended in this respect.

Waste Management

The Waste Management Plan prepared by *Aurora Environmental* for the previously approved development has been modified to reflect the revised modified proposal. The Town is satisfied with the waste management arrangements for the development, and has included an advice note recommending the applicant consider the implementation of the recently introduced Food Organics Garden Organics system.

Traffic and Access

A Traffic Impact Statement was prepared by Transcore in support of the previous application, which concluded that the traffic generated by the proposal was within the capacity of the road network to accommodate. Given the proposed development removes the multiple dwelling component, which generated the bulk of traffic movements from the site, the Town is satisfied that the proposed development will not have a significant impact on the surrounding road network.

In regards to access, as vehicle access is restricted to Hamilton Street in accordance with LPP 1, and existing crossover will be required to be removed and the verge re-instated.

Access to the lower ground floor car parking area includes a ramp with an approximately 1.0m level difference. The applicant has provided information demonstrating that the ramp has been designed with the required gradient and transitions, in accordance with the relevant Australian Standards. An application will also be required for the new crossover on Hamilton Street. Conditions and advice notes have been recommended to address these matters.

Alternatives:

N/A

Conclusion:

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

Officer Recommendation

It is recommended that the Metro Inner-North JDAP resolves to:

1. **Accept** that the DAP Application reference DAP/20/01833 is appropriate for consideration as a “Aged Care & Commercial” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2.3 of the Town of Bassendean Local Planning Scheme No. 10;
2. **Accept** DAP Application reference DAP/20/01833 and accompanying plans (attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause no. of the Town of Bassendean Local Planning Scheme No. 10, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Prior to the occupation of the development, Lot 54 Hamilton Street and Lots 84 and 85 Old Perth Road, Bassendean shall be amalgamated into a single lot on a Certificate of Title or the owner shall enter into a legal agreement with the Town of Bassendean prepared by the Town of Bassendean’s Solicitors at the owner’s cost requiring amalgamation to be completed within twelve months of the issue of a building permit, or the completion of the development, whichever occurs earlier.
4. Prior to applying for a Building Permit, a revised landscape plan being submitted and approved to the satisfaction of the Town of Bassendean. The following details are to be included:
 - (i) Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
 - (ii) Low water use;
 - (iii) Landscaping of the verge area adjacent to the development site, including the Hamilton Street road reserve, the central median island of Old Perth Road and the provision of substantial street trees (minimum of 2m high and 100-litre pot size at the time of planting); and
 - (iv) Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months

5. Prior to the occupation of the development, the landscaping and irrigation of the development site and the adjoining verges is to be installed in accordance with the approved landscape plan and thereafter maintained to the satisfaction of the Town of Bassendean.
6. The existing street trees within the street verges adjacent to the development site being protected from damage with barricades during construction in accordance with Council Policy 1.8 – Street Trees.
7. Prior to or in conjunction with an application for a Building Permit, a lighting plan detailing lighting to communal streets and accessways, pathways, areas of communal open space and car parking areas is to be submitted and approved to the satisfaction of the Town of Bassendean.
8. Prior to the occupation of the development, the lighting plan is to be implemented and thereafter maintained for the duration of the development to the satisfaction of the Town of Bassendean.
9. Prior to the occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line-marked and kerbed in accordance with:
 - (i) The approved plan(s);
 - (ii) Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking;
 - (iii) Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;
 - (iv) Australian Standard AS 1428.1-2009, Design for access and mobility, Part 1: General Requirements for access-New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel); and
 - (v) Town of Bassendean engineering requirements and design guidelines.

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

10. The redundant crossover on the Old Perth Road frontage of the site and the second redundant crossover at the Hamilton Street/Old Perth Road intersection shall each be removed and the verge/footpath shall be reinstated to the satisfaction of the Town of Bassendean.

Where reinstatement of the verge/footpath occurs, pavers to be lifted and relayed to stretcher bond pattern to match existing footpath pattern.

11. Four (4) bicycle parking spaces must be designed in accordance with *AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities* and must be approved by the Town of Bassendean prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.

12. One (1) secure hot-water shower, change room and clothing lockers must be approved by the Town of Bassendean, prior to applying for a Building Permit and constructed prior to occupancy of the development. The shower, change rooms and lockers must be retained and maintained in good and safe condition for the duration of the development.
13. Prior to the commencement of the development, the applicant is to submit an Acid Sulphate Soils Self-Assessment Form, to the satisfaction of the Town of Bassendean on the advice of the Department of Water and Environmental Regulation.

If, as a result of the self-assessment, an Acid Sulphate Soils Management Plan is required, those documents must be submitted to and approved by the Town of Bassendean, on the advice of the Department of Water and Environmental Regulation. Where an Acid Sulphate Soils Management Plan is required, all works shall be carried out in accordance with the approved management plan.

14. The development being constructed in accordance with the Stormwater Drainage Management Plan prepared by BPA Engineering dated 22 July 2020 and thereafter implemented and maintained to the satisfaction of the Town of Bassendean.
15. Prior to or in conjunction with an application for a Building Permit, details being submitted of all proposed external fixtures and ventilation systems, including the location of plant equipment, vents and air conditioning units, satellite dishes and non-standard television aerials. All fixtures and ventilation systems must be adequately screened from view of the street to the satisfaction of the Town of Bassendean.
16. Prior to applying for a Building Permit, a revised Waste Management Plan is to be submitted, approved and thereafter implemented to the satisfaction of the Town of Bassendean. The Waste Management Plan shall address matters including, but not necessarily limited to the following:
 - (i) Measures to be implemented for the purpose of minimizing the delivery of waste to landfill, including the onsite separation of materials for recycling;
 - (ii) the location of bin storage areas and bin collection areas;
 - (iii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iv) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
 - (v) frequency of bin collections;
 - (vi) Details of intended method of collection (by private contractor) with a preference for the collection point to be at the rear of the premises; and
 - (vii) Details of how the Waste Management Plan will continue to be applied in perpetuity across the life of the development.

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

17. Prior to applying for a Building Permit, a bin storage area must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the Town of Bassendean. The bin storage area must be:

- (i) surrounded by a 1.8-metre-high minimum wall with a self-closing gate;
- (ii) provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and bin storage area to be washed out; and
- (iii) provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.

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

18. Visually impermeable roller shutters (external and internal), doors, grilles and security bars shall not be installed on any part of the frontage of the development facing Old Perth Road or Hamilton Street.
19. Prior to the issue of a building permit the applicant shall lodge a Construction Management Plan to the satisfaction of the Town of Bassendean that provides details of the following:
- (i) Estimated timeline and phasing of construction;
 - (ii) Dust control measures;
 - (iii) Noise control measures;
 - (iv) Access points for heavy vehicles during demolition and construction; and
 - (v) 24 hours contact details of staff available to deal with either an emergency situation or to respond to complaints.
20. The incorporation of public art into the proposed development or a cash-in-lieu payment of one percent of the construction cost of the proposed development 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 or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit.

21. The street number is to be prominently displayed at the front of the development.
22. External finishes according with those identified on the 'Schedule of Finishes' prepared by Montague Grant Architects and dated 13 July 2020 unless otherwise approved.
23. Ground floor glazing fronting Old Perth Road must have a minimum 80% clear glazing in order ensure that a commercial, interactive frontage is available to the development. The glazing must be thereafter be installed and maintained to the satisfaction of the Town of Bassendean for the duration of the development.

24. Entries and window frontages facing the street of ground floor tenancies must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Old Perth Road, for the duration of the development.
25. Prior to applying for a Building Permit, the applicant shall prepare and have approved by the Town of Bassendean, a signage strategy detailing the design and location of all proposed signage.
26. Prior to commencement of development, electronic school speed zone signage on Hamilton Street is to be relocated to the satisfaction of the Town of Bassendean on the advice of Main Roads Western Australia, at the applicants expense.

Advice Notes:

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

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

6. All internal W.C.'s and en-suites shall be provided with mechanical exhaust ventilation and flumed to the external air in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
7. The development and operation of the premises, including air conditioning units to bedrooms, shall comply with the *Environmental Protection (Noise) Regulations 1997*.
8. Mechanical exhaust ventilation system to undercroft carpark shall comply with AS 1668.2.
9. On completion of the installation of any Mechanical Services, the applicant shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical Services Engineering or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the development complies with and is installed in accordance with AS 1668.2, AS 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
10. Grease trap requirements to be to the satisfaction of the Industrial Waste Section of the Water Corporation and installed to the satisfaction of the Town's Health Services.
11. Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation contaminated sites guidelines.
12. In regards to the "acid sulphate soils self-assessment form", this form can be downloaded from the Western Australian Planning Commission's website at: www.dplh.wa.gov.au.

The "acid sulfate soils self-assessment form" makes reference to the Department of Environment and Conservation's "Identification and Investigation of Acid Sulfate Soils" guideline. This guideline can be obtained from the Department of Water and Environmental Regulation website at: www.dwer.wa.gov.au.
13. With respect to construction of crossovers, please liaise with the Town's Asset Services. The applicant is advised that the Town of Bassendean Verge permit (2020/21 fee) is to be applied for and fee to be paid in this respect.
14. With respect to the Waste Management Plan, the applicant is encouraged to provide for three bins per tenancy in accordance with the recently introduced Food Organics Garden Organics system.
15. With respect to car parking, the applicant is advised that the following modifications are required to ensure compliance with AS2890.1:
 - (i) The length of the accessible car bay and the adjoining visitor car bay shall each be increased to 5.4m minimum without compromising the prescribed aisle width behind these bays. The column to the rear of the visitor bay shall be positioned in accordance with Figure 5.2 of AS2890.1;

- (ii) The width of the aisle between shared use car parking bays 19 and 20 shall be increased to a minimum of 6.1 metres, clear of the columns; and
 - (iii) The ramp to the car park being constructed in accordance with the provisions contained within CI 2.5.3 of AS2890.1 (Circulation roadway and ramp grades).
16. Further to the relocation of the electronic school speed zone signage, the applicant is to liaise with Main Roads Western Australia, providing detailed crossover plans, and gain Main Roads Western Australia approval prior to signage being modified. All costs associated with the works will be the cost of the developer and will be paid in full upfront, prior to commencing works. It is noted that a 6 week lead time is required for the relocation approval process. Relevant Main Roads Western Australia team can be contacted at murray.cocking@mainroads.wa.gov.au
17. With respect to the stormwater design:
- (i) The silt pit (prior to connection to Town infrastructure) shall be exposed at all times;
 - (ii) Maintenance shall be undertaken by the landowner in accordance with a hydraulic engineers specifications;
 - (iii) Existing drainage levels shall be confirmed on site to ensure appropriate connection to the Town's infrastructure; and
 - (iv) Payment of the Town's drainage fees shall be paid prior to applying for a Building Permit.
18. An application for a verge permit is required prior to any works commencing. Further information is available at: <https://www.bassendean.wa.gov.au/develop-build/building-demolition/engineering.aspx>

Reasons for Officer Recommendation

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



31 July 2020

Our Ref: C2062-13

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

ATTENTION: Planning Department

Dear Sir

**Re: Application for Planning Approval
Lot 54 Hamilton Street and Lots 84 and 85 Old Perth Road, Bassendean**

This is to advise that we act on behalf of *T & T Management Services Pty Ltd*, which Company owns Lot 54 (No. 27) Hamilton Street and Lots 84-85 (Nos. 68-70) Old Perth Road, Bassendean in this matter and lodge this Application for Planning Approval on its behalf.

This Application seeks approval for the proposed extension of the existing Aegis Bassendean Aged Care Facility located at Lot 54 (No. 27) Hamilton Street, Bassendean. The proposed extension is designed to extend over Lots 84 and 85 Old Perth Road, Bassendean and connect to the existing Aged Care Facility. The development presents to Old Perth Road as a four (4) storey building and includes three (3) shop tenancies at street level.

This Application is required to be determined by the Metro Inner-North Joint Development Assessment Panel (JDAP) as a mandatory Application, as the estimated cost of construction is **\$13 million**.

Accordingly, please find attached our Planning Application including the architectural drawings and 3D perspectives; the **Town of Bassendean Planning Approval Form** and **Development Assessment Panel (DAP) Form** signed by the Directors of *T & T Management Services Pty Ltd*; and our client's cheque written to the 'Town of Bassendean' for the combined Application lodgement fee of \$32,153.00, which includes the Town's fee of \$22,473.00 and the JDAP fee of \$9,680.00.

We trust that the attached documentation is sufficient for the Town's acceptance of this Application. However, should staff have any queries, the writer is available on 0414 384 972.

Yours faithfully

A stylized, handwritten signature in black ink, appearing to read 'CLARE McLEAN'.

CLARE McLEAN
Senior Planning Consultant

BankWest 
Bank of Western Australia Ltd.
BARRACK ST TO PERTH

Date 30/7/2020

Pay TOWN OF BASSENDEAN or Bearer

The Sum of THIRTY TWO THOUSAND ONE HUNDRED
AND FIFTY THREE DOLLARS ONLY

\$ 32153.00

AEGIS HEALTH CARE GROUP PTY LTD AS T/FOR
THE AEGIS AGED CARE TRUST T/AS
BASSENDEAN NURSING HOME
A.C.N 009 127 968

⑈009505⑈ 306⑈035⑈ 546⑈001⑈0⑈

COPY OF CHEQUE ONLY.

CHEQUE TO BE POSTED TO TOWN OF BASSENDEAN ON 31 JULY 2020,
TOGETHER WITH ORIGINAL SIGNED FORMS AND A COPY OF THE
COVERING LETTER.



TOWN of BASSENDEAN

Application for Development Approval

OWNER DETAILS – Attach a separate sheet where there are multiple owners	Name(s): T & T MANAGEMENT SERVICES PTY LTD	
	ABN (If Applicable): 28198021024	
	Address: 90 GOODWOOD PARADE, BURSWOOD	
		Post Code: 6100
	Phone (Work): 6254 8200	Phone (Home): -
	Phone (Mobile): -	Fax: -
	Email: michael.cross@aegiscare.com.au	
	Contact person for correspondence: MR MICHAEL CROSS	
	Signature:  (MR MICHAEL CROSS, DIRECTOR)	Date: 29/7/20.
	Signature:  (MR GEOFF TAYLOR, DIRECTOR)	Date: 29.7.2020
Signature: _____ Date: _____		
The signature of ALL owner(s) is required on all applications. This application will not be accepted without ALL signatures. For the purposes of signing this application, an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		

APPLICANT DETAILS – if different from owner	Name(s): PETER WEBB & ASSOCIATES	
	Address: PO BOX 920, SUBIACO	
		Post Code: 6904
	Phone (Work): -	Phone (Home): -
	Phone (Mobile): 0414 384 972	Fax: -
	Email: clare@webbplan.com.au	
	Contact person for correspondence: MS CLARE McLEAN , SENIOR PLANNING CONSULTANT	
	The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Please note that if 'No' is selected the application will be deemed incomplete and will not be accepted.		
Signature:  Date: 29.7.2020		

Development Services
tel: (08) 9377 8000
fax: (08) 9279 4257

Customer Service Centre
35 Old Perth Road
Bassendean WA 6054

PO Box 87
Bassendean WA 6934

mail@bassendean.wa.gov.au
www.bassendean.wa.gov.au
ABN: 20 347 405 108

PROPERTY DETAILS – details must match the Certificate of Title	Lot No.: 54, 84, 85	House/Street No.: 27, 68, 70	Location No.: -
	Diagram/Plan No.: DP 29092 (Lot 54) & P1786 (Lots 84 & 85)	Certificate of Title Vol. No.: 2514, 1631, 1496	Folio: 597, 156, 999
	Title encumbrances (eg, easements, restrictive covenants): Refer to attached Certificates of Title		
	Street Name: HAMILTON STREET (Lot 54) & OLD PERTH ROAD (Lots 84 & 85)	Suburb: BASSENDAN	
	Nearest street intersection:		

PROPOSED DEVELOPMENT	Nature of Development: (Specify Below)	<input type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input checked="" type="checkbox"/> Works and Use
	Description of proposed works and/or land use: PROPOSED EXTENSION OF THE EXISTING AEGIS BASSENDEAN AGED CARE FACILITY ON LOT 54 HAMILTON STREET OVER LOTS 84 AND 85 OLD PERTH ROAD, BASSENDEAN. THE APPLICATION SEEKS APPROVAL FOR THE CONSTRUCTION OF A FOUR (4) STOREY BUILDING FOR USE AS PART OF THE AGED CARE FACILITY (DEEMED 'USE NOT LISTED') TOGETHER WITH THREE (3) COMMERCIAL TENANICES AT STREET LEVEL, WHICH ARE PROPOSED UNDER THE LAND USE CLASSIFICATION OF 'SHOP'. (THE THREE (3) LANDHOLDINGS ARE THE SUBJECT OF A CURRENT WAPC AMALGAMATION APPROVAL 156270.)	
	Is an exemption from development claimed for part of the development? <div style="text-align: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div>	
	If yes, is the exemption for: <div style="text-align: right;"> <input type="checkbox"/> Works <input type="checkbox"/> Use </div>	
	Description of the exemption claimed (if relevant): 	
	Nature of any existing buildings and/or land use: LOT 54 HAMILTON STREET: IS DEVELOPED AND OPERATING AS THE AEGIS BASSENDEAN AGED CARE FACILITY. LOTS 84 & 85 OLD PERTH ROAD: UNOCCUPIED, DILAPIDATED SINGLE STOREY COMMERCIAL BUILDINGS ASSOCIATED WITH FORMER USE AS A CAR SALES FACILITY.	
Approximate cost of proposed development (excl. GST):		\$ 13 MILLION
Estimated time of completion:		12 MONTHS FROM RECEIPT OF ALL APPROVALS

OFFICE USE ONLY	
Acceptance Officer's Initials:	Date Received:
Local Government Reference No.:	



DAP FORM 1

Notice of Development Application to be Determined by a Development Assessment Panel

Planning and Development Act 2005

Planning and Development (Development Assessment Panel) Regulations 2011 – regulations 7, 10 and 21

Application Details

To	Name of local government and/or Western Australian Planning Commission TOWN OF BASSENDAN	
Planning Scheme(s)	Name of planning scheme(s) that applies to the prescribed land LOCAL PLANNING SCHEME No. 10	
Land	Lot number, street name, town/suburb LOT 54 HAMILTON STREET, LOTS 84 AND 85 OLD PERTH ROAD, BASSENDEAN	
Certificate of Title (provide copy)	Volume Number 2514, 1631, 1496	Folio 597, 156, 999
	Location Number -	Plan / Diagram Number DP 29092 (Lot 54) & P1786 (Lots 84 & 85)
Details of development application made to responsible authority	Summary of Proposal <small>PROPOSED EXTENSION OF THE EXISTING AEGIS BASSENDEAN AGED CARE FACILITY ON LOT 54 HAMILTON STREET OVER LOTS 84 AND 85 OLD PERTH ROAD, BASSENDEAN. THE APPLICATION SEEKS APPROVAL FOR THE CONSTRUCTION OF A FOUR (4) STOREY BUILDING FOR USE AS PART OF THE AGED CARE FACILITY (DEEMED 'USE NOT LISTED') TOGETHER WITH THREE (3) COMMERCIAL TENANCES AT STREET LEVEL, WHICH ARE PROPOSED UNDER THE LAND USE CLASSIFICATION OF 'SHOP' (THE THREE (3) LANDHOLDINGS ARE THE SUBJECT OF A CURRENT WAPC AMALGAMATION APPROVAL 156270.)</small>	
Development Use	Residential / Commercial / Industrial / Rural / Mixed Use / Other USE NOT LISTED (AGED CARE FACILITY) AND COMMERCIAL	
Estimated cost of development (GST Exc)	\$ 13 MILLION	

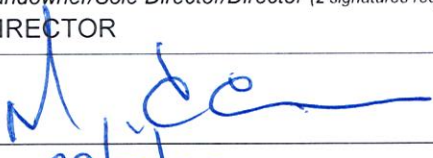
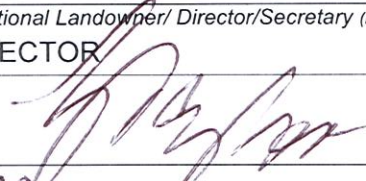
Part A – Acknowledgement by Applicant and Landowner

Mandatory Application	<input checked="" type="checkbox"/> I give notice that I understand that this is a mandatory Development Assessment Panel application (regulation 5)
Optional Application	<input type="checkbox"/> I give notice that I have elected to have the development application that accompanies this form determined by a Development Assessment Panel (regulation 6)
Delegated Application	<input type="checkbox"/> I give notice that I understand that this is an application of a class delegated to a Development Assessment Panel for determination (regulation 9)

Applicant Details (to be completed and signed by applicant)

- By completing this notice, I declare that all the information provided in this application is true and correct.
- I understand that the information provided in this notice, and attached forming part of the development application will be made available to the public on the Development Assessment Panel and local government websites.

Name	MS CLARE McLEAN, SENIOR PLANNING CONSULTANT	
Company	PETER WEBB & ASSOCIATES	
Address	Street Number/PO Box number, street name, suburb, state, postcode PO BOX 920, SUBIACO WA 6904	
Contact Details	Email clare@webbplan.com.au	Phone 0414 384 972
Signature		Date 29.7.2020

Landowner Details (to be completed and signed if landowner is different from applicant) <ul style="list-style-type: none"> • By completing this notice, consent is provided to submitting this application. • If there are more than two landowners, please provide all relevant information on a separate page. • Signatures must be provided by all registered proprietors or by an authorised agent as shown on the Certificate of Title. • Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided. • Companies, apart from sole directors, are required to provide signatories for two directors, a director and the company seal or a director and a company secretary. 		
Company (if applicable)	T & T MANAGEMENT SERVICES PTY LTD	
Contact Details	Email michael.cross@aegiscare.com.au	Phone 6254 8200
Address	Street Number/PO Box number, street name, suburb, state, postcode 90 GOODWOOD PARADE, BURSWOOD	
Name/s	MR MICHAEL CROSS	MR GEOFF TAYLOR
Title/s	Landowner/Sole Director/Director (2 signatures required) DIRECTOR	Additional Landowner/ Director/Secretary (if applicable) DIRECTOR
Signature/s		
Date	29/7/20	29. 7. 2020

Part B – Acknowledgement by Local Government

Responsible Authority	<input type="checkbox"/> Local Government (LG) <input type="checkbox"/> * Western Australian Planning Commission (WAPC) <input type="checkbox"/> * Dual – Local Government and Western Australian Planning Commission <input type="checkbox"/> Building Management and Works (Department of Finance) – <i>Public Primary School Applications</i>	
* WAPC/DUAL reporting details	If WAPC or DUAL is selected, please provide details of relevant provision (or within covering letter)	
Fees for applications (DAP Regulations - Schedule 1)	\$ Amount that has been paid by the applicant \$ Amount to be paid by local government (delegated applications only - regulation 22)	
Statutory Timeframe (regulation 12)	<input type="checkbox"/> 60 days (advertising not required) <input type="checkbox"/> 90 days (advertising required or other scheme provision)	
LG Reference Number		
Name of planning officer (Report Writer)		
Position/Title		
Contact Details	Email	Phone
Planning Officer's Signature		Date

Please refer to the Guidance Note: Lodging a DAP Application for further information.

APPLICATION FOR PLANNING APPROVAL

EXTENSION OF EXISTING AEGIS AGED CARE FACILITY AND GROUND FLOOR COMMERCIAL TENANCIES

Revised Development

Lot 54 (No. 27) Hamilton Street
and

Lots 84-85 (Nos.68-70) Old Perth Road, Bassendean

Town of Bassendean/Metro Inner-North JDAP



APPLICATION FOR PLANNING APPROVAL

PROPOSED EXTENSION OF EXISTING AEGIS AGED CARE FACILITY AND GROUND FLOOR COMMERCIAL TENANCIES

Prepared by:



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Consultant: Ms Clare McLean
Job Number: C2062appln4
Version/Date: V2 FINAL/24 July 2020

Prepared for:

T & T MANAGEMENT SERVICES PTY LTD
trading as **AEGIS AGED CARE GROUP**
PO Box 78
BURSWOOD WA 6100

EXECUTIVE SUMMARY

This Application seeks approval for the proposed extension of the existing Aegis Bassendean Aged Care Facility located at Lot 54 (No. 27) Hamilton Street, Bassendean. The proposed extension is designed to extend over Lots 84 and 85 Old Perth Road, Bassendean and connect to the existing Aged Care Facility.

These three landholdings are the subject of a current WAPC Amalgamation Approval, which conditional requirements are to be finalised as part of the site works for this development.

This site is the subject of a previous JDAP Approval (Ref: **DAP/18/1379**). This Approval involved the construction of a more intensive development on the site including the planned extension of the Aged Care Facility, together with 18 Over 55 Years Apartments and three (3) shop tenancies. The development has now been revised to remove the apartment component from the design and increase the number of aged care beds proposed for this Facility. The removal of the apartment element of the design has resulted in a reduction in the overall height of the building by one (1) floor level. The development continues to present as the high-quality architectural form in accordance with the previous approval and retains compliance with the relevant State and Local Planning Framework.

The land and project details are described in the following Summary Table (**Table 1**).

SUMMARY TABLE	
<i>Landowner:</i>	T & T Management Services Pty Ltd
<i>Property Description:</i>	Lot 54 (No. 27) Hamilton Street and Lots 84-85 (Nos. 68-70) Old Perth Road, Bassendean
<i>Area:</i>	Lot 54: 3101m ² Lot 84: 922m ² Lot 85: 924m ² amalgamated land area: 4947m ²
<i>Certificate of Title:</i>	Lot 54: Volume 2514, Folio 597 Lot 84: Volume 1631, Folio 156 Lot 85: Volume 1496, Folio 999
<i>Local Authority:</i>	Town of Bassendean
<i>Local Planning Scheme:</i>	Local Planning Scheme No. 10
<i>Zoning:</i>	Town Centre
<i>Proposal:</i>	<p>This Application seeks approval for the proposed expansion of the existing Aged Care Facility on Lot 54 Hamilton Street over Lots 84 and 85 Old Perth Road, Bassendean. The development form presents to Old Perth Road as a four-storey building and includes three (3) shop tenancies at street level.</p> <p>The approval of this development will provide a total of 136 beds to meet the growing need for care for the frail aged in our community.</p>

Vehicle Access:

The existing and proposed vehicle access for the development is to be retained as approved by JDAP for the previous development. This approved vehicle access arrangement is detailed below.

Existing crossover to be retained:

Lot 54: crossover on Hamilton Street

Existing crossovers to be removed:

Lot 84: crossover at intersection of Hamilton Street/Old Perth Road

Lot 85: crossover at eastern corner of frontage to Old Perth Road

New crossover as previously approved:

A new crossover to provide access to the proposed on-site car parking facility is proposed and located on Hamilton Street.

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1.0 INTRODUCTION

Peter Webb and Associates (PWA) continues to act in association with *Montague Grant Architects (Project Architect)* for *T & T Management Services Pty Ltd*, which Company owns Lot 54 (No. 27) Hamilton Street and Lots 84-85 (Nos. 68-70) Old Perth Road, Bassendean in this matter and lodge this Application on its behalf.

T & T Management Services Pty Ltd is a company of the Aegis Aged Care Group (**Aegis**) which is the largest aged care provider in Western Australia.

Aegis owns and operates the existing *Aegis 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, PWA assisted Aegis in gaining a JDAP Approval on 17 May 2018 for the expansion of this Aged Care Facility over the adjoining landholdings of Lots 84 and 85 Old Perth Road (**JDAP Ref: DAP/18/01379**). The approved development included the construction of a five (5) storey building, together with an onsite, ground level car park. The range of uses approved for the development included the extension of the Aged Care Facility to include an additional 103 beds for the frail aged; 18 multiple dwelling residential apartments (designed for Over 55 Years occupants); and three (3) shop tenancies.

In addition to this JDAP approval for the development on the site, the subject landholdings are also the subject of a current WAPC Amalgamation Approval (**WAPC Ref: 156270**) granted on 1 May 2018. The amalgamation of the subject landholdings is required to be undertaken as part of the intended development. It is relevant to note that the WAPC Approval is subject to Section 288 (2) (b), Part 18 – Extension of time for endorsement of diagram or plan of survey due to COVID-19 pandemic of the *Planning and Development Act 2005*, which grants an additional two (2) years to the approval timeframe. The current WAPC Approval therefore now remains valid until 1 May 2023. The final remaining condition to be finalised relates to remediation of sections of the land which have been identified as possibly being contaminated. The extent of any remediation of the site is to be assessed and actioned at the same time as the site works are undertaken for the development.

Aegis has reviewed the approved development and in light of the current market conditions has reached a decision to remove the Over 55 Years apartment component of the development, as this use component of the development has proven to be an unviable option.

The Project Architect has now revised the drawings to remove the apartments from the design.

The design of the development retains the earlier approved high-quality architectural form, which design was supported by the Town and approved by JDAP following a comprehensive design review and assessment process.

The main revisions to the development include a reduction in the overall height of the building from five (5) storeys to four (4) storeys; together with the necessary internal modifications required to

support the revision of the use of the highest floor of the building as additional bedrooms associated with the Aged Care Facility, in lieu of the multiple dwelling apartments.

This Application is required to be determined by the Metro Inner-North Joint Development Assessment Panel (JDAP) as a mandatory Application, as the estimated cost of construction is **\$13 million**.

Accordingly, please find attached the completed **Town of Bassendean Planning Approval Form** and **Development Assessment Panel (DAP) Form** signed by the Directors of *T & T Management Services Pty Ltd*.

The following report details the relevant background, design and planning justification in support of the proposal.

2.0 LOCATION AND SITE PARTICULARS

The landholdings the subject of this Application include Lot 54 (No. 27) Hamilton Street, Bassendean; and Lots 84 and 85 (Nos. 68 and 70) Old Perth Road, Bassendean. These landholdings are described on Certificates of Title Volumes 2514, 1631 and 1496 and Folios 597, 156 and 999 as having individual land areas of 3101m², 922m² and 924m², respectively. The combined land area of the three lots is approximately 4947m². (Refer to **Annexure 1: Certificates of Title.**)

The combined landholding forms part of the Town Centre of the Town of Bassendean. It is a centrally located site within the Town Centre, being located approximately 400m walking distance from the Bassendean Train Station. (Refer to **Figure 1: Location Plan**)

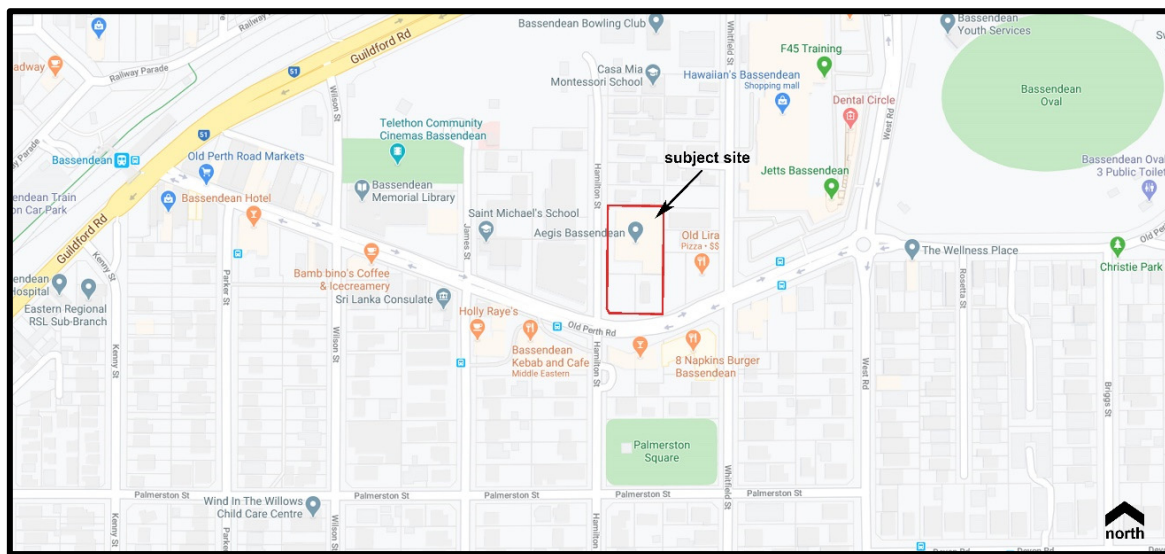


Figure 1: Location Plan

source: google maps, 2020

Lot 54 Hamilton Street comprises of the existing Aged Care Facility owned and operated by Aegis. Vehicle access to the car parking facility and servicing area for the existing Facility is provided via the existing crossover on Hamilton Street.

Lots 84 and 85 have historically been used as a motor vehicle sales facility. The sales and administration structures remain on the land. This site is mostly paved, having been used for the display of used motor vehicles. 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. (Refer to **Figure 2: Aerial Photograph.**)

The landholdings are to be amalgamated as part of the development of the site. The subject lots are the subject of a current WAPC Amalgamation Approval (**WAPC Ref: 156270**). Following the finalisation of the amalgamation of the land, the combined land will have a primary frontage to Old Perth Road and secondary frontage to Hamilton Street. The secondary street frontage of Hamilton Street is proposed to provide the primary vehicle access points for the Aged Care Facility.



Figure 2: Aerial Photograph

(source: SLIP/Landgate, 2020)

All of the usual engineering infrastructure services (including sewerage, reticulated scheme water supply, electricity and telephone services) are provided to the *Aegis Bassendean Aged Care Facility*. Similarly, Lots 84 and 85 also enjoy access to all of the usual urban engineering infrastructure in order to service the proposed development.

Please refer to the attached annotated photographs at **Annexure 2** 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 PLANNING FRAMEWORK

3.1 METROPOLITAN REGION SCHEME

The subject land is zoned 'Urban', pursuant to the *Metropolitan Region Scheme (MRS)*.

3.2 STATE PLANNING FRAMEWORK

Perth and Peel @ 3.5million

The Bassendean Town Centre is identified as an Activity Centre within the Central Sub-regional Planning Framework of the *Perth and Peel @ 3.5million*. It is identified as performing the role of a District Centre in this sub-region.

STATE PLANNING POLICIES (SPP)

SPP 4.2 – Activity Centres for Perth and Peel

The Town Centre of Bassendean is identified in SPP 4.2 as being a 'District Centre'.

The proposed development appropriately responds to the objectives of this SPP 4.2 through built form and the proposed mix of land uses. The built form provides a sufficient level of intensity through the four-storey building height and articulation. The provision of additional aged care accommodation in this location is ideal as it provides residents and staff alike with direct and convenient access to a variety of opportunities for social interaction and engagement with the local community. Further, the expansion of the aged care facility will provide additional local employment opportunities in the District Centre. The inclusion of shop tenancies along the frontage of the site to Old Perth Road provides for diversity in the land use and meets the objective of the policy which encourages the placement of active uses along the main street in order to activate the public realm.

SPP 7.0 – Design of the Built Environment

The proposed development retains the highly articulated, detailed design features and materials of the previously approved development for this land, which design more than comfortably meets with each of the overarching Design Principles of SPP 7.0. The compliance of the development with SPP 7.0 is detailed below at **Table 1**.

TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0

1. Context and character <i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>	<p>The high quality, architectural design of this development appropriately responds to the intended future and current character of the Bassendean Town Centre. The design also ensures it sensitively responds through design to the existing Aged Care Facility and residential area to the north as well as the adjacent school and other nearby uses.</p> <p>The development provides an activated street frontage through the inclusion of the shop tenancies and an awning providing pedestrian shelter and shade.</p> <p>The development fits well with the nearby recently constructed multiple dwelling developments, which also provide activated frontages to support the strengthening of the Town Centre.</p>
---	---

(cont.) TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0

<p>2. Landscape quality <i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>	<p>The development includes a detailed Landscape Plan which incorporates local plant species and is designed to ensure a seamless connection with the existing streetscape.</p> <p>The Landscape Plan remains the same as approved for the previous development proposal.</p>
<p>3. Built form and scale <i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p>	<p>The built form, scale and height of this modified version of the development is appropriate to this setting and the recent mixed-use dwelling developments constructed on Old Perth Road, including The Whitfield and the apartment building located on the south eastern corner of Whitfield Street and Old Perth Road.</p> <p>The four-storey built form exhibits a high level of articulation and incorporates public art on the front façade to Old Perth Road, adding visual interest to the built form.</p> <p>This development will positively contribute to character and built form of the Town Centre, complementing the existing range of uses offered in the Town Centre through the incorporation of a commercial component to activate the public realm, and most importantly, ensuring the much needed, additional beds required to accommodate the frail aged is provided in an appropriate location for the benefit of the residents.</p>
<p>4. Functionality and build quality <i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p>	<p>The design of the development is a high-quality proposal incorporating extensive architectural detailing.</p> <p>The building is to be constructed of durable materials and finishes to ensure it is resilient to wear and tear and is climate responsive.</p>
<p>5. Sustainability <i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p>	<p>The development optimises sustainability of the built environment through the incorporation of design features such as an open-air central element above the central courtyard on the first floor. The open-air central courtyard design allows for additional solar access to the bedrooms and an internal visual connection between the separate floors of the Aged Care Facility.</p> <p>The balconies and building setbacks are designed to ensure maximum solar access and visual connection for the residents to the activity of the main street.</p> <p>In addition, solar panels form part of the approved development to further enhance environmental sustainability through the design.</p>
<p>6. Amenity <i>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p>	<p>The development incorporates an appropriate mix of uses to create a viable environment, which responds to diversity of the local community. The development will provide additional beds for the frail and aged in a suitable location nearby a range of essential services and public transport options, and provides commercial tenancies on the ground floor with tenancies which can include uses and activities to contribute to the viability and activation of the Town Centre.</p>
<p>7. Legibility <i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p>	<p>The building incorporates clear connections and identifiable external elements, including glazed shop tenancies to maximise visibility and an awning which extends from the main entrance lobby to the Aged Care Facility on Hamilton Street along the frontage of the Shop Tenancies on Old Perth Road, offering shade and shelter for pedestrians.</p> <p>Internally, the design maximises legibility through the layout including reception areas at the main entrance to each floor and directional signage.</p>
<p>8. Safety <i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p>	<p>The building design maximises opportunities for casual surveillance over the surrounding street frontages through extensive window treatments and glazed balustrading along balconies. The building is to be suitably illuminated in the evening hours to optimise the safety and security within and outside the development.</p>

(cont.) TABLE 1: COMPLIANCE WITH DESIGN PRINCIPLES OF SPP 7.0

9. Community <i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>	The development is specifically designed to accommodate the ageing in our community. The Town Centre has witnessed a significant number of residential apartments being constructed in recent years. This development provides a different type of residential care accommodation for the frail aged. It is a well-placed addition which will add to the diversity and choice of residential accommodation options for the local community in the Town Centre.
10. Aesthetics <i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>	The design appropriately addresses the scale of the existing development and new development and incorporates a high level of articulation, colour variation and interesting building elements to maximise visual interest of the urban form. Further, the inclusion of public art on the section of wall frontage to Old Perth Road will add to the character of this Town Centre.

3.3 LOCAL PLANNING FRAMEWORK

LOCAL PLANNING STRATEGY

The subject land is identified on the *Local Planning Strategy (LPS)* Map as being within the 'Town Centre Commercial B' Area. This Strategy Area is described as being for 'civic, drive-by commercial and town centre living' land uses. The proposed mixed-use development, which comprises of shop tenancies at street level and aged care accommodation on the upper floor levels, appropriately meets with the strategy objectives for this area within the Town Centre.

LOCAL PLANNING SCHEME NO. 10 (LPS 10)

The majority of the soon to be amalgamated land area is zoned 'Town Centre' pursuant to the Town of Bassendean *Local Planning Scheme No. 10 (LPS 10)*. A portion of the combined area, being the northern section of the land upon which the existing Aged Care Facility is developed is zoned 'Residential R20'. (Refer to **Figure 3: LPS 10 Zoning Map (Extract)**)



Figure 3: LPS 10 Zoning Map (Extract)

At Clause 4.10 – General Development Requirements – Town Centre Zone of LPS 10, it is stated that Applications for Development Approval within the Town Centre Zone are to have regard to the Objective for the Zone and the following Policy Statements:

- (a) Town Centre Design Guidelines; and
- (b) Any other relevant Policy Statement prepared by the Town.

The objectives of the applicable zone are stated at Clause 3.2.3 – Town Centre Zone together with the justification which confirms compliance of this development with those objectives, are referenced in the following **Table 2**.

TABLE 2: COMPLIANCE WITH THE OBJECTIVES OF THE TOWN CENTRE ZONE	
<i>(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.</i>	The proposed revised development is designed in a manner which ensures it appropriately responds to the objective of assisting in promoting and strengthening the Town Centre as a commercial area. This is essentially achieved through the incorporation of commercial tenancies at street level along the Old Perth Road frontage. The promotion and strengthen of the Town Centre through this development is further achieved through the proposed expansion of the aged care facility in this location. The additional staff, residents and their families will have convenient and direct access to the range of services and entertainment opportunities available in the Town Centre.
<i>(b) To recognise the unique and specific function of each precinct within the town centre in terms of:</i> <ul style="list-style-type: none"> <i>(i) Traditional main street pedestrian based commercial retail, west of Wilson Street;</i> <i>(ii) Civic, drive-by commercial and town centre living uses between Wilson and Whitfield Street; and</i> <i>(iii) Car based retail in the Bassendean Village Shopping Centre.</i> 	The proposed development fits within the specific function of precinct by providing commercial space at ground level and residential accommodation for the frail aged in the community, which is an appropriate form of Town Centre living use.
<i>(c) To accommodate a diversity of commercial, cultural and residential facilities.</i>	The proposed development provides commercial space and residential care accommodation for the aged in the community, which meets with this objective.
<i>(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.</i>	The proposed development allows for the expansion of the existing Aged Care Facility and will enhance the ease of pedestrian movement to and from the existing Aged Care Facility. The expansion of this use to allow for the inclusion of additional, much needed beds for the frail aged in our community in this location also allows for the sharing of essential infrastructure to support this use.
<i>(e) To achieve safety and efficiency in traffic circulation.</i>	The proposed expansion of the Aged Care Facility provides for safety and efficiency in traffic circulation via Hamilton Street only (and the removal of all crossovers to Old Perth Road), together with a sufficient number of on-site parking bays provided to support the use.
<i>(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.</i>	The proposed development is a high-quality architectural design which will positively contribute to the uniqueness of the Bassendean Town Centre.
<i>(g) To provide sheltered places for pedestrians and shade to car parking areas.</i>	The proposed development incorporates awnings over the Shop tenancies along Old Perth Road, with an awning extending to connect to the pedestrian entrance lobby at the Hamilton Street frontage of the site, offering shelter and shade for pedestrians.

(cont.) TABLE 2: COMPLIANCE WITH THE OBJECTIVES OF THE TOWN CENTRE ZONE

(h) <i>To preclude the storage of bulky and unsightly goods from public view.</i>	The proposed development ensures that no storage of bulky goods or unsightly materials are evident from the public view.
(i) <i>To provide landscaping appropriate to the scale of development.</i>	The landscaping plan attached to this Application is compliant and appropriate to the scale of development.
(j) <i>To ensure that development conforms with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council."</i>	The attached Compliance Table confirms the development conforms with the Strategy and relevant Local Planning Policies.

Land Use Classes

The proposed use of Aged Care Facility/Nursing Home is not a use which is specifically mentioned in LPS 10.

The proposed extension of the Aged Care Facility over the combined land area is therefore required to be considered for compliance in accordance with Clause 3.4.2 of LPS 10.

At Clause 4.4.2 (a) it is stated that the Town is required to consider whether the use is consistent with the objectives of the zone and therefore permitted or alternatively (at Clause 4.4.2 (b)), whether the use is consistent with the objectives of the zone and thereafter follow the advertising procedures of clause 67 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* in considering an application for development approval.

As confirmed in the preceding **Table 2** – Compliance with the Objectives of the Town Centre Zone, the proposed development is consistent with the objectives of the Town Centre zone, which proposes the same high quality architecturally designed development as previously approved by JDAP.

The Use Class of Shop is able to be considered by the Town for approval, being identified at Table 1 - Zoning Table of LPS 10 as a permitted (P) use within the Town Centre zone.

Car Parking

The development proposes an on-site shared use car parking facility containing a total of 49 bays, including one (1) accessible bay, which is more than sufficient to accommodate the proposed development. The car parking breakdown is provided in the following **Table 3** – Car Parking Requirements.

The car parking requirements of the Town are specified at Table 2 – Minimum Car Parking Spaces of LPS 10. In order to calculate the number of car bays for the Aged Care Facility component of the development, the land use category of 'Nursing Home' has been applied, which is a listed use class at Table 2 of LPS 10. A 'Nursing Home' is generally defined as a facility providing residential care for the elderly and therefore is most suitable to apply in order to determine the parking requirement for this use component. This parking ratio was similarly applied in the assessment of the previous approved development proposal for this site.

The land use category of 'Shop' is applied to determine the car parking requirements for the three (3) commercial tenancies, which again accords with the assessment of the previously approved development on the land.

TABLE 3: CAR PARKING REQUIREMENTS			
Use Class	Ratio	Calculation	No. of Car Bays
<i>Nursing Home</i>	1 bay per 5 beds	Existing and Proposed Beds: 136	27
<i>Shop</i>	8 bays per 100m ² GFA	260m ² GFA	21
TOTAL REQUIRED			48
TOTAL PROVIDED			49

The parking is therefore compliant with the Town requirements.

It is noted that, similar to the previously approved development, the parking facility will be secured after normal business trading hours, with staff and approved visitors being supplied with the code for accessing to the car park outside of these hours.

Further information regarding compliance with the relevant requirements of the Town Centre Strategy, in regard to bicycle and motorcycle parking, is contained in **Table 4: Compliance Table** attached at **Annexure 3**.

LOCAL PLANNING POLICIES (LPP)

The compliance of the proposed development with the relevant Local Planning Policies of the Town, including the Town Centre Strategy and Guidelines is comprehensively detailed in **Table 4: Compliance Table** attached at **Annexure 3**.

This Compliance Table also refers to the relevant requirements as specified in the following Policies:

- ***LPP 1: Bassendean Town Centre Strategy and Guidelines***
- ***LPP 9: Design Review Panel Policy***

It is relevant to note that the previous assessment of the approved development included the Town undertaking a comprehensive design review process, through consultation with an independent consultant (Hames Sharley). The development was amended to respond to the impartial comments provided by Hames Sharley, which design elements are retained in this modified development proposal.

As this proposal constitutes minor modifications to the previously approved development, which development was reviewed independently, the requirement for this review by the Design Review Panel is considered to have already been met.

- ***LPP 10: Window Security for Non-Residential Property Facades***
- ***LPP 14: Stormwater***
- ***LPP 15: Percentage for Art Policy***
- ***LPP 18: Landscaping with Local Plants***

4.0 THE PROPOSAL

The proposed modified development to extend the existing *Aegis Bassendean Aegis Aged Care Facility* is described on the attached drawings, prepared by the Project Architect.

The design of the development retains the earlier approved high quality external and internal detail, which design was supported by the Town and approved by JDAP, following the completion of a comprehensive design review and assessment process.

The main revisions to the approved development are mostly internal to the building apart from the reduction in the overall height of the building from five (5) to four (4) storeys.

The internal modifications include the removal of the two (2) upper floors of Over 55 Apartments and the reconfiguration of the building to accommodate additional beds for the Aged Care Facility, in lieu of the apartments.

These revisions allow for the expansion of the Aged Care Facility to include a total of 97 new aged care beds. The number of beds in the existing Aged Care Facility is currently 44, which will be reduced to 39 beds as a result of this development. The total number of aged beds to be provided at the Facility, following the completion of this development, is 136 beds.

The revisions also include a slight reduction in the number of car bays within the on-site car parking facility which has facilitated a minor increase to the floor areas of the commercial tenancies.

The revisions to proposed the approved development are detailed in the following **Table 5**.

TABLE 5: DESCRIPTION OF REVISIONS TO DEVELOPMENT	
2018 APPROVED DEVELOPMENT	2020 REVISED DEVELOPMENT PROPOSAL
<p>LOWER GROUND FLOOR:</p> <p>Shop 1: 60m² Shop 2: 60m² Shop 3: 99m²</p> <p>The approved onsite car park is accessed via a new crossover on Hamilton Street and contains 52 bays, incl. 1 accessible bay, 4 motorcycle bays and 4 bike racks.</p> <p>The 40km zone school sign is required to be relocated to allow for the construction of the new crossover. Main Roads WA agreed to the relocation of this sign.</p> <p>Bin store area is provided for the Apartments and Shops. Store rooms are provided for the Apartments.</p> <p>Main entrance lobby accessible from Hamilton Street.</p> <p>An awning is provided along the Old Perth Road frontage of the commercial tenancies, extending to the lobby entrance on Hamilton Street.</p> <p>The Transformer, Fire Pump Room, Fire Emergency Exit are shielded by a solid wall at the eastern end of Old Perth Road frontage. Public art approved to be installed to the wall to add visual interest to the facade.</p>	<p>LOWER GROUND FLOOR:</p> <p>Shop 1: 71m² (increased floor area by 11m²) Shop 2: 87m² (increased floor area by 17m²) Shop 3: 102m² (increased floor area by 3m²)</p> <p>The proposed car park maintains the approved accessed via a new proposed crossover on Hamilton Street. The total number of car bays is reduced to 49 shared use car bays, incl. 1 accessible bay, 4 motorcycle bays and 4 bike racks.</p> <p>The 40km zone school sign is to be relocated to facilitate new crossover, as agreed by Main Roads WA.</p> <p>Bin store is redesigned to accommodate the required bins to service the Shop tenancies. The store rooms are reduced and revised for use by the Aged Care Facility.</p> <p>Main entrance lobby is retained as approved, being accessible via Hamilton Street.</p> <p>The awning along the Old Perth Road frontage of the commercial tenancies, extending to the lobby entrance on Hamilton Street, is retained, as approved.</p> <p>The Transformer, Fire Pump Room, Fire Emergency Exit are retained in the location as approved. The solid Wall at eastern end of Old Perth Road frontage to shield the transformer and pump room is retained as approved, with public art to be applied to wall.</p>

(cont.) TABLE 5: DESCRIPTION OF REVISIONS TO DEVELOPMENT

2018 APPROVED DEVELOPMENT	2020 REVISED DEVELOPMENT PROPOSAL
<p>EXISTING AGED CARE FACILITY – UPPER GROUND FLOOR/FIRST FLOOR LEVEL OF NEW BUILDING (ILLUSTRATED ON SINGLE PLAN):</p> <p>The upper ground floor level was designed to provide the connection to the existing Aged Care Facility to the north, which was approved to be extended south to meet the new building.</p> <p>The extension of the existing single storey building on Hamilton Street to the south involved 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.</p> <p>The existing delivery bay and servicing layout was approved for servicing of the development.</p>	<p>EXISTING AGED CARE FACILITY – UPPER GROUND FLOOR:</p> <p>The upper ground floor includes the existing Aged Care Facility which accommodates a total of 39 beds.</p> <p>The proposed extension includes a seamless connection to the existing Aged Care Facility to the north, which is proposed to be extended south to meet the new building, as illustrated on the attached Upper Ground Floor Plan.</p> <p>The extension of the existing single storey building on Hamilton Street involves 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. This design remains the same as approved under the previous development proposal.</p> <p>The modifications to this level of the site relate to the need to incorporate additional bins to service the increased number of aged care beds proposed, refer to the updated waste management plan assessment as detailed below at Section 4.1.</p>
<p>This same drawing titled 'Upper Ground Floor Plan' includes the detail for the first-floor level of the new building. The revised drawings lodged with this Application show this floor layout on the drawing titled 'First Floor Plan', given that the first floor of the new building is proposed at a higher level to the ground floor of the existing facility. The difference in level is approximately 2.35m.</p> <p>The approved layout for the first floor of the new building comprised of a total of 27 beds, together with lounge spaces, kitchen, courtyard (upper ground), therapy rooms, a theatre, staff room, administration and reception in various locations.</p>	<p>FIRST FLOOR PLAN:</p> <p>The first-floor level of the new building retains the approved internal layout of the earlier development. It is designed to accommodate a total of 27 beds, together with lounge spaces, kitchen, courtyard, therapy room, hair salon, staff room, administration and reception in various locations.</p> <p>No modification to the approved design is proposed to this floor level of the new building.</p>
<p>FIRST FLOOR PLAN (ILLUSTRATES THE SECOND FLOOR LEVEL OF REVISED APPLN):</p> <p>The approved layout comprised of a total of 37 beds, together with lounge spaces, kitchen, courtyard (upper ground), therapy rooms, a theatre, staff room, administration and reception in various locations.</p>	<p>SECOND FLOOR PLAN:</p> <p>The second-floor level of the new building retains the approved internal layout of the earlier development. It is designed to accommodate a total of 37 beds.</p> <p>No modification to the approved design is proposed for this floor level of the new building.</p>
<p>SECOND FLOOR PLAN (ILLUSTRATES THE THIRD FLOOR LEVEL):</p> <p>Approval granted for a total of nine (9) Over 55 Years Apartments.</p>	<p>THIRD FLOOR PLAN (EQUIVALENT TO A FOUR STOREY BUILDING HEIGHT):</p> <p>The apartment configuration has been removed.</p> <p>The modifications to the approved design include the revised internal layout to accommodate an additional 33 aged care beds, together with lounge spaces, therapy and other ancillary type service rooms, lobby and dining and servery areas.</p>
<p>THIRD FLOOR (ILLUSTRATES FOURTH LEVEL/FIFTH STOREY HEIGHT)</p> <p>Approval granted for a total of nine (9) Over 55 Years Apartments.</p>	<p>TOP FLOOR LEVEL REMOVED FROM DESIGN.</p>

4.1 Waste Management Plan

The Waste Management Plan prepared by *Aurora Environmental* for the previously approved development has been adapted to reflect the revised modified proposal. The details of the revised waste management proposal are provided below.

TABLE 6: SIZE OF DEVELOPMENT			
DEVELOPMENT TYPE	CURRENT DEVELOPMENT	PROPOSED DEVELOPMENT	TOTAL
Aged Care Beds	44*	97	136
Shop Tenancies**	0	3	3

* The number of aged care beds in the existing development will be reduced to 39 with 97 new beds being created in the new development footprint.

** The Shop tenancies are expected to be general retail and not restaurants or food outlets.

Key Requirements of the Town of Bassendean

This plan incorporates the key requirements for waste management as identified by the Town to *Aurora Environmental*.

These requirements are listed below and retained for the revised waste management proposal for this modified development proposal.

1. The Aged Care Facility is 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.
2. The facility design needs to facilitate safe access by both commercial vehicles collecting waste and vehicles contracted by the Town of Bassendean for kerbside collection of waste.
3. 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.
4. Waste storage needs to be in enclosed bins to prevent issues with odour and vermin.
5. Bin storage areas and bins need to be regularly cleaned to prevent odour and vermin attraction.
6. Any commercial waste collections need to occur after 7:00am to prevent noise impacts for residents in the Aged Care facility and on adjoining properties.

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 prevent the spread of diseases commonly associated with poor waste management practices through contamination of water or through increased 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 areas are accessible by pick-up vehicles.

Estimated Waste Quantities and Composition

Aegis has good quality data on the quantities and types of waste produced from the aged care bed portion of the facility having operated numerous such facilities for many years. Based on this data the estimated waste production is summarised in **Table 7**.

TABLE 7: ESTIMATED WASTE PRODUCTION – AGED CARE BEDS	
WASTE TYPE	TOTAL VOLUME/WEEK
General (Municipal Solid Waste)	15,780L
Cardboard and Paper	3,540L
Co-Mingled Recyclables	1,570L
Grease Trap	440L

In addition to the waste listed in Table 7, a small amount of clinical waste is generated and stored in specialised containers in the doctor's room. These containers are collected on an ad hoc basis by a contractor who collects the waste (when requested) and provides empty replacement containers. The quantities are small and as this collection service is arranged on demand. This particular waste component is therefore not required to be referenced further in this management plan.

Retail/Shop Tenancies

Waste volumes from the three retail/shop tenancies have been calculated using the information contained in Appendix 1 of the *Commercial and Industrial Waste Management Plan Guidelines* (WALGA, 2015a).

The retail tenancies are expected to operate as shop type outlets. The tenancies are therefore not intended to serve or handle food.

The individual floor areas of the three (3) shop tenancies are 102m², 87m² and 71m² 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 8**.

TABLE 8: ESTIMATED WASTE PRODUCTION – RETAIL/SHOP TENANCIES				
WASTE TYPE	TENANCY 1 102m² Volume/Week	TENANCY 2 87m² Volume/Week	TENANCY 3 71m² Volume/Week	TOTAL VOLUME/WEEK
General (Municipal Solid Waste)	357L	305L	249L	911L
Co-Mingled Recyclables	357L	153L	125L	635L

Waste Management System

Overview

The existing Aged Care Facility is serviced by commercial waste contractors using bulk storage bins and a conventional grease trap and this arrangement will continue.

Bins will be stored in two (2) enclosed stores adjacent to the Delivery Bay. Further information is provided below.

The retail/shop tenancies will use 240L MGBs for both general waste and co-mingled recyclables. The bins for these tenancies will be stored in the Shop Bin Store area designated on the lower floor level. Further information is provided below.

Waste Storage and Handling

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 into bulk containers in the Bin Stores adjacent to the Delivery Bay. Waste is separated into three (3) 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 residents and are serviced by cleaning staff with waste deposited in the large bulk storage bins in the bin stores.

Transport of waste 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 is serviced by day bins located within the kitchen which are subsequently emptied by staff into the bulk bins in the bin storage areas which are in close proximity to the kitchen. The kitchen is also equipped with a grease trap of 2000L capacity which is serviced at approximately four (4) 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 waste bins are stored in two (2) enclosed dedicated bin storage rooms adjacent to the delivery bay. These bin storage rooms are equipped with mechanical ventilation.

Bins from the aged care 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 9**.

TABLE 9: WASTE STORAGE AND COLLECTION – AGED CARE			
WASTE TYPE	BIN TYPE/SIZE	NUMBER OF BINS	COLLECTION FREQUENCY
General (Municipal Solid Waste)	660L MGB	8	3/PER WEEK Monday, Wednesday, Friday
Cardboard and Paper	1100L MGB	4	1/PER WEEK Thursday
Co-Mingled Recyclables	660L MGB	3	1/PER WEEK Thursday
Grease Trap	2000L	1	1/EVERY 4 WEEKS

Retail/Shop Tenancies

The three (3) tenancies are located on the lower (ground) floor level with each tenancies having a main frontage to Old Perth Road. The tenancies are provided with direct access from the rear of each of the tenancies to the car park with ready access to the bin store. It is anticipated that the retail tenants will maintain and empty the bins for their respective tenancies on a daily basis into 240L MGBs in the area within the car park designated for the use of the 'shop bin store'. The size of bins held in the tenancies will be determined by the leaseholder but the bins in the waste storage area will be 240L 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 8**, there will be a requirement for three (3)/four (4) bins for general waste and two (2)/three (3) bins for recyclables. The details of the waste management systems to serve the retail tenancies is summarised below in **Table 10**.

TABLE 10: WASTE STORAGE AND COLLECTION – RETAIL/SHOP TENANCIES			
WASTE TYPE	BIN TYPE/SIZE	NUMBER OF BINS	COLLECTION FREQUENCY
General (Municipal Solid Waste)	240L MGB	4	1/PER WEEK Monday
Co-Mingled Recyclables	240L MGB	6	FORTNIGHTLY Monday

Bin Storage Areas

Three (3) bin storage areas service the overall facility as follows:

- Two (2) new bulk bin storage rooms are provided adjacent to the delivery bay for waste generated by the Aged Care Facility. One of these storage rooms will be designated for general waste and the other, for recycled waste. Both these storage rooms have sufficient capacity to store all of the bulk bins to service the facility as shown in **Table 8**. These storage rooms will be secure and mechanically ventilated.
- A new storage area is included in the shop bin store in the lower floor of the new building. The room has the capacity to store up to 11 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.

The information provided in **Table 7** shows that the total waste production from Retail/Shop Tenancies can be handled in 10 bins.

The shop bin store area has been located to provide ready access to those placing waste in the bins whilst also ensuring the bin store location is secure from the public.

The state of the bins and bin stores will be monitored by the Caretaker. The Caretaker will be responsible for the following actions.

- 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 it in the bins.
- Regularly washing and disinfecting the floors in the bin stores to keep the area 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 240L yellow top and green top bins in the waste store for bulk waste storage. The Caretaker will manage the bins used by the retail tenants.

Bin Collections

The bins from the Aged Care Facility bin stores will be collected 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 (3) times per week (Monday, Wednesday and Friday).

Full bins from the Retail/Shop Tenancies will be transferred from the lower floor bin store and placed in kerbside collection zone on Hamilton Street, as illustrated at **Figure 4**. It is anticipated that on average ten (10) bins will be placed on the kerb every second Monday when recyclables are collected (four (4) general waste bins and six (6) recycling bins).

4.2 Traffic Impact Statement

A *Traffic Impact Statement (TIS)* was prepared by *Transcore* in support of the previously approved JDAP Development Application. The TIS is included at **Annexure 4**.

The traffic analysis undertaken for the approved development demonstrated that the traffic generation, which contained 18 residential apartments and therefore far more intensive in terms of daily traffic movements was minimal (less than 100vph) and as such, would have insignificant impact on the surrounding road network.

In recent discussions with the Town, it was considered reasonable to conclude that this revised development would have lesser impact than the previously approved development proposal. Therefore, it is deemed not necessary to revise the TIS to reflect the modified development as it would produce no different conclusions to that which it currently contains.

4.3 Contaminated Site Audit

An investigation for soil and groundwater contamination by *Strategen* has been undertaken over Lots 84 and 85 Old Perth Road. *Senversa* subsequently completed a Contaminated Site Audit and is to prepare a Mandatory Auditors Report (MAR) for the site, as part of the upcoming stages of this investigation. A copy of the Auditor advice is attached at **Annexure 5**.

This investigation work is a conditional requirement of the WAPC Approval granted to amalgamate the three (3) subject lots as part of the proposed extension of the Aged Care Facility. It is a requirement as these sites are known to have been historically used as a service station, car workshop and more recently, a car sales yard. The environmental assessment commenced following receipt of the WAPC Amalgamation Approval and is to be completed as part of the site works for the proposed development.

4.4 Servicing Considerations

All of the usual engineering infrastructure services (including sewerage, reticulated scheme water supply, electricity and telephone services) are able to be extended to service the expansion of the proposed Aged Care Facility.

The proposed development includes solar panels to increase energy efficiency.

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

A *Stormwater Drainage Management Plan (SDMP)* was prepared by *BPA Engineering* to support the approved development. This drainage management plan is relevant to the modified design and the requirements as detailed in this plan are to remain without any need for revision. A copy of the SDMP is attached **Annexure 6**.

5.0 CONCLUSION

This Application seeks approval for a modified version of the 2018 JDAP Development Approval granted for the land. The revised development has simply removed the Over 55 Years Apartments and reconfigured the internal layout to respond to that modification.

This revised Application demonstrates that the development remains entirely consistent with the relevant State and Local Planning Framework, including that the development more than comfortably satisfies each of the design principles of achieving a good design outcome which positively responds and contributes to the built environment as a whole, as set out in the recently introduced *State Planning Policy 7.0 – Design of the Built Environment*.

The design for the previous development was the subject of an extensive planning, design and consultation process with the Town and as a result of that was favourably considered and approved by JDAP. This design is retained, with only minor modifications being undertaken in order to remove the unviable upper level apartment component.

Accordingly, we seek the support of the Town to recommend to JDAP that this Application be granted approval, with reasonable conditions attached.

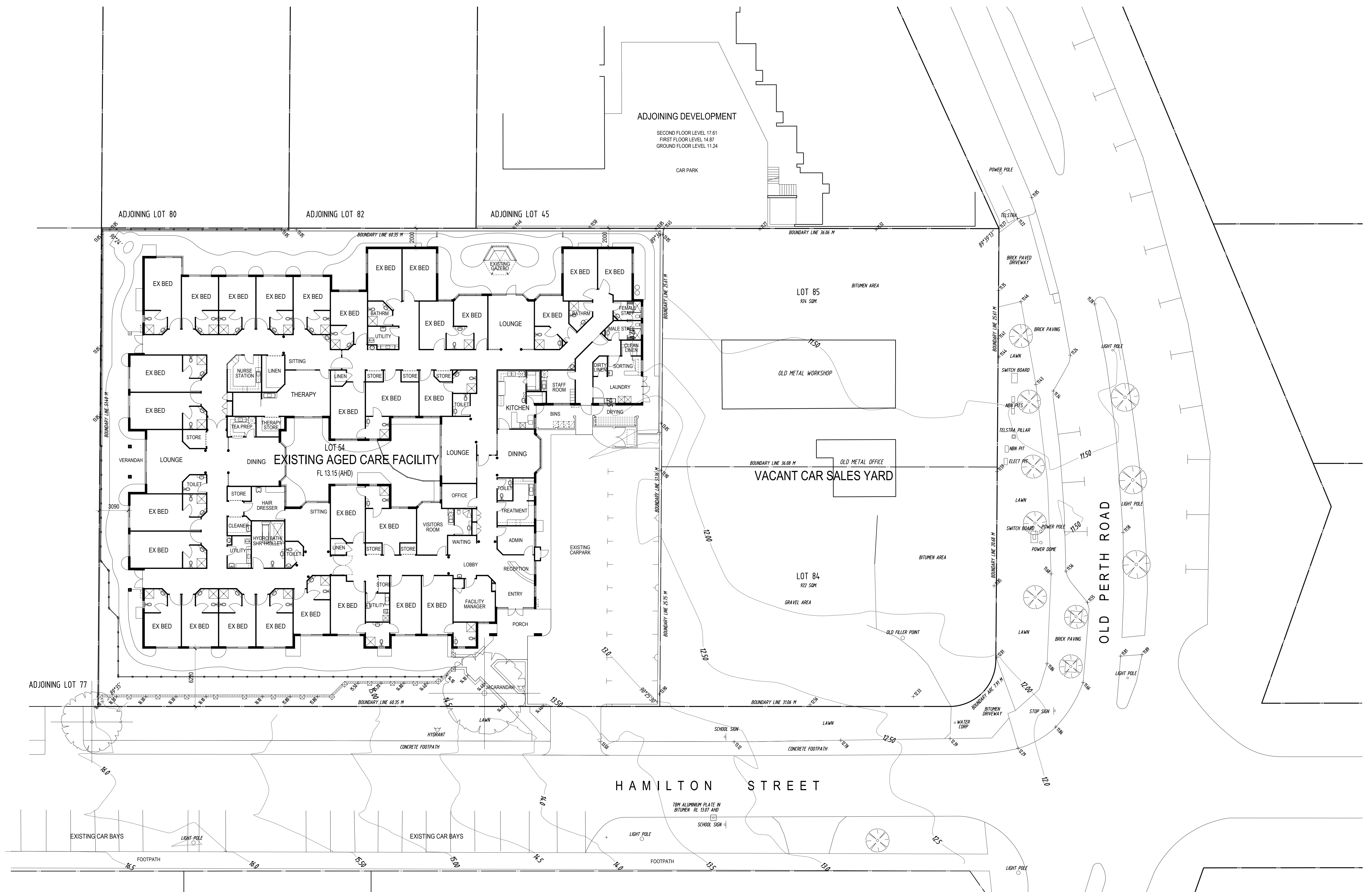
We therefore respectfully request that this Application be formally received on lodgement and notification sent to JDAP within seven (7) days of receipt, to confirm that the Application has been received.

Peter Webb and Associates

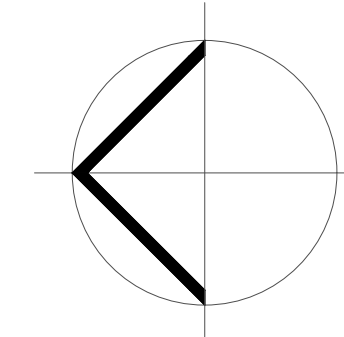
DEVELOPMENT PLANS







SITE PLAN 1:200



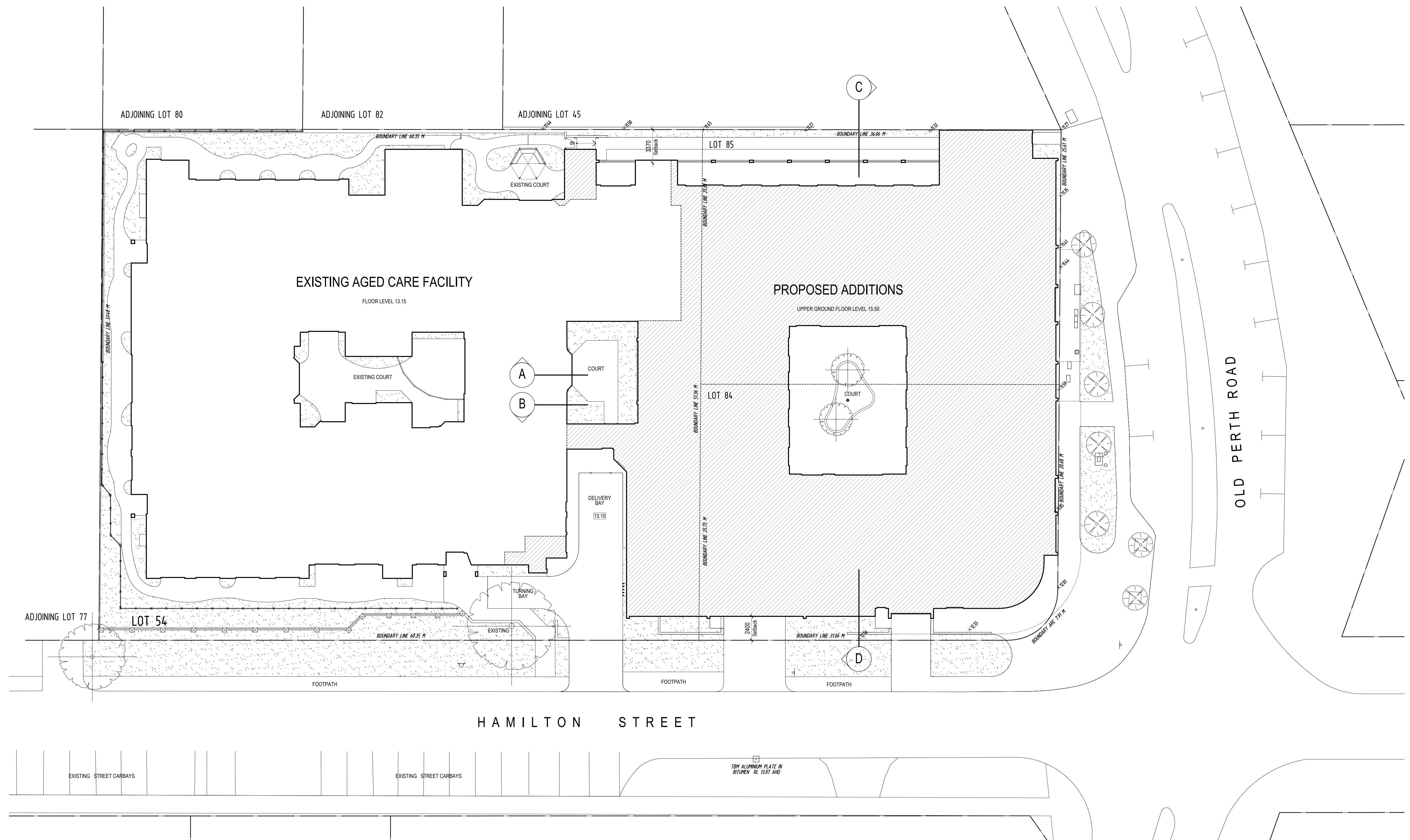
MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

SITE ANALYSIS PLAN
AGED CARE GROUP PTY LTD
BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSEDEAN
TOWN OF BASSEDEAN

19.15
DRAWN MGA
SCALES 1:200

EX1
DATE JULY 2020
ISSUE D.A.

Contractor must verify all Dimensions before commencing Work or Shop Drawings
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SITE PLAN 1:200

AEGIS BASSENDEAN ALTERATIONS & ADDITIONS

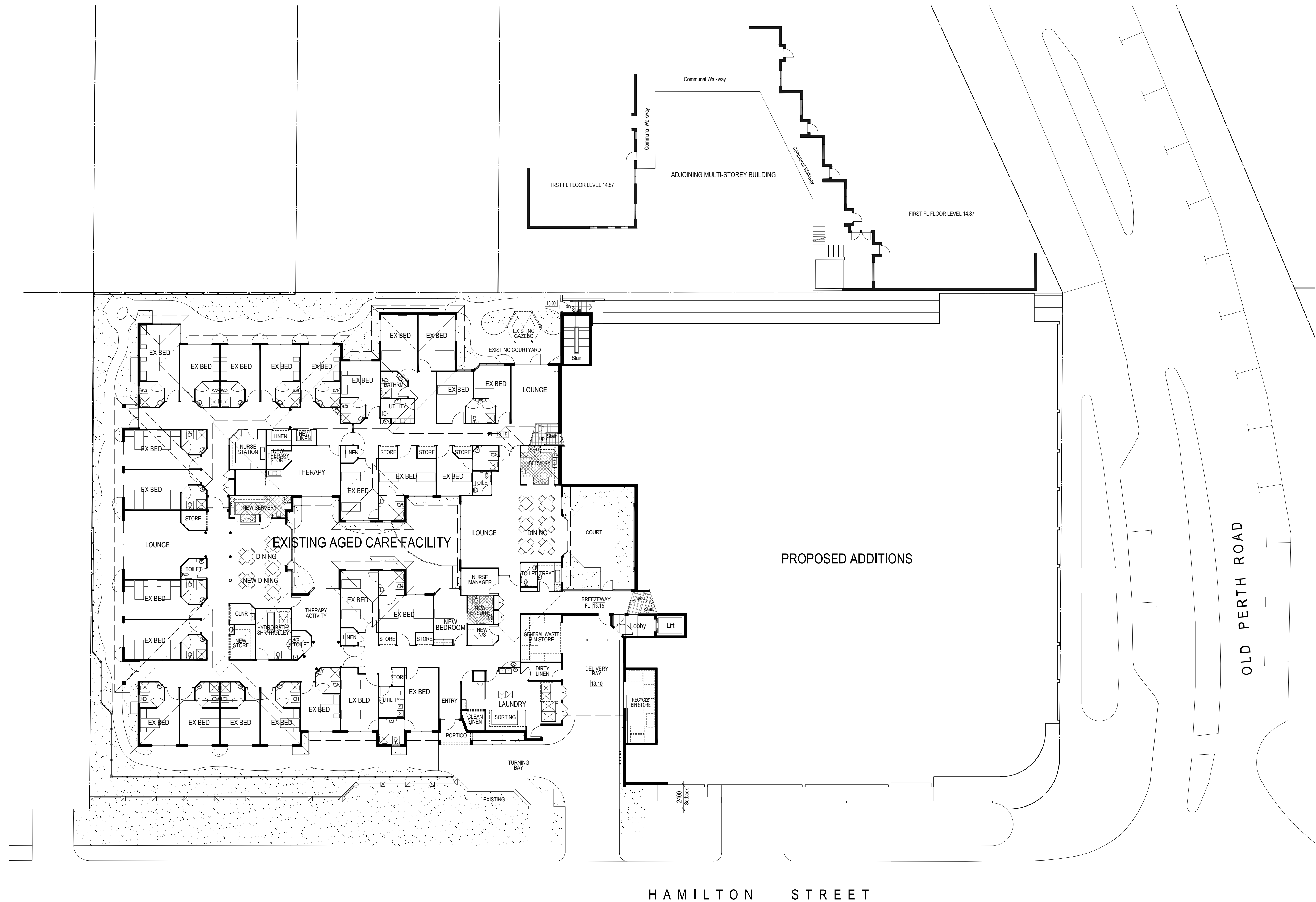
MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

SITE PLAN
DRAWING: AGED CARE GROUP PTY LTD
JOB: BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
SITE: LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

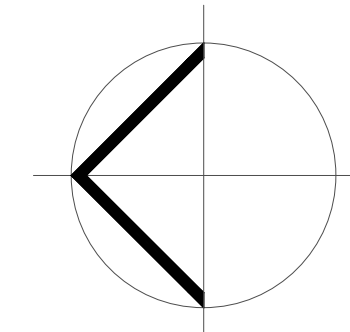
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DRG NO: SK1.
DATE: JULY 2020
ISSUE: D.A.

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



UPPER 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

DRAWING
CLIENT
JOB
SITE

UPPER GROUND FLOOR
AGED CARE GROUP PTY LTD
BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

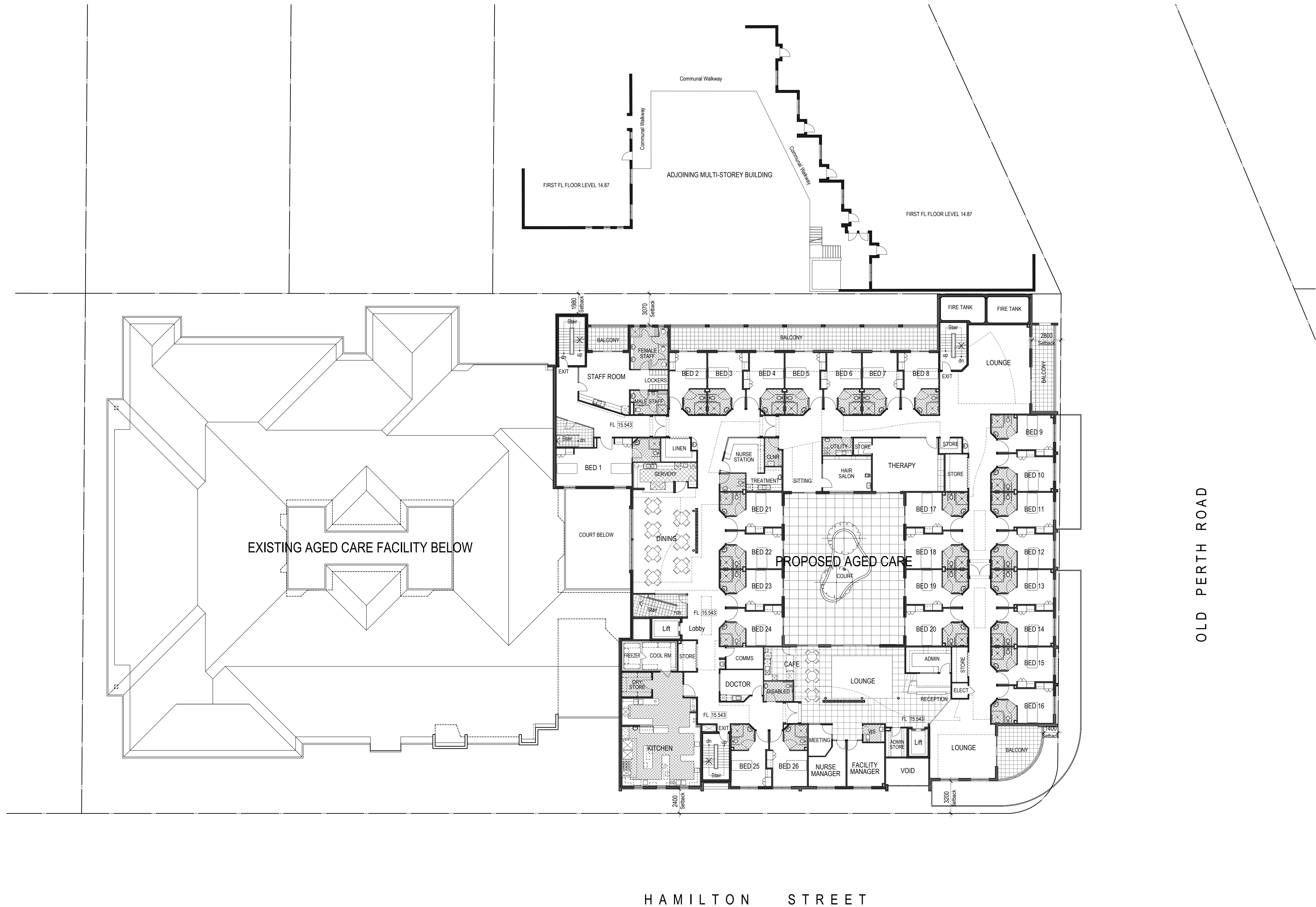
JOB NO
DRAWN
SCALES

19.15
MGA
1:200

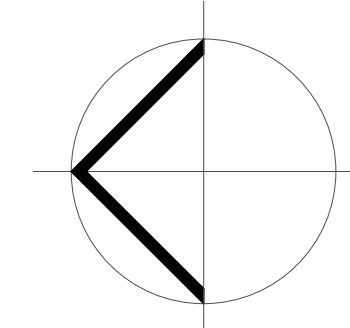
DRG NO
DATE
ISSUE

SK3.
JULY 2020
D.A.

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



FIRST FLOOR 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
CLIENT
JOB
SITE

FIRST FLOOR PLAN
AGED CARE GROUP PTY LTD
BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

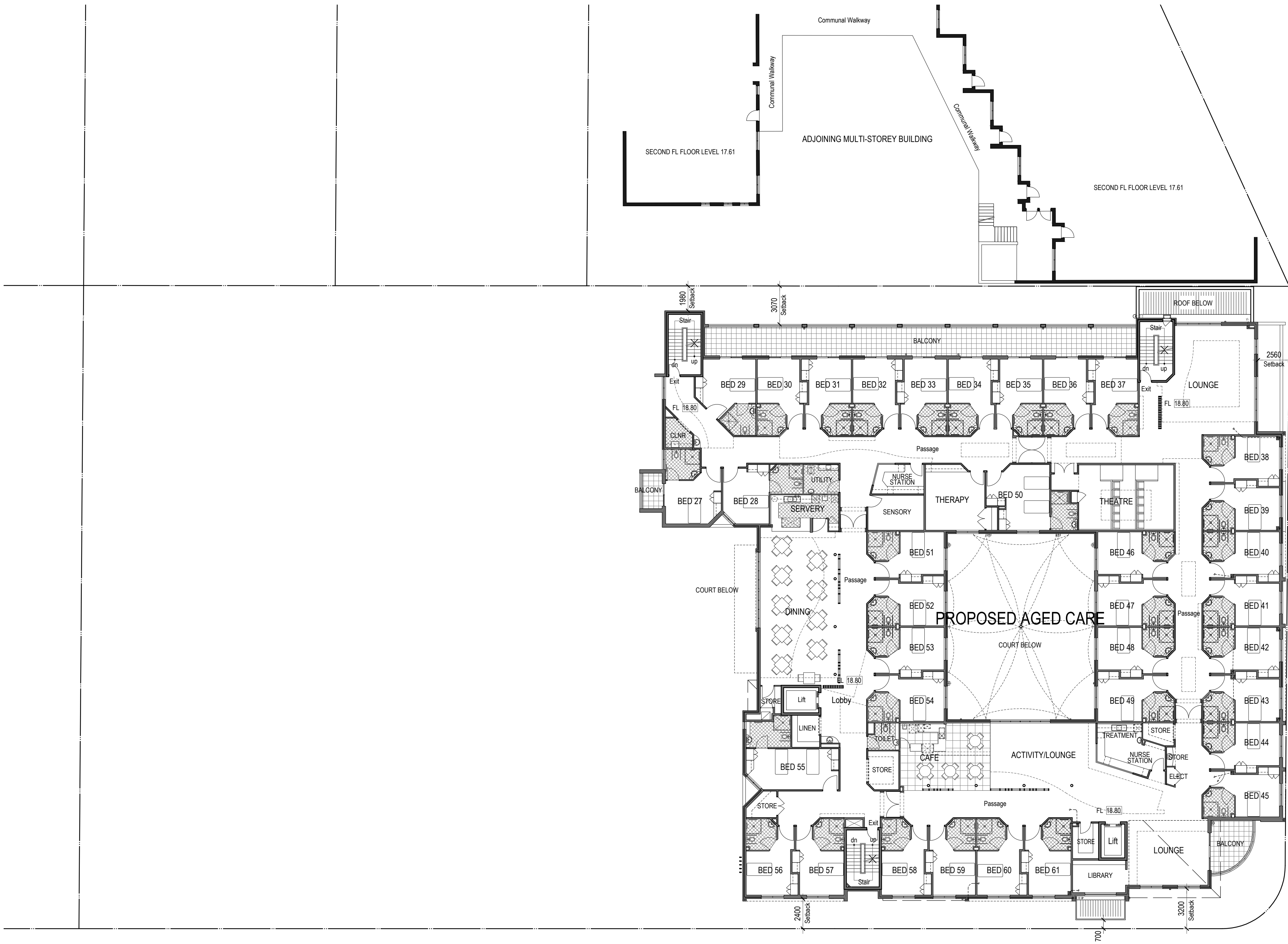
JOB NO
DRAWN
SCALES

19.15
MGA
1:200

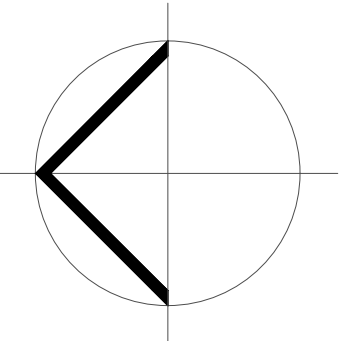
DRG NO
DATE
ISSUE

SK4.
JULY 2020
D.A.

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



SECOND FLOOR 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
CLIENT
JOB
SITE

SECOND FLOOR PLAN
AGED CARE GROUP PTY LTD
BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSEDEAN
TOWN OF BASSEDEAN

JOB NO
DRAWN
SCALES

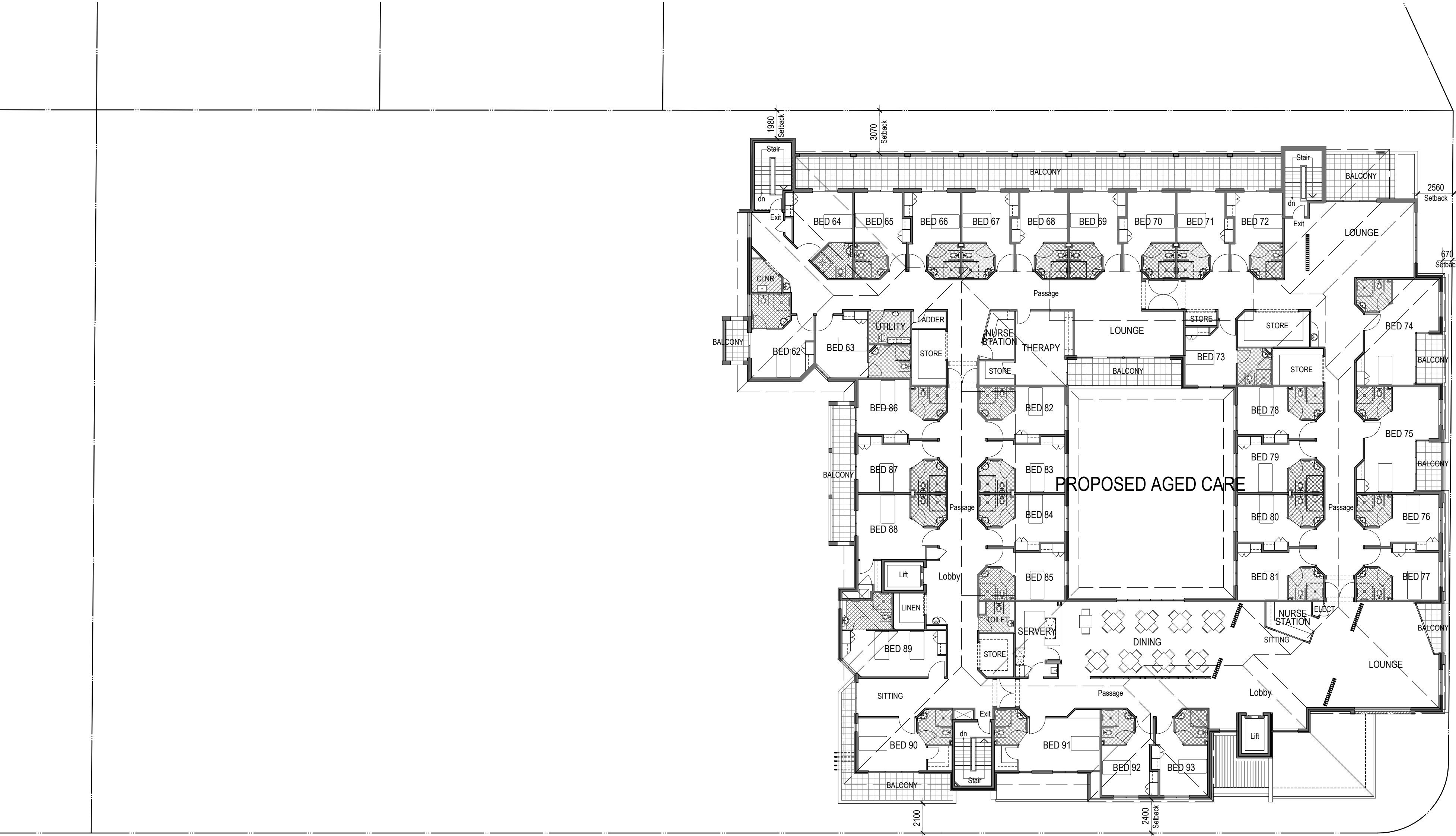
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MGA
1:200

DRG NO
DATE
ISSUE

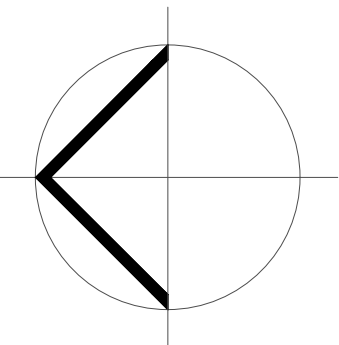
SK5.
JULY 2020
D.A.

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



THIRD FLOOR 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
CLIENT
JOB
SITE

THIRD FLOOR PLAN
AGED CARE GROUP PTY LTD
BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

JOB NO
DRAWN
SCALES

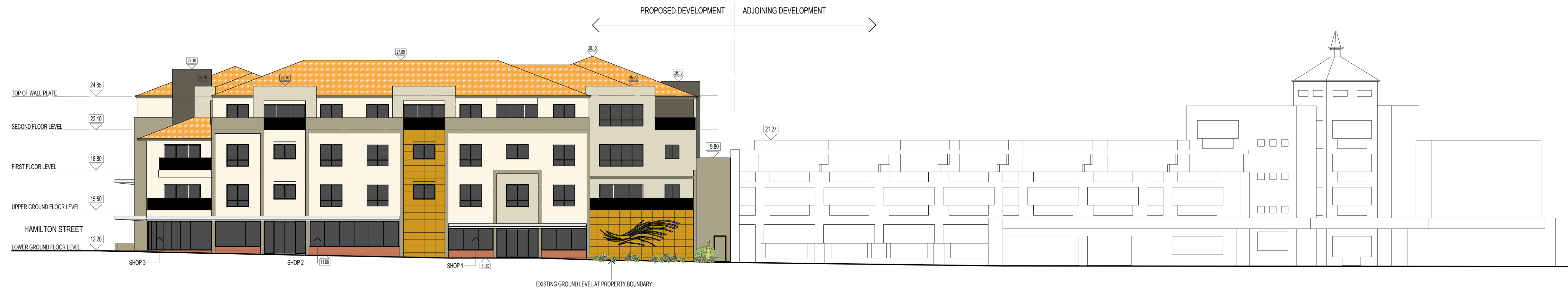
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MGA
1:200

DRG NO
DATE
ISSUE

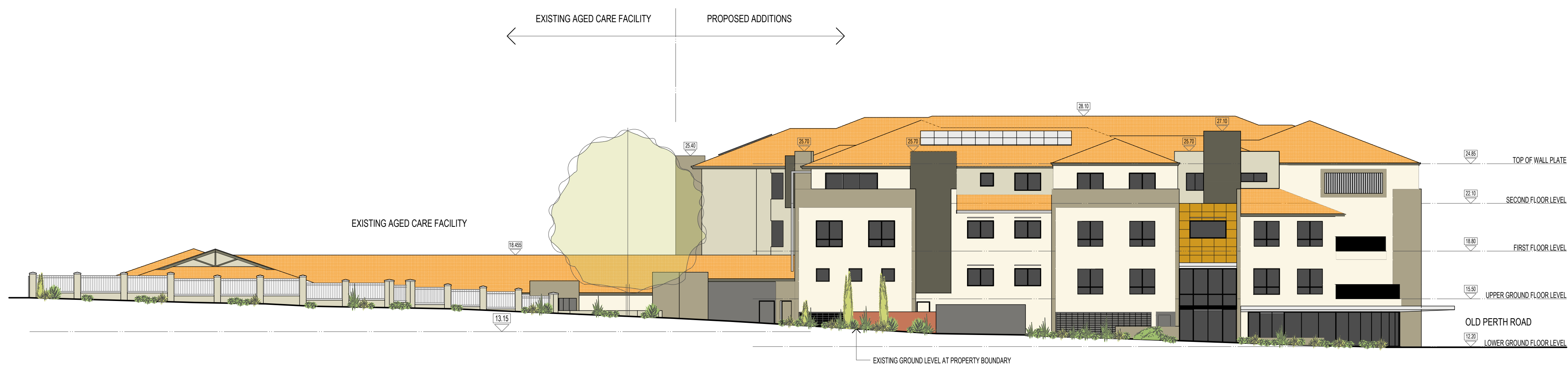
SK6.
JULY 2020
D.A.

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

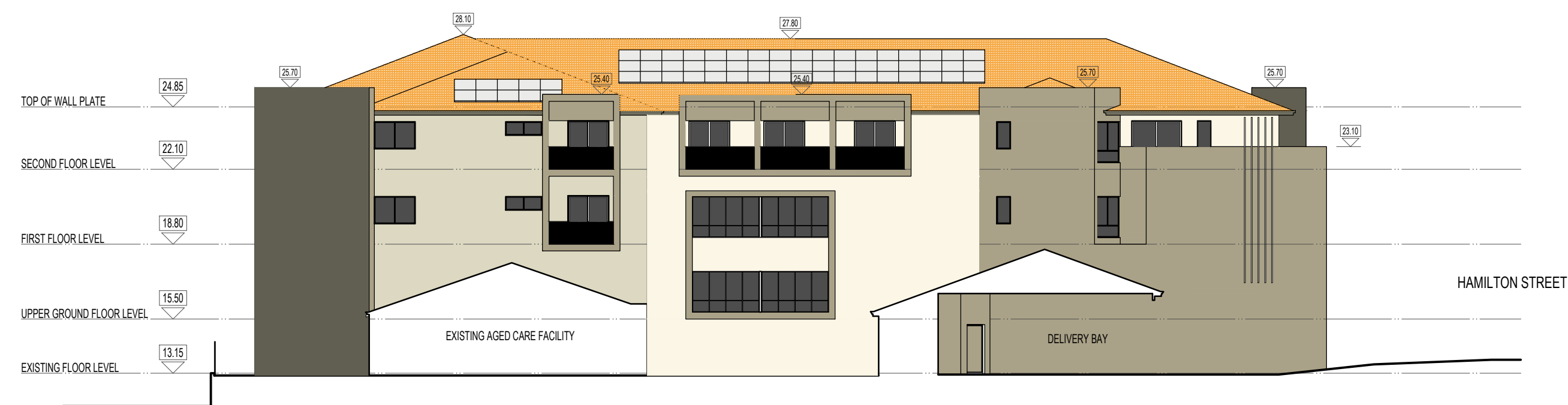
THIS DRAWING IS THE COPYRIGHT OF MONTAGUE GRANT ARCHITECTS PTY LTD EXCLUSIVELY



SOUTH ELEVATION (OLD PERTH ROAD)



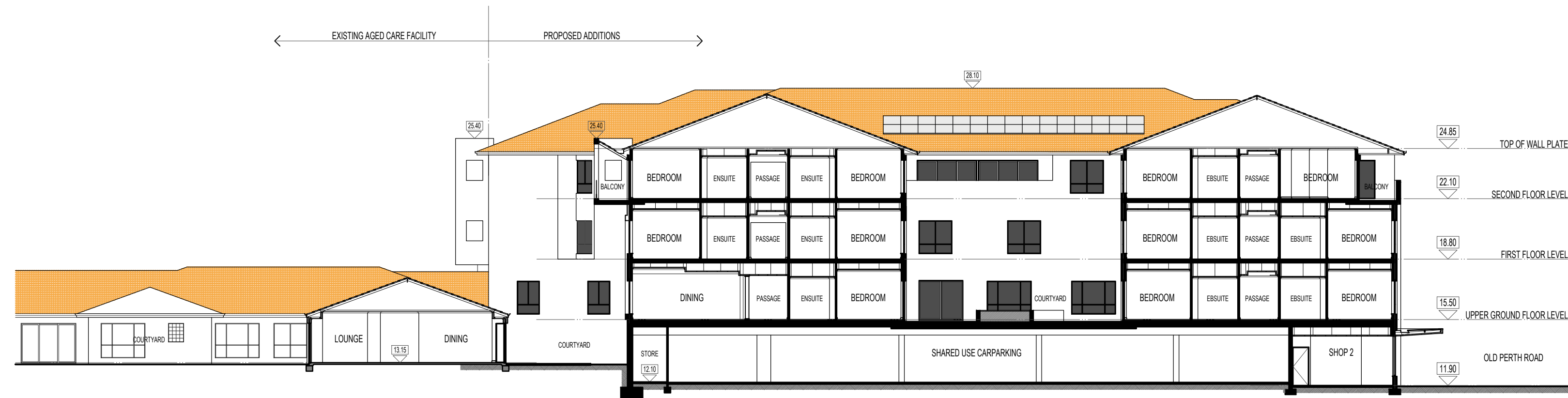
WEST ELEVATION (HAMILTON STREET)



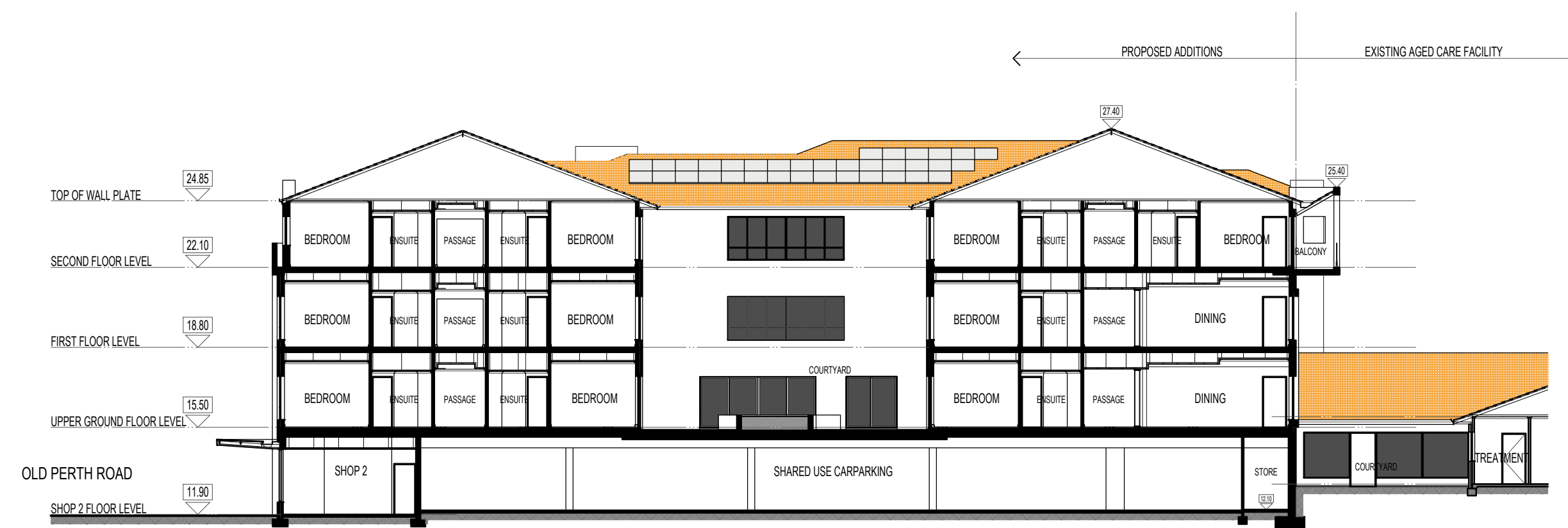
NORTH ELEVATION



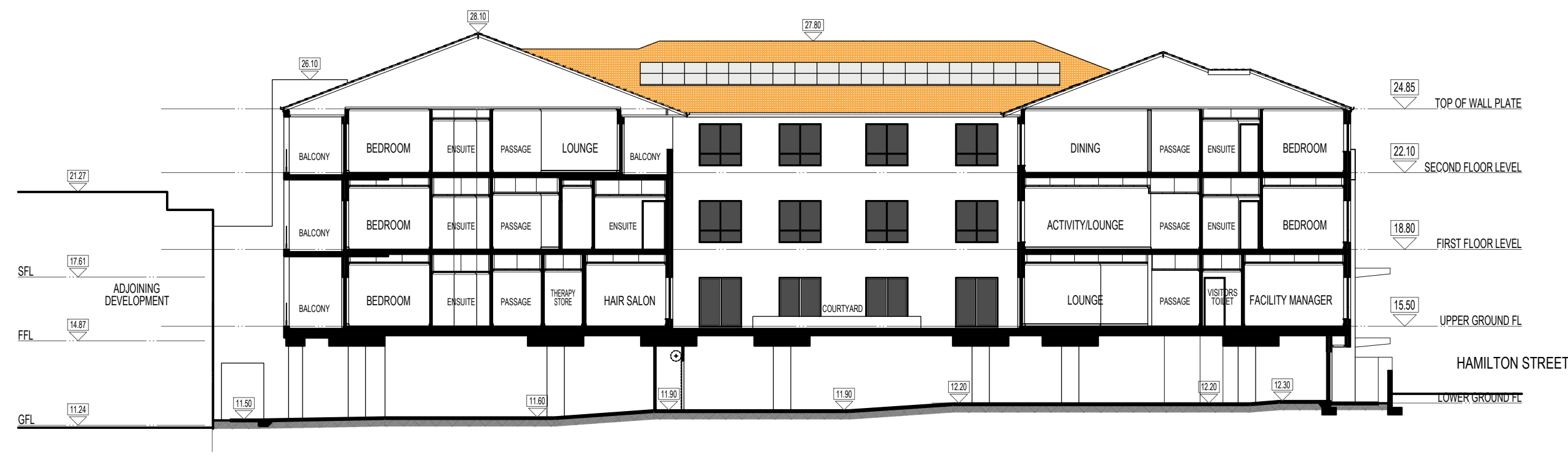
EAST ELEVATION



SECTION A



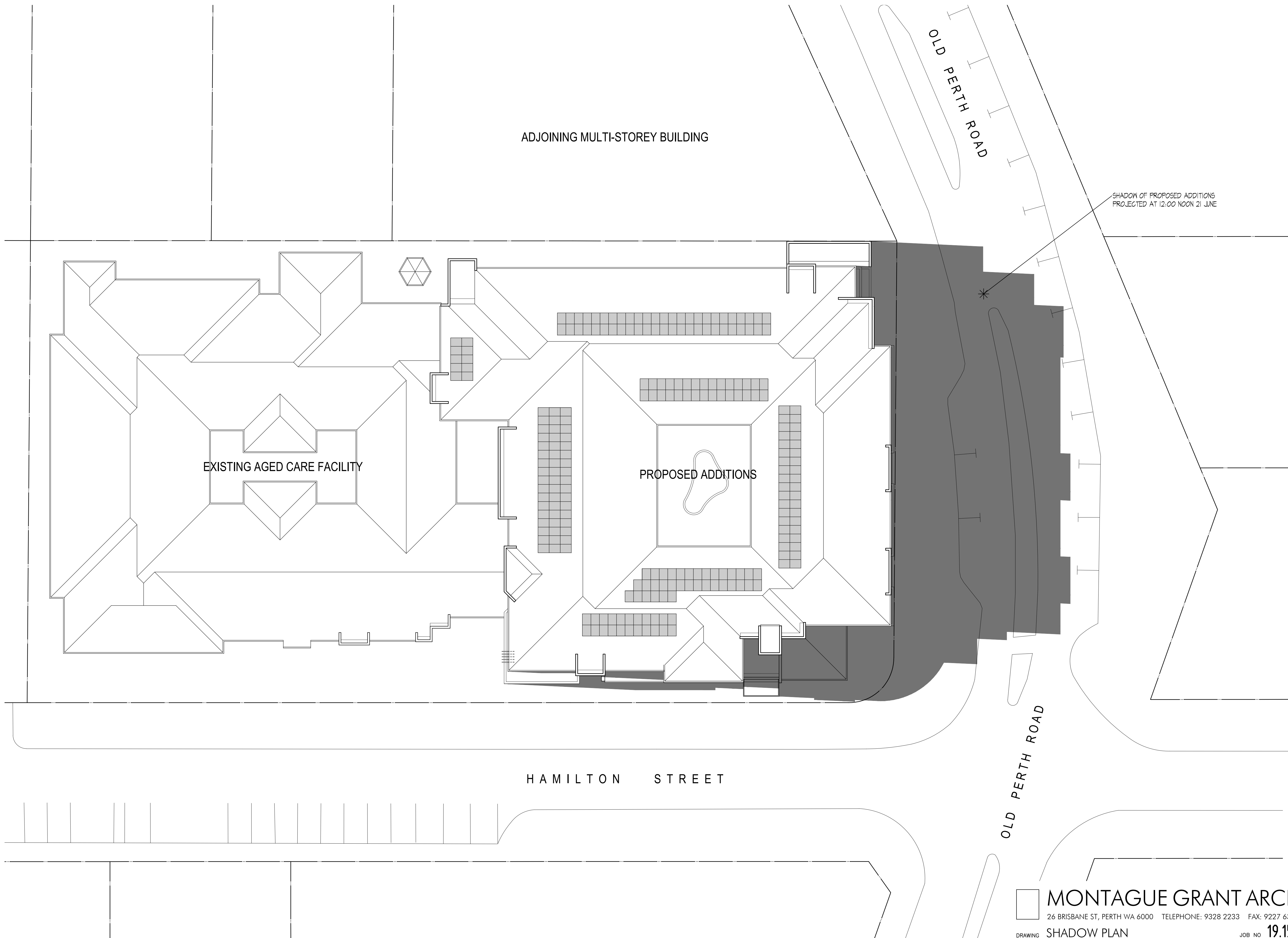
SECTION B



SECTION C



SECTION D



SHADOW 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
CLIENT
JOB
SITE

SHADOW PLAN
AGED CARE GROUP PTY LTD
BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

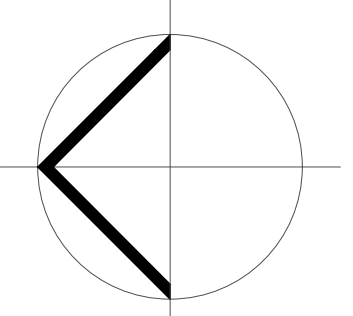
JOB NO
DRAWN
SCALES

19.15
MGA
1:200

DRG NO
DATE
ISSUE

SK11.
JULY 2020
D.A.

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: 19.15
DATE: 13 JULY 2020

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">- Dulux 'Grand Piano' S15C1- Dulux 'Stoney Creek S15A4'- Dulux 'Powered Rock' S15A2- Dulux 'Boycott' S15A7- Dulux 'Very Terracotta' S08F8
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.

ANNEXURE 1

Certificates of Title

WESTERN



AUSTRALIA

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

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

VOLUME
2514FOLIO
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

WESTERN



AUSTRALIA

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

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

VOLUME
1631FOLIO
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



Transfer C 48802

WESTERN

AUSTRALIA

Volume 1006 Folio 672



1631 156

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 5th November, 1982

Hamison

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location Q1 and being part of Lot 84 on Plan 1786 (Sheet 2), delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Peter William Radecski of Lot 84, E. Hamison Road, Bayswater, Car Dealer.~~

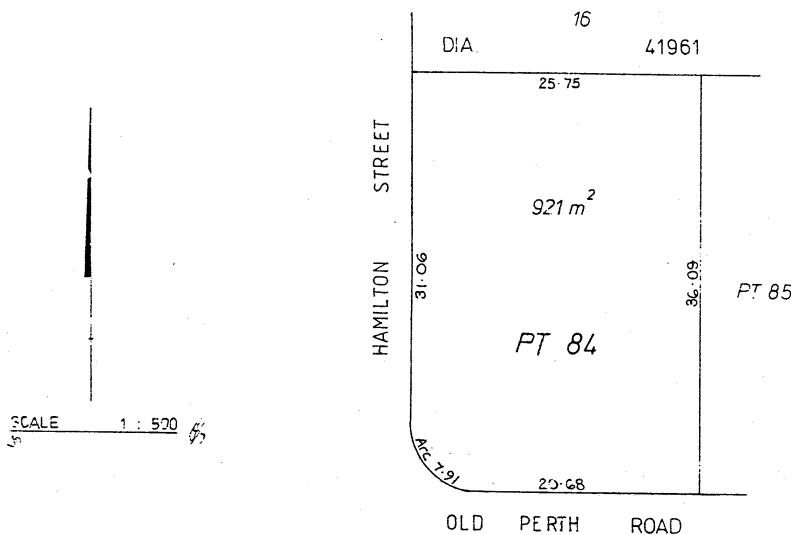
SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE C448902 to Finance Corporation Limited. Registered 5.11.82 at 9.24 a.m.~~

Discharged C835657 14.8.84

REGISTRAR OF TITLES

THIRD SCHEDULE









NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
The correct address of the Registered Proprietor is now 284 Bagot Road, Subiaco.		By	C835659	14.8.84	2.46		
Roger Alan Chapman of 76 Falls Road, Lesmurdie, Business Proprietor and Felix Kelly of 31 Battersea Way, Morley, Mechanical Engineer, as joint tenants.		Transfer	C971419	5.3.85	3.36		
Roger Alan Chapman of Unit 2/28 Canning Road, Kalamunda and Felix Kelly of 1/5 Heritage Cove, Maylands, as tenants in common in equal shares.		Transfer	G787235	27.5.98	9.29		

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS		REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER											
Mortgage	C835658	to A.G.C. (General Finance) Ltd.		14.8.84	2.45			Discharged	C971417	5.3.85		
Mortgage	C835659	to Australian Guarantee Corporation Ltd., A.G.C. (General Finance) Ltd., and A.G.C. (Advances) Ltd.		14.8.84	2.46			Discharged	C971418	5.3.85		
Mortgage	C971420	to AMEV-UDC Finance Ltd.		5.3.85	3.37			Discharged	F55089	3.12.92		
Caveat	E472621	As to the interest of Roger Alan Chapman only : Lodged 23.10.90 at 15.00 hrs.		29.11.90	9.32			Lapsed by	F697859	11.10.94		
Memorial	E498625	Section 46 of the Land Tax Assessment Act 1976.						Withdrawn	E853058	8.4.92		
Caveat	E564112	Lodged 12.3.91 at 10.17 hrs.						Lapsed by	F697859	11.10.94		
Caveat	E571607	As to the interest of Roger Alan Chapman only. Lodged 22.3.91 at 10.53 hrs.						Withdrawn	F697860	11.10.94		
Warrant	F90225	As to the interest of Roger Alan Chapman only. (Plaint 4603/91). Lodged 19.1.1993 at 15.32 hrs.						Withdrawn				
Warrant	F193387	As to the interest of Roger Alan Chapman only. (Plaint 4603/91). Lodged 19.5.1993 at 8.12 hrs.										
Warrant	F314836	As to the interest of Roger Alan Chapman only. (Plaint 4603/91). Lodged 22.9.93 at 11.21 hrs.										
Warrant	F428039	As to the interest of Roger Alan Chapman only. (Plaint 4603/91). Lodged 19.1.94 at 11.41 hrs.										
Warrant	F553159	As to the interest of Roger Alan Chapman only. (Plaint 4603/91). Lodged 18.5.94 at 11.37 hrs.										

CERTIFICATE OF TITLE VOL.

1631 156

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
NATURE	NUMBER	NATURE	NUMBER				

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS		REGISTERED	TIME	SEAL	INITIALS	REGISTERED OR LODGED	NUMBER	SEAL	INITIALS
NATURE	NUMBER										
Re: Mortgage	F697859	Fourteen Days Notice sent on Caveats E472621 and E564112 on 30.11.94. Limit 19.12.94. f									
Mortgage	F697859			11.10.94	13.25			regd 27.5.98	F697859 G803510		
		No Action taken Mtge Discharged									

9077/871-500-O/SOL

CERTIFICATE OF TITLE VOL. 1011 PA 150

WESTERN



AUSTRALIA

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

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

VOLUME
1496FOLIO
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.
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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



Transfer B488874

WESTERN

AUSTRALIA

Volume 411 Folio 52

1496 999

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 9th March, 1978

Limbrough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location Q1 and being part of Lot 85 on Plan 1786 (Sheet 2), delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

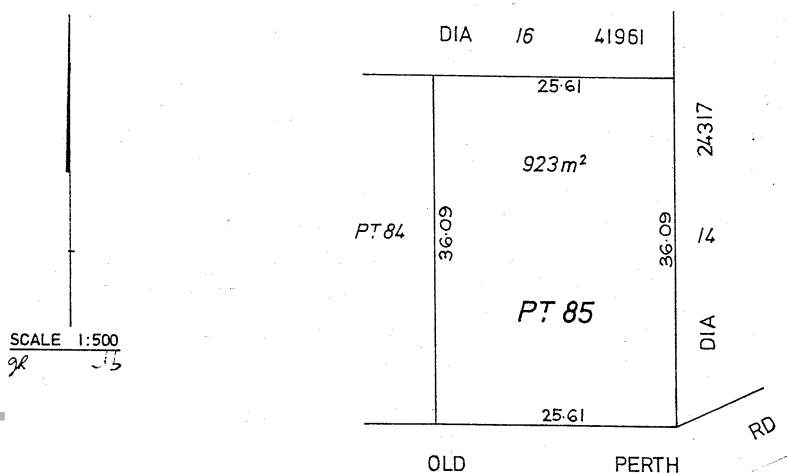
~~William John Cavanagh of 5/215 Harbourne Street, Wembley and Gordon Charles Godwin of 6 Cabramatta Street, Bayswater, Car-Dealers, as tenants in common in equal shares.~~

SECOND SCHEDULE (continued overleaf)

1. ~~MORTGAGE B488875 to Custom Credit Corporation Limited. Registered 9.3.78 at 10.35 a.m.~~
~~Discharged B615897 9.1.79~~

Limbrough
REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

53083/12/75-20M-S/2860

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED		TIME		SEAL		INITIALS	
NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER
Mortgage	B645998	to B & W Mutual Investments Limited.		Transfer	6366791	1.6.89		12.03					
Mortgage	B807674	to Custom Credit Corporation Limited.		Transfer	6448802	5.11.82		9.24					
Memorial	C811995	Section 46 of Land Tax Assessment Act 1976		By	6835659	14.8.84		2.46					
Mortgage	6448803	to Alliance Acceptance Co. Limited.		Transfer	C971419	5.3.85		3.36					
Mortgage	C835658	to A.G.C. (General Finance) Ltd.		Transfer	G787235	27.5.98		9.29					
Mortgage	C835659	to Australian Guarantee Corporation Ltd., A.G.C. (General Finance) Ltd., and A.G.C. (Advances) Ltd.											
Mortgage	C971420	to AMEV-JDC Finance Ltd.											
Caveat	E473313	As to the interest of Roger Alan Chapman only. Lodged 23.10.90 at 15.00 hrs.											
Memorial	E498625	Section 46 of the Land Tax Assessment Act 1976.											
Caveat	E564111	Lodged 12.3.91 at 10.17 hrs.											
Caveat	E571607	As to the interest of Roger Alan Chapman only. Lodged 22.3.91 at 10.53 hrs.											
Warrant	F90225	As to the interest of Roger Alan Chapman only. Lodged 19.1.1993 at 15.32 hrs.											
Warrant	F193387	As to the interest of Roger Alan Chapman only. Lodged 19.5.1993 at 8.12 hrs. (Plaint 4603/91).											

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		PARTICULARS		REGISTERED		TIME		SEAL		INITIALS		REGISTERED OR LODGED		SEAL		INITIALS	
NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER	NATURE	NUMBER
Mortgage	B645998	to B & W Mutual Investments Limited.		Discharge	C448800	5.11.82											
Mortgage	B807674	to Custom Credit Corporation Limited.		Discharge	C448801	5.11.82											
Memorial	C811995	Section 46 of Land Tax Assessment Act 1976		Withdrawn	C162657	22.6.81											
Mortgage	6448803	to Alliance Acceptance Co. Limited.		Discharged	C835657	14.8.84											
Mortgage	C835658	to A.G.C. (General Finance) Ltd.		Discharged	C971417	5.3.85											
Mortgage	C835659	to Australian Guarantee Corporation Ltd., A.G.C. (General Finance) Ltd., and A.G.C. (Advances) Ltd.		Discharged	C971418	5.3.85											
Mortgage	C971420	to AMEV-JDC Finance Ltd.		Discharged	F55089	3.12.92											
Caveat	E473313	As to the interest of Roger Alan Chapman only. Lodged 23.10.90 at 15.00 hrs.		Lapsed by	F697859	11.10.94											
Memorial	E498625	Section 46 of the Land Tax Assessment Act 1976.		Withdrawn	E853058	8.4.92											
Caveat	E564111	Lodged 12.3.91 at 10.17 hrs.		Lapsed by	F697859	11.10.94											
Caveat	E571607	As to the interest of Roger Alan Chapman only. Lodged 22.3.91 at 10.53 hrs.		Withdrawn	F697860	11.10.94											
Warrant	F90225	As to the interest of Roger Alan Chapman only. Lodged 19.1.1993 at 15.32 hrs.															
Warrant	F193387	As to the interest of Roger Alan Chapman only. Lodged 19.5.1993 at 8.12 hrs. (Plaint 4603/91).															

CERTIFICATE OF TITLE VOL.

1496 999

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED
	NATURE	NUMBER	

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

[illegible]

90976/8/71-500-O/SOL

CERTIFICATE OF TITLE VOL. 1496 999

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

SECOND SCHEDULE (continued)

[illegible]

00976/8/71-500-O/SOL.

CERTIFICATE OF TITLE VOL. 1496

999

ANNEXURE 2

Photographs



Photograph 1: Looking east from Hamilton Street at the existing Aegis facility on Lot 54.



Photograph 2: Looking south along Hamilton Street standing in front of the Aegis facility on Lot 54.



Photograph 3: Looking east at the current boundary between Lot 54 and the soon to be amalgamated rear boundaries of Lots 85 and 85 Old Perth Road.



Photograph 4: Looking north from Old Perth Road towards the subject properties.



Photograph 5: Looking north west at the dilapidated buildings on Lot 85 Old Perth Road and more recent adjacent apartment development (Whitfield).



Photograph 6: Looking in a westerly direction along the main street of Old Perth Road at the modern apartment developments with ground floor commercial tenancies situated on properties in close proximity to the subject land. (Note: The Whitfield development adjoins the subject property.)

ANNEXURE 3
Table 4
Local Planning Policies Compliance Table

TABLE 4: LOCAL PLANNING POLICIES, COMPLIANCE TABLE				
PROVISION		REQUIREMENT	PROPOSAL	PLANNING FRAMEWORK COMPLIANCE
1.0	Mixed Use Development	Town Centre Strategy: Clause 7.4 – Development Type and Intensity: An increased intensity of residential and mixed-use development is encouraged in the town centre.	The proposed extension of the Aged Care Facility involves the construction of a four-storey building with a frontage to Old Perth Road. The additional aged care beds are proposed on the upper floor levels, with three (3) shop tenancies designed at street level to provide the necessary activation of the built form with the public realm.	The development is compliant.
2.0	Building Size and Height	Town Centre Strategy: <ul style="list-style-type: none"> - Clause 7.5 refers to a building envelope requirement. An agreed envelope of the footprint and height is to define development on each lot. - A maximum height of five (5) storeys is set for buildings on lots fronting Old Perth Road, subject to streetscape, shadowing and overlooking issue. 	<ul style="list-style-type: none"> - The building proposes a four (4) storey height. - The balconies of the upper two floor levels of the Facility are proposed to be set back from the eastern boundary shared with the Whitfield development by 3.07m), which maintains the same setback of the previously approved development. 	The development is compliant.
3.0	Plot Ratio	Town Centre Strategy: No plot ratio is assigned.	The approved development had a plot ratio of 2.0. As the revised development no longer contains a residential component, the plot ratio is not relevant to the consideration of this proposal.	The development is compliant.
3.0	Solar Access	Town Centre Strategy: Clause 7.5 refers to a building envelope requirement, noting that rear setbacks should be provided suitable to accommodate parking and avoid overshadowing of neighbouring buildings.	<ul style="list-style-type: none"> - All shadow is cast towards and contained within the Old Perth Road reserve. - Rear setbacks are not applicable, as noted in the previous Town's assessment, as the development forms a southern extension to the existing Aged Care Facility and the shadow of the extended development is cast in the opposite direction and is entirely contained within the boundaries of the Old Perth Road reservation. - Refer to attached Shadow Diagram (DWG No. SK11). 	The development is compliant.
4.0	Street Setbacks	Town Centre Strategy: <ul style="list-style-type: none"> - Clause 7.5: building envelope requirement. Development should generally have a NIL setback to the front and side boundaries. - Residential entry foyers at ground level are permitted to have a NIL setback. 	Ground Floor <ul style="list-style-type: none"> - The ground floor Shop tenancies of the development fronting Old Perth Road are proposed with a NIL setback, which maintains the same setbacks of the previously approved JDAP development. First Floor <ul style="list-style-type: none"> - A varied setback is proposed for the first-floor level frontage to Old Perth Road, with two (2) generously sized balconies with glazed balustrading proposed at the eastern and western ends of this frontage. These balconies together with the architectural detailing and varied colour scheme ensure appropriate articulation of the built form is maintained at the same high standard as approved under the previous JDAP Application. - The eastern most balcony has a width of 2.4m and extends along the frontage of Old Perth Road for a length of 8.6m. This balcony is accessible from the shared internal lounge space. - The western most balcony is designed with views towards the intersection of Old Perth Road and Hamilton Street. This balcony is setback 1.4m from Old Perth Road and 3.2m from Hamilton Street. It is proposed with 	The development is compliant.

			<p>a curved glazed balustrading, providing a setback of 3.0m to the corner intersection. This curved balustrading follows the line of the ground floor awing, adding visual interest to the built form. The balcony is generously sized with widths ranging from 4.3m and 5.2m and is similarly accessible from a shared lounge space.</p> <ul style="list-style-type: none"> - The first-floor level setback to Hamilton Street maintains the same 2.4m setback for the majority of this frontage, with the exception of the lounge which is setback a greater distance at 3.2m, in accordance with the previously approved JDAP development. <p>Second and Third Floor Levels</p> <ul style="list-style-type: none"> - The setbacks of the second and third floor levels of the development to Old Perth Road have been modified to respond to the specific needs of the frail aged residents of the Facility. These needs include ensuring views from the internal bedrooms to Old Perth Road and Hamilton Street and solar access are maximised. Notwithstanding this, the design ensures a suitable varied setback is maintained across the built form to create visual interest through the built structure. - The second and third floors of the building maintain the 2.4m setback to Hamilton Street, with appropriate articulation provided through sections of increased setback and architectural detailing, which reflects the same level of architectural relief and detailing as contained in the design previously approved by JDAP. - The third-floor level has a varied setback to Old Perth Road. It ranges between NIL and 2.56m and includes balconies for use associated with Bedrooms 74 and 75. The remaining balconies proposed on this level are for shared use and accessible via the internal lounge areas. - The third-floor level proposes a 2.56m setback at the eastern end of the frontage to Old Perth Road and substantial setbacks at the Old Perth Road and Hamilton Street corner of the site, providing visual relief and interest to the built form. - The set back of the third-floor level to Hamilton Street maintains a similar varied setback to the previously approved development, with setbacks ranging between 2.5m and 8.4m. 	
4.0	Rear setbacks Visual Privacy	<p>Town Centre Strategy: Clause 7.5 states, Rear setbacks from residential adjoining should provide for privacy and comply with R Code requirements.</p>	<p>The WAPC has granted conditional approval for the amalgamation of the existing Aged Care Facility lot with the two lots to be redeveloped for the proposed extension of this use. The rear boundary of the (WAPC approved) amalgamated site is relevant in considering the rear setback. In this regard, the rear setback of the existing Facility is to remain unchanged. The new building extension is however appropriately set back at the upper levels to ensure a seamless transition between the existing Facility fronting Hamilton Street and the new built form fronting Old Perth Road. In this way, the rear-built form of the proposed extension of the development is designed to appropriately respond to the existing facility, to ensure it comfortably fits within the existing landscape and streetscape pattern of both Hamilton Street and Old Perth Road.</p> <p>The eastern side boundary of the amalgamated site is shared with the Whitfield apartment development. It is the only common boundary shared with an adjoining development.</p> <p>The Whitfield development has a three (3) storey high parapet wall. This wall extends along the common boundary shared with the development site for 22 metres, with the remainder of the boundary being a roofed car parking area which extends along the remainder of the shared boundary.</p> <p>The proposed development has a parapet wall on the common boundary extending north from the Old Perth Road frontage for a distance of 9.4 metres</p>	The development is compliant.

			<p>(to a height of 8.6m). This section of the development conceals some of the essential utilities for the development and ensures a NIL setback is provided to appropriately address the NIL setback of the adjacent development, thereby creating a consistent streetscape pattern, when viewed from Old Perth Road.</p> <p>The design of the development no longer includes the residential apartment use component. The design of the development along the shared boundary with the adjacent Whitfield development remains unchanged however, with the balconies proposing the same 3.07m setback distance to this boundary, as previously approved by JDAP.</p> <p>As stated in the previous detailed assessment undertaken by the Town and notwithstanding that the proposed development no longer contains the residential apartments, it is relevant to note that the overall separation distance between the proposed development and the adjacent habitable rooms of the Whitfield development is 9.5 metres, which exceeds the deemed-to-comply requirements of the R Codes.</p>	
5.0	Vehicle Access	<p>Town Centre Strategy:</p> <p>Clause 7.9 states,</p> <ul style="list-style-type: none"> - Vehicle crossovers to onsite parking should be accessed from the secondary street frontage and not Old Perth Road. - Parking should be located to the rear or below the building. - Crossover should be limited a single access (3.0m to 6.0m wide) per development site. - Crossovers should match the footpath colour. - Service and delivery should be provided discretely and in minimal space. 	<p>A new crossover for access and egress is proposed to an onsite, secure car parking facility on Hamilton Street (secondary street frontage). This single access crossover replaces the two (2) existing crossovers associated with the two (2) lots fronting Old Perth Road, which are approved for amalgamation with existing Aged Care Facility on Hamilton Street.</p> <p>The existing crossover for the Aged Care Facility is to be retained on Hamilton Street for servicing deliveries and waste collection associated with the Aged Care Facility.</p> <p>The two (2) crossovers are separated by a distance of 10.2 metres.</p> <p>The vehicle access proposed remains the same as approved under the previous development.</p>	<p>The development complies with the Town Centre Strategy, noting in particular:</p> <ul style="list-style-type: none"> - Access is restricted to the secondary street frontage of Hamilton Street. No direct vehicle access to the development is proposed to Old Perth Road. - Two (2) crossovers are provided, to ensure delivery trucks are separated from standard vehicle movements associated with the facility, ensuring safe access and egress. - The two (2) crossovers extend over a significant boundary frontage length (145m). - The new crossover is proposed at a distance of 10.2 metres, which provides adequate separation from the intersection of Hamilton Street and Old Perth Road. - The new driveway access to the on-site parking facility is designed for two-way access. - The new crossover to the extended part of the development replaces the two existing crossovers to the two lots, approved for amalgamation.
6.0	Car and bicycle parking	<p>Town Centre Strategy:</p> <p>Clause 7.9 states that car parking is to be provided consistent with Local Planning Scheme No. 10 and should include parking for motorcycles and scooters to encourage use.</p> <p>LPS 10 indicates the following car parking ratio requirements:</p> <p><i>Nursing Home: 1 bay per 5 beds</i></p> <p><i>Shops: 8 bays per 100m² GFA.</i></p> <p>SPP 4.2:</p> <p><i>Shops: 4-5 bays per 100m² GFA</i></p> <p>Bicycle parking:</p> <p>As referenced in LPS 10 as being required by the local government in some circumstances to encourage cycling. The Town required the previously approved development to include</p>	<p>A <i>Traffic Impact Statement (TIS)</i> was prepared by Transcore to support the previously approved development on the land. The vehicle access proposal remains unchanged from the previous development. The revised development proposal has resulted in a reduction in the number of bays required to support the mix of uses. The total number of bays required is now satisfied on-site, without any need to consider a variation to the standards. The conclusions of this TIS remain relevant, given the modified development proposal will further reduce the impact of traffic on the surrounding network, and therefore the Town has indicated its preliminary agreement to accepting the earlier TIS as sufficient for the assessment of this revised proposal.</p> <p>Car Parking:</p> <p>Aged Care/Nursing Home: The total number of beds to be provided (including the existing and proposed extension of the Facility) is 136 beds. This suggests that a total of 27 car bays are required for the Aged Care Facility.</p> <p>Shops: A total of 260m² GFA is proposed. Therefore, a total of 21 bays are required to support this particular use of the development.</p>	<p>A total of 48 bays are required for shared use, including one (1) accessible bay.</p> <p>The proposed on-site parking facility provides a total of 49 car bays including one (1) accessible bay, which is more than sufficient to support the proposed uses of this development.</p> <p>The development is compliant.</p>

		<p>four (4) bicycle racks, providing parking for eight (8) bicycles.</p> <p>Motorcycle/scooter parking:</p> <p>As referenced in SPP 4.2, motorcycle parking should be provided at 5-10% of total number of bays provided.</p>	<p>Bicycle Parking:</p> <p>Four (4) bicycle racks are provided within the secured parking facility, in accordance with the previous JDAP approval.</p> <p>Motorcycle/scooter parking:</p> <p>A total of 4 motorcycle/scooter bays are provided within the basement car park, in accordance with the previous JDAP approval.</p>	
7.0	Landscaping	<p>Town Centre Strategy:</p> <p>Clause 7.10 states,</p> <ul style="list-style-type: none"> - All spaces around buildings are to be designed to offer attractive amenity for users and passers-by. 	<p>A Landscaping Plan was supported by the Town's Parks and Gardens Supervisor and subsequently approved by JDAP as part of the previous development proposal.</p> <p>This Landscaping Plan is attached, as previously approved.</p>	The development is compliant.
8.0	Built Form	<p>Town Centre Strategy:</p> <p>Clause 8.2: Building Character states,</p> <p><i>Buildings should reflect contemporary lifestyle, function and materials and not mimic historic styles.</i></p> <p><i>Buildings should have a proportion and scale appropriate to their location and respecting neighbouring buildings.</i></p>	<p>The proposed development has been designed as a modern, contemporary development, and responds appropriately to its setting within a town centre environment.</p> <p>The proposed development is also complementary to surrounding development which is of a similar urban scale.</p>	The development is compliant.
9.0	Facades	<p>Town Centre Strategy:</p> <p>Clause 8.3 states,</p> <p><i>Ground floor facades should be distinctive from the upper levels.</i></p> <p><i>Circulation spaces such as stairs and foyers should be positioned and glazed to add activity that is visible from the street.</i></p> <p><i>Glazing of facades is encouraged to provide visibility between inside and outside of building.</i></p>	<p>The high-quality architectural design of the development remains unchanged from the previously approved built form. It incorporates the same level of articulation through the incorporation of windows and balconies with glazed balustrading, material and colour changes through the built form and contrasting feature walls, which combine to offer visual interest and a high level of interaction between the development and the public domain.</p> <p>Glazing of the shopfront facades has been included to maximise visibility to the pedestrian footpaths.</p> <p>External sun shading through the use of a mostly continuous awning is proposed for the development, as previously approved.</p> <p>The stairwell adjacent to the Hamilton Street frontage of the development is retained as part of this revised development proposal, and as previously approved. In the formal assessment of the previous Application, the Town formed the view that the stairwell occupied only a small proportion of the façade to Hamilton Street and was considered acceptable as shown on the plans, given the substantial proportion of the remaining façade is designed with windows and glazed balcony treatments which ensures an appropriate level of activation is provided between the internal and external areas of the building, in accordance with the Strategy.</p>	The development façade retains the fundamental design elements of the earlier approved building and therefore continues to present as a compliant and high-quality built form outcome.
10.0	Roof Form	<p>Town Centre Strategy:</p> <p>Clause 8.4 states,</p> <p><i>Pitched roofs should respect and be consistent with roofs in close proximity.</i></p>	<p>The design of the proposed development includes a pitched, terracotta tiled roof to match the existing Aged Care Facility, providing for continuity in built form with the existing aged care facility and the also the surrounding roof forms of the St Joseph's Catholic School and the predominant roof forms of the residential area to the north of the site.</p> <p>In addition, wall panels are incorporated to project above the eave line in some areas, to add visual interest to the built form and to present as a contemporary form to the Town Centre.</p>	The development is compliant.

			<p>The roof form of the building is well designed, with an open-air element above the central courtyard on the ground floor. This design provides for additional solar access to the internal space.</p> <p>Solar panels form part of the development, to maximise energy efficiency.</p>	
11.0	Old Perth Road Frontage	<p>Town Centre Strategy:</p> <p>Clause 8.5 states,</p> <p><i>Non-residential and mixed-use buildings shall have nil setbacks to Old Perth Road frontage.</i></p> <p><i>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.</i></p> <p><i>Glazed shopfronts are required in retail and commercial buildings.</i></p> <p><i>Old Perth Road facades should have a minimum of 80% clear glazed area at ground level.</i></p> <p><i>Blank walls longer than 2.0m at street level are not permitted.</i></p> <p><i>Upper levels of buildings fronting Old Perth Road should include functional sized balconies.</i></p> <p><i>All frontages on Old Perth Road shall be well illuminated.</i></p> <p>Local Planning Policy 15 (LPP) – Percent for Art Policy</p>	<p>The proposed development ensures the Town Centre is provided with an activated frontage to Old Perth Road through the inclusion of non-residential uses at ground level in the form of three (3) shop tenancies.</p> <p>These shop tenancies are proposed with a NIL setback to Old Perth Road, together with non-residential uses at ground level.</p> <p>Glazed shopfronts are proposed for these tenancies, which provides for passive surveillance and maximum activation of the frontage to Old Perth Road.</p> <p>The eastern end of the building frontage to Old Perth Road is the only section of frontage with a solid wall aspect. This wall is necessary to shield the essential services for the building including the transformer compound, fire pump room and fire escape/fire tanks.</p> <p>This wall forms part of the previous JDAP approval granted for the development. A balcony is proposed above the wall on the first floor with glazed balustrading. A piece of public art is proposed to be attached to this wall to ensure it presents to Old Perth Road as an interesting and engaging element of the built form. The public art component is to be designed to the satisfaction of the Town and in accordance with the relevant provisions of <i>Local Planning Policy 15 – Percent for Art Policy</i>.</p> <p>The upper level frontages of the building on the Old Perth Road frontage include balconies as appropriate for the use of the building as an aged care facility.</p> <p>The upper levels of the building frontages to Old Perth Road and Hamilton Street include a high level of articulation and colour variation in order to maximise visual interest in the built form. These design attributes combine with functional balconies incorporating glazed balustrading and appropriate illumination during the evening hours to achieve an excellent design outcome for this location within the Town Centre.</p>	The development is compliant.
12.0	Building Entry	<p>Town Centre Strategy:</p> <p>Clause 8.6 states</p> <p><i>The primary building entrance should be clearly identifiable and visible from the primary street.</i></p> <p><i>Other entrances should be scaled and designed according to their function and frequency of use.</i></p> <p><i>Entrances can be set back from the street with external treatments being consistent with the adjacent streetscape.</i></p> <p><i>Pedestrian shelter, signage and lighting should be provided at primary entrances.</i></p>	<p>The proposed development provides the main building entrance to the aged care facility at a clearly identifiable location on Hamilton Street, close to the corner of Old Perth Road.</p> <p>The main entrance is set back from Hamilton Street, with footpath connection and landscaped environs.</p> <p>The main entrance area is legible and lit at night for pedestrian amenity and safety.</p>	The development is compliant.
13.0	Awnings, Canopies and Balconies	<p>Town Centre Strategy:</p> <p>Clause 8.7 states</p> <p><i>All active commercial and retail frontages in the west and east ends along Old Perth Road should have continuous pedestrian shelter over the footpath.</i></p>	<p>The proposed development includes a continuous awning along the commercial frontage of the building at ground level, extending from the pedestrian entrance on Hamilton Street to the eastern end of the frontage, to provide for pedestrian shelter.</p> <p>Balconies and extensive window outlooks are proposed at the upper levels of the building to overlook the public domain areas for passive surveillance</p>	The development is compliant.

		<p><i>Residential and mixed-use buildings shall have pedestrian shelter such as awnings or canopies over entrances.</i></p> <p><i>Balconies and terraces are encouraged on street facades in residential and mixed-use buildings.</i></p> <p><i>Balconies should have predominantly open balustrades.</i></p> <p><i>Up</i></p> <p><i>Awnings, canopies and balconies should:</i></p> <p><i>Have minimum clearance to footpath of 2.7 metres;</i></p> <p><i>Have minimum extension out from building of 2.5 metres;</i></p> <p><i>Relate in height/ design to adjoining canopies/ awnings;</i></p> <p><i>Consider signage locations and dimensions.</i></p> <p><i>Provision and maintenance of canopies and awnings over the footpath is the responsibility of the building owner.</i></p>	<p>opportunities, whilst still maintaining an appropriate level of privacy for the aged and frail residents.</p> <p>The 3D perspectives of the development demonstrate the high-quality built form outcome for the site and the considerable measures taken to ensure an appropriate transition between the public and private domain is successfully achieved, so as to positively contribute to the streetscape and amenity of the Town Centre.</p> <p>The awnings achieve the minimum clearance to the footpath and extend out at least 2.50m.</p>	
14.0	Materials and Colour	<p>Town Centre Strategy:</p> <p>Clause 8.8 states</p> <p><i>Respond to neighbouring buildings with complimentary colours and materials.</i></p> <p><i>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.</i></p> <p><i>High quality durable materials that have acceptable levels of weathering and wear are preferred to materials that require constant maintenance.</i></p> <p><i>Use of tilt- up concrete is discouraged unless carefully detailed, finished and given relief in the wall plane.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>The proposed development provides a balanced range of colours and materials to ensure building harmony. Refer to the attached Schedule of Materials and Finishes.</p>	<p>The development is compliant.</p>
15.0	Signage and Public Art	<p>Town Centre Strategy:</p> <p>Clause 8.9 states:</p>	<p>No signage is proposed at this stage.</p> <p>Signage Applications will be submitted separately by prospective tenants of the shop tenancies.</p>	<p>The development is compliant.</p>

		<p>Refer to public art policy and master plan and commercial advertising signage policy.</p> <p>A public realm contribution of 2% of the building construction cost will be required for development in the Bassendean Town Centre. This includes the provision of public art.</p> <p>All building signage will be of a high standard and generally not exceeding 5% of the building wall area to which it is affixed.</p> <p>Signage suspended below awnings, canopies or balconies or cantilevered will have a minimum clearance above footpath level of 2.7m.</p> <p>Signage shall not obscure display windows by more than 5% of the area.</p>	Public art will be undertaken in accordance with the agreement as approved for the previous development.	
16.0	Utilities	<p>Town Centre Strategy:</p> <p>Cl. 8.10 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.</p> <p>Roof mounted equipment, aerials, antennas, masts etc must be screened from all views including from above where applicable.</p>	<p>The site is serviced with power, water, gas, wastewater, fire services and telecommunications services.</p> <p>The utilities, plant and equipment (including air conditioning units and bin stores), are designed so that they accessible but not visible from the street or open spaces within the development.</p>	The development is compliant.
17.0	Stormwater Management	<p>Town Centre Strategy:</p> <p>All stormwater shall be contained on site or connected to drainage points where supplied.</p> <p>Local Planning Policy (LPP 14) states that at a minimum, the development is required to be designed to accommodate a 1:20 year storm event.</p>	The Stormwater Drainage Management Plan submitted with the Application prepared by BPA Engineering Civil and Structural Consultants confirms that the Town's requirement for the development to accommodate a 1:20 storm event on site with discharge to the Town's system only occurring where a storm event beyond 1:20 years is experienced is able to be satisfied. The design is to incorporate a below ground storage tank, which corresponds with the requirements for the adjoining Whitfield development.	The development is compliant.
18.0	Waste management	<p>Town Centre Strategy:</p> <p>Cl. 7.9 Consideration should be given to location, access to and storage of recycling and other rubbish bins including communal bin facilities.</p> <p>Cl. 9.3 All waste storage and delivered goods should be contained within buildings. Rubbish storage and collection shall comply with the current general requirements of the Town of Bassendean and will be efficient, convenient and allow for collection of recyclable material.</p>	<p>A Waste Management Plan (WMP) prepared by Aurora and submitted with the original Application details the waste management arrangement.</p> <p>This WMP has been reviewed in the context of the revised proposed, which removes the over 55 years residential dwelling component and extends the number of aged care beds.</p> <p>Detail of the revised WMP is included in the Application report at Section 4.1.</p>	The development is compliant.
19.0	Safety and Security	<p>Town Centre Strategy:</p> <p>Cl. 9.5 states that solid fencing above 0.8m is discouraged on street frontages</p>	<p>A minor variation to a section of wall adjacent to the emergency exit door and stairs on the Hamilton Street frontage is proposed as part of this Application.</p> <p>This wall section is proposed with a minor variation in height ranging from 1.2m to 1.5m, for a total length of approximately 6.0m. This section of fencing is provided for security at this point of exit. Approval is therefore sought for this minor variation.</p>	The approval of this small section of wall along the Hamilton Street frontage with a minor additional height range of 700mm to 400mm to ensure the emergency exit door is visually shielded from the public realm is respectfully sought.

ANNEXURE 4
Traffic Impact Statement
Transcore



Proposed Aged Care Facility Extensions

27 Hamilton Street & 68-70 Old Perth Road, Bassendean

Transport Impact Statement

The TIS has not been updated to reflect the modified development as it would produce no different conclusions to that which it currently contains, as noted at Section 4.2 of Planning Application Report.

PREPARED FOR:
Aegis Aged Care Group

February 2018

Document history and status

Author	Revision	Approved by	Date approved	Revision type
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1.0 Introduction

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

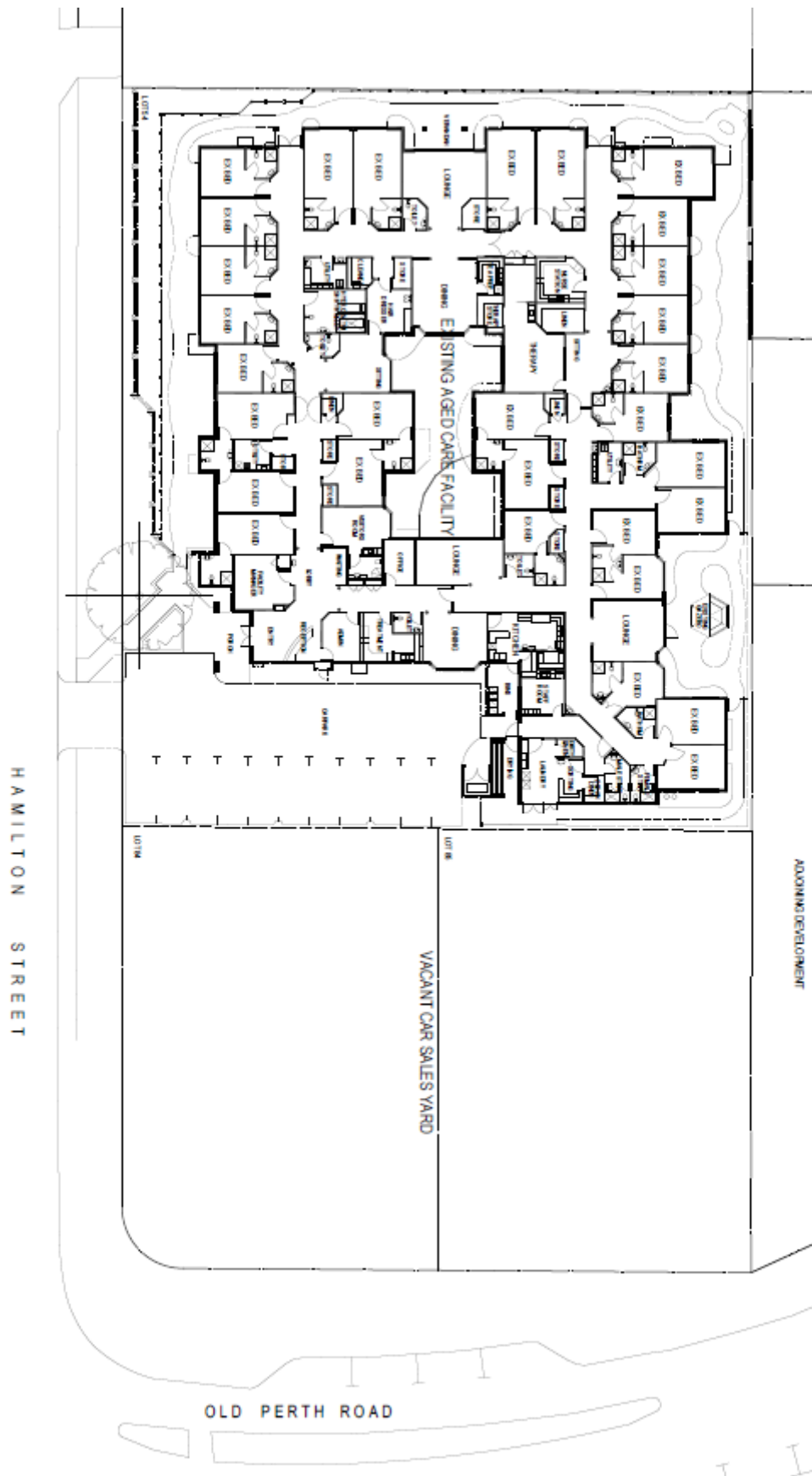


Figure 2: Existing situation

2.0 Proposed Development

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 219m²);
- ✚ 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

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

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 our traffic volumes are detailed in Figure 6.

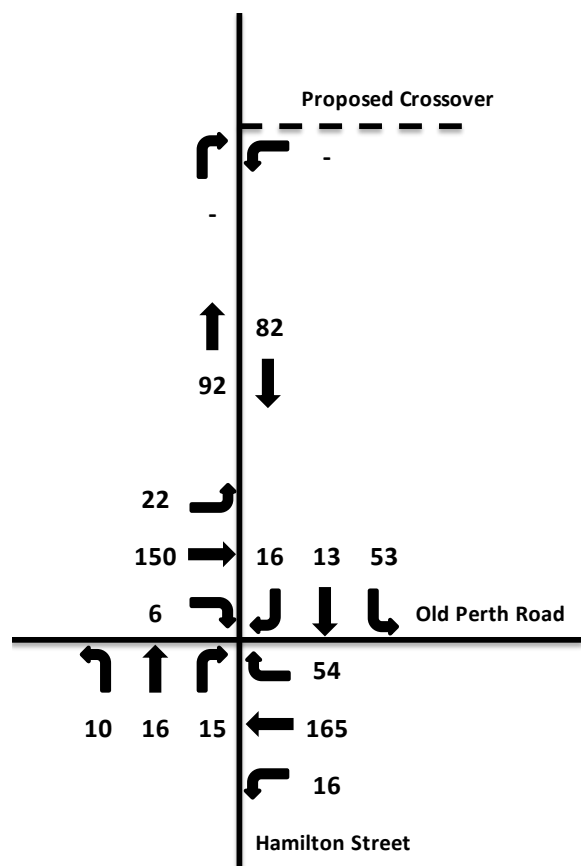


Figure 6: Existing traffic flows near subject site (survey results) – Weekday PM peak hour

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 <10,000m ²	219	1.21	0.125	265	27	14	13
Total				417	45	23	22

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.

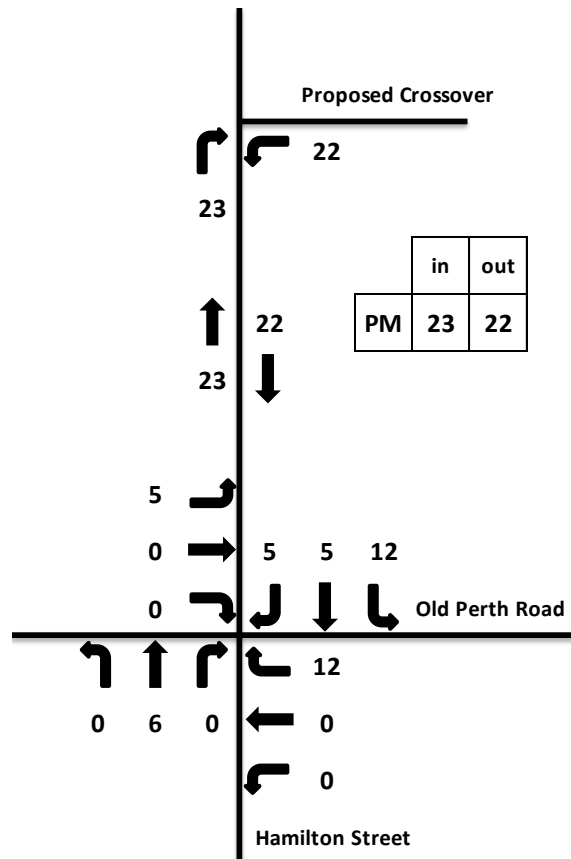


Figure 7: Additional traffic generated by the proposed development – Weekday PM peak hour

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

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.

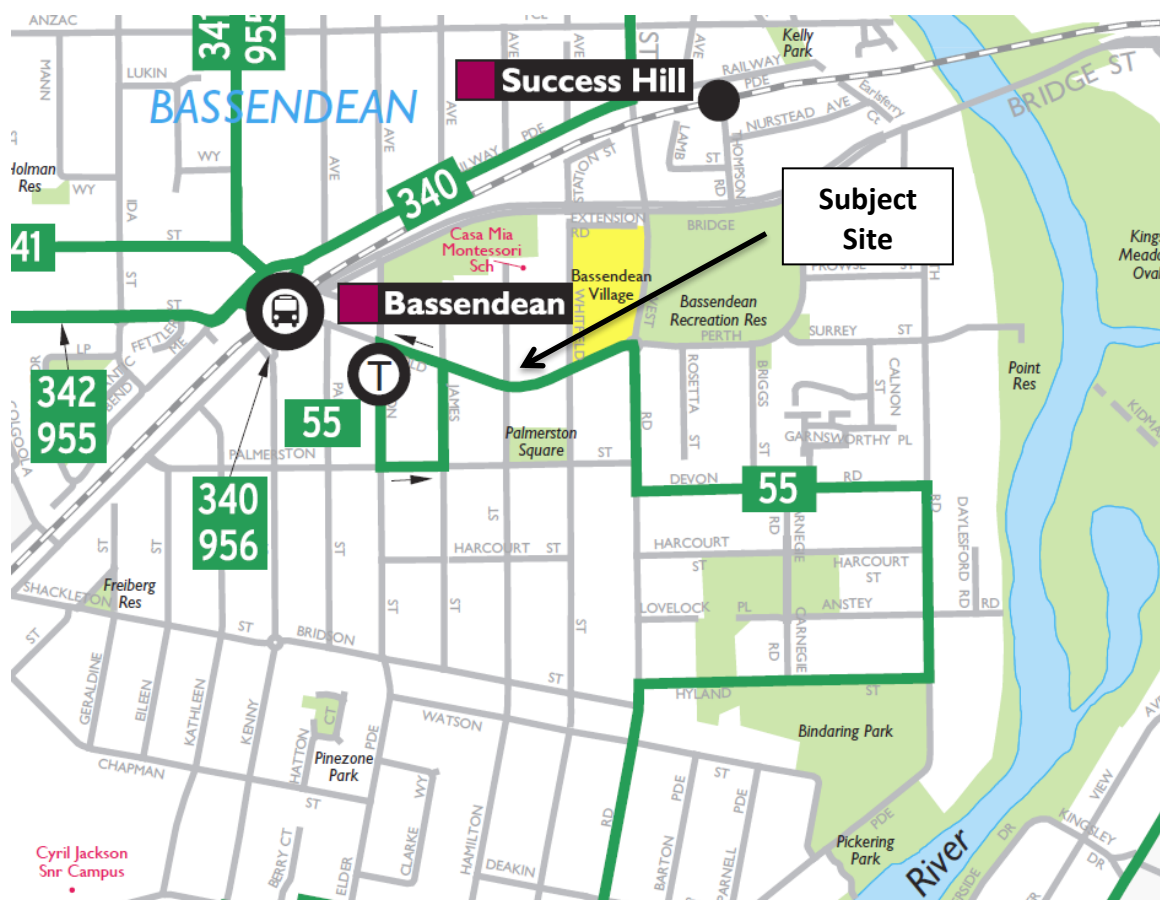


Figure 8: Public transport services (Transperth Maps)

9.0 Pedestrian Access

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.

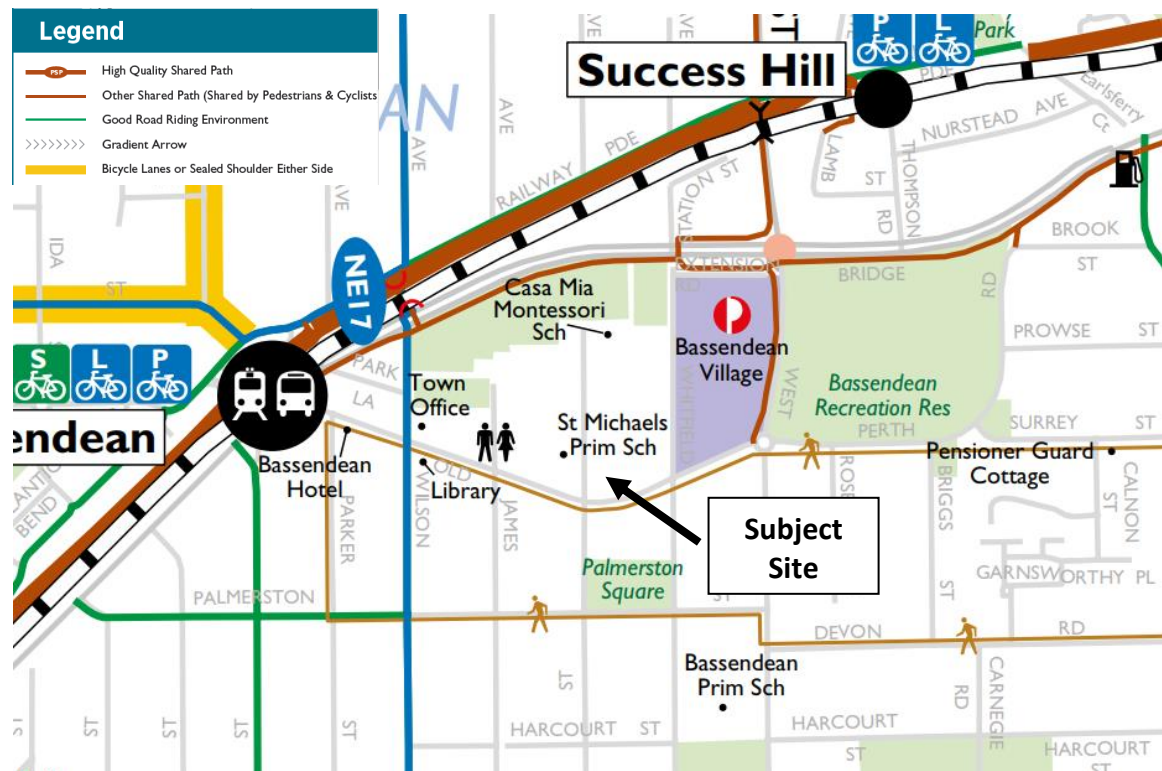


Figure 9: Extract from Perth Bicycle Network (Department of Transport)

11.0 Site Specific Issues

No site specific issues were identified within the scope of this assessment.

12.0 Safety Issues

No safety issues were identified within the scope of this assessment.

13.0 Conclusions

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.

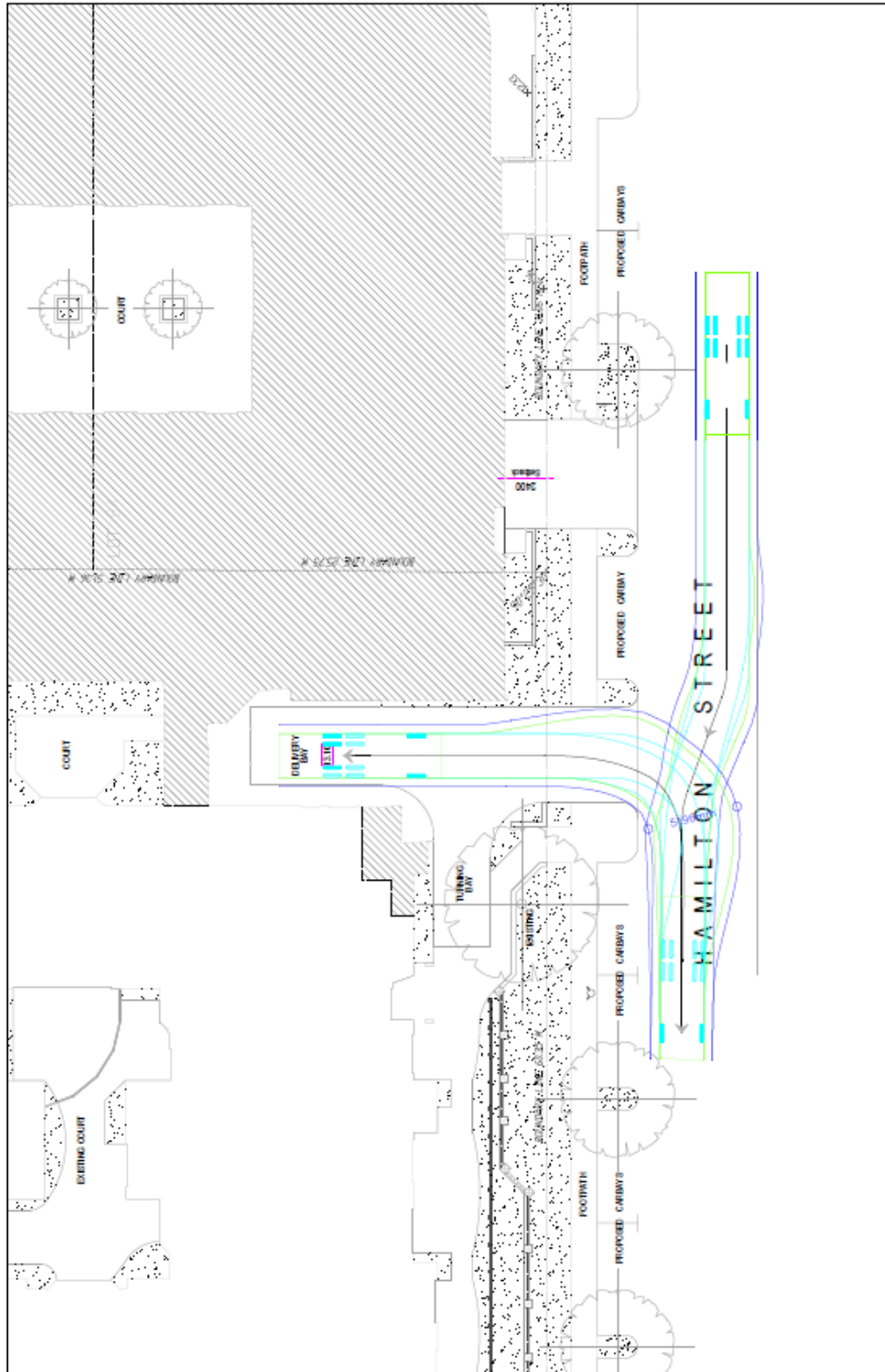
It is concluded that the findings of this Transport Impact Statement are supportive of the proposed aged care facility extensions.

Appendix A

PROPOSED DEVELOPMENT PLANS

Appendix B

SWEPT PATH ANALYSIS



Aegis Bassendean

Turn Path Analysis - 9.25m Suez Waste Truck
Truck Reverse Entry into Loading Area

LEGEND

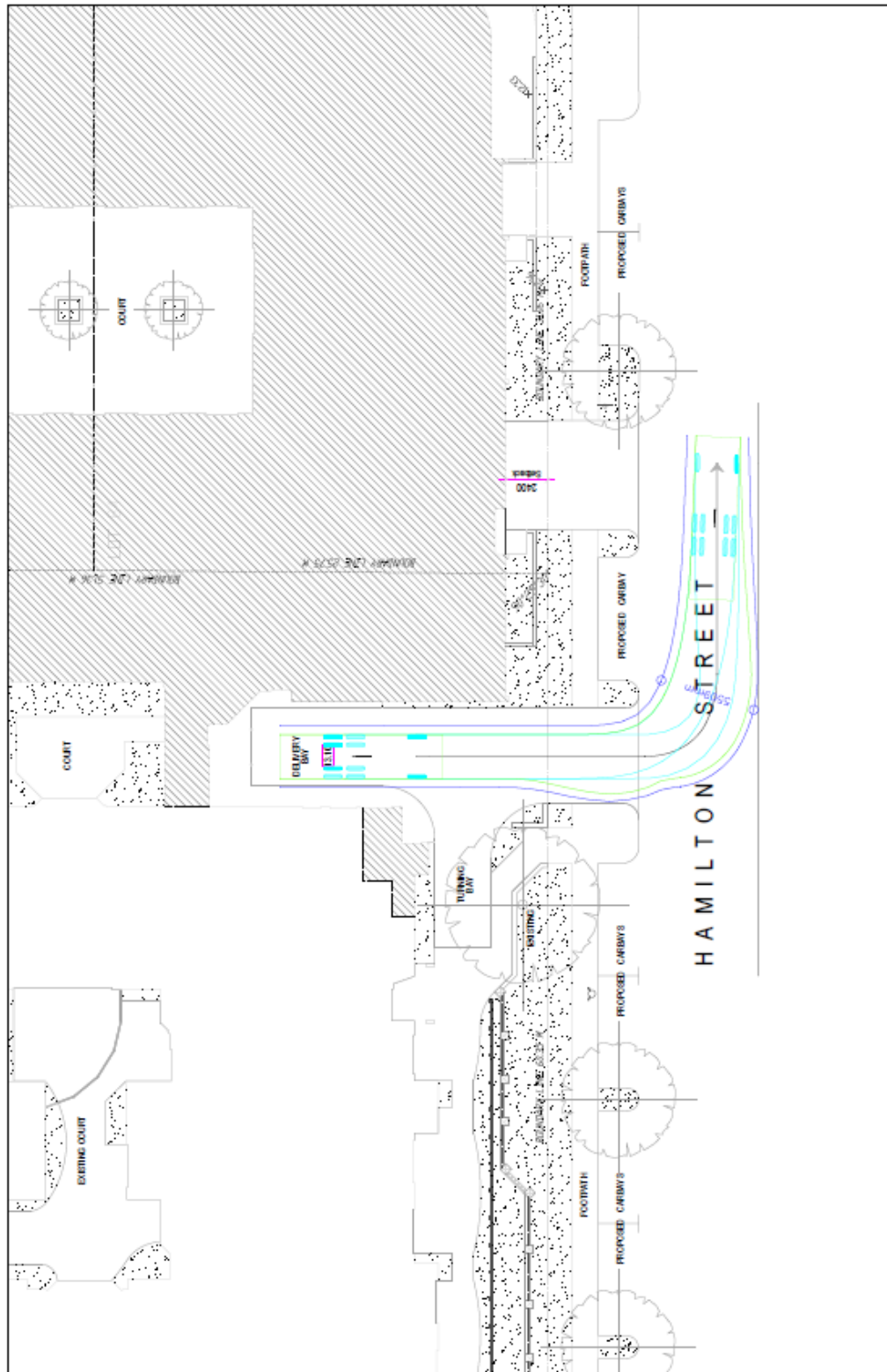
Vehicle Body
Wheel Path
500mm Clearance

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

ANNEXURE 5

Contaminated Site Auditor Advice

11 January 2016

Michael Cross
Aegis Aged Care Group
90 Goodwood Parade,
Burswood,
WA 6100

Dear Michael,

Re: Status of Contaminated Site Audit
Lots 84 & 85 Old Perth Road, Bassendean, Western Australia

1. Introduction

Aegis Aged Care Group (the 'Client') has engaged myself (Vanessa Bryant) to undertake a contaminated sites audit and produce a Mandatory Auditors Report (MAR) for the site located at Lots 84 & 85 Old Perth Road, Bassendean, WA (hereafter referred to as "the Site").

The site has historically been used as a service station, car workshop and more recently a car yard. A Development Approval (DA) has been issued by the Western Australian Planning Commission (WAPC), with the lots to be combined in to one land parcel.

Condition 2 of the planning approval states:

"Prior to commencement of subdivision works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required" and that "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".

In accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Environment Regulation in order to "sign off" that the above mentioned condition has been met

2. Works Completed

Strategen were engaged to conduct environmental assessments for the site. I have reviewed the following reports prepared by Strategen.

- Strategen Environmental (July 2015) Preliminary Site Investigation, Lots 84 & 85 Old Perth Road, Bassendean



- Strategen Environmental (December 2015) Detailed Site Investigation, Lots 84 & 85 Old Perth Road, Bassendean

Following my review of the two above mentioned reports, I confirm the following.

- The Auditor is satisfied that the information contained in the reviewed reports are generally complete, accurate and compliant with the requirements of the Department of Environment Regulation (DER) Contaminated Sites Guidelines, National Environment Protection (Assessment of Site Contamination) Measure and other relevant published technical guidance.
- The assessments were sufficient to define the potential extents and types of contaminated media with an appropriate level of confidence.
- Investigation methodologies were sufficient to assess risk.
- Based on the results of investigation there is soil and groundwater contamination which requires remediation and management to ensure that the site is suitable for the proposed development.

3. Nature and Extent of Contamination

Investigations conducted confirmed the following.

- Presence of surficial ACM fragments and asbestos fines in soil.
- Concentrations of heavy metals (nickel, lead and zinc) and total recoverable hydrocarbons (TRH) above the adopted assessment criteria in soil.
- Concentrations of dissolved heavy metals across the site (aluminium, copper and zinc), VOCs (benzene, toluene, ethylbenzene, styrene [vinyl benzene] and vinyl chloride) and naphthalene above adopted groundwater criteria within a perched groundwater zone.
- Soil and groundwater contamination is unlikely to pose a risk to human health or the environment in the context of the current use (commercial/industrial purposes), however remediation would be required to ensure that the site is suitable for the proposed use.

4. Works Required

Strategen make the following recommendations, which I concur with.

- Further investigation of groundwater should be undertaken before developing a groundwater management plan for implementation during construction.
- Soil remedial works and/or management of asbestos, heavy metal and hydrocarbon impacted soils are required.
- Remedial works will require the preparation of a Remedial Action Plan (RAP), which will detail the approach and methodology for the remediation/management of the impacted soil and groundwater.
- Following the successful remediation and/or management of the impacted soils in accordance with the approved RAP, a Site Remediation and Validation (SRV) report will need to be prepared.

Note that the soil remediation works are best conducted as part of development works as access to site soils beneath existing infrastructure is required.



It is therefore my recommendation that these works be allowed to be completed prior to issue of the MAR and approval and reclassification of the site (subject to their review) by DER. The remediation will allow the intent of the condition (i.e. ensuring the site poses no unacceptable risk to human health in the context of the proposed use) to be met.

5. Concluding Remarks

I trust that this information is suitable for your purposes at this time. If you (or any other relevant party) have any questions or would like to discuss further, please do not hesitate to contact me on 0419 951 532 or vanessa.bryant@senversa.com.au.

Yours sincerely,

Vanessa Bryant

Principal
Contaminated Sites Auditor (WA)

VB/CS

ANNEXURE 6
Stormwater Management Plan
BPA Engineering



Bassendean Aged Care

Stormwater Drainage Management Plan

PREPARED FOR

Montague Grant
Architects

Document Information

Project Name	Bassendean Aged Care
BPA Project	M09417
Document Title	Stormwater Drainage Management Plan
Client	Montague Grant Architects

Document Control

Revision	Description	Date	Prepared	Checked	Approved
A	Draft issued for information	15/09/2017	AB	ARW	ARW
B	Issued for Information	22/07/2020	ARW	PDS	PDS

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1. Executive Summary

BPA Engineering (BPA) was commissioned by Montague Grant Architects (MGA) on behalf of Aegis Aged Care Group (Aegis) to produce a stormwater management plan for a new aged care facility proposed to be built on Lots 84 and 85 Old Perth Road, Bassendean. The lots are under the jurisdiction of the Town of Bassendean (ToB).

The Town drainage policy no. 14 requires managing the critical 1 in 20-year storm event. Initial geotechnical investigation suggests the site is unsuitable for soakage of stormwater.

To cater to council requirements, a detention system and pump unit was proposed to be installed under the lower ground floor parking. Detention storage is provided to attenuate flows prior to discharge to the council system. The total storage volume provided in the detention tank to cater for critical storm events was approximately 27m³.

2. Introduction

BPA have been commissioned to undertake a stormwater drainage management plan for the proposed development at Lot 84 (#68) and Lot 85 (#70) Old Perth Road, Bassendean 6054. The site is within the jurisdiction of the Town of Bassendean.

Based on schematic design by Montague Grant Architects, the development is a 4 storey + lower ground floor aged care development for Aegis. Please refer to Appendix A for supplied architectural drawings.



Figure 1: West Elevation, Received Design Drawings (Montague Grant Architects 2020)

This plan outlines the water quantity and quality management measures required to satisfy Town of Bassendean relevant stormwater drainage policies for the proposed development.

3. Existing Conditions

3.1. Site Features and Location

The site is bounded by Hamilton Street (West), Existing Bassendean Aged Care site (North), Lot 45 (East), and Old Perth Road (South).

Lot 84 is currently mostly gravel surfaced with half the lot area being asphalt paving. Lot 85 features include an existing commercial building and a storage shed with asphalt paving for access. ToB drainage information shows an existing side entry pit on Old Perth Road, south of Lot 85. The site area is approximately 1845 m². The site is located approximately 1km west of the Swan River. Department of Water flood maps (Appendix E) suggest that the site is outside the 100-year flood fringe.

Survey information supplied the site surface generally falls from North to South along Hamilton Street, and West to East along Old Perth Road. Site surface levels are between 12.8 m (North-western corner of lot 84) and 11.2 m AHD (South-eastern corner of lot 85).



Figure 2: Site Aerial August 2017

3.2. Site Geology

The Perth Metropolitan Region Geological Atlas (WA 1985) indicates the area is characterised as:

- "SAND - as S8 over sandy clay to clayey sand of the Guildford Formation of eolian origin".

Initial geotechnical investigation by ATC Williams on 15/09/2017 (Appendix F) indicates the possible presence of clayey soils at shallow depth, and mentions that the site is unlikely to be suitable for stormwater disposal on site.

Site excavation by BPA (September 2017) found perched groundwater approximately 300mm below the surface.

Based on the geotechnical investigation and site excavation by BPA the infiltration of stormwater on site is not a practical solution, therefore discharge to the council system is recommended.

3.3. Site Hydrology

Based on correspondence with the geotechnical engineer ATC Williams (Appendix F) we understand that previous geotechnical investigations conducted on the nearby sites in 2012 and 2013 reported the groundwater levels at the site to be between 0.6m and 4.2m below ground level: approximately 10.9m AHD and 7.8m AHD respectively. BPA site excavation in September 2017 found perched groundwater 0.3m below natural surface.

3.4. Existing Drainage Infrastructure

A site visit by BPA in September 2017 indicates no existing dedicated stormwater drainage for impervious areas, it is assumed that the entire lot runoff currently discharges to road reserve.

Based on ToB as constructed information, drainage pits and pipe alignments in Old Perth Road run towards the east.

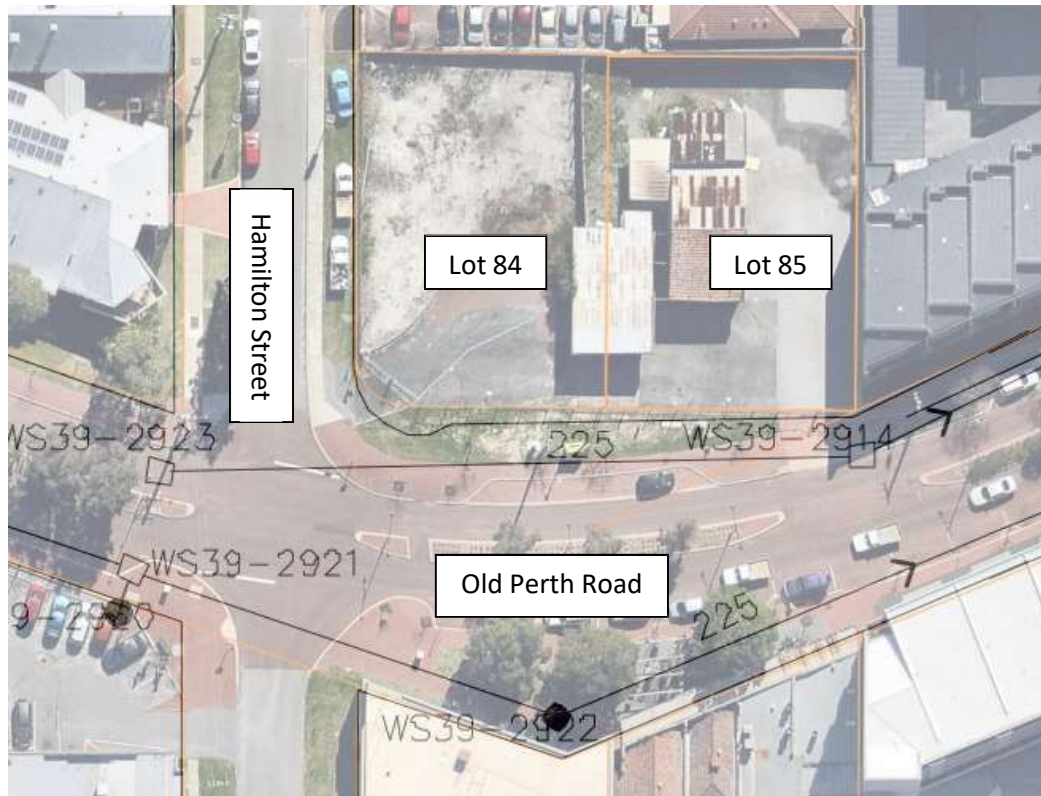


Figure 3: Site Aerial and Town of Bassendean stormwater drainage overlay

Existing side entry pit (SEP) WS39-2914 is located south of the existing Lot 85 crossover. The SEP is on an alignment which flows from west to east, assumed to discharge towards the Swan River. No existing pit and pipe infrastructure is shown in Hamilton Street. Refer Appendix D for existing stormwater drainage information received from ToB.

4. Proposed development

4.1. Proposed Works

The proposed development is a four storey plus lower ground car parking aged care facility. The building has one main courtyard with rooves generally falling towards the exterior perimeter of the building. Access to the lower ground floor parking is from Hamilton Street. The proposed development is over the entire area of Lots 84 and 85.

4.2. Catchment Information

Roof areas and hard landscaping are proposed over approximately 99% of the site area. Catchment information is outlined in Table 1 Below.

Description	Runoff Coefficient (C)	Pre-Development		Post-Development	
		Equivalent Impervious Area ($A_{imp,pre}$)		Equivalent Impervious Area ($A_{imp,post}$)	
		m ²		m ²	
Roof	1	310	310	1464	1464
Hard Landscaping	0.9	845	761	379	341
Soft Landscaping	0.3	690	207	2	0.6
Total	Site area: 1845m ²		1278		1806

Table 1: Catchment Information

5. Stormwater Quantity Management

The purpose of this management plan is to satisfy Town of Bassendean stormwater drainage criteria, protect public using the facilities from flooding, and provide an efficient and maintainable stormwater drainage management solution.

Rainfall runoff from critical storm events must be kept away from habitable areas. Runoff is conveyed away from the proposed buildings and structural and non-structural controls are used to meet design requirements below.

5.1. Council Drainage Criteria

Town of Bassendean stormwater drainage criteria is outlined in local planning policy number 14. The first preference is for onsite disposal of stormwater via infiltration into the subgrade. It is our understanding the town will consider connection to the council stormwater drainage system if the site is in clayey soils or high groundwater.

Based on council correspondence (Appendix C) the 1 in 20-year event is required to be contained on site. BPA recommends the detention of stormwater prior discharge to council system in lieu of on-site infiltration, due to evidence of perched groundwater and clayey soils.

5.2. Stormwater Detention

There is an array of stormwater detention systems which can be employed to manage stormwater on-site however are dependent on hydrological, geometrical, geotechnical and cost constraints.

Based on the proposed building layout, levels, and existing ground conditions we recommend the use of an in-situ cast concrete detention tank below the proposed lower ground parking. Due to height and layout restrictions and position of the council system connection point, we recommend a pump unit is used to convey stormwater to a silt pit within the site boundary. The silt pit will trap any sediment prior to gravity discharge to the council pit.

5.3. Hydrological Data and Inflow

Intensity-Frequency-Duration (IFD) data was obtained from the Bureau of Meteorology (BOM). Please refer Appendix B for BOM IFD data.

An assessment was carried out to determine peak flows and resulting stormwater volumes due to runoff from impervious areas.

5.4. Hydraulic Design

Based on geotechnical information the hydraulic conductivity (k_h) of the subgrade was assumed to be very low. As such, a system providing detention storage only was chosen for the site. The system assumes no infiltration is possible in the in-situ soil.

ToB provided a standard calculation spreadsheet using the modified COPAS equation to determine the required on-site storage. Based on council correspondence (Appendix C), this is the preferred method of calculation for council submission.

The modified COPAS Equation (Appendix D) was used to calculate the critical storm and required detention. The total impervious area was 1806 m². For a 1 in 20-year ARI, the critical event was the 30-min storm. Based on an obtained pre-development flow rate of 11.6 l/s, the calculated restrictive orifice diameter was 100mm. The calculated required storage was 26.6m³. The tank system capacity was based on the allowable inflow volume during the critical storm event. Detention tank inlets from roof and hard catchments are to be confirmed during detailed design. The pump unit is to be sized to cater for the required detention volume of 27m³ and consider the capacity of the restricting device inside the silt pit.

5.5. 100 Year Flood Management

Overland flow paths are provided around the site. Natural surface falls are maintained along the building envelope. Trapped courtyards are provided with a pit and pipe system which allows excess stormwater to overflow to the lower ground floor stormwater detention tank. A high-level gravity overflow pipe is provided to the boundary silt pit.

The Department of Water flood data shows both Lot 84 and Lot 85 are outside the 100-year flood fringe. Refer Appendix E for the 100-year Swan River flood map received 14/09/2017.

5.6. Structural Controls

To attenuate flows prior to discharge to the council system, detention is provided in an underground concrete tank below the parking surface. A silt pit is provided within the site boundary to trap sediment prior to discharge to the council system. A 100mm diameter 'T' piece is fitted inside the silt pit to restrict outflows to the council system. To increase the safety factor of the system and decrease risk of overflow during the 20-year event, the volume in the pit and pipe system is not considered for detention.

Detention volumes are outlined in Table 2 below:

Description	Approximate Detention Volume Provided
	m ³
Concrete detention tank	27
Pits and pipes	Not included

Table 2: Site detention

Events higher than the 20-year storm are conveyed via a high-level overflow pipe from the detention tank to the boundary silt pit and bubble up in the Old Perth Road verge.

5.7. Non-Structural Controls

Site maintenance staff will be responsible for maintaining any litter filters / traps that are needed for management of gross pollutants. The waste will be picked up on a regular basis.

6. Stormwater Quality Management

Stormwater is routed via a silt pit to capture any sediment and gross pollutants. The 1 in 1-year or the "first flush" event is captured via the on-site detention system and routed via the detention tank and pump unit. Silt pits are provided prior discharge to the detention tank for parking and roof catchments. Pump outflow is routed via the boundary silt pit to capture any remaining sediment.

There is no significant runoff expected from the lower ground parking, the proposed pits will mostly capture nuisance water.

Stormwater detention systems will be designed for storm intensities up to the 20-year ARI to manage quantity, this means the 1-year 1-hour storm is included in the capture flow rate, and

provided periodic maintenance is conducted, pollutants (if present) will be removed from the system prior to disposal into the council system and downstream catchments.

7. References

Town of Bassendean. 2017. TOWN OF BASSENDEAN POLICY MANUAL.

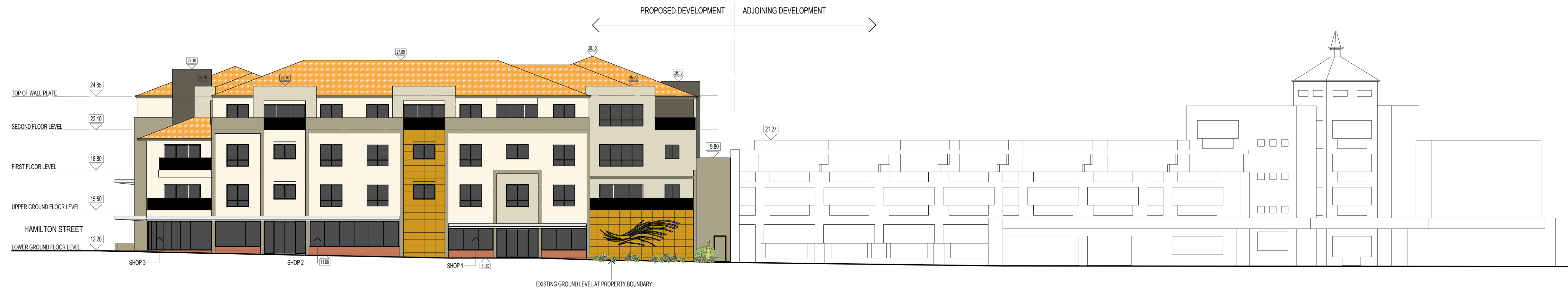
WA Department of Water. 2016. "Decision process for stormwater management in WA." July.
Accessed 2017.

https://www.water.wa.gov.au/data/assets/pdf_file/0007/8683/110370.pdf.

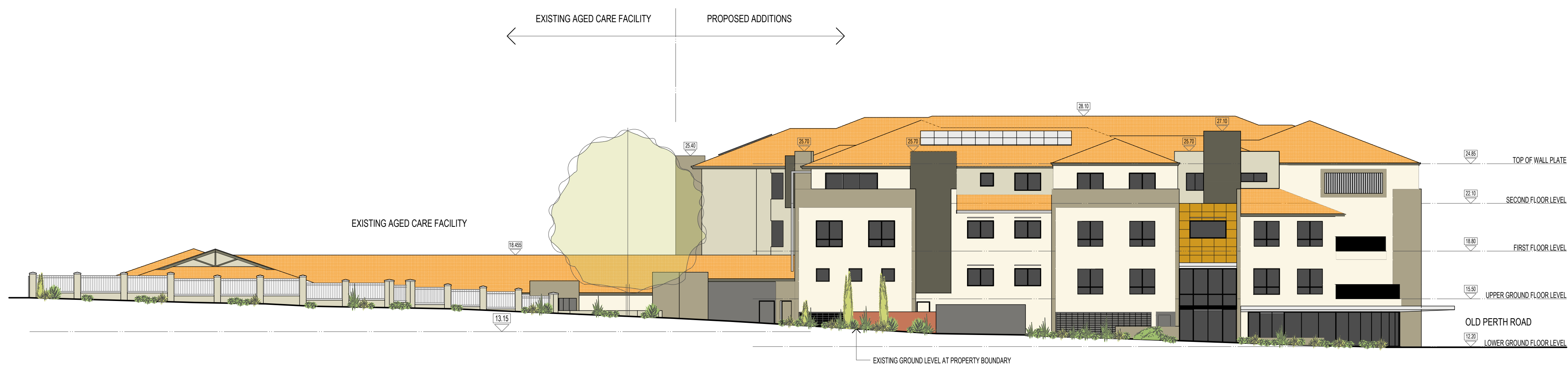
—. 2017. Perth Groundwater Map.

WA. 1985. Perth Metropolitan Region Geological Atlas.

Appendix A – Architectural Drawings



SOUTH ELEVATION (OLD PERTH ROAD)



WEST ELEVATION (HAMILTON STREET)

Appendix B – BOM Data

IFD Design Rainfall Intensity (mm/h)

Issued: 14-Sep-17

Location

Label: Bassendean

Requested Latitude -31.9049 Longitude 115.9517

Nearest gri Latitude 31.9125(S) Longitude 115.9625(E)

		Annual Exceedance Probability (AEP)						
Duration	Duration in	63.20%	50%#	20%*	10%	5%	2%	1%
1 min	1	97.8	108	143	168	193	229	258
2 min	2	84.9	93.4	121	141	162	191	216
3 min	3	76	83.8	109	128	147	174	196
4 min	4	69.1	76.3	99.9	117	135	160	180
5 min	5	63.6	70.2	92.3	108	125	148	167
10 min	10	46.4	51.5	68.1	80.2	92.5	110	123
15 min	15	37.4	41.5	54.9	64.6	74.4	88.1	99.1
30 min	30	24.9	27.5	36.2	42.5	48.9	57.9	65.1
1 hour	60	16.1	17.7	23.2	27.1	31.3	37.2	42
2 hour	120	10.3	11.3	14.7	17.3	20	24.1	27.5
3 hour	180	7.95	8.71	11.3	13.3	15.5	18.8	21.6
6 hour	360	5.12	5.6	7.29	8.64	10.1	12.4	14.4
12 hour	720	3.3	3.61	4.71	5.58	6.56	8.04	9.35
24 hour	1440	2.1	2.31	3	3.53	4.1	4.97	5.71
48 hour	2880	1.33	1.46	1.87	2.17	2.46	2.9	3.26
72 hour	4320	1.01	1.11	1.42	1.62	1.81	2.1	2.32
96 hour	5760	0.838	0.92	1.17	1.32	1.47	1.69	1.85
120 hour	7200	0.728	0.798	1.01	1.14	1.27	1.45	1.58
144 hour	8640	0.652	0.714	0.902	1.02	1.14	1.3	1.42
168 hour	10080	0.596	0.652	0.826	0.942	1.05	1.21	1.32

Appendix C – Council Correspondence and Criteria

Alex Briscan

From: Nicole Baxter <nbaxter@bassendean.wa.gov.au>
Sent: Monday, 11 September 2017 1:36 PM
To: Alex Briscan
Cc: Trent Macpherson (tmacpherson@bassendean.wa.gov.au)
Subject: Town's Storm Water Drainage Lot 68 and 79 Old Perth Road
Attachments: Modified COPASEQ5 Rev01.xls; STD-13.pdf; ASSET SERVICES - Application for Permits 2017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Alex

Town of Bassendean stormwater connection and the procedure.

Not all properties within the Town can connect to the Towns drainage network.

The Towns first preference is for onsite disposal of stormwater where appropriate ie. properties are to contain stormwater on site in soak wells. (**sandy soils**)

If stormwater infiltration is not achievable within the property (the property has **clay, high water table, other**) the following process is to be followed:

Town of Bassendean has a Stormwater policy, this shall be adhered to . Planning policy No 14 *link provided*
http://www.bassendean.wa.gov.au/profiles/bassendean/assets/clientdata/document-centre/policies/section_1.pdf

- Application form to be completed and returned with supporting documents, being;
- Geotechnical report
- Drainage design. Being and not limited to;
a site plan indicating roof/paved area, proposed soakwell locations and sizes, indicating containing 1:20yr stormwater event, proposed silt pit –within the property boundary and indicating the restrictive orifice ‘T’ piece as per COPAS calculator, proposed new manhole where the private drainage connection meets the Towns existing drainage infrastructure.
- Completed COPAS calculation sheet

Asset Services will review their design and supporting documents.

If the application is approved, a conditional approval letter is returned to applicant advising of the conditions and the following shall be paid prior to construction.

- Stormwater Drainage Connection Security Deposit - (Refundable) \$ 995.00 (as per financial year fees and charges)
- Stormwater Drainage Assessment to Connect to the Town’s Drainage Network -Administration Fee(Non Refundable) \$ 1,275.00(as per financial year fees and charges)
- Drainage Infrastructure Contribution Fee – (Non Refundable) \$ 2,231.00(as per financial year fees and charges)

Nicole Baxter

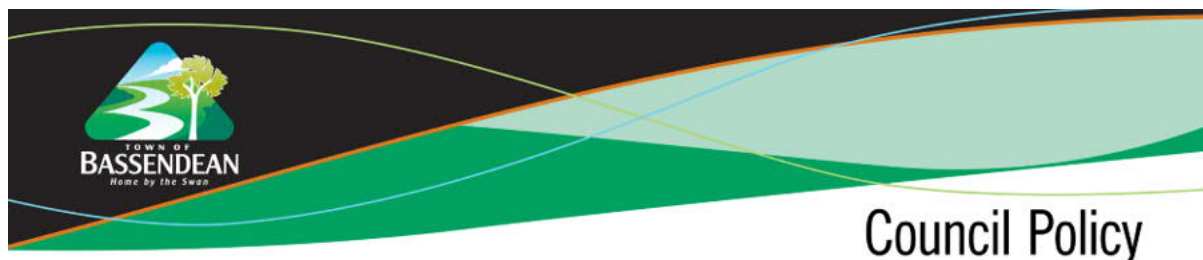
Engineering Design Officer
Town of Bassendean

Phone (08) 9377 9000
Direct Line (08) 9377 9025
Facsimile (08) 9279 5416

Email: nbaxter@bassendean.wa.gov.au
Web: www.bassendean.wa.gov.au

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LOCAL PLANNING POLICY NO. 14 - ON-SITE STORMWATER POLICY

1.0 OPERATION OF THIS PLANNING POLICY

This planning policy has been prepared in accordance with Part 2 of the Town Planning Amendment Regulations 1999.

2.0 PURPOSE OF THIS POLICY

The purpose of this policy is to:

1. Clearly outline the circumstances in which the Town will permit a connection to the Town's drainage system.
2. State the design standards that the Town will have regard to in assessing applications to connect to the drainage system; and
3. Outline the conditions that will be imposed on any approval to connect to the drainage system.

3.0 APPLICATION OF THE POLICY

This policy applies to any application for new development that proposes to connect to the Town's drainage system.

4.0 BACKGROUND

Urbanisation leads to changes in both the quantity and quality of water that is delivered to receiving waters. The built environment has many sources of pollutants that can contaminate stormwater as it passes through the catchment, including metals, oils, petrol, organic debris, litter, silt and dust, fertilisers, animal waste, pesticides and detergents.

Within the Town of Bassendean, there are areas which have soils that are largely clay in nature. As a result, stormwater runoff may pool on the surface of properties due to reduced capacity to infiltrate the soil. Traditionally, Council has permitted this stormwater to be discharge into the stormwater system via a silt trap and temporary on site storage system.

Increases in housing density and infill development have increased demand from developers to have private stormwater disposed via the Town's street drainage system. However, this system was designed several decades ago for road stormwater runoff only. Even with over capacity margins built into the system there is likely to be increasing pressure on the Town's drainage systems and its ability to effectively drain the area during storm events.

There is also concern about the quality of stormwater discharging into the drainage system and into water bodies, such as the Swan and Canning Rivers, particularly from industrial areas. Stormwater runoff from urban areas carries sediments and pollutants, such as nutrients and heavy metals from impervious surfaces. Unmanaged, the cumulative impact of these pollutants can result in considerable damage to the environment.

To address this issue, the Town of Bassendean proposes that all new drainage applications for connection and drainage to the Town's stormwater system be assessed against Sections 5 and 6 of this policy.

5.0 ASSESSMENT PROCEDURE

The Town will only permit applications to connect to the Town's stormwater system, in the following circumstances:

- a) all on-site stormwater retention options have been investigated and exhausted;
- b) only developments in areas where the natural soil is high in clay content, and deemed unsuitable for on-site disposal via infiltration, shall be considered for connection to the Council's stormwater system. This should be verified as part of the geotechnical investigation in addition to the site classification and it can be demonstrated by a qualified civil engineer to the Town's satisfaction that on site disposal is not feasible ;
- c) if connection to the Town's stormwater system is necessary in industrial areas, that the stormwater discharging from the area be independently tested, in accordance with the Unauthorised Discharge Regulations 2004 enacted under the *Environmental Protection Act 1986*.

6.0 Design Requirements

6.1 Off-Site Drainage System

For pre and post development discharge calculation, the required discharge design storm shall be the minor system design ARI (Average Recurrence Interval) of the municipal drainage system, to which the storage will be connected. This is the 1 in 5 year ARI. The design storm for calculating the total storage volume above and below ground and for overall design of the on-site detention facility shall be the 1 in 20 year ARI.

A standard pre-development runoff coefficient of $C=0.35$ applies over the whole of the development area. Considering the post-development site conditions, a respective runoff coefficient appropriate for the development over the whole of the lot area will have to be found and applied. The underlying factor for the specification of this runoff coefficient is that the post-development site discharge is reduced to pre-development levels and is estimated on the basis, that flow rates within the downstream stormwater drainage and conveyance system will not be increased. For calculation of the PSD, the roof-to-gutter time of concentration shall be taken as 9 minutes for residential areas and 5 minutes to on-site facilities for commercial and industrial sites. The designer will then have to determine the permissible site discharge value, e.g. by using the Rational Method combined with a Hydrograph Estimation Method, and a suitable outflow regulating device will have to be designed to meet this requirement. Alternatively, the attached standard design can be utilised in accordance with the site discharge values and subsequent site storage requirements to be determined

Required Storage Volume:

Given the aforementioned, a respective storage volume appropriate for the development and the layout of the lot area will have to be found. Regarding the respective design storm durations, typically the critical storm duration that produces the largest required storage volume is longer than the time of concentration used for peak flow estimation. Therefore, corresponding storage volumes must be determined for a range of storm durations to find the maximum storage required. This value will have to be logically comprehensible from the hydraulic calculations.

Depth of Underground Storage:

The base level of any underground storage system must be such that the flow stormwater into the Town's adjacent street stormwater system is possible. The applicant must be able demonstrate this as part of the design process.

Point of Discharge:

The point of discharge into the municipal drainage system will have to be determined through consultation with Council. In some cases, an extension of the municipal drainage system may be required at the developer's cost and to the specification and satisfaction of the Town of Bassendean.

Application Procedure

Applicants wishing to connect to the Town's drainage system are required to complete the modified COPAS equation for stormwater retention which is available on the Town's website, and an example of which is shown on Appendix 1.

The onus is on the property owner to fully design the internal stormwater system and submit a comprehensive stormwater drainage plan to Council, for approval by the Director Operational Services, prior to the commencement of works. All surveys for existing invert levels and pipe alignment etc are the responsibility of the owner to obtain. This design be carried out and certified by a consulting engineer. These plans and specifications for this system must be to the Town's satisfaction.

A comprehensive stormwater plan is to detail sizes and types of all materials, invert levels, pit levels – top and bottom, design return period, site retention capacity and outlet capacity for the design return period and grades of all pipes.

Where there is an existing manhole, gully or side entry pit within the verge and within the extent of the frontage of the property, a connection from the silt pit may be made directly to that structure (provided levels are suitable). If there is no manhole, gully or side entry pit within the property frontage, and a stormwater pipe exists within the verge.

Where the Town has no drainage infrastructure accessible from the property the Town may extend the Town's network or provide an outlet structure on the kerb at the owner's cost. Where an outlet structure is provided the stormwater exiting at the kerb will then flow down the road to the nearest road gully at the same cost.

The Town may construct a manhole over the pipe as per the sketch detailed on appendix 2. The property owner shall be responsible for all costs associated with the construction of the manhole.

Conditions to be imposed on approvals to connect to the Town's Drainage System

The owner of the land, will be required to place a notification under section 70A of the Transfer of Land Act. 1893 as amended, to be placed on the Certificate(s) of Title advising of the stormwater detention system installation, the restrictions, drainage limitations and the requirement for the current and future property owners to maintain the detention system in good working order.

All works associated with connecting the internal system to the street drainage system are to be carried out by the property owner.

Prior to backfilling of trenches, the works are to be inspected by the Engineering Officer. All pipes and connection points to pits are to be easily visible by the inspecting Council Officer.

A security deposit of \$750 is to be lodged with Council prior to the commencement of works within the road reserve. This deposit is fully refundable at the completion of the works, provided that the site has been left in a clean and tidy state to the standard which existed prior to works commencing. Council will retain part or all of the deposit held should reinstatement works not be to the satisfaction of the Director Operational Services.

The Director Operational Services reserves the right to vary the deposit in line with the extent of the proposed works.

A fee is payable for connection to the Town's drainage network where all stormwater is disposed of into the Town's drainage system. Details of the fee is included in the Town's Schedule of Fees and Charges.

Permits for connection to the drainage system will be valid for a period of 2 years. If the works are not undertaken in this time a new approval will be required.

Regular maintenance of an on-site detention system is required to keep the system fully functioning and is the responsibility of the property owner. The required maintenance schedule and drawings will identify the key components of the system, their locations and will provide a tool to ensure that ongoing maintenance is carried out as required, including cleaning of accumulated debris from screens and removal of sediment from the base of the pit or tank.

Applicants are advised:

In the event of a severe stormwater or flooding event, that the Town of Bassendean drainage system may not have sufficient capacity to manage the stormwater from the subject lot. It is therefore essential that property owners make necessary

enquires to obtain suitable and adequate private insurance coverage for such events.

It is an offence under the Environmental Protection Act 1986 (WA) to discharge contaminants or discharge waste that will cause harm to the environment. Applicants are responsible for ensuring that they do not allow any contaminants to enter the retention system as overflow discharged water from the subject lot will subsequently enter the Swan River.

The uncertain and often inexact nature of stormwater management and flood mitigation, together with the increased level of liability and litigious potential of flooding, can pose an increased and unknown level of risk to property owners. The Town of Bassendean, its employees, servants and agents, shall not be held responsible for any loss, damage or injury (fatal or otherwise), whether to property or person, howsoever suffered by the Applicant, unless such loss is shown to have occurred due to the direct negligence of the Town of Bassendean.

APPENDIX 1

Worked example

Lot area = 800m²

Total roof and paved area = 500m²

Natural surface level = 7.5

Council stormwater system invert level = 6.1

From spreadsheet:

	M	N	O	P	Q	R	S	T
1	MODIFIED COPAS EQUATION FOR STORMWATER RETENTION							
2	Town of Bassendean							
3								
4	Lot Area (ha)				= 0.08			
5	Roof & Paved Area (ha)				= 0.0500			
6	Time of Concentration (mins)				= 5			
7	Predevelopment Flow (l/s)				= 5.04			
8	Orifice diameter (mm)				= 66			
9								
10			1 in 2yr	1 in 5yr	1 in 10yr	1 in 20yr	1 in 50 yr	1 in 100yr
11			cu.m	cu.m	cu.m	cu.m	cu.m	cu.m
12								
13	Maximum Storage Requ		1.24	2.50	3.45	5.03	7.63	9.82
14	T I M E							
15	minutes /hours							
16	5	5	0.94	1.80	2.47	3.44	4.94	6.23
17	6	6	1.07	2.05	2.81	3.88	5.54	6.95
18	10	10	1.24	2.50	3.45	4.81	6.88	8.73
19	20	20	0.52	2.10	3.29	5.03	7.63	9.82
20	30	30	-0.91	0.87	2.20	4.14	7.06	9.55
21	1	60	-6.66	-4.55	-3.00	-0.72	2.74	5.73
22	2	120	-20.37	-18.05	-16.25	-13.57	-9.60	-6.16
23	3	180	-35.26	-32.80	-30.90	-28.00	-23.61	-19.89
24	6	360	-82.43	-79.71	-77.60	-74.40	-69.28	-65.00
25	12	720	-181.09	-178.11	-175.71	-171.80	-165.81	-160.52
26	24	1440	-384.38	-381.09	-378.21	-373.50	-365.90	-359.35
27	48	2880	-799.49	-796.35	-793.09	-787.47	-777.73	-769.19
28	72	4320	-1218.99	-1216.94	-1213.88	-1208.00	-1197.82	-1188.06

Total storage volume = 5.03m³

Maximum tank depth = 7.5 – 6.1 = 1.4m

Use 1.2m dia x 1.2m deep tanks each with a volume of 1.36m³

Use 4 tanks (total volume) = 5.44m³

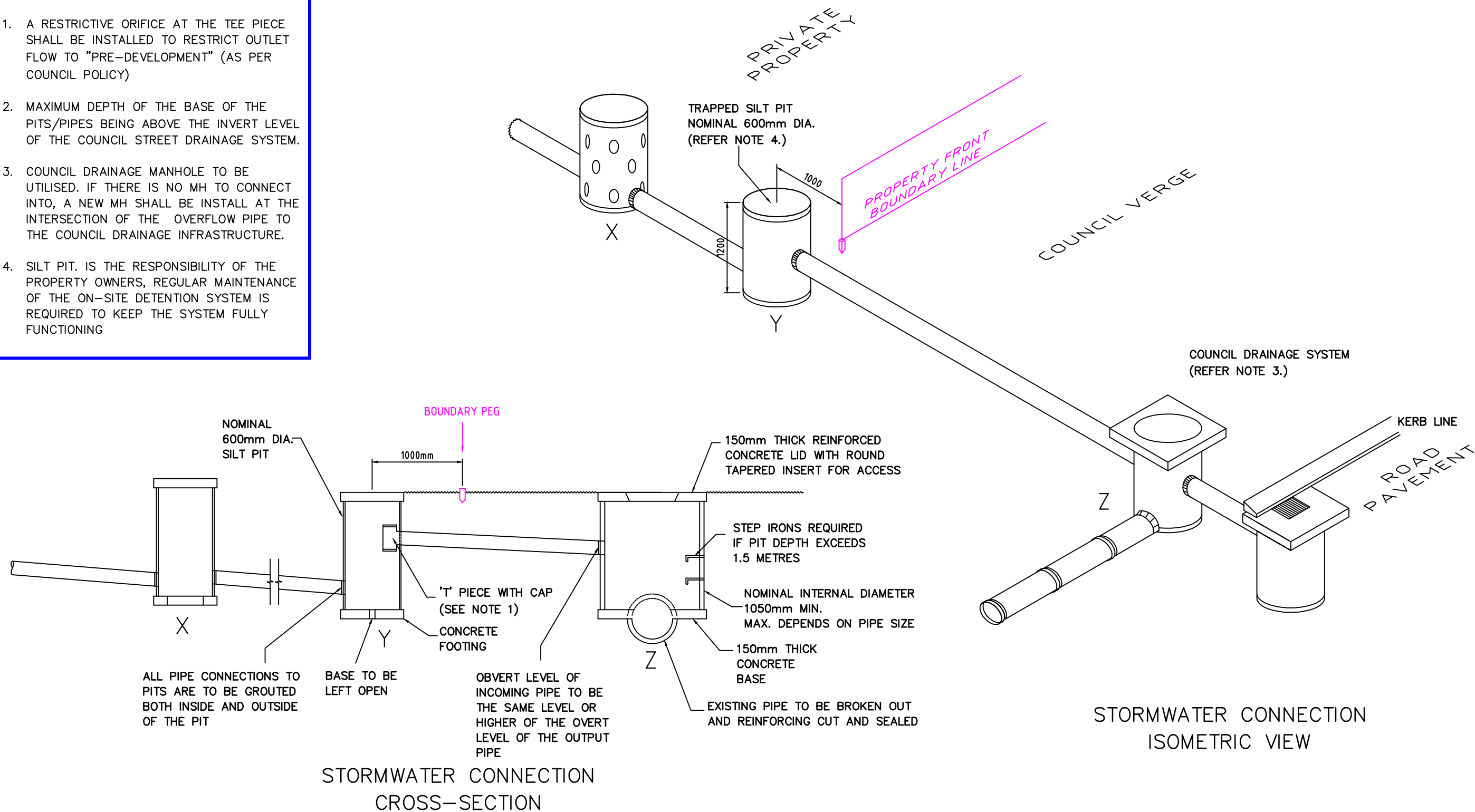
Outlet orifice diameter = 66mm (max)

Interactive Stormwater Retention Calculator (Modified COPASEQ5 Rev01.xls)
can be found on the Town's website.

The Appendix 2 Standard Stormwater Connection Details is currently draft, the updated drawing will be provided shortly.


NOTES:

1. A RESTRICTIVE ORIFICE AT THE TEE PIECE SHALL BE INSTALLED TO RESTRICT OUTLET FLOW TO "PRE-DEVELOPMENT" (AS PER COUNCIL POLICY)
2. MAXIMUM DEPTH OF THE BASE OF THE PITS/PIPES BEING ABOVE THE INVERT LEVEL OF THE COUNCIL STREET DRAINAGE SYSTEM.
3. COUNCIL DRAINAGE MANHOLE TO BE UTILISED. IF THERE IS NO MH TO CONNECT INTO, A NEW MH SHALL BE INSTALL AT THE INTERSECTION OF THE OVERFLOW PIPE TO THE COUNCIL DRAINAGE INFRASTRUCTURE.
4. SILT PIT. IS THE RESPONSIBILITY OF THE PROPERTY OWNERS, REGULAR MAINTENANCE OF THE ON-SITE DETENTION SYSTEM IS REQUIRED TO KEEP THE SYSTEM FULLY FUNCTIONING



							DATE	TITLE
						DRAWN		
						CHECKED		
						DESIGNED		
						APPROVED		
MODIFIED TO REFLECT COUNCIL POLICY ADOPTED NOV 2012	1	NOV'12	NB	KC				
REVISIONS	No	DATE	DRN	CHK	APP			

STANDARD DRAWING
STORMWATER CONNECTION



TOWN OF BASSENDEAN
ASSET SERVICES

48 OLD PERTH RD
BASSENDEAN WA
6054
ABN 20 347 405 108

Telephone: (08) 9377 9000
Facsimile: (08) 9279 5416
Email: mail@bassendean.wa.gov.au
www.bassendean.wa.gov.au

SCALE: N.T.S

DRG. NO. **TOB -STD-13**

SHT. REV.

A3

Appendix D – Stormwater Drainage Design Calculations and Site Plans

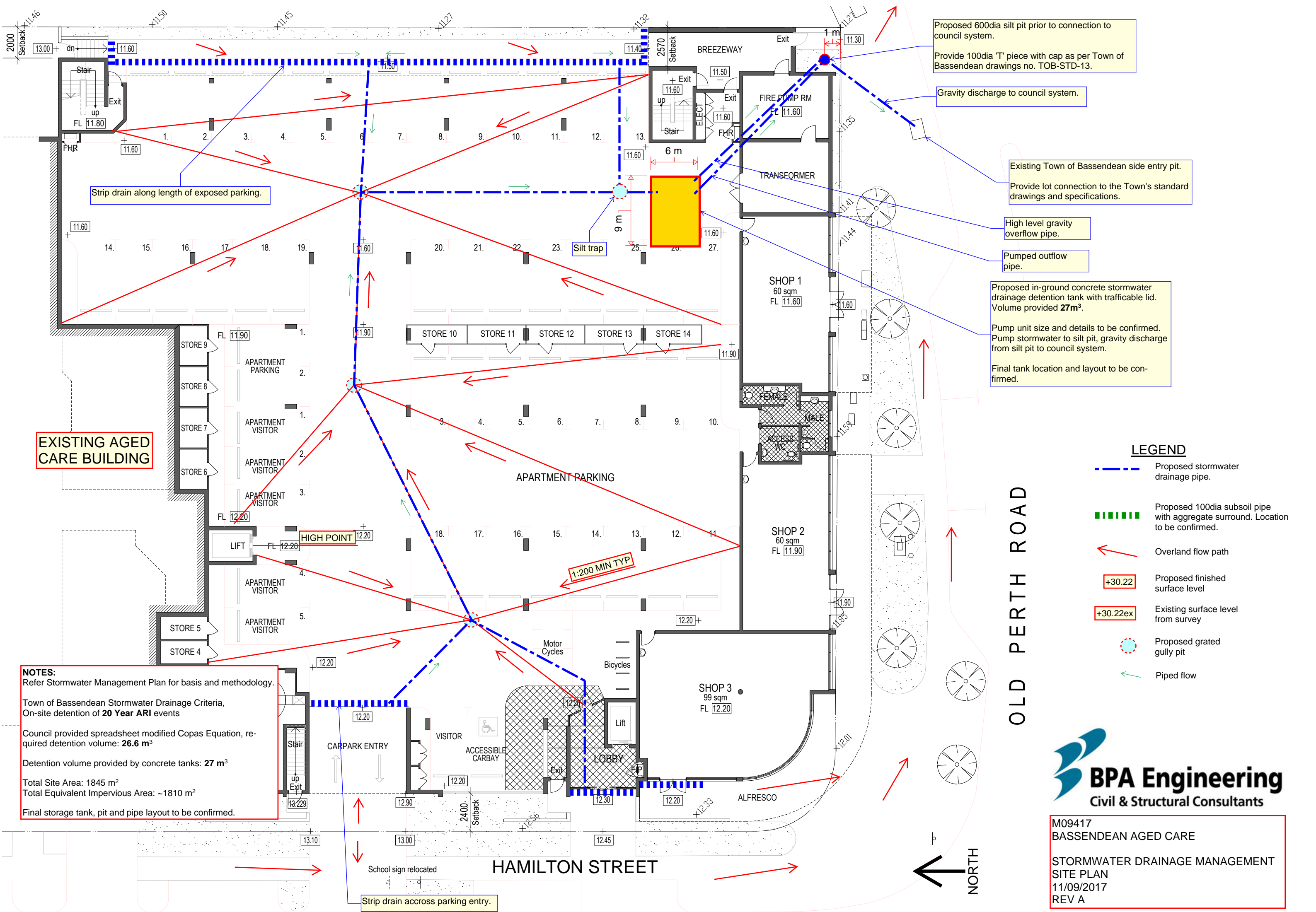
MODIFIED COPAS EQUATION FOR STORMWATER RETENTION

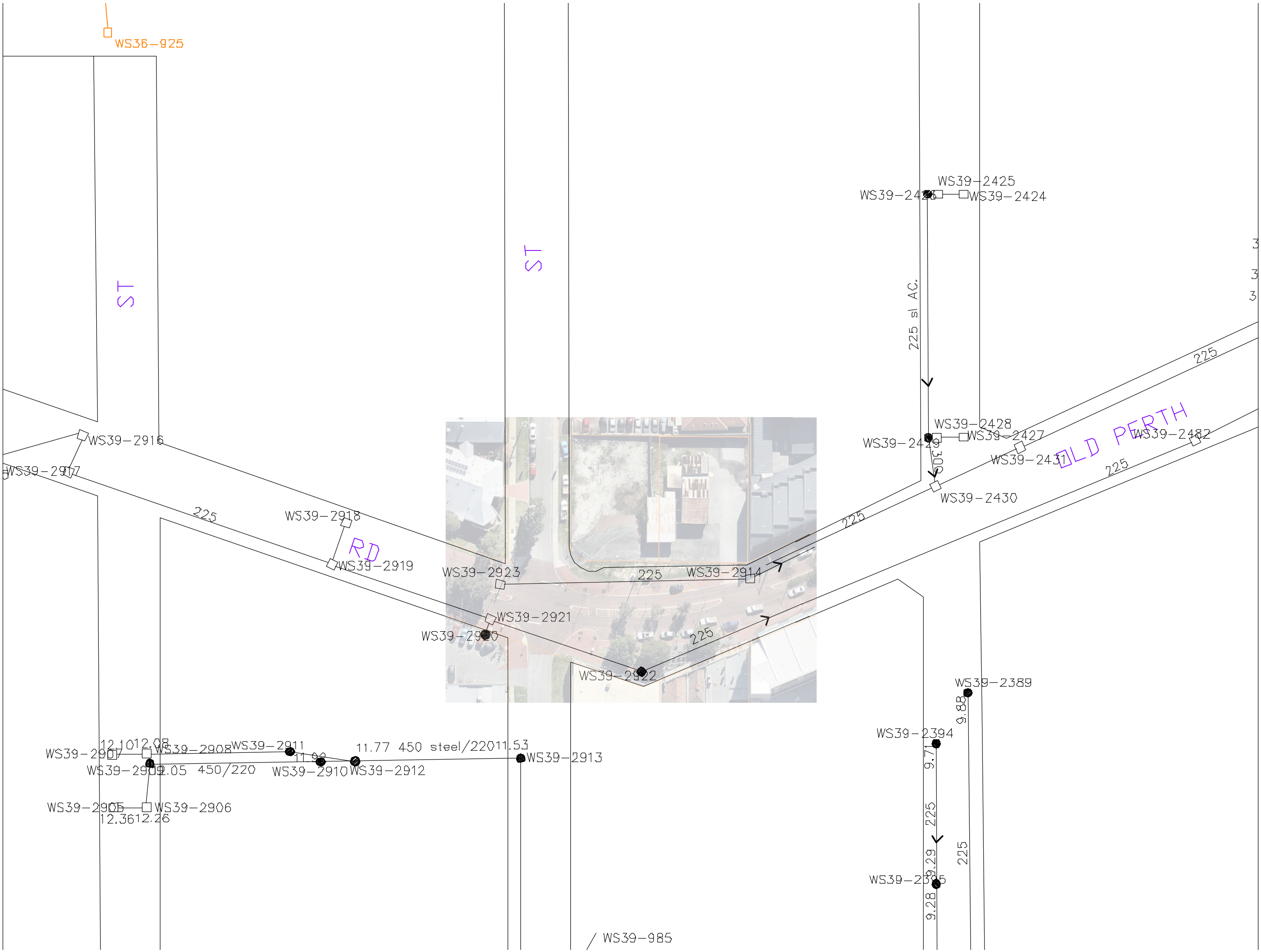
Town of Bassendean

Lot Area (ha) = 0.1845
 Roof & Paved Area (ha) = 0.1806
 Time of Concentration (mins) = 5
 Predevelopment Flow (l/s) = 11.6235
 Orifice diameter (mm) = 101

	1 in 2yr cu.m	1 in 5yr cu.m	1 in 10yr cu.m	1 in 20yr cu.m	1 in 50 yr cu.m	1 in 100yr cu.m
Maximum Storage Required	8.83	15.19	19.80	26.64	37.56	46.79

T I M E							
minutes /hours							
5	5	5.83	9.31	11.90	15.55	21.16	25.91
6	6	6.60	10.52	13.45	17.48	23.68	28.85
10	10	8.39	13.42	17.06	22.21	29.88	36.72
20	20	8.83	15.19	19.80	26.39	36.10	44.17
30	30	6.85	14.07	19.23	26.64	37.56	46.79
1	60	-4.04	4.73	10.86	19.66	32.80	43.93
2	120	-33.06	-23.01	-15.65	-5.07	10.19	23.17
3	180	-65.84	-54.83	-46.90	-35.24	-18.19	-4.05
6	360	-171.69	-158.63	-149.43	-136.11	-115.73	-99.16
12	720	-396.05	-380.36	-369.26	-352.32	-327.85	-306.96
24	1440	-861.77	-842.03	-827.79	-806.48	-774.48	-748.16
48	2880	-1818.88	-1794.23	-1776.09	-1748.80	-1706.22	-1671.06
72	4320	-2789.90	-2764.54	-2744.64	-2713.64	-2667.07	-2625.75





Appendix E – WA Department of Water 100-Year Flood Map

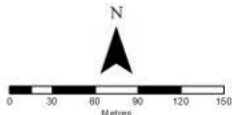
Lots 84 & 85 **Old Perth Road** **BASSENDAN**

LOCALITY MAP



LEGEND

- Lots 84 & 85 Old Perth Rd
- Stormwater Drains
- 1 in 100 (1%) AEP flood levels (m AHD)
- Floodway
- Flood fringe
- Floodway limit
- Extent of 1 in 100 (1%) AEP flooding
- Roads



Datum and Projection Information

Vertical Datum: AHD71
 Horizontal Datum: GDA94
 Projection: MGA Zone 50
 Spheroid: GRS80

Project Information

Client: Alex Briscan
 Map Author: Lidia Boniecka
 Task ID: B1305
 Compilation date: 14/09/2017
 Edition: Version 1

SOURCES

The Department of Water and Environmental Regulation acknowledges the following datasets and their custodians in the production of this map:

Railways - Landgate - 09/02/2016
 Road Centrelines, DU - Landgate - 01/02/2016
 Spatial Cadastral Database (SCDB) - Landgate - 01/05/2017
 SwanCoastPlain Central Feb 15cm Orthomosaic -
 Landgate15 - 23/03/2015



Government of Western Australia
 Department of Water and Environmental Regulation

This map is a product of the Department of Water and Environmental Regulation and was printed on 14/09/2017.
 This map was produced with the intent that it be used for display purposes at the scale of 1:5,292 when printed at A4.

While the Department of Water and Environmental Regulation has made all reasonable efforts to ensure the accuracy of this data, the department accepts no responsibility for any inaccuracies and persons relying on this data do so at their own risk.



Appendix F – Geotechnical Investigation

**Excerpt from initial geotechnical investigation by ATC Williams, correspondence received 15.09.2017 below:
Final geotechnical investigation is in progress.**

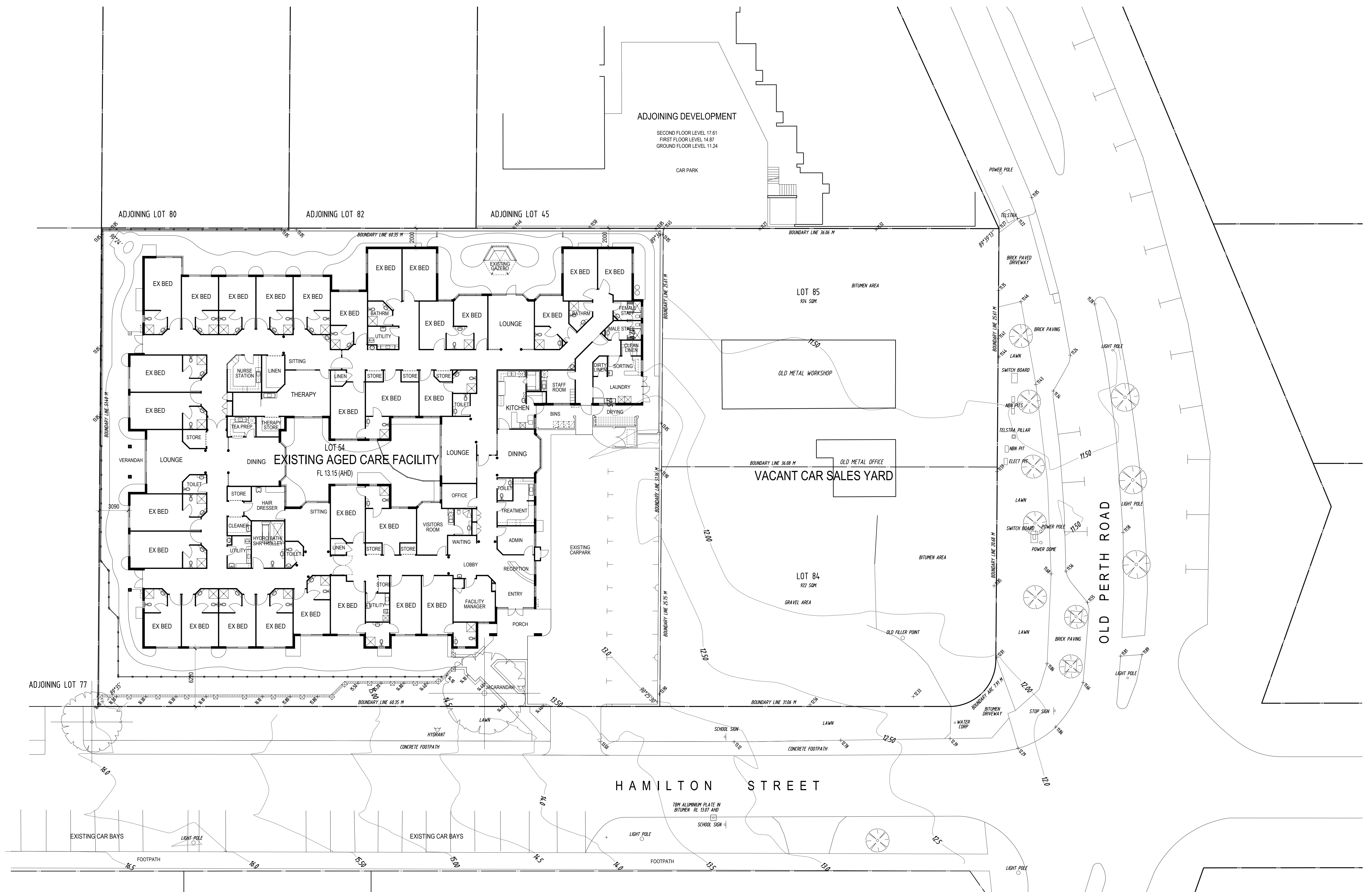
" The available geological map for the area indicates the site to be underlain by thin Bassendean sand over clayey soils of the Guildford Formation. The Perth groundwater atlases (1st and 2nd editions) indicate groundwater levels at the site to be between 11.5 m AHD and 2.7 m AHD respectively.

The previous geotechnical investigations conducted on the nearby sites in 2012 and 2013, reported the groundwater levels at the site to be between 0.6 m and 4.2 m below ground level which corresponds to elevations of between approximately 10.9 m AHD and 7.8 m AHD.

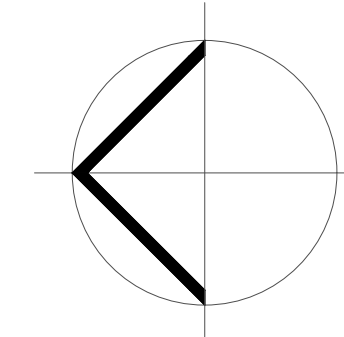
The site surface slopes to the east from approximately 13 m AHD at the northwest corner to approximately 11.5 m AHD at the southeast corner of the site.

Due to the possible presence of clayey soils at shallow depth it is very unlikely that the site will be suitable for the stormwater disposal at the site.

The stormwater will likely be discharged into the public stormwater system using subsoil drains installed at the site perimeter to prevent accumulation of groundwater on the top of the low permeability clayey soils. "



SITE PLAN 1:200



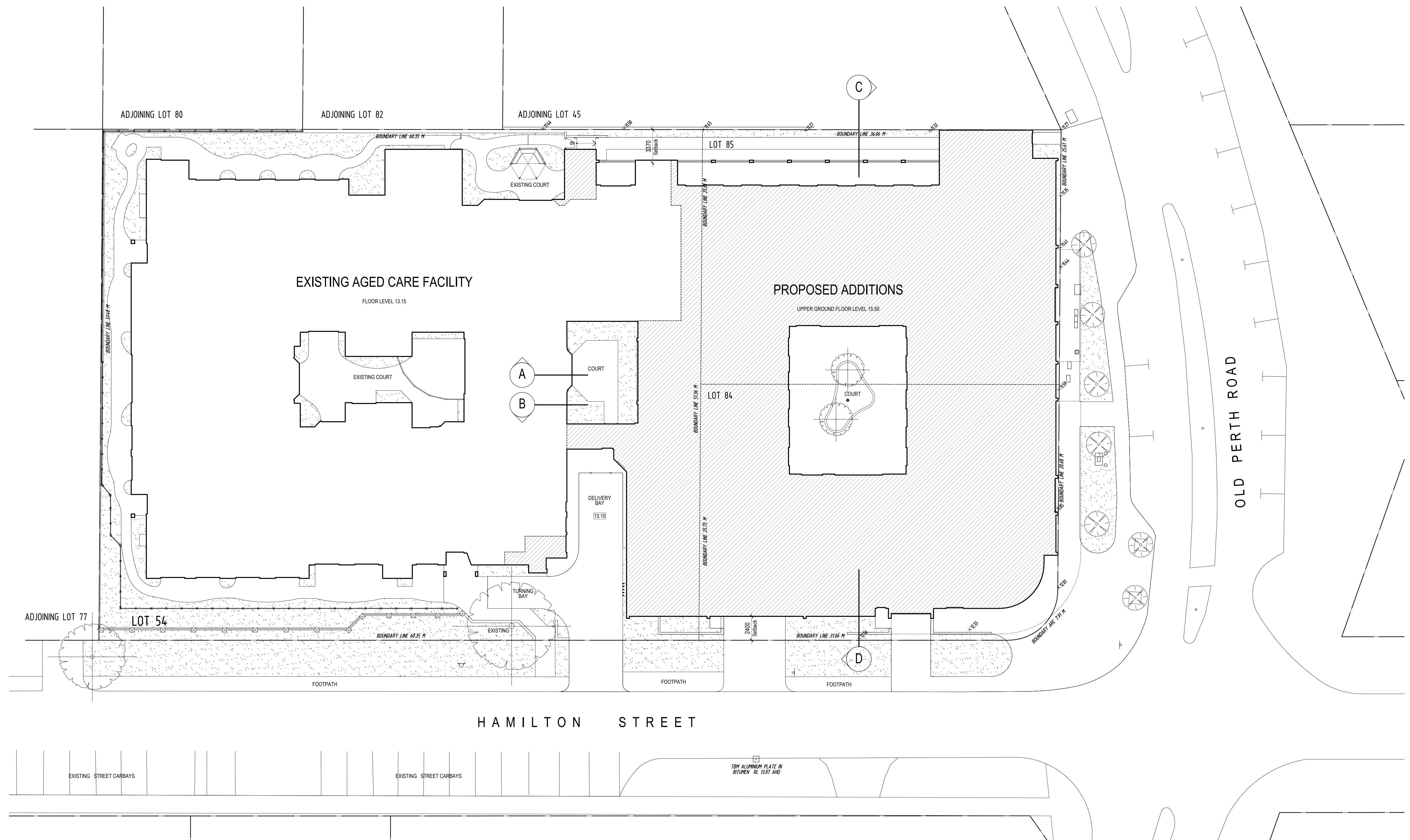
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SITE ANALYSIS PLAN
AGED CARE GROUP PTY LTD
BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSEDEAN
TOWN OF BASSEDEAN

19.15
JOB NO
DRAWN MGA
SCALES 1:200

EX1
DRG NO
DATE JULY 2020
ISSUE D.A.

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SITE PLAN 1:200

AEGIS BASSENDEAN ALTERATIONS & ADDITIONS

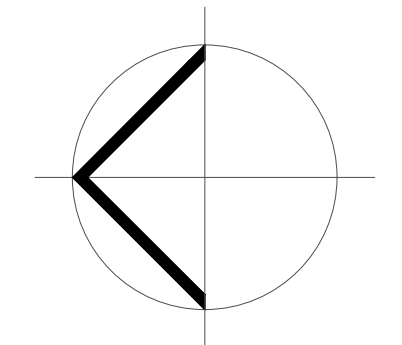
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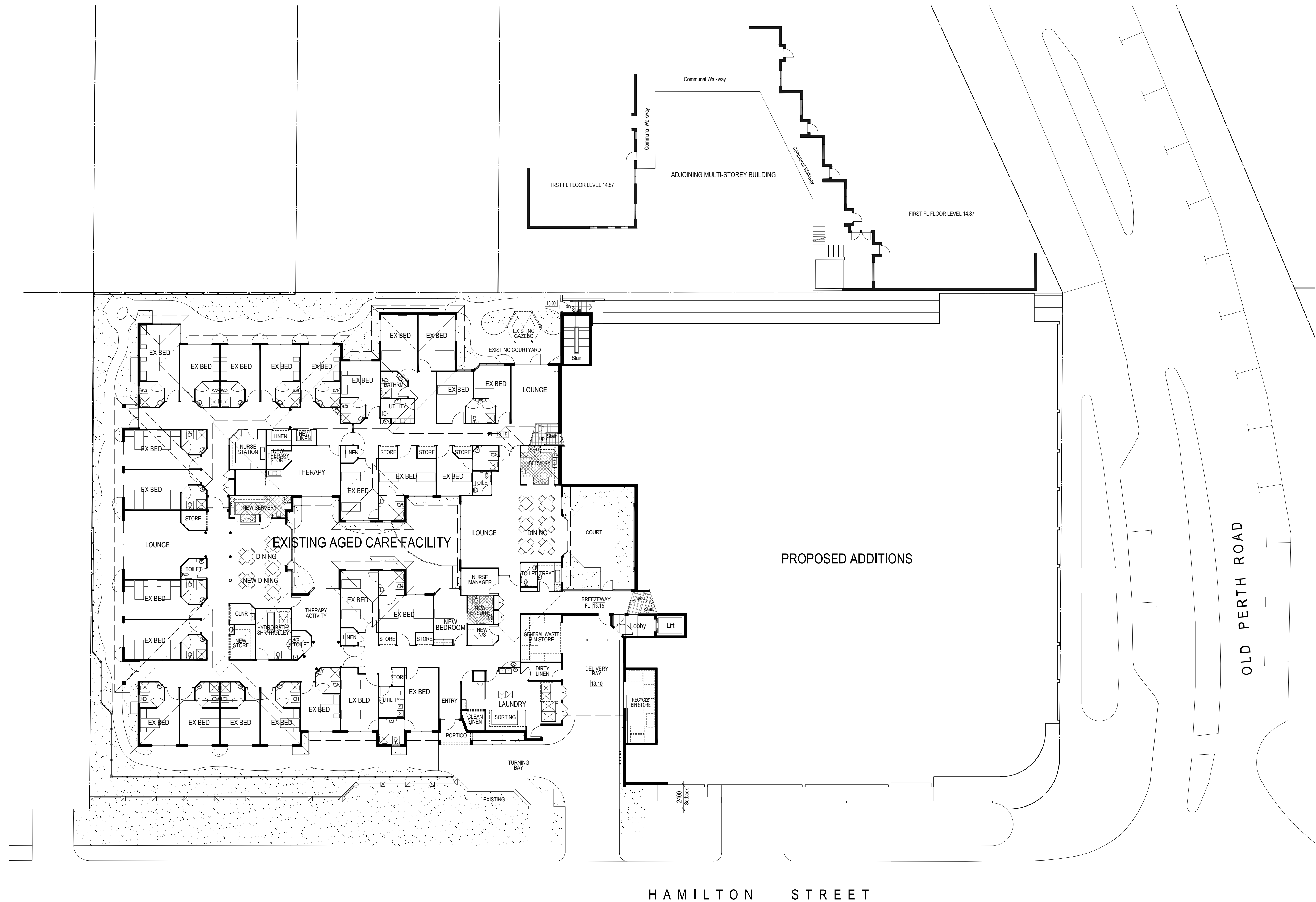
SITE PLAN
 CLIENT AGED CARE GROUP PTY LTD
 JOB BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS
 SITE LOTS 54, 84 & 85 OLD PERTH ROAD
 BASSENDEAN
 TOWN OF BASSENDEAN

19.15
 JOB NO
 DRAWN MGA
 SCALES 1:200

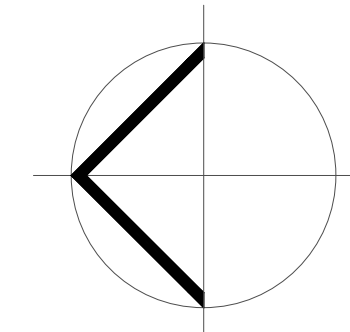
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 DRG NO
 DATE JULY 2020
 ISSUE D.A.

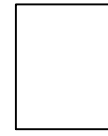
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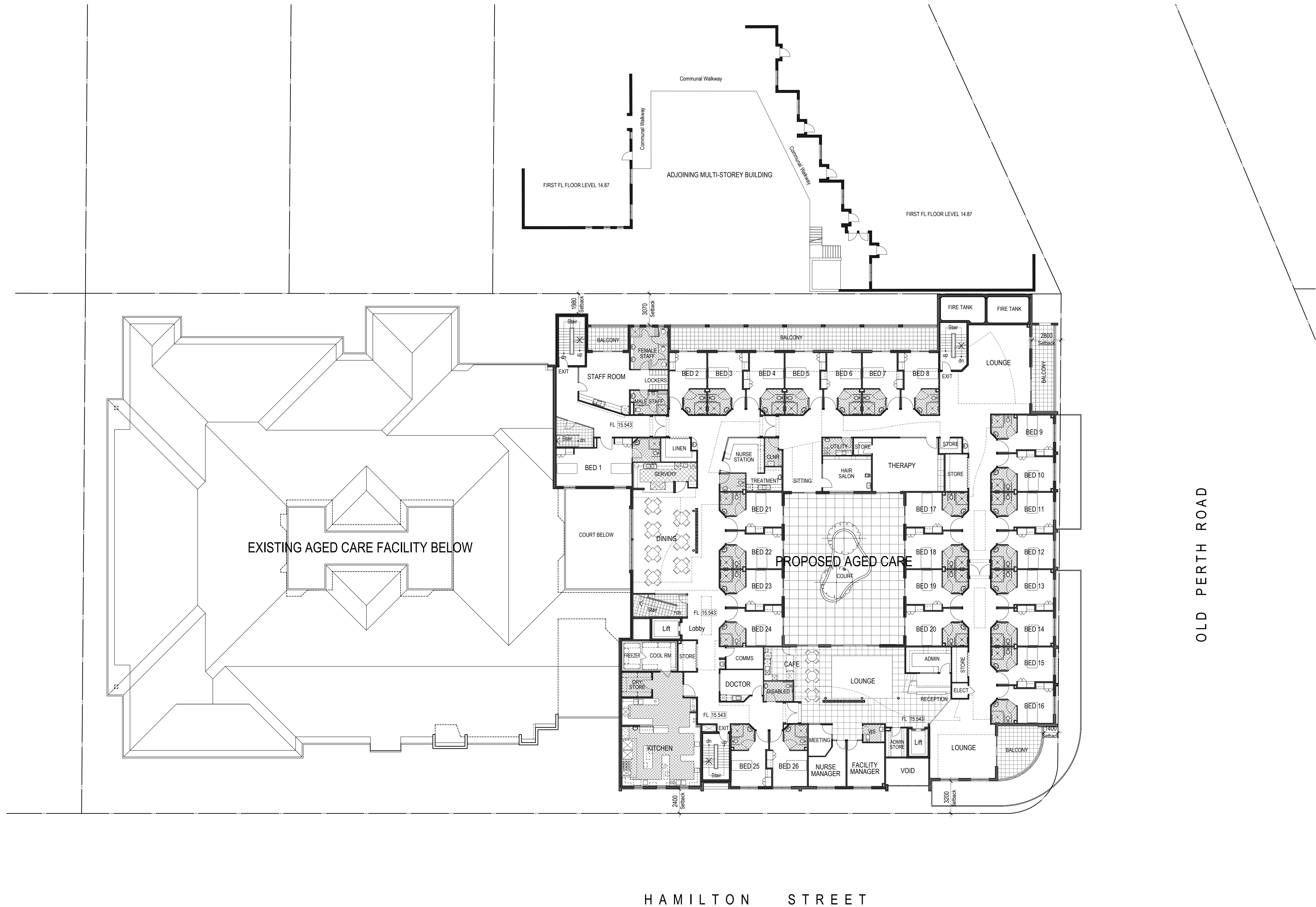




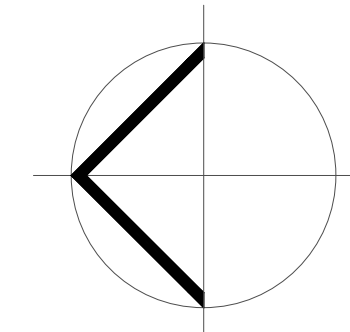
UPPER GROUND FLOOR 1:200



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DRAWING	UPPER GROUND FLOOR	JOB NO	19.15
CLIENT	AGED CARE GROUP PTY LTD	DRAWN	MGA
JOB	BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS	DATE	JULY 2020
SITE	LOTS 54, 84 & 85 OLD PERTH ROAD BASSEDEAN TOWN OF BASSEDEAN	ISSUE	D.A.
Contractor must verify all Dimensions before commencing Work or Shop Drawings			
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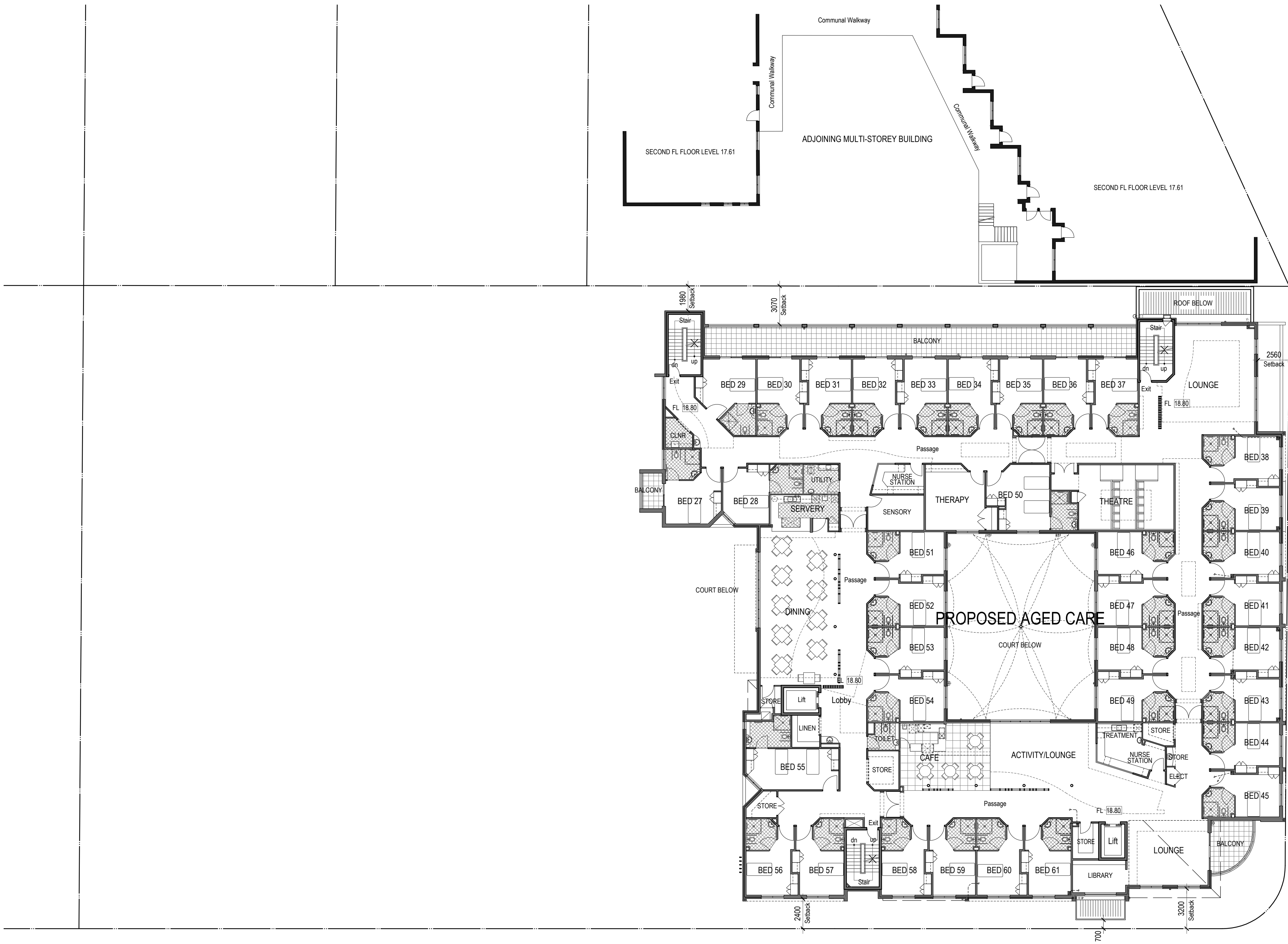
FIRST FLOOR PLAN 1:200



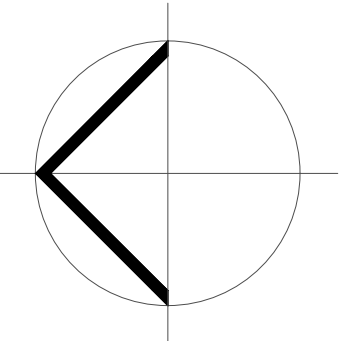
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FIRST FLOOR PLAN
DRAWING NO **19.15**
CLIENT AGED CARE GROUP PTY LTD DRAWN MGA
JOB BASSENDEAN AGED CARE, ALTERATIONS AND ADDITIONS SCALES 1:200
SITE LOTS 54, 84 & 85 OLD PERTH ROAD DATE JULY 2020
BASSENDEAN TOWN OF BASSENDEAN ISSUE D.A.

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SECOND FLOOR PLAN 1:200



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DRAWING
CLIENT
JOB
SITE

SECOND FLOOR PLAN
AGED CARE GROUP PTY LTD
BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS
LOTS 54, 84 & 85 OLD PERTH ROAD
BASSEDEAN
TOWN OF BASSEDEAN

JOB NO
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SCALES

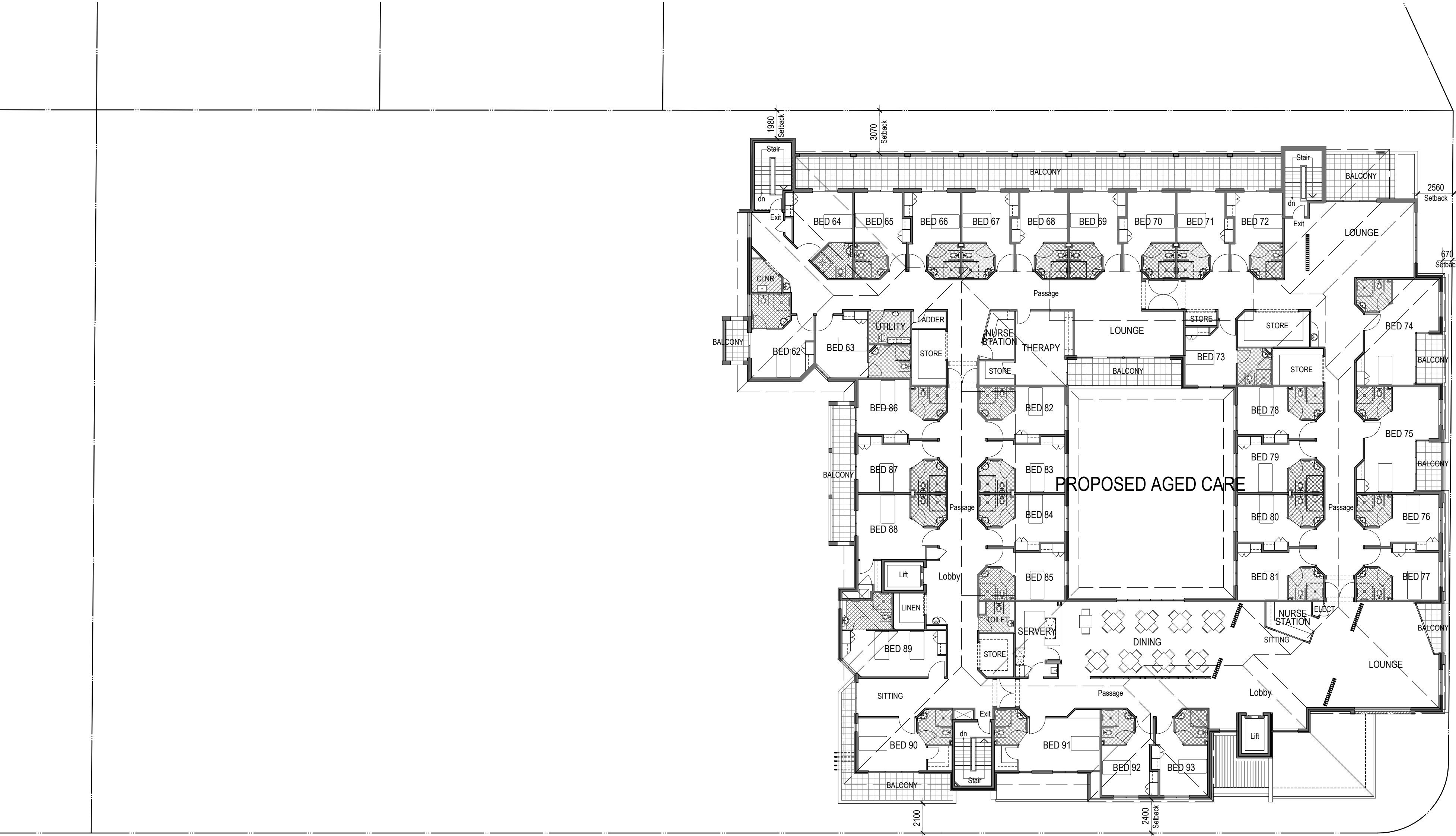
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MGA
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DATE
ISSUE

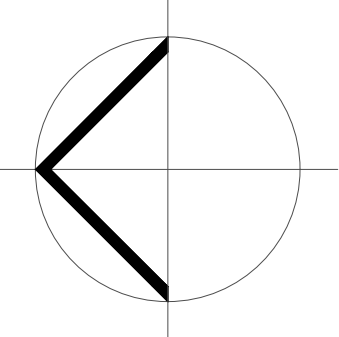
SK5.
JULY 2020
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THIRD FLOOR PLAN 1:200



DRAWING

CLIENT

JOB

SITE

THIRD FLOOR PLAN

AGED CARE GROUP PTY LTD

BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS

LOTS 54, 84 & 85 OLD PERTH ROAD

BASSEDEAN

TOWN OF BASSEDEAN

JOB NO

19.15

DRAWN

MGA

SCALES

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DRG NO

SK6.

DATE

JULY 2020

ISSUE

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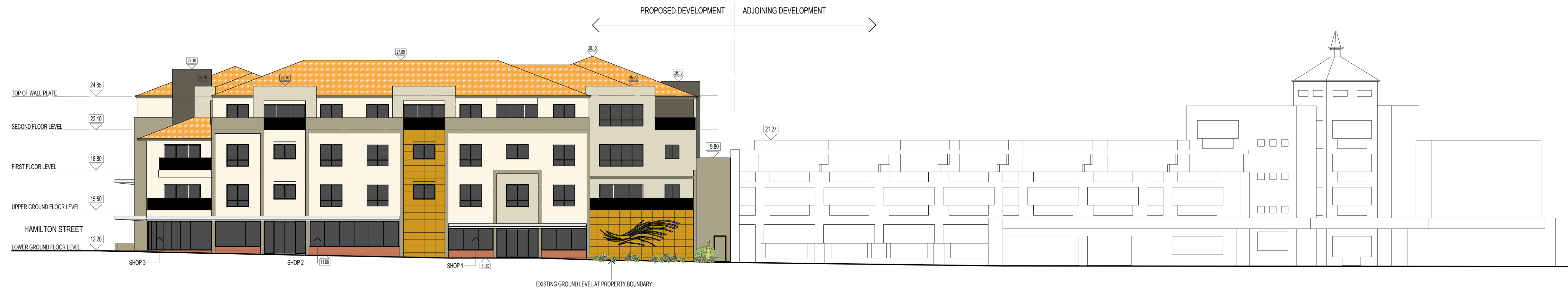
PTY LTD

26 BRISBANE ST, PERTH WA 6000

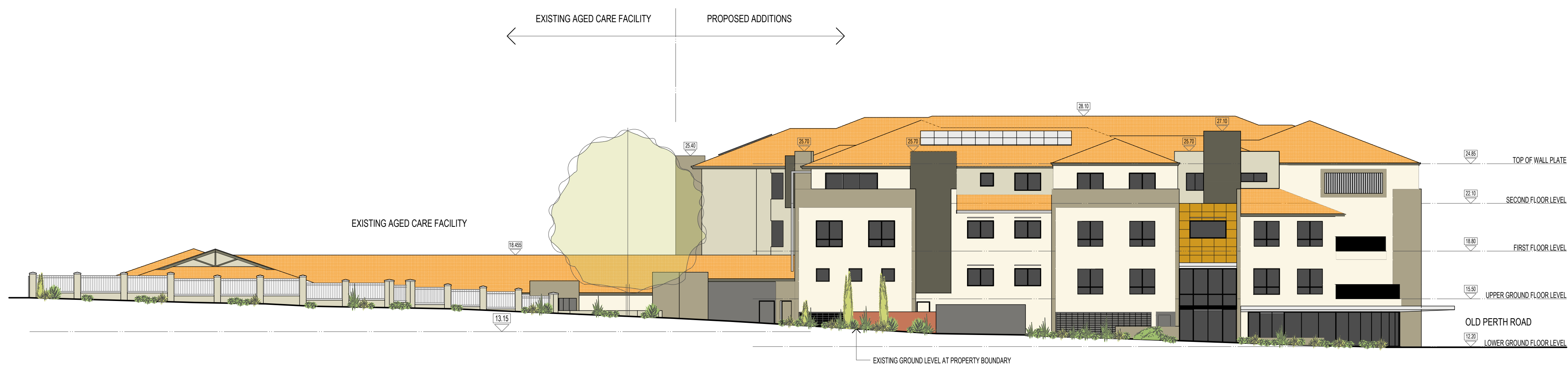
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FAX: 9227 6346

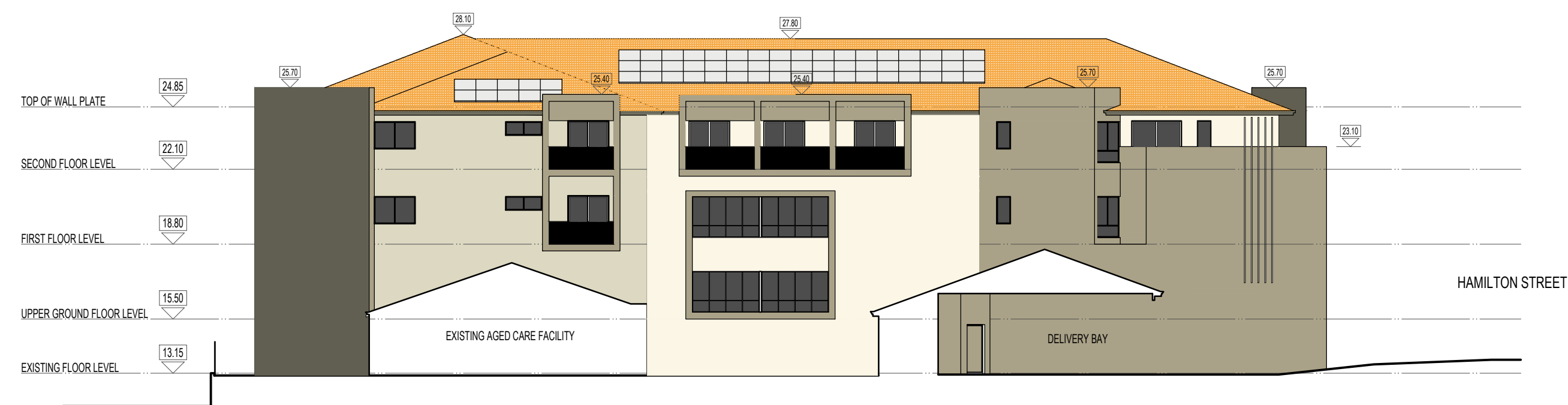
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SOUTH ELEVATION (OLD PERTH ROAD)



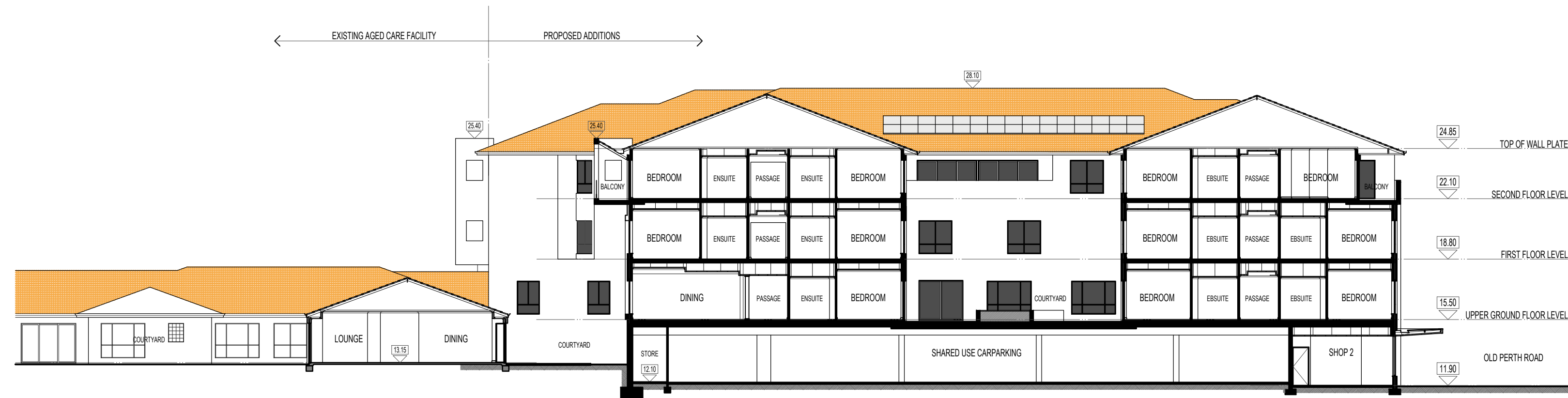
WEST ELEVATION (HAMILTON STREET)



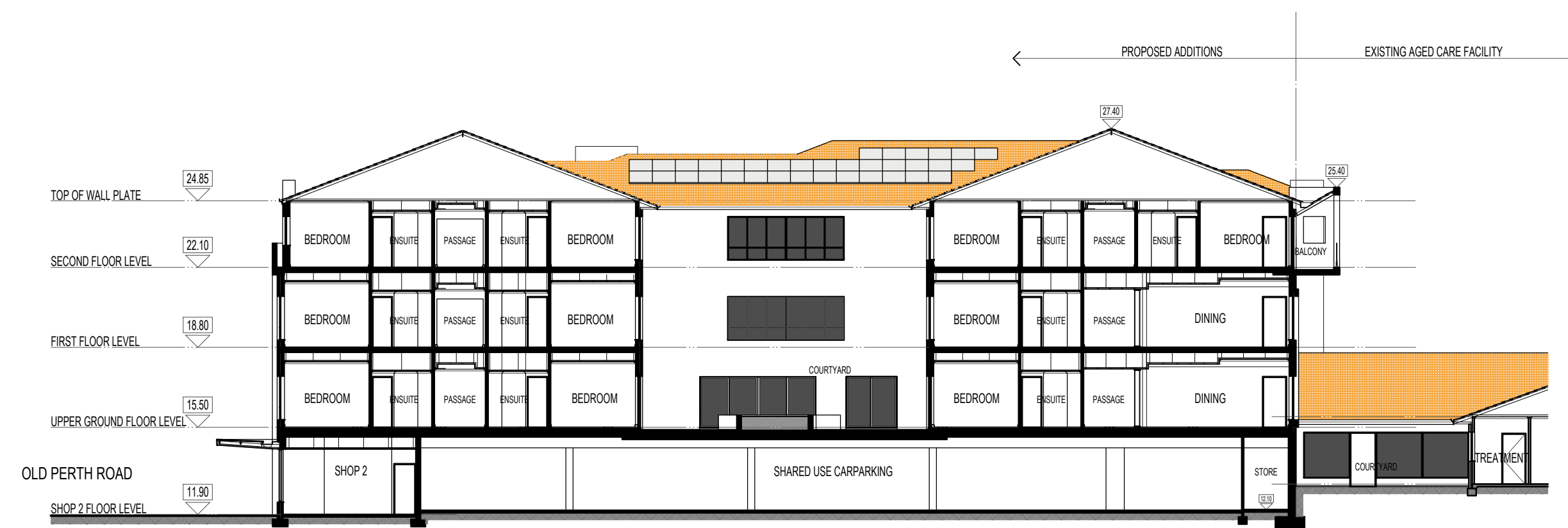
NORTH ELEVATION



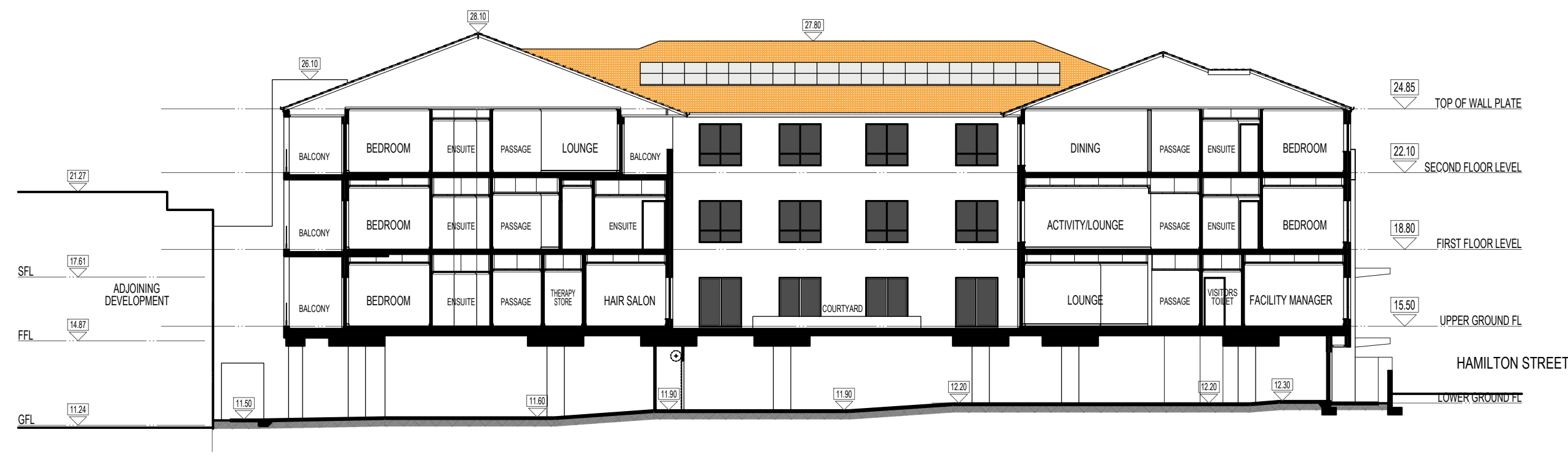
EAST ELEVATION



SECTION A



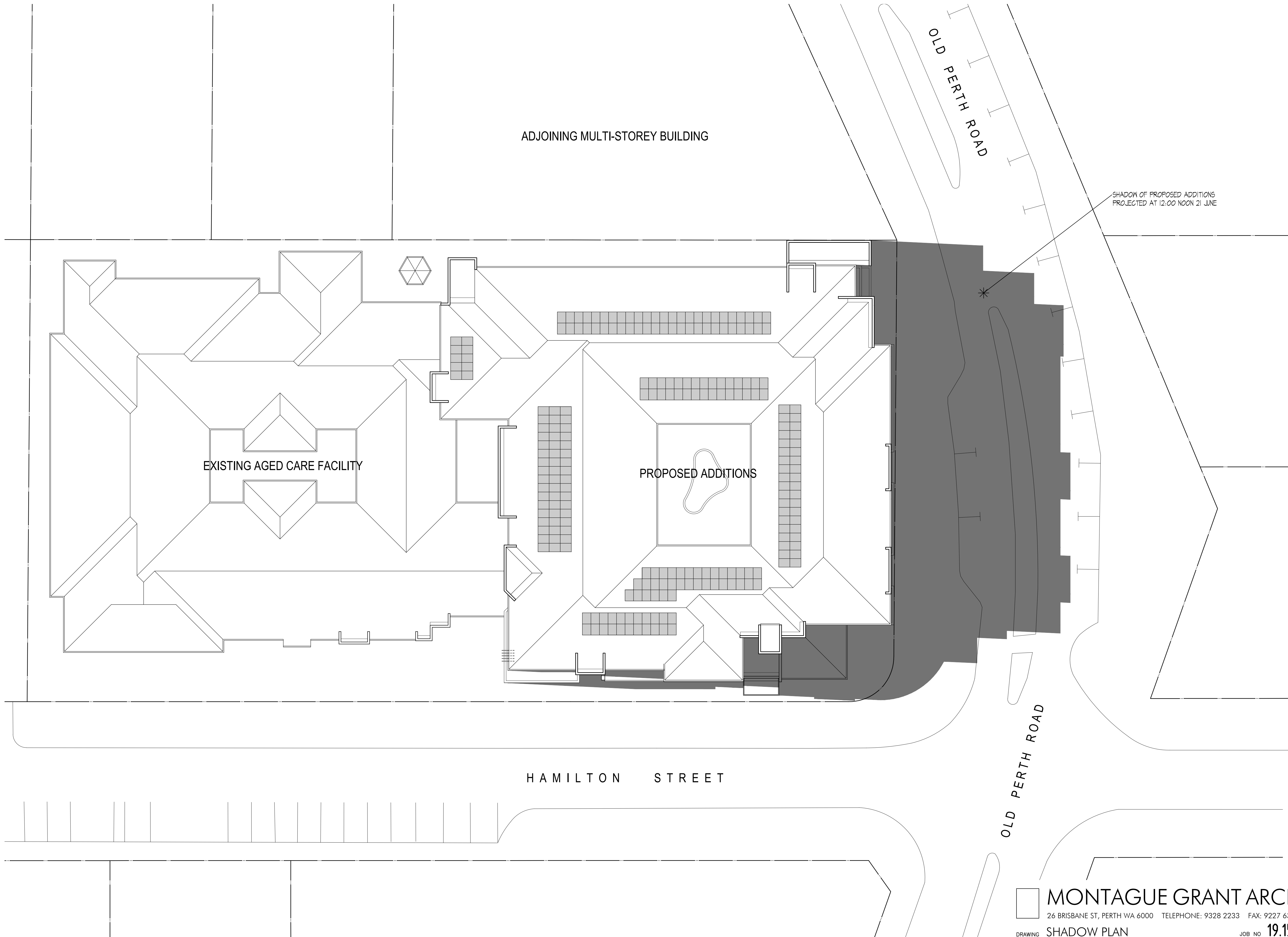
SECTION B



SECTION C



SECTION D



SHADOW PLAN 1:200

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A.C.N. 009 072 593

DRAWING

CLIENT

JOB

SITE

SHADOW PLAN

AGED CARE GROUP PTY LTD

BASSEDEAN AGED CARE, ALTERATIONS AND ADDITIONS

LOTS 54, 84 & 85 OLD PERTH ROAD
BASSENDEAN
TOWN OF BASSENDEAN

JOB NO

DRAWN

SCALES

19.15

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DRG NO

DATE

ISSUE

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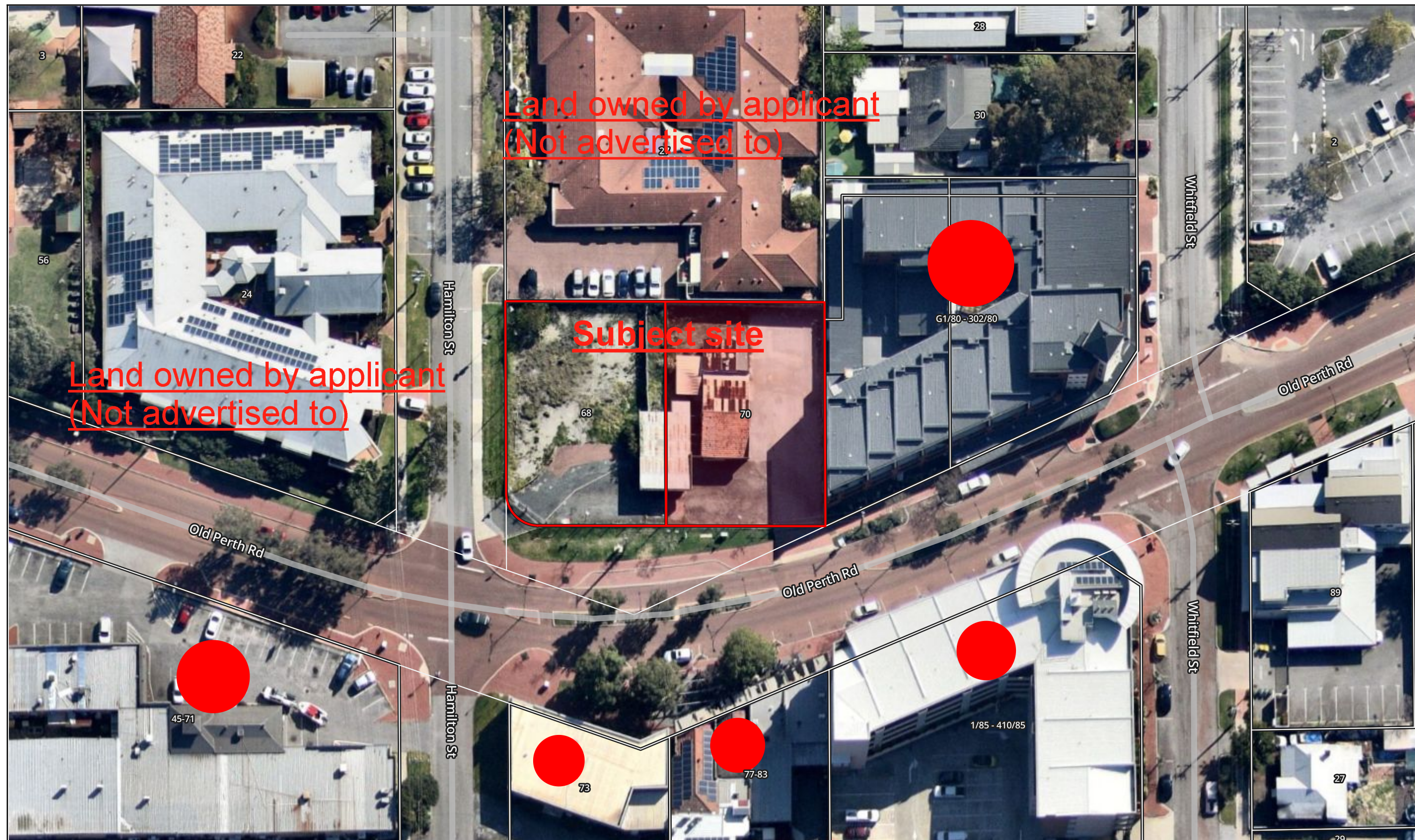
JULY 2020

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Land owned by applicant
(Not advertised to)

Subject site

Land owned by applicant
(Not advertised to)



Town of Bassendean
35 Old Perth Road
Bassendean WA 6054
Phone: 9377 8000
Fax: 9279 4257
Email: mail@bassendean.wa.gov.au

Disclaimer: The Town Of Bassendean accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image. This map is based on information provided by and with the permission of the Western Australian Land Information Authority.

7/09/2020

Scale: 1:600



Schedule of Submissions

Joint Development Assessment Panel Application - Aged Care Facility & Commercial Lot 54 (27) Hamilton Street, Lots 84 (68) & 85 (70) Old Perth Road, Bassendean

1	Affected Property: 14 Palmerston Street Bassendean WA 6054	Postal Address: 14 Palmerston Street BASSENDEAN WA 6054
Summary of Submission		Comment
Support the proposal		
1.1	I believe this would be a much better use of space than the current existing parking lot. It would also help to provide varied accommodation for people of all ages in our town centre.	Noted.

2	Affected Property: 59 West Road Bassendean WA 6054	Postal Address: 59 West Road BASSENDEAN WA 6054
Summary of Submission		Comment
Support the proposal		
2.1	I support the any development that brings life to the dead land that has been there for years and I'm happy this development will include Commercial on the bottom floor which will hopefully end up a shop that will bring people to the street. Just to Note I wouldn't have had any problems with a 5th story with apartments.	Noted.

3	Affected Property: 13 Hamilton Street Bassendean WA 6054	Postal Address: 13 Hamilton Street BASSENDEAN WA 6054
Summary of Submission		Comment
Support the proposal		
3.1	I fully support the council getting behind this and not putting onerous or green conditions on this approval. Allow private industry to conduct its Business without the heavy burden of green tape and allow us to create jobs.	Noted.

4	Affected Property: 19 Mann Way Bassendean WA 6054	Postal Address: 19 Mann Way BASSENDEAN WA 6054
Summary of Submission		Comment
Support the proposal		
4.1	Support the proposal	Noted.

5	Affected Property: 2/50 Cyril Street Bassendean WA 6054	Postal Address: 2/50 Cyril Street BASSENDEAN WA 6054
Summary of Submission		Comment
Support the proposal		
5.1	My father was a resident here last year before he passed away and we can't speak highly enough of the facility and the care he received by the amazing staff here. I absolutely feel that a bigger facility would be wonderful for the staff and residents and would enable more elderly people in the same situation as my father, to experience the best care that AEGIS can offer.	Noted.

6	Affected Property: 8 Carnegie Road Bassendean WA 6054	Postal Address: 8 Carnegie Road BASSENDEAN WA 6054
Summary of Submission		Comment
Comment on the proposal		
6.1	In general terms I am supportive of the application so long as it complies with the requirements imposed by bodies such as the government departments that regulate provision and management of aged care facilities. Having said that, however, it is certainly not a facility in which I would want to spend time as a resident nor a place in which I would want a relative of mine housed and cared for. One of the main reasons for this is the paucity of access to the outside of the building, especially at ground level and therefore garden level. I also note the miniscule size of the library and other recreational areas. However, if they are compliant with the requirements imposed by aged care regulating bodies, that is perhaps what we have to put up with. I do appreciate that it would be beneficial to have more aged care facilities in Bassendean.	Noted.

	I noted in the copy of the application document provided by the Town:	
6.2	1. On pages 16 and 17, the information regarding plans for bins for the commercial tenancies is out of date in view of the Town's adoption of the 3 bin FOGO system. This part of the application should be updated and perhaps the areas set aside for the bins should be increased in view of the introduction of the three bin system and the general tendency in other interstate and international jurisdictions to require the use of an increasing number of bins for different waste streams, sorted at the source premises.	Agreed. A condition requiring an updated waste management plan to ensure adequate space for bins, and an advice note recommending the adoption of the Food Organics Garden Organics system (currently only applicable to residential properties) has been recommended.
6.3	2. In regards to the footpath width allowance where the commercial tenancy bins are to be set out for collection, as shown in the illustrations of the buildings seen from Hamilton Street, this is inadequate to have the bins at the kerbside and simultaneously allow passage by pedestrians and/or shoprider type vehicles two-abreast. My view is that this kerbside paved footpath should be at least 2.5 metres in width.	Noted. The updated waste management plan will provide details on method of collection of bins. Should additional space be required for bin collection, this can be incorporated into the design as part of the Building Permit process.
6.4	I note that the claimed approved Landscape Plan which was indicated to be attached was in fact, not attached.	Noted. A condition requiring an updated landscaping plan has been recommended.

7	Affected Property: 202/80 Old Perth Road Bassendean WA 6054	Postal Address: 202/80 Old Perth Road BASSENDEAN WA 6054
Summary of Submission		Comment
Object to the proposal		
7.1	I would like to submit that the development should be rejected for the following reasons: 1. The Town's stated aim, per the Thrive Budget Edition 2020/21, under the Priorities for 2020-21, clearly note that the "projects funded this year include: Town Centre Master Plan to attract investment and fulfil the community's vision for a vibrant Town centre with diversity of housing, jobs, prospering small businesses, social amenity and connection in the Old Perth Road and train station precinct." This revised application has removed the already restricted (by age) housing component, would have questionable social amenity and would be a poor use of the location within the catchment of the train station.	Noted. The Town is in the process of preparing a Town Centre Masterplan, which will be used to inform the future planning framework for the Town Centre. Notwithstanding, the proposal is required to be assessed against the current planning framework applicable. The proposed development is considered to comply with the objectives of the Town Centre zone in that it accommodates a diversity of residential facilities and commercial facilities – being aged accommodation and three commercial tenancies.

	<p>Additionally, Old Perth Road already suffers from a disconnect between the train station end and the West Road end, due to the mix of properties between the lower and upper areas, which have most of the activation in terms of small businesses and activity outside of standard business hours. While there is a likelihood of an increase in jobs within Aegis, no guarantee is given that these will be local jobs, nor that this will be a significant increase based upon the noted variances in staffing levels between Private and Public Aged care facilities.</p>	
7.2	<p>2. The above point is further relevant when considered in conjunction with the ongoing development of the Whitfield Street Safe Active Street project. The stated aim of this project is to encourage cycling and walking. This application is highly unlikely to utilise this project, despite it being one of the few free parcels of land near the Active Street that could be utilised for residential purposes, as it no longer has any residential component and the likelihood is that any workers would be coming from either the train station or via car. While there could potentially be some utilisation by local residents who may have family within the car centre, there is also minimal guarantee of that occurring when weighed against a residential development on that local, especially when Bassendean Primary School can be entered from Whitfield Street.</p>	<p>The proposed land uses are both uses that can be considered in the Town Centre Zone. There are no provisions within the Local Planning Framework to mandate the inclusion of residential development, and the Town must consider the proposal on its merits.</p>
7.3	<p>3. Further to the above two points, the Town of Bassendean's Local Planning Scheme No. 10 notes that the Town Centre Zone should facilitate entertainment, maintain the civic, drive-by commercial and town centre living uses between Wilson Street and Whitfield Street, encourage a diversity of commercial, cultural and residential facilities, and that it conforms with the Local Planning Strategy. It is unlikely that this development will facilitate entertainment, and given the history of entertainment in Subiaco, Claremont and to a degree Northbridge, whereby people moved in across from bars, clubs and other such entertainment, it would appear to be a development that, by virtue of being closer to the current bars and takeaway stores between Whitfield and Hamilton, could cause a potential conflict.</p>	<p>The proposed commercial tenancies could in future be used for small bars or other entertainment land uses, as such uses are either permitted or discretionary within the Town Centre zone.</p> <p>In respect to potential conflict, the use of the tenancies is required to comply with the <i>Environmental Health (Noise) Regulations 1997</i>.</p>

	<p>It is questionable as to whether this is a living use or a drive-by commercial use, and as it's also an extension of an existing commercial facility, it should not be considered to encourage diversity of facilities.</p>	
7.4	<p>The Local Planning Strategy notes that the population objectives are supported by infill housing and also notes that 3000 new dwellings are outlined within the Sub Regional Strategy for Central Metropolitan Perth. This development now does not fulfil either criteria. The Strategy also notes that medium density should be restricted to areas that do not damage the character of the neighbourhood and that proximity to public transport should help inform the use of medium/high density. This location falls within the 800m walkable area and, if considered residential housing as opposed to commercial care, remains restricted in use to only a portion of the population. While this strictly conforms, it is questionable as to whether it meets the principles of the Strategy.</p>	<p>On 19 June 2020, the Western Australian Planning Commission advised that it had considered the Report of Review of the Local Planning Strategy and Local Planning Scheme, and agreed with the recommendations in the report to review the Local Planning Strategy and prepare a new Scheme. These documents will be updated to align with the State Planning Framework, including density targets proposing under Pert and Peel @ 3.5 million.</p> <p>Notwithstanding, whilst the Town can provide for residential land uses, it cannot mandate residential development.</p>
7.5	<p>4. The original application was lodged while the Design WA guidelines were still in draft format. Design WA Stage 1 became operational from the 24th of May, 2019, post the previous application. While the proposed development is not an apartment building, the construction of said facility has a direct impact on the apartment building next to it. The previous application had multiple aspects that seemed unlikely to meet the guidelines from a mixed use development and would have caused the adjacent building to suffer conflict with those guidelines, including, but not limited to section 3.5 where the 9.5m quoted within the Aegis documents does not appear to be measured from the balcony, which should be considered when referring to visual privacy.</p>	<p>The requirements of State Planning Policy 7.3 – Residential Design Codes (Volume 2 – Apartments) are not applicable in this instance as the proposed development does not incorporate multiple dwellings.</p> <p>The proposal has been considered against the principles of Design WA, and is considered acceptable.</p>

8	Affected Property: N/A	Postal Address: Department of Water and Environmental Regulation
Summary of Submission		Comment
<p>Support the proposal</p> <p>8.1 I refer to your email of 17 August 2020 to the Department of Water and Environmental Regulation (the department) regarding an application to the Town of Bassendean (the Town) for the proposed development of the above land.</p> <p>As per the requirements under section 58(6)(b) of the Contaminated Sites Act 2003 (CS Act), advice is required as to the suitability of the land for the proposed extension of the existing aged care facility at Lot 54 (no. 27) Hamilton Street. The development is understood to include construction of a four-story building incorporating a basement level carpark, ground floor commercial use, and aged care on upper levels. The department notes that the development application will be determined by the Metro- Central Joint Development Assessment Panel (JDAP).</p> <p>8.2 Under the CS Act, the department classified land at Lot 84 and Lot 85 on Plan 1786, as shown on certificates of title 1631/156 and 1496/999 respectively, as possibly contaminated – investigation required on 2 November 2017 and a memorial was placed on the certificates of title.</p> <p>The classification was based on the findings of soil and groundwater investigations undertaken in 2015 to assess the suitability of Lots 84 and 85 for the proposed extension of the aged care facility. The investigations identified a variety of contaminants, including metals and hydrocarbons (such as from petrol or diesel), in soil and/or groundwater associated with the former use of these lots as a service station and for motor vehicle servicing. Information currently available to the department indicates that further assessment and management of site contamination is required to demonstrate that land at Lots 84 and 85 is suitable for the proposed development for aged care.</p>		<p>Noted.</p> <p>Noted.</p>

8.4	Advice	
	<p>The site is located within an area identified as having a moderate to low risk of acid sulfate soils occurring within 3 metres of the natural soil surface, but high to moderate risk of acid sulfate soils beyond 3 metres below the natural soil surface. The department notes that a similar development nearby to this site required active management of acid sulfate soils. Given that the proposed development involves the construction of a basement level carpark, it is likely that acid sulfate soil disturbance will occur through soil excavation and dewatering activities. Consistent with the previous JDAP approval, the department recommends that the following acid sulfate soils condition and advice note be applied, consistent with condition EN8 and advice ENa1, as published in 'Model subdivision conditions schedule' (Department of Planning, Lands and Heritage; WAPC, May 2020).</p>	
8.5	<p>In relation to Condition [X] and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with Condition [X]. A current list of accredited auditors is available from www.dwer.wa.gov.au</p>	<p>Noted. An advice note has been included in the recommendation.</p>
8.6	<p>Condition X</p> <p>a) An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of Water and Environmental Regulation before any development works are commenced. Where an acid sulphate soils management plan is required to be submitted, all development works shall be carried out in accordance with the approved management plan. (Department of Water and Environmental Regulation)</p>	<p>Noted. A condition has been included in the recommendation.</p>
8.7	<p>Advice</p> <p>Condition [X] makes reference to an "acid sulphate soils self-assessment form". This form can be downloaded from the Western Australian Planning Commission's website at: www.dplh.wa.gov.au.</p>	<p>Noted. An advice note has been included in the recommendation.</p>

<p>The “acid sulfate soils self-assessment form” makes reference to the Department of Environment and Conservation’s “Identification and Investigation of Acid Sulfate Soils” guideline. This guideline can be obtained from the Department of Water and Environmental Regulation website at: www.dwer.wa.gov.au.</p>	
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9	Affected Property: N/A	Postal Address: Main Roads Western Australia
Summary of Submission		Comment
<p>Support the proposal</p> <p>9.1 In response to your correspondence received 17 August 2020, Main Roads has no objections subject to the following conditions being imposed:</p> <p>1. Prior to commencement of development, electronic school speed zone signage on Hamilton Street is to be relocated to the satisfaction of Main Roads, at applicant expense.</p> <p>Advice to applicant:</p> <p>Further to the relocation of the electronic school speed zone signage, the applicant is to liaise with Main Roads Western Australia, providing detailed crossover plans, and gain Main Roads Western Australia approval prior to signage being modified. All costs associated with the works will be the cost of the developer and will be paid in full upfront, prior to commencing works. It is noted that a 6 week lead time is required for the relocation approval process. Relevant Main Roads Western Australia team can be contacted at murray.cocking@mainroads.wa.gov.au</p>		<p>Noted. The condition and advice note have been included in the recommendation.</p>

ATTACHMENT NO. 4



Thursday 30 July 2020

Attn: Salvatore Siciliano
Town of Bassendean
35 Old Perth Road
Bassendean, WA 6054

Dear Salvatore,

Expansion of Prepare Produce Provide Operations

In March, the COVID19 outbreak disrupted every event that the team at Prepare Produce Provide had planned for the year. We responded by launching the 5000meals Food for the Soul project. I would like to thank the Town of Bassendean for partnering with Prepare Produce Provide and Cyril Jackson Senior Campus to put the plan into action to make meals for vulnerable people in the community. Local government played an invaluable part in the conversation ensuring that critical services were provided to community members at risk.

Over three months of operations our chefs, apprentices, hospitality students and volunteers worked together to produce a Meal Bank of over 20,000 nutritious meals for local seniors.

The Covid crisis has propelled our not for profit organization into a new phase of expansion, we have secured Lotterywest funding to support expansion of the 5000meals program and I am writing to seek your support.

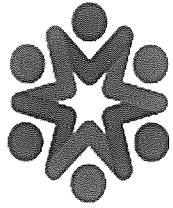
We are looking for office space in the community to provide a stable, regular place to work in for 2 to 3 days a week, hosting team meetings, providing volunteer training and small workshops. We have been fortunate to use the dining room at the Seniors and Community Centre on a casual basis and believe this would be a highly suitable space to create a central office for the next phase of our growth, as well as work alongside the 55+ group. We are also interested to partner with the Town of Bassendean to apply and secure grant funding to update the kitchen in the Seniors hall for 5000meals training and community use.

We recognize in the Town's Community Action Plan the potential of the Old Perth Road shopping precinct to become a new shopping destination, supporting and retaining local businesses and attracting new business to the area. We believe that Prepare Produce Provide can play a vital role in this redevelopment by running our operations from the precinct.

If there is anything further you would like to know about the initiatives of Prepare Produce Provide, please do not hesitate to contact Jan Cooper, Chair, Prepare Produce Provide by email jan@cooperpiesse.com.au or mobile 0417 963 153.

Thank you.

Catherine MacDougall
Co-founder 5000meals



**BASSENDEAN
55PLUS**
ASSOCIATION Inc.

50 Old Perth Road,
Bassendean, WA 6054
Phone: 9279 1944
ABN: 72 853 934 716
Email: bassendeanplus@optusnet.com.au

Thursday, 17 September 2020

To whom it may concern,

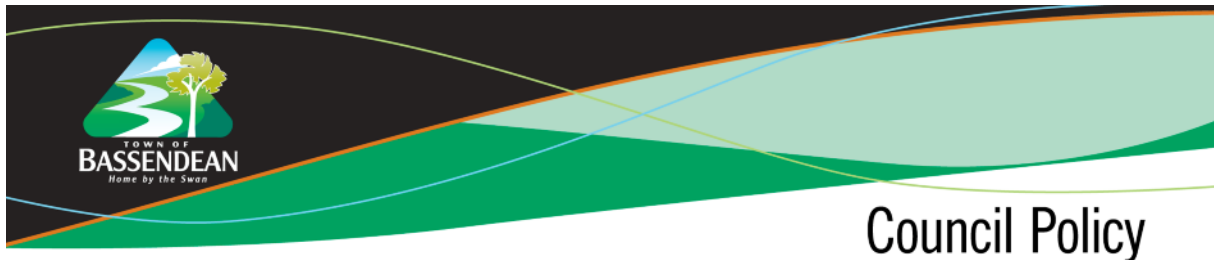
The Bassendean 55 Plus Association support the proposal of 5000 Meals using the vacant office in the Seniors and Community Hall.

Some members of 55 Plus are currently volunteering with the 5000 Meals programme and aware of the good work they do for the community.

We would welcome the opportunity to further enrich the Bassendean Seniors and wider community by partnering with 5000 Meals to provide workshops and events.

Frances Coughlan | Secretary
Bassendean 55 Plus Association (Inc.)

ATTACHMENT NO. 5



LOCAL PLANNING SCHEME NO. 10

LOCAL PLANNING POLICY NO 7. LOCAL SHOPPING ZONE DESIGN GUIDELINES

OBJECTIVE

To promote and maintain a high standard of commercial development and strong retail hierarchy within the Town.

APPLICATION

This policy applies to all land zoned 'Local Shopping' under Local Planning Scheme No. 10.

POLICY

All development within the 'local Shopping' zone shall comply with the following development standards:

Building setbacks

All building setbacks within the 'Local Shopping' zone shall be determined at Council's discretion, having regard to existing setbacks in the locality, the impacts of the development on the streetscape, and the provision of adequate parking and landscaping areas.

Vehicle parking

Car parking spaces shall be provided, constructed and maintained in accordance with the provisions of Part 5 of the Scheme, Town Planning Scheme Policy No. * (Parking Specifications) and the approved plan relating thereto.

Landscaping

All development within these zones shall be landscaped in accordance with the following requirements:

- a) the minimum width of front boundary landscaping shall be 2 metres, except in the case of a corner lot, in which case the minimum shall be 1.5 metres on the secondary street as nominated by Council;

- b) the minimum width of side boundary landscaping (excluding side street boundaries) shall be 1 metre, to be provided from the front boundary to the setback line; and
- c) landscaping is to be provided in accordance with Councils landscaping policy as amended from time to time, and shall be maintained by the owner of the lot thereafter.

Storage and Refuse areas

The Council may require the provision of one or more areas for the storage of refuse in a development. This area shall be:

- a) screened from view from any public street, and enclosed by a wall of masonry or other approved building material, and being of not less than 1.8 metres in height; and
- b) accessible to service vehicles.

Irrespective of whether a storage area is required for a development, no land shall be used for open storage purposes unless it is screened from view of any public street by a fence or wall built to the specifications and satisfaction of the Council.

Policy Number: Local Planning Policy No. 7
Policy Title: Commercial and Mixed Use Development

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. 7 – Commercial and Mixed Use Development.

2. Policy Statement

The Town of Bassendean supports the development of high quality, vibrant commercial and mixed use centres that provide economic, **environmental** and social benefits to the community through the provision of employment, retail and housing opportunities.

The Town recognises the need to balance the provision of functional and attractive developments with the amenity of existing residential areas, and to ensure any new development responds to the changing needs of the community and economy over time.

3. Policy Objectives

- (a) To ensure a high standard of commercial and mixed use development, in terms of appearance, landscaping, functionality, provision of parking, and access for both pedestrians and vehicles.
- (b) To encourage vibrant and attractive commercial and mixed use developments that are well designed, with functional and efficient buildings and site layouts.
- (c) Encourage land uses and developments that employ and attract high numbers of people, and have the potential to activate commercial and mixed use centres.
- (d) Facilitate appropriate development for employment opportunities and to support local and economic growth.
- (e) To provide a framework for the assessment of applications for commercial and mixed use development.

4. Application

This Policy applies to all **subdivision and development on** land zoned 'Local Shopping' under Local Planning Scheme No. 10. **It does not apply to subdivision and development on land within the Bassendean Town Centre area, which is otherwise guided by Local Planning Policy No. 1.**

5. Definitions

Façade:	<i>means the principal front of a building that faces onto a street or open space.</i>
Multiple Dwelling	<i>has the same meaning as State Planning Policy 7.3 – Residential Design Codes.</i>
Primary Street:	<i>means, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) of the building.</i>
Public Realm:	<i>means the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.</i>

6. Policy Requirements

6.1 Residential Development

Planning and design standards for multiple dwellings within mixed use developments shall be in accordance with *State Planning Policy 7.3 – Residential Design Codes – Volume 2 – Apartments*.

6.2 Built Form and Location

- (a) The facades of all buildings facing the public realm shall be articulated and use a variety of materials to avoid a rigid, uniform appearance.
- (b) The ground floor level facades of all buildings facing the public realm shall be constructed of brick, glass, stone, masonry or concrete, unless otherwise approved by the Town.
- (c) Concrete walls that are visible from an adjoining property or public realm must be painted and provided with an articulated or detailed finish.
- (d) Building entrances must be clearly defined and easily identifiable from the street and public realm.
- (e) Buildings must provide a continuous pedestrian shelter/awnings along all commercial frontages to a minimum height of 3 metres and a minimum depth of 1.5 metres.
- (f) A minimum ground floor to first floor height of 3.2 metres with a minimum 3.0 metres ceiling height is to be provided.
- (g) 'Zincalume' or similar finished metal roof sheeting will not be permitted where a roof surface may be visible from the street or other public places.
- (h) Reflective glass and glass curtain walling of buildings will not be permitted.

- (i) The development of small scale renewable energy systems is encouraged. Where the use of a solar energy system is proposed, it must be integrated into the overall design of the building and located on rooftops so as not to detract from the building itself or impose on the existing streetscape.
- (j) Rainwater tanks or other alternative water sources including recycled water systems are encouraged. Where the use of rainwater tanks or other alternative water sources are proposed, they must be integrated into the overall design of the building or coloured to match the building so as not to detract from the building itself or impose on the existing streetscape.
- (k) Automatic Teller Machines and self-service vending machines must be unobtrusive and sympathetically integrated into shop-fronts and are not to obstruct pedestrian access.
- (l) All building setbacks within the 'Local Shopping' zone shall be determined regard to existing setbacks in the locality, the impacts of the development on the streetscape, and the provision of required parking and landscaping areas.

6.3 Facades

- (a) At the ground level, buildings should address the primary street with a primary business entrance and a commercial façade that is transparent over at least 50% of the area of the façade.
- (b) Where window security devices are provided, they must be installed on the inside of a window and be at least 75% visually permeable.
- (c) Entries and window frontages of ground floor tenancies that face the public realm must not be covered, closed or screened off (including by means of dark tinting, shutters, signage, curtains, blinds, roller doors or similar), to ensure that a commercial, interactive frontage is available to the development.

6.4 Access, Car Parking and End-of-Trip Facilities

- (a) On-site car parking and end-of-trip facilities are to be provided in accordance with the requirements of Local Planning Scheme No. 10, any relevant Local Planning Policy and relevant Australian Standards.
- (b) Where legally available and practical, service vehicle access shall be provided from laneways or rights of way.
- (c) Manoeuvring areas shall be exclusive of car parking bays and the interior of the building.
- (d) The development is to incorporate clear pedestrian paths that are separate to areas for vehicle access and car parking.
- (e) The incorporation of electric vehicle charging points or the capacity for electric vehicle charging points in the public realm will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.

6.5 Landscaping

Unless a nil setback to the building is provided, provision shall be made for a minimum area of landscaping as follows:

- (a) A minimum width of 3 metres abutting the primary street and 2 metres abutting the secondary street;
- (b) A minimum width of 1.5 metres to side boundaries, provided from the front boundary to the building line.
- (c) Landscaped areas and the street verge are to be landscaped (including shade trees in car parking areas provided at a ratio of 1 per 4 car parking bays), irrigated and thereafter maintained to the satisfaction of the Town.

6.6 Servicing

- (a) Where areas for the storage of refuse are required, this area shall be:
 - (i) Accessible to service vehicles;
 - (ii) Screened from view from any public street and enclosed by a wall of masonry or other approved building material being of not less than 1.8 metres in height;
 - (iii) Provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and the bin storage area to be washed out; and
- (b) Exhaust facilities must be designed in accordance with *Australian Standard AS 1668.2—2002 - The Use of Ventilation and Air Conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Containment Control* (excluding requirements for the health aspects of tobacco smoke exposure) and be fitted with filtration and odour suppression devices.
- (c) All service areas and service related hardware (including antennae, satellite dishes and air-conditioning units), must be designed to be located away from public view and/or screened.

6.7 Signage

- (a) Signs attached to the buildings shall be designed to be an integrated part of the building, e.g. recessed into the facade, fascia or awning.
- (b) Signs may be internally or indirectly illuminated, move, flash, rotate or reflect so long as they are not a distraction to drivers or cause a nuisance.

6.8 Fencing and Screening

- (a) Other than fencing on lot boundaries or for residential development, fencing is generally not permitted.
- (b) Where fencing is supported by the Town:

- (i) Any fence located between the street alignment and buildings facing public streets must be visually permeable above 0.75 metres from natural ground level, and must have a maximum height of 2.0 metres from natural ground level.
- (ii) On any land which adjoins land zoned for residential purposes, the development shall be screened from the abutting residential land by a masonry or similarly constructed wall or fence not less than 2 metres in height and by trees and shrubs to the satisfaction of the Town.

6.9 Lighting

- (a) All lighting is to be installed in accordance with Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting, and confined to the land at all times.
- (b) Areas under publicly accessible awnings and rear lanes shall be provided with safe and secure lighting.
- (c) Lighting for internal access ways, parks and any other public realm spaces provided as part of a development shall be energy efficient LED lighting.

6.10 Environmentally Sustainable Design

The incorporation of environmentally sustainable design elements into development proposals will be positively considered when assessing any application that seeks to vary any aspect of this Local Planning Policy.

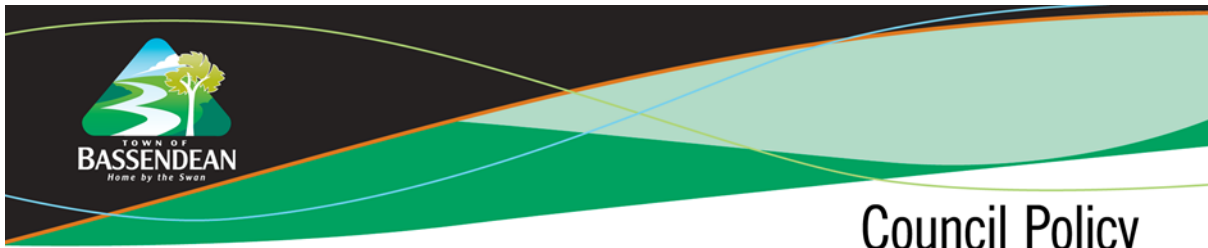
6.11 Subdivision

Other than for built strata applications, subdivision will only be supported where an approved development demonstrates the future layout of the site, including building configurations, setbacks, pedestrian and vehicular access, car parking layouts and any required rights of way or access easements required.

Document Control

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

ATTACHMENT NO. 6



Councillor Training and Professional Development Policy

Policy Objective

This policy provides a framework for elected members to meet their statutory obligations in relation to Councillor training and to undertake continuing professional development.

Under section 5.128 of the *Local Government Act 1995* (the Act), a local government is required to prepare and adopt a policy in relation to the continuing professional development of elected members.

Policy Scope

This policy applies to all elected members.

Policy Statement

Definitions –

Mandatory training refers to the statutory training as set out in regulation 35 of the *Local Government (Administration) Regulations 1996*.

Professional development refers to the attendance or participation in training, conferences, workshops, courses, seminars or similar professional development, as a participant.

Regulations refers to the *Local Government (Administration) Regulations 1996*.

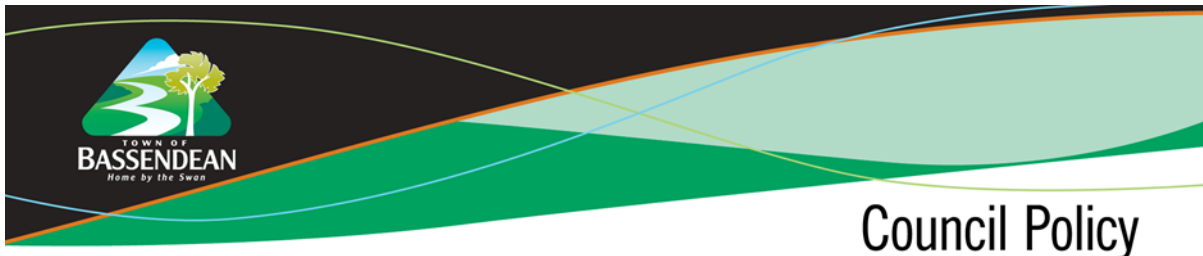
The Town recognises the value of training and continuing professional development. **It is expected that elected members will avail themselves of the opportunities afforded for the completion of continuing professional development** in order for them to build upon and add to their skills and expertise, and to assist them to fulfil their role as an elected member.

1. Mandatory training

In accordance with regulation 35 of the *Local Government (Administration) Regulations 1996*, an elected member must complete the mandatory modules of the Council Member Essentials Course, unless exempt under regulation 36 of the Regulations.

The course consists of the following modules –

- a. Understanding Local Government;
- b. Serving on Council;
- c. Meeting Procedures;
- d. Conflicts of Interest;
- e. Understanding Financial Reports and Budgets



The training is valid for a period of five years. An elected member is only required to undertake the training at every second election.

The course must be completed within 12 months of appointment to Council.

2. Continuing Professional Development

The Town of Bassendean will allocate funds in its annual budget for the costs associated with professional development for elected members. Elected members are encouraged to identify their individual continuing professional development needs to enhance their effectiveness as an elected member and address skill gaps.

2.1 Intrastate (Perth metropolitan area)

Elected members seeking to undertake professional development must make a request to the Chief Executive Officer (CEO) prior to enrolment or registration and advise how the professional development relates to the business of the local government and how it will assist the elected member in the discharge of his or her duties.

The CEO will determine any requests for professional development that is held intrastate based on the following criteria –

- a. The relevance of the application to the elected member's professional development needs;
- b. The relevance of the professional development to the business of the Town of Bassendean; and
- c. The availability of funds.

2.2 Regional Intrastate, Interstate and Overseas

Elected members seeking to nominate to attend regional intrastate, interstate and overseas professional development are required to make application through a notice of motion to Council.

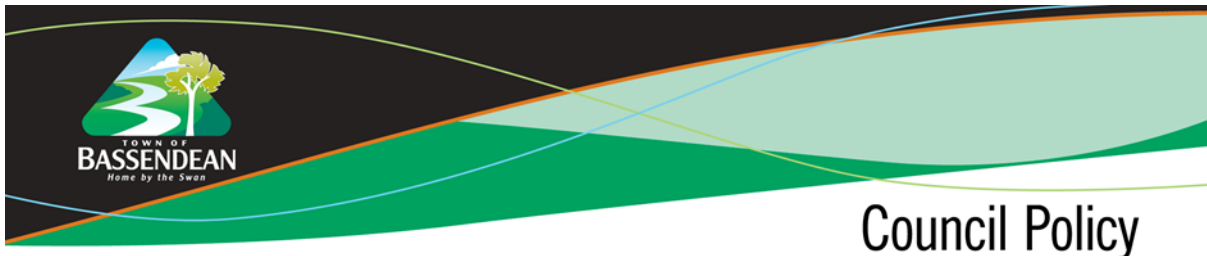
Where an elected member seeks to apply to attend a training course that is held either intrastate (regional), interstate or overseas, and there is the option to participate in the course through an online remote learning format, an elected member is to attend online rather than travel to the course location.

Authorisation requires a resolution of Council and will be subject to –

- a. The relevance of the application to the elected member's professional development needs;
- b. The relevance of the professional development to the business of the Town of Bassendean; and
- c. The availability of funds.

3. Access to professional development

3.1 General considerations



All booking arrangements associated with the professional development are to be made through the Office of the Chief Executive Officer.

(a) Registration

The Town will pay all normal registration costs for the elected member that are relevant to the interests of the Town.

(b) Restriction

No elected member is permitted to undertake professional development in the last three months of their term, unless otherwise determined by a resolution of Council.

(c) Cancellation and inability to attend

In circumstances where an elected member is unable to attend an approved professional development course, and cancellation would result in a financial loss to the Town of Bassendean, the Chief Executive Officer is authorised to determine a substitute elected member **and/or officer** to attend the professional development in lieu of the approved elected member.

3.2 Travel

Where travel is involved, the travel is to be undertaken by the shortest, most practical route, to and from the professional development location and venue. All reasonable travel costs will be administered by the Chief Executive Officer in line with the adopted budget.

Car rental shall not be permitted without the prior approval of the Chief Executive Officer.

3.2.1 Private vehicle

Elected members, who use their private vehicle for conference travel, will be reimbursed for vehicle costs in accordance with the Local Government Officers (Western Australia) Interim Award 2011. Where a vehicle is used instead of air travel, reimbursement will be to a maximum amount equivalent to what it would have cost to travel by air.

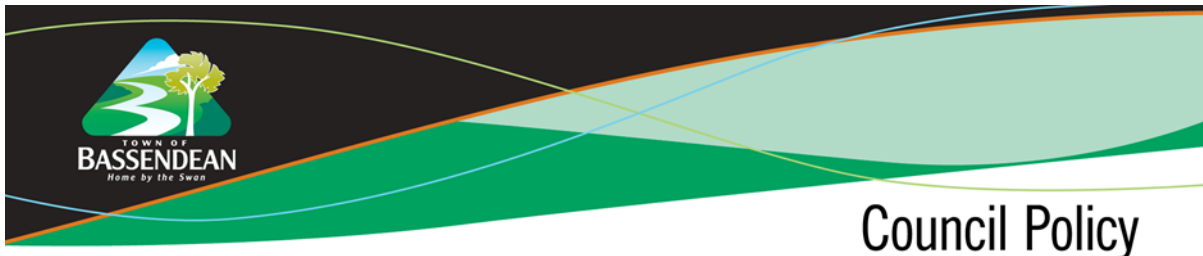
3.2.2 Air travel

Where air travel is required, travel requests should be provided at least one month prior to the travel date to allow adequate time for bookings to be made. Where practicable, advantage should be taken of available discount fares.

All air travel is to be by Economy Class, and to be by the most direct route to and from the airport situated nearest to the professional development venue.

Elected members must not receive any personal frequent flyer loyalty points for air travel booked and paid for by the Town of Bassendean.

Airline tickets are to be insured to enable the ticket purchase price to be refunded.



3.3 Accommodation

The extent to which an elected member will be reimbursed for travel and accommodation costs incurred in any of the circumstances referred to in regulation 32(1) of the *Local Government (Administration) Regulations 1996* is as set by the Salaries and Allowances Tribunal.

Where appropriate, the Town will pay reasonable costs associated with an elected member's accommodation.

Accommodation will be pre-booked via the Office of the CEO, where practicable, at the associated venue or, if unavailable, at premises in close proximity to the venue.

Elected members must not receive any personal accommodation loyalty points for accommodation booked and paid for by the Town of Bassendean.

3.4 Meals and incidentals

Meal expenses are to be interpreted as reasonable expenses incurred for the purchase of breakfast, lunch, and dinner where these are not provided at the event or in travel. The extent to which reimbursement for intrastate or interstate travel and accommodation costs are applied will be the same rate applicable to reimbursement of travel and accommodation costs in the same or similar circumstances under the *State Public Service Award 1992*.

Incidental expenses are to be interpreted as reasonable expenses incurred by the elected member for telephone calls, public transport and sundry food and beverages.

3.5 Reimbursement for Child Care Costs

Reimbursement for child care expenses that result from an elected member's attendance at a training course will be reimbursed in accordance with the Town of Bassendean's Councillor Allowances and Expenses Policy.

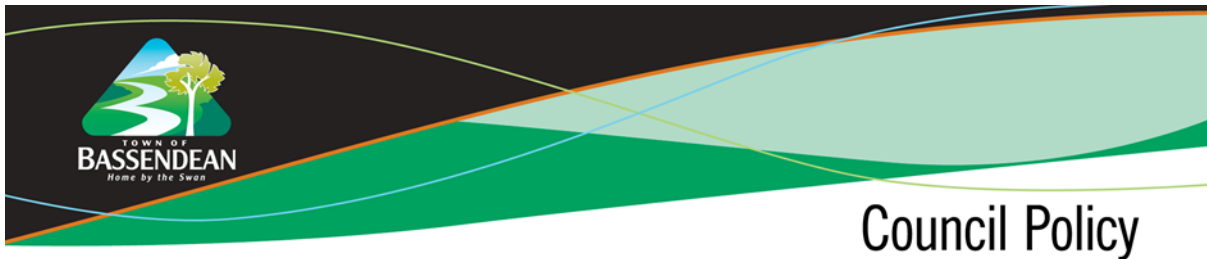
3.6 Claiming expenses

Expenditure incurred by an elected member in their private capacity will not be reimbursed. Only expenses incurred in an elected member's capacity to fulfil their role as a councillor will be reimbursed.

Reimbursement of expenses is conditional upon adequate evidence of such expenditure in the form of invoices or receipts. All claims for reimbursement must be submitted to the CEO within two weeks of completion of the training. Final claims relating to the financial year must be submitted by 31 July of that year.

3.7 Travel insurance

Travel insurance for Town of Bassendean related business trips including cover for expenses for overseas medical treatment, emergency medical evacuation, flight cancellations, lost baggage and personal effects will be paid for by the Town of Bassendean. Elected members may wish to obtain their own insurance cover, at their own cost, to ensure the benefits and endorsements are adequate for their individual needs.



4. Accompanying Person

An elected member must declare in his or her application for attendance at a continuing training course, whether they intend to be accompanied by a partner. Where approval has been granted for a partner to accompany an elected member at a conference, all costs for or incurred by the accompanying person including, but not limited to travel, breakfast, meals, registration and/or participation in any conference program, are to be borne by the Elected member and not by the Town of Bassendean.

~~The Town of Bassendean will only pay the cost of attending any official conference dinner where partners would normally attend.~~

5. Accompanying carer

Where an elected member is attending professional development and has a disability as defined in the *Disability Services Act 1993*, the Town will meet the cost of a carer to accompany that elected member where that carer is a person who provides ongoing care or assistance.

The costs provided by the Town for an accompanying carer will include travel, meals, registration, accommodation and participation in any programs that the elected member they are accompanying is attending.

6. Training register

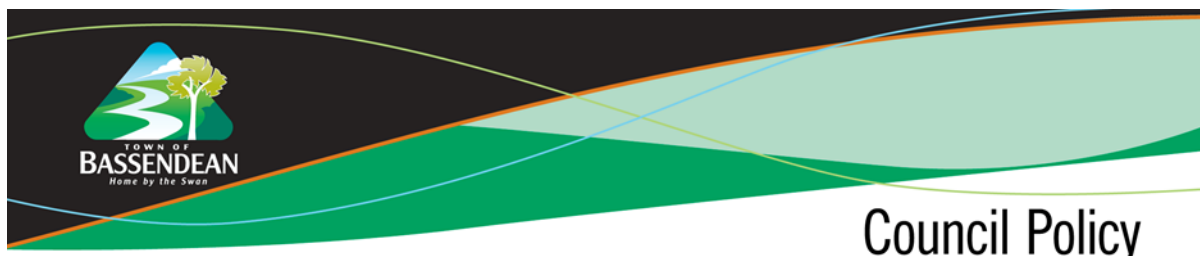
In accordance with section 5.127 of the Act, the Town will publish a report on the Town's website within one month of the end of the financial year detailing the training completed by elected members.

In order to complete the register, elected members shall, following completion of the training, provide evidence of completion of the training to the CEO. Elected members will be asked to confirm their completion or attendance as applicable prior to the publication of the register.

The register will state:

- a. Councillor name;
- b. Each training course or module completed;
- c. The cost of training and any associated travel and accommodation paid for by the Town; and
- d. The training provider or conference name.

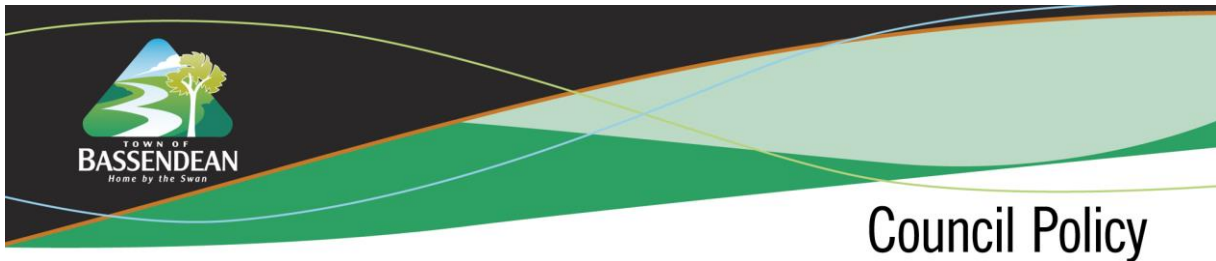
For reporting purposes, the costs of training completed as a group will be apportioned to each elected member that was registered to attend.



7. Reporting requirement

An elected member who attends a conference, study tour, seminar, forum or workshop, is encouraged to share their learnings and insights from their training with the Council. Where an elected member does so, it will be included in the CEO bulletin for the Council's information and records. The report will include a summary of the event, points of interest and any recommendations as to the value of attendance at similar conferences.

Document Control box			
Document Responsibilities:			
Owner:	Chief Executive Officer	Owner Business Unit:	Office of the Chief Executive Officer
Inception Date:	September 2020	Decision Maker:	Council
Review Date:	Annual	Repeal and Replace:	N/A
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995 Part 5, Division 10.</i> <i>Local Government (Administration) Regulations 1996 reg. 35 and 36.</i>		



Councillor Professional Development

Objective

To ensure that Councillors have equitable access to a range of relevant Councillor training and professional development opportunities to enhance their ability to fulfil their roles and responsibilities as elected members and to provide good governance to the Town.

Strategy

Council shall ensure adequate resources are allocated annually in the Town's budget to provide the opportunity for Councillors to participate in appropriate training and development. Each Councillor shall be entitled to claim an amount each year for professional development included in the adopted annual budget. Councillors may, with the authority of another Councillor use funds unspent in the budget allocated for training that is not fully used by individual Councillors.

Authorised Training & Conferences

Councillors are encouraged to attend the following training and conferences (subject to funds being available in the individual Councillor's training budget) without requiring further Council authorisation:

WALGA endorsed training courses;

WALGA Annual Local Government Week Conference and associated training courses;

Courses organized by the LG Professionals (WA) and

Breakfast speakers identified by the Mayor in liaison with the CEO and advertised through the weekly Councillors' Bulletin.

Town of Bassendean's New Councillor Induction Course

Newly elected Councillors are to receive a comprehensive induction training program involving the Mayor, CEO and key staff members based on the guidelines on the induction of newly elected members as distributed by the Department of Local Government and Communities.

ALGA National Conference: In addition to the above permitted training opportunities, the Mayor can choose, as Council's delegate, to attend the ALGA National Conference, or in the event that the Mayor is unable, or declines to attend, then Council be represented by the Deputy Mayor, or if the Deputy Mayor is unable, or declines to attend, then Council may appoint another Councillor.

Interstate Training/Conference

Councillors wishing to attend interstate training and conferences will require the authority of Council and are required to provide written notice to the CEO with sufficient notice to allow consideration by Council prior to the close of registrations.

The following conference/training assessment matrix is to be completed by the Mayor and Deputy Mayor in consultation with the CEO and included in the report. A minimum of 18 points is required for the CEO to recommend that the Council approve Councillor attendance:

Conference/Training Assessment Matrix

Criteria	1	2	3	4	5
Relevance to Councillors' governance role under LGA, as opposed to officers' operational role					
Value for Money & Cost/Benefit					
Alignment with Council's Strategic Plan and Current Priorities					
Lack of alternative training opportunities to gain same skills					
Level of quality networking opportunities with peers					

Note: 1 equates to minimum relevance and 5 to maximum relevance

Councillors may be eligible to attend interstate conferences provided the costs are within individual Councillor budgets or where the Councillor is prepared to reimburse any additional costs in excess of the individual Councillor budget allocation.

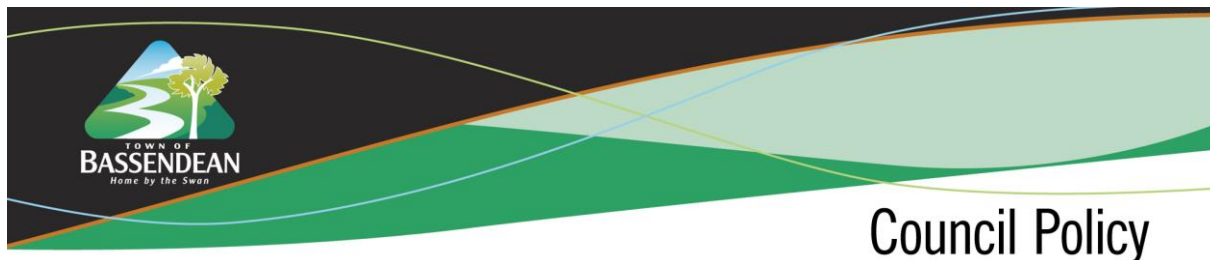
Councillors will be required to meet the costs of any additional accommodation and expenses incurred as the Town will not meet any costs for private travel over and above the number of nights' accommodation and expenses required to attend the conference.

The cost of the Councillor's partner's attendance at the Conference dinner, associated functions and partners' programs will be met by the Town, excluding additional airfares, full conference registration, meals and travelling allowances.

Other Matters

The CEO, in liaison with the Mayor, shall bring forward for Council consideration any proposals for "in-house" training and Councillor development opportunities to meet Council's strategic objectives and priorities or to meet perceived gaps in Councillor skill development.

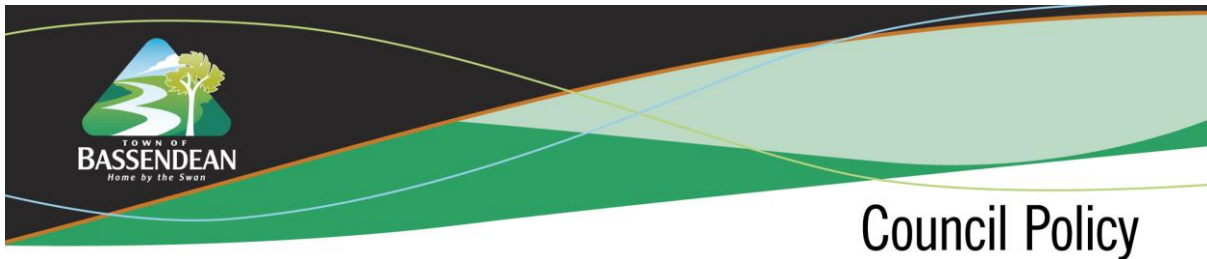
Council will determine whether a Councillor shall be permitted to attend a conference six months prior to their term of office expiring.



Application

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

Policy Type: Strategic Policy	Responsible Officer: Chief Executive Officer and Director Corporate Services
Link to Strategic Community Plan: Leadership and Governance	Last Review Date: September 2017 Version 2
	Next Review due by: May 2020



Councillor Allowances & Expenses

Objective

To provide Council members with an appropriate level of remuneration and reimbursement of expenses to ensure that they are able to effectively fulfil their role, this policy sets out the entitlements of Councillors to receive fees, allowances and reimbursement of expenses.

The policy complies with the requirements of the Local Government Act 1995 ("the Act") and Local Government (Administration) Regulations 1996("the Regulations").

Strategy

Fees and Allowances

Mayoral Allowance

Section 5.98(1) of the Act and Administration Regulation 30

The Mayor is entitled to be paid a Mayoral Allowance in accordance with the annual determination of the Salaries and Allowances Tribunal.

The Mayoral Allowance to be paid quarterly in arrears.

Mayoral Sitting Fee

Section 5.98(5) of the Act and Administration Regulation 33

The Mayor is entitled to a Mayoral Sitting Fee in accordance with the annual determination of the Salaries and Allowances Tribunal, to be paid quarterly in arrears.

Deputy Mayor Allowance

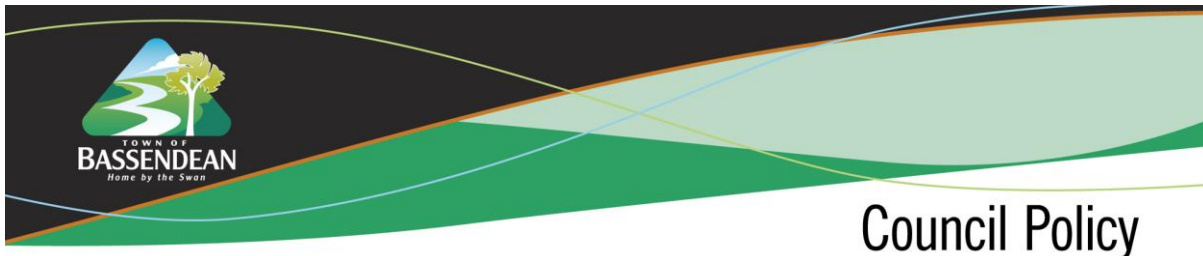
Section 5.98A of the Act and Administration Regulation 33A

The Deputy Mayor is entitled to a Deputy Mayoral allowance in accordance with the annual determination of the Salaries and Allowances Tribunal, to be paid quarterly in arrears.

Annual Fee in Lieu of Sitting Fees

Section 5.99 of the Act and Administration Regulation 34

A Councillor is entitled to an Annual Fee in Lieu of Meeting Fees in accordance with the annual determination of the Salaries and Allowances Tribunal to be paid quarterly in arrears.



Telecommunication/ Information Technology (ICT) Allowance

Section 5.99A of the Act and Administration Regulation 31

A Councillor is entitled to an annual allowance in lieu of reimbursement of telecommunications expenses of in accordance with the annual determination of the Salaries and Allowances Tribunal, to be paid quarterly in arrears.

The Telecommunications Allowance is an allowance in lieu of reimbursement. This Allowance covers the expenses incurred by Councillors in performing a function under the express authority of the Town or in performing a function in the Councillor's official capacity for:

- telephone rental charges;
- call charges;
- line rental;
- costs for installation of additional line (if required by the Councillor); and,
- service charges.

Information Technology for Councillors

On request the Town of Bassendean provides Councillors with appropriate information technology to enable the distribution of Agendas and Minutes by electronic means, for email communication and for seeking information through the internet.

The equipment will remain the property of the Town of Bassendean and will be maintained by the Town. Councillors must not install software that is not the property of the Town of Bassendean.

Information Technology Training for Councillors

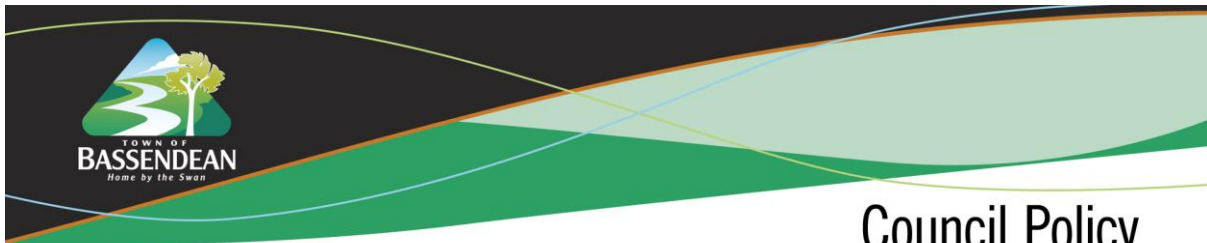
Appropriate training will be provided to Councillors to assist them in the effective and efficient use of the equipment and other information technology so that they may fulfil their role at Council and Committee meetings utilising the software provided.

Any Councillor leaving their position with Council shall return, within ten working days any computing equipment provided by the Council.

Business Cards

Each Council member will be allocated sufficient business cards. The business cards will be printed in accordance with the Town's Corporate Style. Business cards must be used for Council business only and must not be used for electioneering purposes. The Business Card may include a passport size photo.

Access to Council Chambers and Councillor Facilities



Council Policy

A Councillor will be provided with an access key and security card providing access to the Councillor's Dining area and Council Chamber as soon as possible following election to office. The access is provided for the convenience of Councillors for meeting with their constituents and other Councillors during office hours. Any loss of access key or card is to be reported to the CEO as soon as practicable.

A Councillor must return their access key and security card within 5 working days of ceasing to be a Council member.

Handling of Councillor Addressed Correspondence

The Town of Bassendean is required to comply with the State Records Act and Council's adopted Records Management Plan in relation to Councillor addressed and initiated correspondence.

Correspondence containing information about business activities of the Town in any format (e.g. by post, fax, e-mail, courier, hand-delivered) internal or external, are evidence of business activity in a court of law. Correspondence addressed to Elected Members and received at the Town Administration Offices is to be opened by designated officers, unless it is expressly marked Private, Confidential, Personal or Himself/Herself etc. If correspondence is expressly marked Private, Confidential, Personal or Himself/Herself the correspondence is to be forwarded unopened placed in a sealed envelope to the Councillor.

Reimbursement of Expenses

Reimbursement for Statutory Child Care Expenses

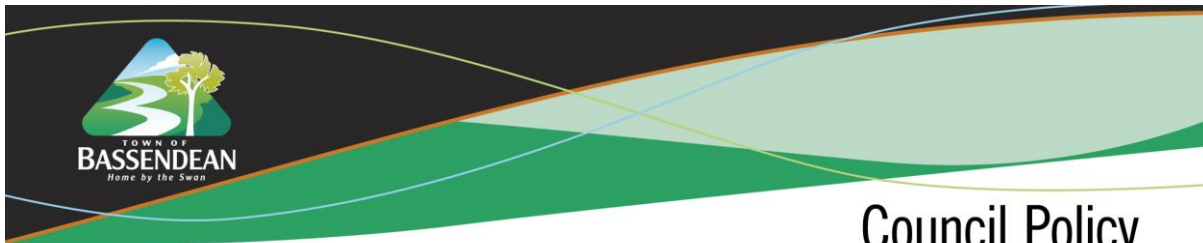
Section 5.98(2) of the Act and Administration Regulation 31

A Councillor has a statutory entitlement to be reimbursed for childcare expenses incurred by the Councillor as a result of attendance at a Council meeting, a meeting of a committee of which he or she is member or authorised training and Council related business. The Town of Bassendean will reimburse childcare expenses, verified by sufficient information, in accordance with a Councillor's statutory entitlement.

Reimbursement of Statutory Travel Expenses

Section 5.98(2) of the Act and Regulation 31

A Councillor has a statutory entitlement to be reimbursed for travel expenses incurred by the Councillor as a result of attendance at a council meeting or a meeting of a committee of which he or she is member.



Council Policy

The Town of Bassendean will reimburse travel expenses, verified by sufficient information, in accordance with a Councillor's statutory entitlement.

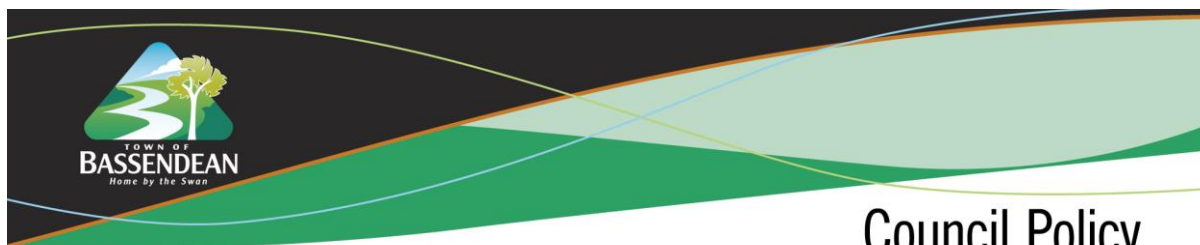
Reimbursement of Other Expenses

Section 5.98(3) of the Act and Regulation 32

A Councillor is to be reimbursed for the following types of expenses to the extent set for each type of expense where the expense is incurred:

- in performing a function under the express authority of the Town of Bassendean;
 - by reason of being accompanied by no more than one other person while performing an official function where the Chief Executive Officer considers it to be appropriate; or
 - in performing a function in the Councillor's official capacity; and
- the expense is verified by sufficient information.

TYPE OF EXPENSE	EXTENT OF REIMBURSEMENT
Travelling Expenses and Child Care Costs not Covered By Statutory Entitlement Travelling expenses and child care costs incurred by a Council member travelling to and from or attending: <ol style="list-style-type: none"> any conference, any official function that the Councillor is invited to attend in their capacity as a Councillor; any official function, meeting or event that the Council requests the Councillor to attend; or any meeting of a group or body on which the Council member is a delegate or representative. Any authorised training or Council related business 	The actual expense incurred.
Carer's Costs Where a Councillor personally cares for a person who has a disability, mental illness, chronic condition or who is frail aged, the costs of a replacement carer incurred by a Councillor from attending: <ol style="list-style-type: none"> any Council or committee meeting; any official function that the Councillor is invited to attend in their capacity as a Councillor; or any official function, meeting or event that the Council requests the Councillor to attend; 	The actual expense incurred.
SUNDRY CONFERENCE EXPENSES	The actual expense incurred
Breakfast expenses	
Lunch expenses	
Dinner expenses	
Other conference expenses not reimbursed by Council	
Drinks Mini-bar Non business telephone calls Dry cleaning Personal grooming	



Payment of Councillor Expenses

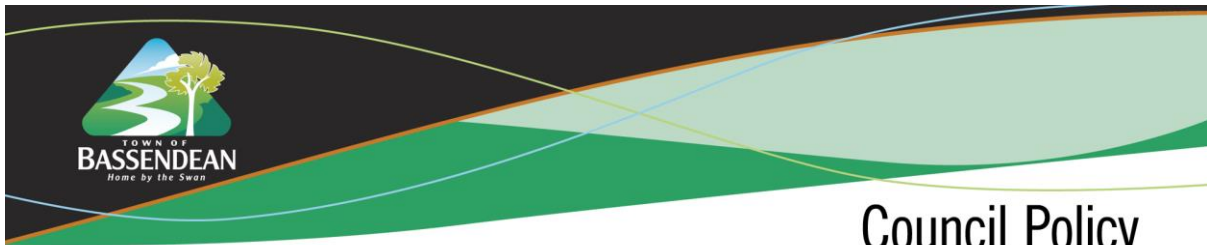
The Chief Executive Officer is delegated authority to approve reimbursements for actual expenses incurred upon the production of documentary substantiation of actual costs in accordance with this Policy.

Application

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

Policy Type: Strategic Policy	Responsible Officer: Chief Executive Officer and Director Corporate Services
Link to Strategic Community Plan: Leadership and Governance	Last Review Date: September 2017 Version 2
	Next Review due by: May 2020

ATTACHMENT NO. 7



Chief Executive Officer and Executive Officers Employment Policy

Objective

To establish Executive Officers of the Council under a corporate management structure who can efficiently and effectively carry out their duties on behalf of the Town.

Strategy

Chief Executive Officer

The Chief Executive Officer is the chief non-elected executive officer of the Council appointed by Council in accordance with the Local Government Act.

Executive Officers

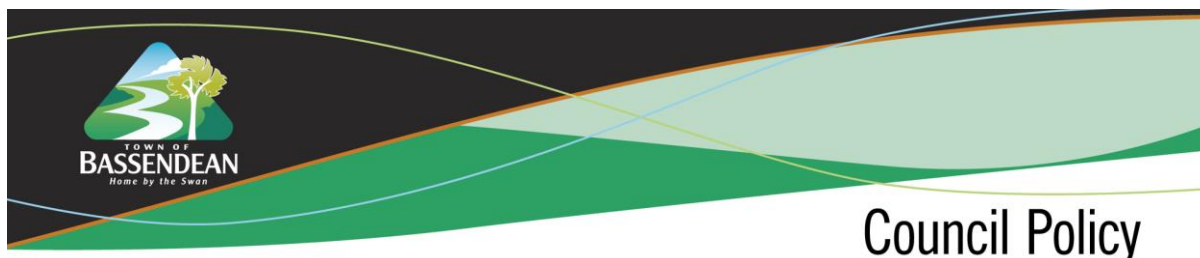
Under the corporate structure other Executive Officers are the Director Operational Services, Director of Corporate Services, Director of Strategic Planner and the Director Community Development .

Acting Chief Executive Officer

The Council will appoint an Acting Chief Executive Officer to fulfil the duties and exercise the powers of the Chief Executive Officer in periods of annual leave and during periods of unforeseen prolonged absence (exceeding 5 working days) of the Chief Executive Officer. The appointment will be made from the Executive Officers of the Council on a rotational basis.

Setting Executive Salaries

It is Council policy that guidelines are provided for the CEO in setting executive salaries to ensure that executive salaries are fair and reasonable, are competitive with local governments of a similar size and complexity and are financially sustainable in the context of the Town's rate base.



SALARY INCREASE	JUSTIFICATION

Application

This policy is to be applied by the CEO following the completion of the annual performance review of the Directors.

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

Policy Type: Strategic Policy Link to Strategic Community Plan: Leadership and Governance	Responsible Officer: Chief Executive Officer and Director Corporate Services Last Review Date: September 2017 Version 2 Next Review due by: May 2020
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Appointment of an Acting Chief Executive Officer Policy

Policy Objective

To outline the process for the appointment of an Acting Chief Executive Officer to cover periods of leave up to 6 weeks in duration.

Policy Scope

This policy applies in respect of periods of leave and during periods of unforeseen prolonged absence of the Chief Executive Officer (CEO) for periods of leave up to 6 weeks in duration.

Policy Statement

The *Local Government Act 1995*, section 5.36 requires that a local government is to employ a person to be the CEO of the local government.

1. Application for Leave

An application for annual leave, long service leave, personal leave or an extended absence made by the CEO is to be approved by the Mayor.

2. Appointment of an Acting CEO

Where there are periods of annual leave, long service leave or other periods of extended absence of the CEO, it is appropriate for a person to perform the duties of the CEO to enable the efficient functioning of the local government's administration.

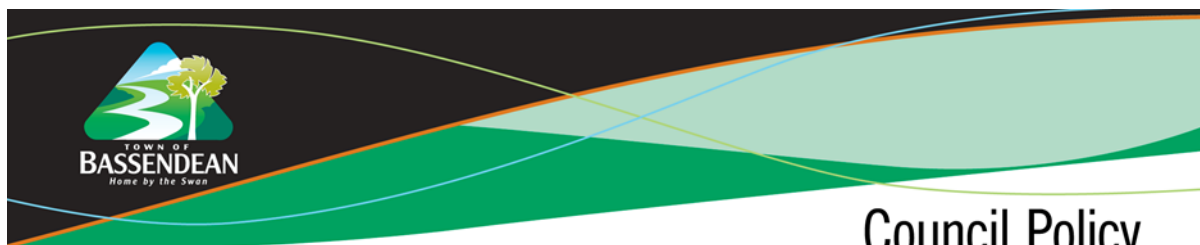
Directors will be appointed to the role of Acting CEO at the discretion of the CEO, subject to officer performance and dependent on availability and operational requirements.

Appointment to the role of Acting CEO must be made in writing by the CEO.

Appointment to the role of Acting CEO may only be made by the CEO for periods of leave up to 6 weeks.

A Council resolution is required for periods exceeding 6 weeks.

Where the CEO appoints a Director to the position of Acting CEO, the CEO is to advise all Elected Members in writing of the appointment and the period to which the appointment covers.



Council Policy

3. Unexpected leave or vacancy

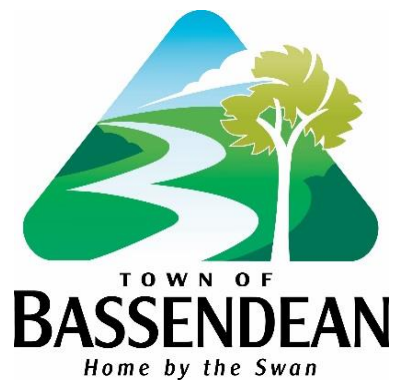
In the event that the CEO is required to take unexpected leave or is otherwise incapacitated or the position falls unexpectedly vacant, and no appointment has been made, the following line of succession shall apply until Council appoints an Acting CEO

—

- The Director Corporate Services;
- The Director Community Planning.

Document Control box			
Document Responsibilities:			
Owner:	Chief Executive Officer	Owner Business Unit:	Office of the Chief Executive Officer
Inception Date:	September 2020	Decision Maker:	Council
Review Date:	September 2022	Repeal and Replace:	Chief Executive Officer
Compliance Requirements:			
Legislation:	<i>Local Government Act 1995 Part 5.</i>		
Link to Strategic Community Plan:	Providing visionary leadership and making great decisions		

ATTACHMENT NO. 8



FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 August 2020

TOWN OF BASSENDEAN

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 August 2020

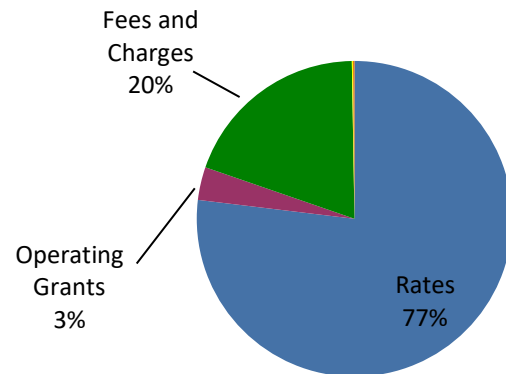
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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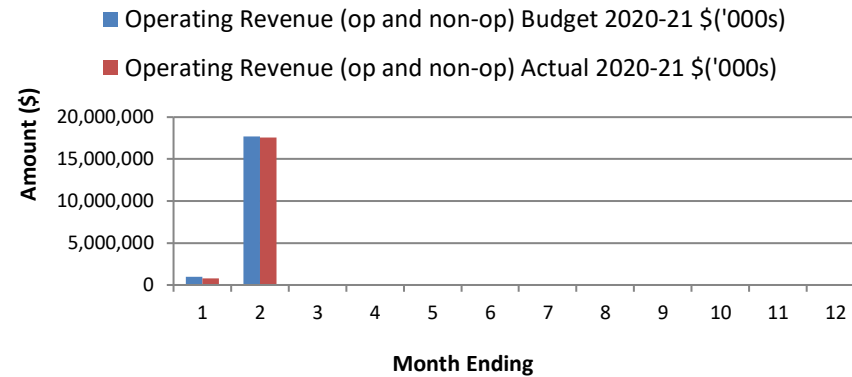
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Statement of Financial Activity By Nature or Type		4
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**Town of Bassendean
Information Summary
For the Period Ended 31 August 2020**

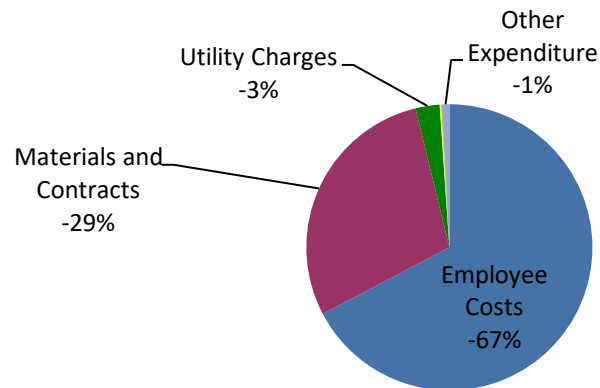
Operating Revenue



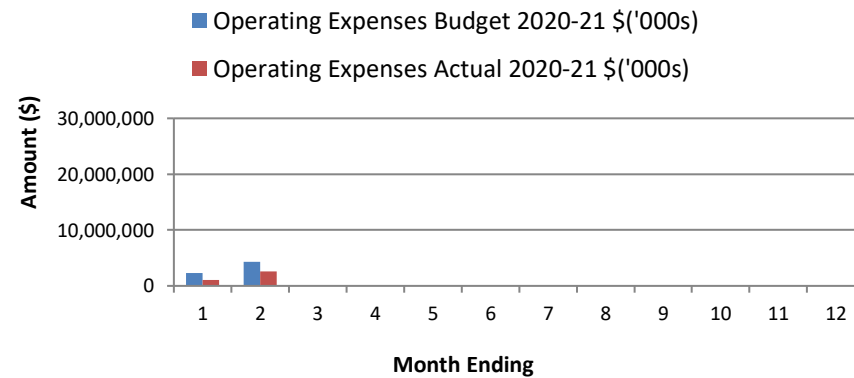
**Budget Operating Revenue -v- YTD Actual
Refer Statement of Financial Activity by
Nature or Type**



Operating Expenditure



**Budget Operating Expenditure -v- YTD Actual
Refer Statement of Financial Activity by
Nature or Type**



TOWN OF BASSENDEAN
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 August 2020

	Note	Original Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(a)
		\$	\$	\$	%
Opening Funding Surplus(Deficit)	3	745,317	745,317	1,958,779	162.81%
Revenue from operating activities					
Governance		35,375	13,402	16,407	22.42%
General Purpose Funding - Rates	2	13,480,660	13,438,994	13,453,118	0.11%
General Purpose Funding - Other		793,178	193,057	101,528	(47.41%)
Law, Order and Public Safety		114,110	8,884	5,914	(33.43%)
Health		2,835,170	2,828,770	2,865,283	1.29%
Education and Welfare		5,046,381	1,000,099	921,409	(7.87%)
Community Amenities		112,300	41,218	40,388	(2.01%)
Recreation and Culture		186,812	24,446	30,188	23.49%
Transport		104,081	30,467	30,373	(0.31%)
Economic Services		78,222	8,050	13,472	67.36%
Other Property and Services		103,771	11,766	13,640	15.93%
		22,890,060	17,599,153	17,491,721	(0.61%)
Expenditure from operating activities					
Governance		(1,014,745)	(190,910)	(131,459)	31.14%
General Purpose Funding		(893,276)	(159,179)	(117,268)	26.33%
Law, Order and Public Safety		(716,355)	(125,100)	(78,228)	37.47%
Health		(3,910,909)	(599,981)	(340,777)	43.20%
Education and Welfare		(5,986,717)	(982,389)	(738,419)	24.83%
Community Amenities		(1,495,045)	(198,223)	(191,142)	3.57%
Recreation and Culture		(5,962,215)	(967,994)	(561,455)	42.00%
Transport		(6,305,828)	(1,004,168)	(401,029)	60.06%
Economic Services		(549,407)	(64,647)	(38,880)	39.86%
Other Property and Services		(63,000)	(51,092)	25,270	149.46%
		(26,897,497)	(4,343,683)	(2,573,387)	40.76%
Operating activities excluded from budget					
Add back Depreciation		3,559,374	604,603	-	(100.00%)
Adjust (Profit)/Loss on Asset Disposal		301,505	(13,000)	-	(100.00%)
Movement in Leave Reserve		2,706	2,706	2,549	(5.81%)
Amount attributable to operating activities		(143,852)	13,849,779	14,920,882	
Investing Activities					
Non-operating Grants, Subsidies and Contributions		1,837,947	123,250	100,000	(18.86%)
Proceeds from Disposal of Assets	10	1,515,000	900,000	900,000	0.00%
Land and Buildings	8	(1,500,504)	(153,168)	(28,617)	81.32%
Infrastructure Assets - Roads	8	(1,834,854)	(307,100)	(5,452)	98.22%
Infrastructure Assets - Footpaths	8	(184,531)	(30,756)	-	100.00%
Infrastructure Assets - Other	8	(1,856,166)	(308,444)	-	100.00%
Infrastructure Assets - Drainage	8	(319,718)	(77,898)	-	100.00%
Plant and Equipment	8	(76,000)	-	-	
Furniture and Equipment	8	(643,574)	(435,242)	(84,107)	80.68%
Amount attributable to investing activities		(3,062,400)	(289,358)	881,824	
Financing Activities					
Self-Supporting Loan Principal		24,130	4,596	4,596	0.00%
Transfer from Reserves	5	4,158,458	700,000	700,000	0.00%
Repayment of Borrowings	4	(97,006)	(9,096)	(9,096)	0.00%
Transfer to Reserves	5	(1,620,000)	(12,899)	(12,899)	0.00%
Amount attributable to financing activities		2,465,582	682,601	682,601	
Closing Funding Surplus(Deficit)	3	4,647	14,988,339	18,444,089	

TOWN OF BASSENDEAN
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 August 2020

	Note	Original Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(a)
		\$	\$	\$	%
Opening Funding Surplus (Deficit)	3	745,317	745,317	1,958,779	162.81%
Revenue from operating activities					
Rates	2	13,480,660	13,438,994	13,453,118	0.11%
Operating Grants, Subsidies and Contributions		2,619,115	592,993	590,836	(0.36%)
Fees and Charges		6,031,127	3,380,582	3,400,751	0.60%
Interest Earnings		285,208	54,976	21,903	(60.16%)
Other Revenue		441,131	101,608	25,113	(75.28%)
Profit on Disposal of Assets	10	32,819	30,000	-	
		22,890,060	17,599,153	17,491,721	(0.61%)
Expenditure from operating activities					
Employee Costs		(13,476,198)	(2,060,500)	(1,731,979)	15.94%
Materials and Contracts		(7,327,227)	(1,204,839)	(743,441)	38.30%
Utility Charges		(696,582)	(132,030)	(70,026)	46.96%
Depreciation on Non-Current Assets		(3,559,374)	(604,603)	-	100.00%
Interest Expenses		(32,689)	(4,860)	(4,860)	(0.00%)
Insurance Expenses		(492,162)	(267,143)	(1,356)	99.49%
Other Expenditure		(978,941)	(52,708)	(21,726)	58.78%
Loss on Disposal of Assets	10	(334,324)	(17,000)	-	100.00%
		(26,897,497)	(4,343,683)	(2,573,387)	40.76%
Operating activities excluded from budget					
Add back Depreciation		3,559,374	604,603	-	(100.00%)
Adjust (Profit)/Loss on Asset Disposal		301,505	(13,000)	-	(100.00%)
Movement in Leave Reserve		2,706	2,706	2,549	(5.81%)
Amount attributable to operating activities		(143,852)	13,849,779	14,920,883	
Investing activities					
Grants, Subsidies and Contributions		1,837,947	123,250	100,000	(18.86%)
Proceeds from Disposal of Assets	10	1,515,000	900,000	900,000	0.00%
Land and Buildings	8	(1,500,504)	(153,168)	(28,617)	81.32%
Infrastructure Assets - Roads	8	(1,834,854)	(307,100)	(5,452)	98.22%
Infrastructure Assets - Footpaths	8	(184,531)	(30,756)	-	100.00%
Infrastructure Assets - Other	8	(1,856,166)	(308,444)	-	100.00%
Infrastructure Assets - Drainage	8	(319,718)	(77,898)	-	100.00%
Plant and Equipment	8	(76,000)	-	-	
Furniture and Equipment	8	(643,574)	(435,242)	(84,107)	80.68%
Amount attributable to investing activities		(3,062,400)	(289,358)	881,824	
Financing Activities					
Self-Supporting Loan Principal		24,130	4,596	4,596	0.00%
Transfer from Reserves	7	4,158,458	700,000	700,000	0.00%
Repayment of Borrowings	4	(97,006)	(9,096)	(9,096)	0.00%
Transfer to Reserves	7	(1,620,000)	(12,899)	(12,899)	0.00%
Amount attributable to financing activities		2,465,582	682,601	682,601	
Closing Funding Surplus (Deficit)	3	4,647	14,988,339	18,444,089	

Town of Bassendean
STATEMENT OF FINANCIAL POSITION
For the Period Ended 31 August 2020

	2020-21 \$	2019-20 \$
CURRENT ASSETS		
Cash and cash equivalents	13,358,617	13,223,484
Trade and other receivables	18,118,119	1,790,077
Inventories	16,481	24,690
TOTAL CURRENT ASSETS	<u>31,493,216</u>	<u>15,038,253</u>
NON-CURRENT ASSETS		
Financial Assets	122,620	122,620
Other receivables	401,882	406,477
Property, plant and equipment	56,339,901	56,227,177
Infrastructure	105,404,119	105,398,665
Interests in Joint Ventures	8,386,081	8,386,081
TOTAL NON-CURRENT ASSETS	<u>170,654,601</u>	<u>170,541,021</u>
TOTAL ASSETS	<u>202,147,817</u>	<u>185,579,274</u>
CURRENT LIABILITIES		
Trade and other payables	5,164,119	4,502,946
Current portion of long term borrowings	(9,095)	0
Provisions	2,256,350	2,258,170
TOTAL CURRENT LIABILITIES	<u>7,411,373</u>	<u>6,761,116</u>
NON-CURRENT LIABILITIES		
Long term borrowings	549,315	549,315
Provisions	215,344	215,344
TOTAL NON-CURRENT LIABILITIES	<u>764,659</u>	<u>764,659</u>
TOTAL LIABILITIES	<u>8,176,032</u>	<u>7,525,775</u>
NET ASSETS	<u>193,971,786</u>	<u>178,053,499</u>
EQUITY		
Retained surplus	44,728,103	28,122,715
Reserves - cash backed	6,363,262	7,050,362
Revaluation surplus	142,880,421	142,880,421
TOTAL EQUITY	<u>193,971,786</u>	<u>178,053,499</u>

This statement is to be read in conjunction with the accompanying notes.

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 August 2020

Statement of Financial Position Detailed	2020/2021 \$	2019/2020 \$
CASH AND CASH EQUIVALENTS		
Unrestricted	4,401,661	3,564,413
Restricted	8,956,955	9,659,071
	<u>13,358,617</u>	<u>13,223,484</u>

The following restrictions have been imposed by regulations or other externally imposed requirements:

Leave Reserve	758,314	755,766
Plant & Equipment Reserve	404,307	403,333
Community Facilities Reserve	54,700	54,568
Land & Building Infrastructure Reserve	1,225,187	1,921,462
Waste Management Reserve	1,107,303	1,104,637
Wind in the Willows Reserve	49,181	49,062
Aged Persons Reserve	562,099	560,746
Youth Development Reserve	29,818	29,746
Underground Power Reserve	86,058	85,851
Drainage Reserve	147,662	147,307
Tree Reserve	163,962	163,567
Bus Shelter Reserve	21,675	21,623
HACC Assets Replacement	124,982	124,681
Unspent Portion of Grants	1,628,013	1,628,013
Hyde Retirement Village Retention Bonds	298,850	298,850
Other Bonds & Deposits	2,294,843	2,309,859
	<u>8,956,955</u>	<u>9,659,071</u>

TRADE AND OTHER RECEIVABLES

Current

Rates Outstanding	17,846,759	1,223,711
Sundry Debtors - General	69,642	178,214
GST Receivable	76,820	222,238
Accrued Interest	-	12,105
Prepayments	-	28,913
Sundry Debtors - SSL	23,766	23,766
Long Service Leave Due from Other Councils	101,132	101,132
	<u>18,118,119</u>	<u>1,790,077</u>

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 August 2020

	2020/2021	2019/2020
	\$	\$
Statement of Financial Position Detailed		
Non-Current		
Rates Outstanding - Pensioners	325,083	325,083
Loans - Clubs/Institutions	76,799	81,394
	401,882	406,477
Investments - Government House	122,620	122,620
Investments- EMRC	8,386,081	8,386,081
INVENTORIES		
Current		
Fuel and Materials	16,481	24,690
	16,481	24,690
PROPERTY, PLANT AND EQUIPMENT		
Land and Buildings		
Land at:		
- Independent Valuation 2017 - Level 2	36,357,000	36,357,000
- Additions after valuation - cost	24,646	24,646
Buildings at:		
- Independent Valuation 2017 - Level 3	25,757,805	25,757,805
- Additions after valuation - cost	982,466	953,849
Less: accumulated depreciation	(8,773,190)	(8,773,190)
	17,967,081	17,938,464
Total Land and Buildings	54,348,727	54,320,110
Furniture and Equipment - Management Valuation 2016	165,239	165,239
- Additions after valuation - cost	969,729	885,622
Less Accumulated Depreciation	(200,323)	(200,323)
Less Accumulated Depreciation	934,645	850,538
Plant and Equipment - Independent Valuation 2016		
- Independent Valuation 2016 - Level 2	1,898,330	1,898,330
- Independent Valuation 2016 - Level 3	714,601	714,601
- Additions after valuation - cost	285,518	285,518
Less Accumulated Depreciation	(1,652,551)	(1,652,551)
-Less Disposals after Valuation	(251,990)	(251,990)
	993,908	993,908

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 August 2020

	2020/2021	2019/2020
	\$	\$
Statement of Financial Position Detailed		
Art Works		
- Management Valuation 2018 - Level 2	62,620	62,620
	62,620	62,620
	56,339,901	56,227,177
 INFRASTRUCTURE		
Roads - Independent Valuation 2017	83,500,078	83,500,078
- Additions after valuation - cost	1,754,571	1,749,119
Less Accumulated Depreciation	(19,599,139)	(19,599,139)
	65,655,510	65,650,058
 Footpaths - Independent Valuation 2017	10,233,801	10,233,801
- Additions after valuation - cost	144,816	144,816
Less Accumulated Depreciation	(3,727,755)	(3,727,755)
	6,650,861	6,650,862
 INFRASTRUCTURE		
Drainage - Independent Valuation 2017	39,635,969	39,635,969
- Additions after valuation - cost	860,236	860,236
Less Accumulated Depreciation	(18,660,758)	(18,660,758)
	21,835,447	21,835,447
 Parks & Ovals - Independent Valuation 2018	17,940,621	17,940,621
- Additions after valuation - cost	662,796	662,796
Less Accumulated Depreciation	(7,341,118)	(7,341,118)
	11,262,300	11,262,299
	105,404,119	105,398,665
 TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors	2,447,508	1,243,481
Payroll Creditors	-	-
Accrued Interest on Debentures	-	-
Accrued Salaries and Wages	(4,762)	350,677
Bonds & Other Deposits	2,294,843	2,309,859
Hyde Retirement Village Bonds	298,850	298,850
	5,164,119	4,502,946

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 31 August 2020

	2020/2021	2019/2020
	\$	\$
Statement of Financial Position Detailed		
LONG-TERM BORROWINGS		
Current		
Loan Liability - Current	(9,095)	-
	(9,095)	-
Non-Current		
Loan Liability - Non Current	549,315	549,315
	549,315	549,315
PROVISIONS		
Current		
Provision for Annual Leave	1,032,762	1,034,582
Provision for Long Service Leave	1,223,588	1,223,588
	2,256,350	2,258,170
Non-Current		
Provision for Long Service Leave	215,344	215,344
	215,344	215,344
RECONCILIATION		
TOTAL CURRENT ASSETS	31,493,216	15,038,253
TOTAL NON CURRENT ASSETS	170,654,601	170,541,021
TOTAL ASSETS	202,147,817	185,579,274
TOTAL CURRENT LIABILITIES	7,411,373	6,761,116
TOTAL NON CURRENT LIABILITIES	764,659	764,659
TOTAL LIABILITIES	8,176,032	7,525,775
NET ASSETS	193,971,786	178,053,499

**TOWN OF BASSENDEAN
STATEMENT OF CASH FLOWS**

	2020/21 Actual \$	2020/21 Budget \$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts:		
Rates	393,412	13,680,660
Operating grants, subsidies and contributions	590,836	2,619,115
Fees and charges	3,180,648	6,031,127
Interest	34,008	285,208
Goods and services tax	394,009	960,483
Other revenue	25,113	441,131
	<u>4,618,026</u>	<u>24,017,724</u>
Payments:		
Employee costs	(2,121,216)	(13,411,106)
Materials and contracts	(2,909,404)	(7,354,227)
Utility charges	(70,026)	(696,582)
Interest expenses	(4,860)	(32,689)
Insurance expenses	(1,356)	(492,162)
Goods and services tax	(216,613)	(925,575)
Other expenditure	(21,726)	(978,941)
	<u>(5,345,201)</u>	<u>(23,891,282)</u>
Net cash provided by (used in) operating activities	<u>(727,174)</u>	<u>126,442</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts:		
Non-operating grants, subsidies and contributions	100,000	1,837,947
Proceeds from sale of assets	900,000	1,515,000
Payments:		
Payments for purchase of property, plant & equipment	(112,724)	(2,220,078)
Payments for construction of infrastructure	(5,452)	(4,195,269)
Net cash provided by (used in) investment activities	<u>881,824</u>	<u>(3,062,400)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipts:		
Proceeds from self supporting loans	4,595	24,494
Transfer from Trust	(15,016)	-
Payments:		
Repayment of borrowings	(9,095)	(97,370)
Net cash provided by (used in) financing activities	<u>(19,516)</u>	<u>(72,876)</u>
Net increase (decrease) in cash held	135,133	(3,008,834)
Cash and cash equivalents at beginning of year	13,223,484	12,653,905
Cash and cash equivalents at the end of the year	<u>13,358,617</u>	<u>9,645,071</u>

This statement is to be read in conjunction with the accompanying notes.

TOWN OF BASSENDEAN
NOTES TO AND FORMING PART OF THE CASHFLOW

NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purposes of the cash flow statement, cash includes cash on hand and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to related items in the balance sheet as follows:

	2020/21 Actual \$	2020/21 Budget \$
Cash and Cash Equivalents	13,358,617	9,645,071



**(b) Reconciliation of Net Cash Provided By
Operating Activities to Net Result**
















Net Result	15,018,334	(2,169,490)
Depreciation	-	3,559,374
(Profit)/Loss on Sale of Asset	-	301,505
(Increase)/Decrease in Receivables	(16,674,818)	200,000
(Increase)/Decrease in Inventories	8,209	(2,000)
Increase/(Decrease) in Payables & Accruals	1,022,921	(25,000)
Increase/(Decrease) in Employee Provisions	(1,820)	100,000
Grants/Contributions for the Development of Assets	(100,000)	(1,837,947)
Net Cash from Operating Activities	(727,174)	126,442

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 1: Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget, whichever is higher than \$5000 or 10%.

 More Revenue OR Less Expenditure
 Less Revenue OR More Expenditure

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenue	\$	%			
Governance	3,005	22%			Within variance threshold
General Purpose Funding - Rates	14,124	0%			Within variance threshold
General Purpose Funding - Other	(91,529)	(47%)		Timing	Timing of insurance and interest income
Law, Order and Public Safety	(2,970)	(33%)			Within variance threshold
Health	36,513	1%		Permanent	Rubbish collection fees above budget
Education and Welfare	(78,690)	(8%)		Timing	Timing of grant funding for Seniors and child care fees/fee relief for WIW
Community Amenities	(830)	(2%)			Within variance threshold
Recreation and Culture	5,742	23%		Timing	Hall hire fees tracking above the YTD budget
Transport	(94)	(0%)			Within variance threshold
Economic Services	5,422	67%			Building licence fees tracking above the YTD budget
Other Property and Services	1,874	16%			Within variance threshold
Operating Expense	\$	%			
Governance	59,451	31%		Timing	Timing. Insurance premiums not yet paid
General Purpose Funding	41,911	26%		Timing	Timing of administration expenses/Printing of rate notices
Law, Order and Public Safety	46,872	37%		Timing	Timing of disposal of asset and administration expenses
Health	259,204	43%		Timing	Rubbish collection charges and environmental projects currently tracking under the year to date budget
Education and Welfare	243,970	25%		Timing	WIW, Seniors and building maintenance at HRV are under the year to date budget
Community Amenities	7,081	4%			Within variance threshold
Recreation and Culture	406,539	42%		Timing	Depreciation not yet processed. Reserve and building maintenance under the year to date budget
Transport	603,139	60%		Timing	Depreciation not yet processed. Maintenance programs, street lighting charges and street tree program under the year to date budget
Economic Services	25,767	40%		Timing	Employee costs and other administration expenses under the year to date budget
Other Property and Services	76,362	149%		Timing	Plant operation costs and other administration expenses under the year to date budget
Operating activities excluded from budget					
Depreciation	604,603	(100%)		Timing	Depreciation not yet processed
Adjust (Profit)/Loss on Asset Disposal	13,000	(100%)		Timing	Timing of disposal of assets
Capital Revenues					
Grants, Subsidies and Contributions	(23,250)	(19%)			Timing of grant payments
Proceeds from Disposal of Assets	0	0%			Within variance threshold
Capital Expenses					<i>Refer to Note 8 for Capital expenditure detail</i>
Land and Buildings	(124,551)	81%		Timing	Timing of projects
Infrastructure - Roads	(301,648)	98%		Timing	Timing of projects
Infrastructure - Footpaths	(30,756)	100%		Timing	Timing of projects
Infrastructure Assets - Other	(308,444)	100%		Timing	Timing of projects
Infrastructure Assets - Drainage	(77,898)	100%		Timing	Timing of projects
Plant and Equipment	0				Within Variance Threshold
Furniture and Equipment	(351,135)	81%		Timing	Timing of projects
Financing					
Self-Supporting Loan Principal	0	0%			Within variance threshold
Transfer from Reserves	0	0%			Within variance threshold
Repayment of Borrowings	0	0%			Within variance threshold
Transfer to Reserves	0	0%			Within variance threshold
Opening Funding Surplus(Deficit)	1,213,462	163%		Timing	Timing, end of year processes not complete

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 2: Rating Information	Rate in	Number of Properties	Rateable Value	YTD Actual				Annual Budget			
				Rate Revenue	Interim Rates	Back Rates	Total Revenue	Rate Revenue	Interim Rate	Back Rate	Total Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
General Rate	8.3230	4,911	129,473,404	10,776,078	23,674	2,284	10,802,036	10,776,078	50,000	3,500	10,829,578
Sub-Totals		4,911	129,473,404	10,776,078	23,674	2,284	10,802,036	10,776,078	50,000	3,500	10,829,578
Minimum Payment											
Minimum Rate	1,106	2,397	28,207,128	2,651,082	-	-	2,651,082	2,651,082	-	-	2,651,082
Sub-Totals		2,397	28,207,128	2,651,082	-	-	2,651,082	2,651,082	-	-	2,651,082
Amount from General Rates		7,308	157,680,532	13,427,160	23,674	2,284	13,453,118	13,427,160	50,000	3,500	13,480,660
Totals							13,453,118				13,480,660

Comments - Rating Information

The general rates have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the local government services/facilities.

The due date for the payment of rates is the 25 September 2020, unless the option to pay by instalments is taken. Rates instalments are subject to an instalment fee of \$36 and 5.5% interest. Instalment dates for 2020/21 are:

1st: 25 September 2020

2nd: 27 November 2020

3rd: 29 January 2021

4th: 1 April 2021

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 3: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Last Years Actual Closing	Current
	30 June 2020	31 July 2020
	\$	\$
Current Assets		
Cash Unrestricted	5,464,063	6,301,661
Cash Restricted	7,050,362	6,363,262
Restricted Cash - Trust	709,059	693,693
Rates Outstanding	1,223,711	17,846,759
Sundry Debtors	303,112	194,540
GST Receivable	222,238	76,820
Accrued Interest	12,105	-
Prepayments	28,913	-
Inventories	24,690	16,481
	15,038,253	31,493,216
Less: Current Liabilities		
Sundry Creditors	(1,243,481)	(2,447,508)
Accrued Interest on Borrowings	-	-
Accrued Salaries and Wages	(350,677)	4,762
Rates in Advance	(300,080)	(127,679)
Hyde Retirement Village Bonds	(298,850)	(298,850)
Bonds and Other Deposits	(2,309,859)	(2,294,843)
Current Employee Provisions	(2,258,170)	(2,256,350)
	(6,761,115)	(7,420,468)
Net Current Assets	8,277,137	24,072,747
Less: Cash Reserves	(7,050,362)	(6,363,262)
Less: SSL Borrowings Repayments	(23,766)	(23,766)
Plus : Liabilities funded by Cash Backed Reserves	755,766	758,314
Net Current Funding Position	1,958,779	18,444,089

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 4 : Information on Borrowings

(a) Borrowing Repayments

Particulars	01 Jul 2020	Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Annual Budget	Actual	Budget	Actual	Annual Budget
		\$	\$	\$	\$	\$	\$
Recreation and Culture							
Loan 160A - Civic Centre Redevelopment	240,295	-	54,471	240,295	185,824	-	13,891
Loan 160B- Civic Centre Redevelopment	103,859	4,500	18,405	99,359	85,454	1,537	5,745
Self Supporting Loans-Governance							
Loan 157 - Ashfield Soccer Club	5,285	-	5,285	5,285	-	-	224
Loan 162 - TADWA	199,875	4,596	18,846	195,279	181,029	3,323	12,829
	549,314	9,096	97,006	540,218	452,308	4,860	32,689

(b) New Borrowings

The Town will be establishing an overdraft facility with the Western Australian Treasury Corporation as part of the COVID-19 pandemic Short-Lending Facility.

The facility is not intended to be in use as at 30 June 2021.

Council has entered into a Network Renewal Underground Program Pilot (NRUPP) Co-funding Agreement with Western Power to provide underground electricity distribution to parts of the Town.

The Town is required to make the following cash calls to Western Power under the co-funding agreement:

29 September 2021	\$1,137,264
29 September 2022	\$1,137,264
	<u>\$2,274,528</u>

The Town proposes to seek a loan from WATC for the full amount of the cash calls and to draw down on that loan as and when required.

(c) Unspent Borrowings

The Town has no unspent borrowings funds as at 30 June 2020 nor is it expected to have unspent borrowing funds as at 30 June 2021.

(d) Overdraft Facility

It is anticipated that this facility will not be required in the 2020/21 financial period.

Town of Bassendean
Monthly Investment Report
For the Period Ended 31 Aug 2020

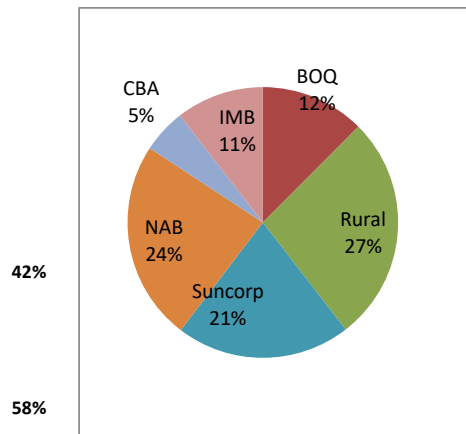
Note 5 : CASH INVESTMENTS

Deposit Ref	Deposit Date	Maturity Date	S & P Rating	Institution	Term (Days)	Rate of Interest		Amount Invested (Days)				Total	Expected Interest
								Up to 30	30-60	60-90	90-120+		
Municipal													
190248	4/08/2020	3/09/2020	A1	CBA	30	0.51%		-	500,000.00	-	-	500,000.00	209.59
Restricted - Bonds and Deposits:													
286015	30/07/2020	29/01/2021	A2	BOQ	183	0.80%		-	-	-	400,000.00	400,000.00	1,604.38
4200262	24/08/2020	23/11/2020	A1	Suncorp	91	0.65%		-	-	-	1,000,000.00	1,000,000.00	1,620.55
3445700	24/08/2020	23/11/2020	A2	Rural	91	0.65%		-	-	-	500,000.00	500,000.00	810.27
75-536-5673	7/07/2020	7/01/2021	A1	NAB	184	0.85%		-	-	-	8,774.12	8,774.12	37.60
								-	500,000.00	-	1,908,774.12	2,408,774.12	4,282.39
Reserve													
286016	30/07/2020	29/01/2021	A2	BOQ	183	0.80%		-	-	-	788,919.87	788,919.87	3164.33
14-526-5771	24/08/2020	24/09/2020	A1	NAB	31	0.45%		-	2,265,316.26	-	-	2,265,316.26	865.78
52180	26/06/2020	24/09/2020	A2	IMB	90	0.85%		-	-	-	1,000,410.96	1,000,410.96	2,096.75
4199662	16/04/2020	13/10/2020	A1	Suncorp	180	1.40%		-	-	-	985,957.77	985,957.77	6,807.16
3443661	20/08/2020	19/11/2020	A2	Rural	91	0.65%		-	-	-	1,322,656.72	1,322,656.72	2,143.43
								-	2,265,316.26	-	4,097,945.32	6,363,261.58	15,077.44
Trust													
3443672	20/08/2020	19/11/2020	A2	Rural	91	0.65%		-	-	-	741,891.76	741,891.76	1,202.27
								-	-	-	741,891.76	741,891.76	1,202.27
								-	-	-	741,891.76	741,891.76	1,202.27
Total								-	2,765,316.26	-	6,748,611.20	9,513,927.46	20,562.10

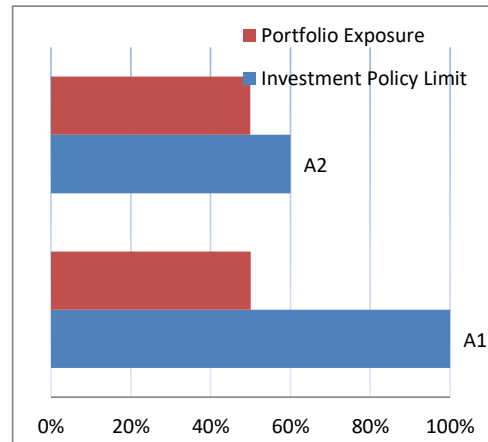
ENVIRONMENTAL COMMITMENT

Depositing Institution	Value Invested
Fossil Fuel Lending ADI	
BOQ	1,188,919.87
CBA	500,000.00
NAB	2,274,090.38
	3,963,010.25
Non Fossil Fuel Lending ADI	
Rural	2,564,548.48
IMB	1,000,410.96
Suncorp	1,985,957.77
	5,550,917.21
Total Funds	9,513,927.46

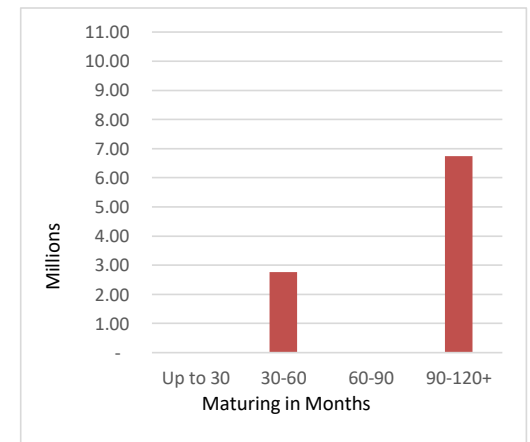
INDIVIDUAL INSTITUTION EXPOSURE



TOTAL CREDIT EXPOSURE



TERM TO MATURITIES

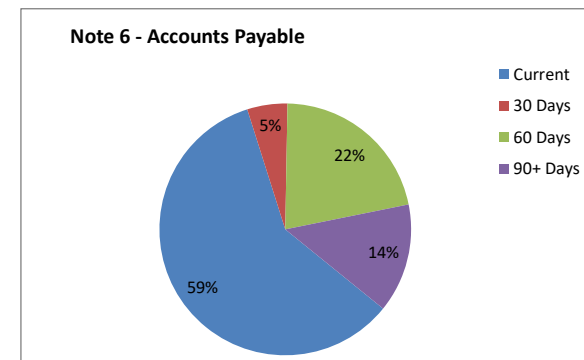
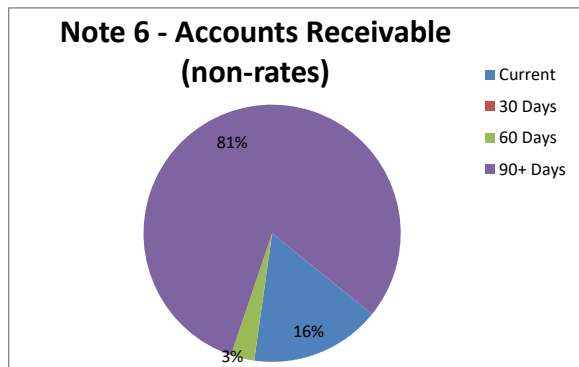


TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

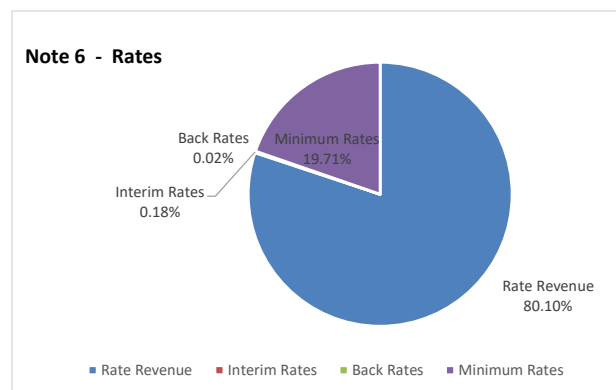
Note 6: Receivables and Payables

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Receivables - General	9,652	0	1,743	47,473	58,868
Balance per Trial Balance					
Sundry Debtors					58,368
Total Receivables General Outstanding					58,368

Payables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Payables - General	58,179	5,074	21,143	13,749	98,145
Balance per Trial Balance					
Sundry Creditors					98,144
Total Payables General Outstanding					98,144



Comments/Notes - Receivables General
The above amounts include GST where applicable.



TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 7: Cash Backed Reserves

Name	Opening Balance Original Annual Budget	Original Annual Budget Transfers In (+) Including Interest	Original Annual Budget Transfers Out (-)	Original Annual Budget Closing Balance	Actual Transfers Including Interest (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$
Plant And Equipment Reserve	373,483	4,343	(68,000)	309,826	973	-	404,307
Community Facilities Reserve	54,620	635	(27,000)	28,255	132	-	54,700
Land And Buildings Infrastructure Reserve	1,923,292	1,522,367	(1,389,731)	2,055,928	3,725	(700,000)	1,225,187
Waste Management Reserve	1,741,533	20,252	(722,824)	1,038,961	2,666	-	1,107,303
Wind In The Willows Child Care Reserve	30,000	349	(30,000)	349	118	-	49,181
Aged Persons Reserve	561,281	6,527	-	567,808	1,353	-	562,099
Youth Development Reserve	29,774	346	(4,000)	26,120	72	-	29,818
Underground Power Reserve	85,933	999	(20,000)	66,932	207	-	86,058
Employee Entitlements Reserve	232,721	2,706	(24,250)	211,177	2,549	-	758,314
Drainage Infrastructure Reserve	126,542	1,472	(126,620)	1,394	356	-	147,662
HACC Asset Replacement Reserve	120,914	1,406	(5,000)	117,320	302	-	124,982
Unspent Grants Reserve	1,858,865	-	(1,397,033)	461,832	-	-	1,628,013
Street Tree Reserve	-	-	-	-	395	-	163,962
Bus Shelter Reserve	21,644	252	(4,000)	17,896	52	-	21,675
Information Technology Reserve	200,000	2,326	(200,000)	2,326	-	-	-
Future Projects Reserve	517,708	6,020	(140,000)	383,728	-	-	-
Marine Assets Reserve	-	50,000	-	50,000	-	-	-
	7,878,310	1,620,000	(4,158,458)	5,339,852	12,899	(700,000)	6,363,262

Town of Bassendean
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 8: Capital Works Program

	Budget			YTD Actual				
						2020/2021 Capital Expenditure Total	Purchase Order	YTD Variance Budget
Assets	Annual Budget	YTD Budget	New/ Upgrade	Renewal		YTD	Value	to Actual
Land and Buildings	\$ 1,500,504	\$ 153,168	\$ -	\$ 28,617	\$	28,617	\$ 30,916	\$ (124,551)
Plant and Equipment	\$ 76,000	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -
Furniture and Equipment	\$ 643,574	\$ 435,242	\$ 84,107	\$ -	\$	84,107	\$ 30,977	\$ (351,135)
Roadworks	\$ 1,834,854	\$ 307,100	\$ 1,516	\$ 3,936	\$	5,452	\$ 1,255,546	\$ (301,648)
Drainage	\$ 319,718	\$ 77,898	\$ -	\$ -	\$	-	\$ 49,225	\$ (77,898)
Footpaths	\$ 184,531	\$ 30,756	\$ -	\$ -	\$	-	\$ -	\$ (30,756)
Parks, Gardens and Reserves	\$ 1,856,166	\$ 308,444	\$ -	\$ -	\$	-	\$ -	\$ (308,444)
	\$ 6,415,347	\$ 1,312,608	\$ 85,623	\$ 32,553	\$	118,176	\$ 1,366,664	\$ (1,194,432)

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 9: Budget Amendments

GL Account Code	Description	Current Budget	Amended Budget	Budget Movement	Reason
	No Budget Amendments this Reporting Period				

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 10: Disposal of Assets

Asset Class	Original Annual Budget				YTD Actual			
	Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
Plant & Equipment	41,505	15,000	2,819	(29,324)	-	-	-	-
Land	1,775,000	1,500,000	30,000	(305,000)	-	900,000	-	-
	1,816,505	1,515,000	32,819	(334,324)	-	900,000	-	-
Program								
Law, Order and Public Safety	24,000	7,000	-	(17,000)				
Community Amenities	1,775,000	1,500,000	30,000	(305,000)	-	900,000	-	-
Recreation and Culture	17,324	5,000	-	(12,324)				
Transport	181	3,000	2,819	-				
	1,816,505	1,515,000	32,819	(334,324)	-	900,000	-	-

TOWN OF BASSENDEAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2020

Note 11: Trust, Bonds and Deposits

Trust Funds held at balance date over which the Town has no control and which are not included in this statement are as follows:

Description	Opening Balance 1/07/2020	Amount Received	Amount Paid	Closing Balance 31/08/2020
	\$	\$	\$	\$
Public Open Space	739,976	1,916	-	741,892
Total Uncontrolled Trust Funds	739,976	1,916	-	741,892

Bonds and Deposits held at balance date over which the Town has control are as follows:

Description	Opening Balance 1/07/2020	Amount Received	Amount Paid	Closing Balance 31/08/2020
Hyde Retirement Village Retention Bonds	298,850	-	-	298,850
<u>Other Bonds and Deposits</u>				
Sundry	387,166	4,622	(3,219)	388,568
Securities	1,151,678	61,710	(53,396)	1,159,992
Hall Hire Bonds	28,711	8,900	(4,250)	33,361
Crossover Deposits	108,675	-	-	108,675
Landscaping Bonds	601,965	15,480	(45,862)	571,583
Stormwater Deposits	30,596	2,000	(1,000)	31,596
Lyneham Hostel Residents Trust-T614	1,050	-	-	1,050
Iveson Hostel Residents Trust-T614	18	-	-	18
Total Other Bonds and Deposits	2,309,859	92,712	(107,727)	2,294,843
Total Controlled Trust Funds	2,608,709	92,712	(107,727)	2,593,693

ATTACHMENT NO. 9

LIST OF PAYMENTS
FOR PERIOD
ENDED 31st AUGUST 2020

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

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT and Direct Debits 01-31 August 2020	41467 – 41671	1,931,459.51
TRUST FUND		
Cheques Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	86215 – 86218	14,176.75
		<hr/>
		\$1,945,636.26
		<hr/> <hr/>

DIRECTOR CORPORATE SERVICES' DECLARATION:

This list of payments, covering vouchers as above, will be submitted to Council on 29th September 2020. The List of Payments has been checked and is fully supported by vouchers and invoices, which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings, and the amounts shown have been paid.



DIRECTOR CORPORATE SERVICES

1st August 2020
to
31st August 2020

Chq/EFT	Date	Name		Amount
EFT41467	04/08/2020	AUSTRALIAN SERVICES UNION	Payroll Deductions	-155.40
EFT41468	04/08/2020	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-103,269.00
EFT41469	04/08/2020	CHILD SUPPORT AGENCY	Payroll Deductions	-253.97
EFT41470	04/08/2020	LGRCEU	Payroll Deductions	-61.50
EFT41471	04/08/2020	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-702.00
EFT41472	06/08/2020	SHERIFFS OFFICE	Ranger Services - Fines To Be Lodged	-539.00
EFT41473	17/08/2020	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 162 - Tadwa Repayment	-7,918.44
EFT41474	18/08/2020	AUSTRALIAN SERVICES UNION	Payroll Deductions	-155.40
EFT41475	18/08/2020	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-102,746.00
EFT41476	18/08/2020	CHILD SUPPORT AGENCY	Payroll Deductions	-253.97
EFT41477	18/08/2020	LGRCEU	Payroll Deductions	-61.50
EFT41478	18/08/2020	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-702.00
EFT41479	19/08/2020	DEPARTMENT OF PLANNING, LAND AND HERITAGE	Dap Fees Refund - 2020-082	-9,680.00
EFT41480	19/08/2020	DON RUSSELL HOMES	Security Bond Refund	-2,290.00
EFT41481	19/08/2020	DREAMVIEW CONSTRUCTION	Security Bond Refund	-2,805.00
EFT41482	19/08/2020	FORTE BUILDERS	Security Bond Refund	-2,768.00
EFT41483	19/08/2020	HAYLEY NEIL	Hall & Key Bond Refund	-1,050.00
EFT41484	19/08/2020	KARINA KITTO	Hall & Key Bond Refund	-550.00
EFT41485	19/08/2020	TANGENT NOMINEES	Security Bond Refund	-2,768.00
EFT41486	19/08/2020	THE GREY COMPANY	Hall & Key Bond Refund	-1,050.00
EFT41487	19/08/2020	WEBB & BROWN-NEAVES PTY LTD	Security Bond Refund	-2,768.00
EFT41488	19/08/2020	A. M BOLTS & NUTS	Depot - Minor Supplies	-217.15
EFT41489	19/08/2020	ALSCO PERTH	Office Linen And Laundry Services	-120.60
EFT41490	19/08/2020	AMAZING BRICK PAVING	Various Sites - Repair Verge And Walkway Brick Paving	-3,381.00
EFT41491	19/08/2020	AUSTRALIA POST	Various Business Units - Postal Charges - July 2020	-8,160.66
EFT41492	19/08/2020	BCITF	Building & Construction Industry - Levy Collected - July 2020	-2,557.92
EFT41493	19/08/2020	BRICE CAMPBELL	Reimbursement - Fogo Staff Webinar - Consumables	-108.00
EFT41494	19/08/2020	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-2,810.00
EFT41495	19/08/2020	DAVID A HEANEY	Various Sites - Limestone Repairs	-3,586.00
EFT41496	19/08/2020	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building Services Levy Collected - July 2020	-3,381.47

1st August 2020
to
31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41497	19/08/2020	DIABETES WA	Hall Hire Refund	-262.50
EFT41498	19/08/2020	DONNA WILSON	Relax Refund - Bassanova Term One	-40.00
EFT41499	19/08/2020	ELIZABETH NICHOLLS	Reimbursement - Concept Workshop Consumables	-235.00
EFT41500	19/08/2020	EPIPHYTIC CACTI & HOVA SOCIETY OF AUSTRALIA	Hall Hire Refund	-55.50
EFT41501	19/08/2020	FREDERICK NEUBRONNER	Council Crossover Contribution	-425.00
EFT41502	19/08/2020	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-1,540.00
EFT41503	19/08/2020	HATCHET PTY LTD ATF DM TRUST	Various Website Developments	-1,353.00
EFT41504	19/08/2020	HOLLY RAYE IRVING	Councillor Workshop - Consumables	-260.00
EFT41505	19/08/2020	J SWIFT MAINTENANCE	Various Sites - Building & Maintenance Repairs	-4,290.00
EFT41506	19/08/2020	JSM CONSTRUCTION WA	Various Sites - Building & Maintenance Repairs	-4,510.00
EFT41507	19/08/2020	LAST CRUMB CAKE CO	Various Council Functions - Catering	-150.00
EFT41508	19/08/2020	MAKAYLA SHEPPEARD	Junior Sports Achievement Award	-250.00
EFT41509	19/08/2020	MARK BETTRIDGE	Ranger Uniform - Safetcard Pockets	-116.57
EFT41510	19/08/2020	MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-201.00
EFT41511	19/08/2020	NORMAN JORGENSEN	Library - Literary Salon Presenter	-412.50
EFT41512	19/08/2020	PAMELA BYATT	Relax Refund - Bassanova Thursday Yoga Friday Wutoa	-230.00
EFT41513	19/08/2020	SD & VH FINDLAY	Various Sites - Painting Interior & Exterior	-2,084.50
EFT41514	19/08/2020	SSB PTY LTD	Refund Cancelled Building Permit	-683.71
EFT41515	19/08/2020	TAI CHI GROUP	Hall Hire Refund	-72.00
EFT41516	19/08/2020	TOWN OF BASSENDEAN (TSF FROM MUNI TO TRUST)	Rates Payment	-1,402.75
EFT41517	19/08/2020	ADVANCE PRESS (2013) PTY LTD	Various Business Units - Printing	-3,234.00
EFT41518	19/08/2020	ARTEIL (WA) PTY LTD	Office - New Chair	-385.00
EFT41519	19/08/2020	ASHFIELD COMMUNITY CHEMIST	Seniors - Client - Pharmaceutical Supplies	-185.00
EFT41520	19/08/2020	ATI-MIRAGE PTY LTD	Staff Training - Recruitment Selection Training	-1,039.50
EFT41521	19/08/2020	B&A SMASH REPAIRS	Depot - Fleet Vehicle Repairs	-220.00
EFT41522	19/08/2020	BASSENDEAN NEWSAGENCY	Library - Subscriptions - July 2020	-134.93
EFT41523	19/08/2020	BASSENDEAN TENNIS CLUB	Tennis Courts Maintenance - June 2020	-2,291.30
EFT41524	19/08/2020	BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-8,564.60
EFT41525	19/08/2020	C V TESTER & I L TESTER	Depot - Limestone Wall Repairs	-1,375.00
EFT41526	19/08/2020	CITY OF SOUTH PERTH	Ranger Services - Cat & Dog Pound Fees - July 2020	-310.00

1st August 2020
to
31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41527	19/08/2020	DEPARTMENT OF TRANSPORT	Ranger Services - Vehicle Ownership Checks - July 2020	-3.40
EFT41528	19/08/2020	DI CANDILO & SONS	Depot - Minor Supplies	-35.85
EFT41529	19/08/2020	EASIFLEET	Payroll Deductions	-2,561.10
EFT41530	19/08/2020	EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-92,426.55
EFT41531	19/08/2020	ONEMUSIC AUSTRALIA	Music For Councils - Urban Fee 2020-2021	-1,793.08
EFT41532	19/08/2020	PB LEASING DEPARTMENT	Records - Franking Machine Lease - Quarterly 1	-429.00
EFT41533	19/08/2020	PORTNER PRESS PTY LTD	Human Resources - Employee Law Handbook Update	-97.00
EFT41534	19/08/2020	PRECISION PANEL & PAINT	Fleet Vehicle - Repairs	-1,168.48
EFT41535	19/08/2020	SANVATI PROPERTY SERVICES	Library - Cleaning Maintenance - Public Computers	-143.00
EFT41536	19/08/2020	SIGNING HANDS	Children Services - Siging Hands Incursion	-600.00
EFT41537	19/08/2020	ST JOHN AMBULANCE AUSTRALIA	Depot - Replenish All First Aid Kits	-382.45
EFT41538	19/08/2020	STRATAGREEN	Various Sites - Garden Supplies	-52.80
EFT41539	19/08/2020	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-33,303.94
EFT41540	19/08/2020	THE POSTER GIRLS	Bassendean Visual Art Awards Flyers 2019 - Distribution	-841.50
EFT41541	19/08/2020	UNITED PETROEUM PTY LTD	Depot - Fuel Supplies	-6,151.33
EFT41542	19/08/2020	WATER2WATER PTY LTD	Water Dispenser Rental Maintenance Agreement	-99.00
EFT41543	19/08/2020	ZIRCODATA PTY LTD	Records - Document Bin Rental & Storage Fees - July 2020	-46.16
EFT41544	27/08/2020	B1 HOMES	Security Bond Refund	-2,805.00
EFT41545	27/08/2020	PAUL BAKER	Security Bond Refund	-2,768.00
EFT41546	27/08/2020	SIMSAI CONSTRUCTION GROUP	Security Bond Refund	-2,805.00
EFT41547	27/08/2020	STANISLAW SZULC	Security Bond Refund	-2,805.00
EFT41548	27/08/2020	TIANYOU GU	Development Bond Refund	-18,200.00
EFT41549	27/08/2020	ADVANCE PRESS (2013) PTY LTD	Various Business Units - Printing	-341.00
EFT41550	27/08/2020	ALSCO PERTH	Office Linen And Laundry Services	-79.65
EFT41551	27/08/2020	AMAZING BRICK PAVING	Various Sites - Repair Verge And Walkway Brick Paving	-1,622.00
EFT41552	27/08/2020	AMGROW AUSTRALIA PTY LTD	Various Sites - Application Of The Herbicide	-1,650.00
EFT41553	27/08/2020	ASSET INFRASTRUCTURE MANAGEMENT	Consulting Fee - Asset Management	-5,049.00
EFT41554	27/08/2020	AUSTRALIAN AIRCONDITIONING SERVICES PTY LTD	Various Sites - Air Conditioning Repairs & Maintenance	-206.80
EFT41555	27/08/2020	BABIAN & MYRTLE D'SOUZA	Seniors - Hcp Carpackage Refund	-243.82
EFT41556	27/08/2020	BANK OF QUEENSLAND FINANCE (AUST) LIMITED	Lease - New Servers / Equipment	-2,247.43

1st August 2020
to
31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41557	27/08/2020	BARE FOUNDATIONS	Mary Crescent Reserve - Nature Playground Re-Surfacing	-5,841.00
EFT41558	27/08/2020	BASSENDAN CRICKET CLUB	Cricket - Turf Wicket Maintenance 2020-2021	-19,675.00
EFT41559	27/08/2020	BASSENDAN PHYSIOTHERAPY PTY LTD	Seniors - Client - Physiotherapy Session	-35.00
EFT41560	27/08/2020	BASSENDAN TENNIS CLUB	Tennis Club - Grass Court Maintenance - July 2020	-2,291.30
EFT41561	27/08/2020	BASSENDAN WELLNESS CLINIC	Seniors - Client - Podiatry Home Visit	-90.00
EFT41562	27/08/2020	BATTERY SPECIALTIES (AUST) PTY LTD	Depot - Minor Consumable Items	-168.70
EFT41563	27/08/2020	BOC LIMITED	Depot - Bottled Gas Supplies & Equipment	-35.44
EFT41564	27/08/2020	BUDGET PEST CONTROL	Various Sites - Termite Inspections And Treatments	-181.50
EFT41565	27/08/2020	BUNNINGS GROUP LIMITED	Various Sites - Maintenance Supplies And Equipment	-3,377.38
EFT41566	27/08/2020	CAPITAL RECYCLING	Various Sites - Crossover, Road And Footpath Maintenance	-539.88
EFT41567	27/08/2020	CASA SECURITY PTY LTD	Various Sites - Replace Smoke Detectors	-1,578.50
EFT41568	27/08/2020	CENTRAL SIGNS	Various Sites - Streets Signs	-2,278.10
EFT41569	27/08/2020	COLES SUPERMARKETS AUSTRALIA	Various Business Units - Groceries Supplies	-365.06
EFT41570	27/08/2020	COMMAND-A-COM PTY LTD	Depot - Telephone System Maintenance & Repairs	-319.00
EFT41571	27/08/2020	COMMISSIONER OF POLICE	Volunteers - National Police Checks	-167.00
EFT41572	27/08/2020	COMPLETE CORPORATE HEALTH - ASCOT	Various Business Units - Recruitment - Pre Employment Check	-396.00
EFT41573	27/08/2020	CREATIVE PLASTICS	Acrylic Stands - To Hold Fluoro Collection Boxes	-319.00
EFT41574	27/08/2020	CTI RISK MANAGEMENT	Customer Service - Banking Collection - July 2020	-151.25
EFT41575	27/08/2020	DATA3	Office 365 Services - User Lease	-1,197.24
EFT41576	27/08/2020	DIAL A NAPPY	Children Services - Laundry Supplies	-747.90
EFT41577	27/08/2020	DS WORKWEAR & SAFETY	Depot - Staff Uniforms	-1,425.82
EFT41578	27/08/2020	CASA SECURITY PTY LTD	Depot - Security System Repairs	-627.00
EFT41579	27/08/2020	E FIRE & SAFETY (WA)	Various Sites And Library - Fire Hose Replacements	-786.50
EFT41580	27/08/2020	EASIFLEET	Payroll Deductions	-853.70
EFT41581	27/08/2020	EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-41,426.28
EFT41582	27/08/2020	EDEN HILL COMMUNITY ACTION NETWORK INC	Thrive Magazine - Residential Distribution	-700.00
EFT41583	27/08/2020	EPOCH TRAINING	Relax Instructor - Wu Tao Online - Term 2	-210.00
EFT41584	27/08/2020	FAST FINISHING SERVICES	Official Council Minutes Books Binding	-1,118.70
EFT41585	27/08/2020	FUJI XEROX AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-3,671.80
EFT41586	27/08/2020	FULTON HOGAN INDUSTRIES WA	Various Sites - Cement Supplies	-2,029.50

1st August 2020
to
31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41587	27/08/2020	G C SALES WA	Various Reserve - Blue Bins & Lids 120L	-528.00
EFT41588	27/08/2020	GREENACRES TURF GROUP	Bassendean Oval - Turf Repairs	-10,400.00
EFT41589	27/08/2020	GRONBEK SECURITY	Various Sites - Restricted Keys & Coding	-120.00
EFT41590	27/08/2020	H DAPS FOODS	Volunteers - Meal Vouchers	-800.00
EFT41591	27/08/2020	HARE & FORBES MACHINERY HOUSE PTY LTD	Depot - Fleet Vehicle Parts	-3,839.00
EFT41592	27/08/2020	HAVILAH LEGAL	Professional Legal Fees - Commercial Law	-72.60
EFT41593	27/08/2020	HEATLEY SALES PTY LTD	Depot - Minor Supplies	-120.54
EFT41594	27/08/2020	HERITAGE TOWN'S TOASTMASTERS	Hall Hire Refund - Not Used Due To Covid	-176.61
EFT41595	27/08/2020	HOME CHEF	Seniors - Clients - Meals On Wheels	-1,496.80
EFT41596	27/08/2020	HYGIENE CONCEPTS	All Sites - Hygiene Services - Quarterly Charge	-8,284.79
EFT41597	27/08/2020	INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD	Staff Training - Leadership Development Program	-55.00
EFT41598	27/08/2020	INTELLIFE GROUP LIMITED	Various Buildings Cleaning - July 2020	-24,414.45
EFT41599	27/08/2020	IT VISION	Synergy Online Payments - Dog/Cat Renewals & Debtors Subscription	-4,950.00
EFT41600	27/08/2020	IT VISION USER GROUP (INC)	It Vision User Group Subscription 2020-2021	-748.00
EFT41601	27/08/2020	JOHN PAPAS TRAILERS (AUSTRALIA) PTY LTD	Various Fleet Vehicles - Parts	-100.00
EFT41602	27/08/2020	KLEENIT PTY LTD	Various Streets - Line Mark Yellow Demarcation Line And No Stopping	-8,767.99
EFT41603	27/08/2020	LANDCARE WEED CONTROL	Various Sites - Application Of Weed Control	-10,549.00
EFT41604	27/08/2020	LANDGATE	Rates - Gross Rental Evaluations	-1,142.04
EFT41605	27/08/2020	LIFE CARE HOME CARE	Seniors - Client - Physiotherapy Session	-1,402.50
EFT41606	27/08/2020		Cancelled	0.00
EFT41607	27/08/2020	LIFE READY MOBILE PTY LTD	Seniors - Client - Physiotherapy Session	-952.00
EFT41608	27/08/2020	LO-GO APPOINTMENTS	Various Business Units - Labour Hire	-6,999.80
EFT41609	27/08/2020	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Staff Training - Finance For Non Finance People	-350.00
EFT41610	27/08/2020	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	Health Analytical Services - 2020/20201	-1,984.64
EFT41611	27/08/2020	LOCK JOINT AUSTRALIA	Various Sites - Bitumen Fibre Expansion Joints	-913.00
EFT41612	27/08/2020	LOCKDOC	Various Sites - Key & Lock Repairs	-526.00
EFT41613	27/08/2020	M P ROGERS & ASSOCIATES PTY LTD	Ashfield Parade Drainage Rectification Design	-2,188.61
EFT41614	27/08/2020	MACKIE PLUMBING AND GAS PTY LTD	Various Sites - Plumbing Repairs	-9,096.38
EFT41615	27/08/2020	MARKETFORCE PTY LTD	Various Business Units - Advertising And Printing	-850.54
EFT41616	27/08/2020	MARTINS TRAILER PARTS	Various Fleet Vehicles - Parts	-15.66

1st August 2020
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31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41617	27/08/2020	MASTEC AUSTRALIA PTY LTD	Fogo Green Lidded Bins And Kitchen Caddies Instalment	-7,736.26
EFT41618	27/08/2020	MAXIMUM INDEPENDENCE OCCUPATIONAL THERAPY	Seniors - Independent Living - Initial Assessment	-695.75
EFT41619	27/08/2020	MCDOWALL AFFLECK PTY LTD	Surrey Street Report Update	-5,170.00
EFT41620	27/08/2020	MCLEODS & CO	Professional Fees - Legal Advice	-834.59
EFT41621	27/08/2020	MIDLAND MINICRETE	Various Sites - Supply Concrete For Footpath Repairs	-2,255.00
EFT41622	27/08/2020	MINT CIVIL PTY LTD	Various Sites - Street Sweeping Services	-9,897.09
EFT41623	27/08/2020	MMJ REAL ESTATE WA PTY LTD	Fees And Disbursements For Re-Valuation Of Land	-1,413.50
EFT41624	27/08/2020	MORLEY MOWER CENTRE	Various Fleet Vehicles - Parts	-427.73
EFT41625	27/08/2020	MT LAWLEY MILK	Milk Supplies - 35, 46 & 48 Old Perth Road & Depot	-80.40
EFT41626	27/08/2020	MULTILEC ENGINEERING PTY LTD	Library Lift - Conduct Service & Inspection	-440.00
EFT41627	27/08/2020	N & N J HAEUSLER	Library & Volunteer - Daily/Weekly Newspaper Subscriptions	-109.55
EFT41628	27/08/2020	NAPA AUTO PARTS	Depot - Minor Fleet Vehicle Parts	-2,004.90
EFT41629	27/08/2020	NATURAL AREA HOLDINGS	Various Sites - Revegetation Plant	-6,797.97
EFT41630	27/08/2020	NIKKI DENNERLEY	Children Services - Happy Feet Incursion	-125.00
EFT41631	27/08/2020	NORTH LAKE ELECTRICAL PTY LTD	Various Sites - Electrical Repairs & Maintenance	-5,955.07
EFT41632	27/08/2020	OFFICEWORKS SUPERSTORES PTY LTD	Various Business Units - Office Stationery	-765.21
EFT41633	27/08/2020	OIL TECH WA PTY LTD	Depot - Oil Supplies	-297.00
EFT41634	27/08/2020	PARAMOUNT ELECTRICAL SERVICES	Various Sites - Electrical Repairs & Maintenance	-3,317.80
EFT41635	27/08/2020	PAYROLL PAPER SOLUTIONS	Library - Pressure Seal Advice Notices	-550.00
EFT41636	27/08/2020	PB LEASING DEPARTMENT	Records - Franking Machine Lease - Quarterly - 2	-429.00
EFT41637	27/08/2020	PERTH SAFETY PRODUCTS PTY LTD	Depot - Safety Equipment And Signage	-4,966.50
EFT41638	27/08/2020	QUALITY TRAFFIC MANAGEMENT PTY LTD	Various Road Closures And Traffic Management	-2,210.76
EFT41639	27/08/2020	QUICK CORPORATE AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-965.21
EFT41640	27/08/2020	RECOMMENDED TOWING PTY LTD	Ranger Services - Abandoned Vehicles	-198.00
EFT41641	27/08/2020	RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Employee Assistance Program - Counselling	-847.00
EFT41642	27/08/2020	RESOURCE RECOVERY SOLUTIONS	Council Recycle Waste - Concrete, Bricks, Sand & Hotmix	-750.20
EFT41643	27/08/2020	RICOH AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-3,926.27
EFT41644	27/08/2020	RICOH FINANCE AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-206.80
EFT41645	27/08/2020	ROADS 2000	Various Sites - Road Repairs - Supply Asphalt	-349.61
EFT41646	27/08/2020	RSEA PTY LTD	Depot - Uniforms & Safety Gear	-851.69

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31st August 2020

Chq/EFT	Date	Name	Description	Amount
EFT41647	27/08/2020	SD & VH FINDLAY	Various Sites - Painting Interior & Exterior	-3,610.00
EFT41648	27/08/2020	SEEK LIMITED	Various Business Units - Employment Advertising	-627.00
EFT41649	27/08/2020	SMECK CONCRETE PUMPING PTY LTD	Mary Crescent Reserve - Concrete Pump Hire	-1,650.00
EFT41650	27/08/2020	SOILS AINT SOILS PTY LTD	Various Sites - Garden Soil Supplies	-1,771.00
EFT41651	27/08/2020	STATEWIDE CLEANING SERVICES PTY LTD	Public Toilets - Paper Towel Dispensers & Supplies	-1,162.84
EFT41652	27/08/2020	STIHL SHOP MALAGA	Depot - Minor Plant Parts	-2,448.00
EFT41653	27/08/2020	SUEZ RECYCLING & RECOVERY PTY LTD	Various Sites - Bin Rubbish Collection & Bulk Rubbish Collection	-53,763.71
EFT41654	27/08/2020	SUNSHINE AIR CONDITIONING	Ashfield Community Centre Office - New Airconditioner	-1,540.00
EFT41655	27/08/2020	SUPERCHARGE BATTERIES	Depot - Minor Consumables Tools	-170.76
EFT41656	27/08/2020	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-6,817.07
EFT41657	27/08/2020	T & C COURIER & TRANSPORT SERVICES	Courier Services - Document Delivery - July 2020	-15.86
EFT41658	27/08/2020	T-QUIP	Depot - Fleet Vehicle - Parts	-3,260.80
EFT41659	27/08/2020	TELEPHONE CLEANSING AUSTRALIA	Various Office - Telephone Cleansing Wipes	-254.10
EFT41660	27/08/2020	TOTAL EDEN PTY LTD	Various Sites - Reticulation Supplies	-2,346.73
EFT41661	27/08/2020	TOTAL TOOLS MIDLAND	Depot - Minor Consumables Tools	-390.00
EFT41662	27/08/2020	TRUGRADE MEDICAL SUPPLIES	Seniors - Client - Medical Supplies	-1,028.76
EFT41663	27/08/2020	ULRICH STUMPF	Council Crossover Contribution	-442.50
EFT41664	27/08/2020	UNICARE HEALTH	Seniors - Independent Living Supplies	-972.00
EFT41665	27/08/2020	VERMEER EQUIPMENT OF WA & NT	Screw - Hfs M16 -200 P/N 507085016	-99.75
EFT41666	27/08/2020	WATTLEUP TRACTORS	Various Plant Equipment - Parts	-51.10
EFT41667	27/08/2020	WATTS WESTERN RUBBER	Various Fleet Vehicle - Tyre Repairs & Replacements	-808.00
EFT41668	27/08/2020	WEST TIP WASTE CONTROL PTY LTD	Depot - General Waste Skip Bin - July 2020	-957.00
EFT41669	27/08/2020	WESTBOOKS	Library - Book Purchases	-271.45
EFT41670	27/08/2020	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Council Connect Subscription 2020/2021	-47,083.28
EFT41671	27/08/2020	WINC. AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-221.10

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Chq/EFT	Date	Name	Description	Amount
DD18563.1	03/08/2020	ONHOLD MAGIC	Messages On Hold - August 2020	-138.80
DD18558.1	04/08/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Superannuation Contributions	-45,307.34
DD18558.2	04/08/2020	MANIC SUPERANNUATION SUPER FUND	Superannuation Contributions	-727.32
DD18558.3	04/08/2020	VIC SUPER	Superannuation Contributions	-230.17
DD18558.4	04/08/2020	MLC SUPER FUND	Superannuation Contributions	-441.22
DD18558.5	04/08/2020	COLONIAL FIRST STATE	Superannuation Contributions	-60.19
DD18558.6	04/08/2020	AMP FLEXIBLE SUPER - SUPER	Superannuation Contributions	-230.17
DD18558.7	04/08/2020	ANZ SMART CHOICE SUPER	Superannuation Contributions	-617.65
DD18558.8	04/08/2020	AMP SUPERLEADER	Superannuation Contributions	-483.04
DD18558.9	04/08/2020	NGS SUPER	Superannuation Contributions	-332.89
DD18558.10	04/08/2020	MLC SUPER FUND	Superannuation Contributions	-210.35
DD18558.11	04/08/2020	SUN SUPER	Superannuation Contributions	-113.15
DD18558.12	04/08/2020	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-52.16
DD18558.13	04/08/2020	COMMONWEALTH ESSENTIAL SUPER	Superannuation Contributions	-121.33
DD18558.14	04/08/2020	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-393.97
DD18558.15	04/08/2020	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-166.83
DD18558.16	04/08/2020	BT SUPER FOR LIFE	Superannuation Contributions	-279.92
DD18558.17	04/08/2020	Q SUPER	Superannuation Contributions	-353.95
DD18558.18	04/08/2020	MLC WRAP SUPER	Superannuation Contributions	-118.65
DD18558.19	04/08/2020	LGA SUPER	Superannuation Contributions	-478.92
DD18558.20	04/08/2020	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-1,023.02
DD18558.21	04/08/2020	TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD18558.22	04/08/2020	B & L SUPER FUND	Superannuation Contributions	-192.49
DD18558.23	04/08/2020	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-5,489.79
DD18558.24	04/08/2020	HOST PLUS	Superannuation Contributions	-1,365.45
DD18558.25	04/08/2020	REST SUPERANNUATION	Superannuation Contributions	-1,646.82
DD18558.26	04/08/2020	HESTA SUPER FUND	Superannuation Contributions	-2,375.66
DD18624.1	04/08/2020	COMMONWEALTH CREDIT CARDS	Credit Cards - July 2020	-18,288.91
DD18598.1	17/08/2020	SG FLEET AUSTRALIA PTY LTD	Fleet Vehicles Leases - August 2020	-18,718.96
DD18603.1	18/08/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Superannuation Contributions	-45,611.38

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Chq/EFT	Date	Name	Description	Amount
DD18603.2	18/08/2020	MANIC SUPERANNUATION SUPER FUND	Superannuation Contributions	-727.32
DD18603.3	18/08/2020	VIC SUPER	Superannuation Contributions	-230.17
DD18603.4	18/08/2020	MLC SUPER FUND	Superannuation Contributions	-425.63
DD18603.5	18/08/2020	COLONIAL FIRST STATE	Superannuation Contributions	-183.30
DD18603.6	18/08/2020	AMP FLEXIBLE SUPER - SUPER	Superannuation Contributions	-230.17
DD18603.7	18/08/2020	ANZ SMART CHOICE SUPER	Superannuation Contributions	-601.82
DD18603.8	18/08/2020	AMP SUPERLEADER	Superannuation Contributions	-485.54
DD18603.9	18/08/2020	NGS SUPER	Superannuation Contributions	-304.31
DD18603.10	18/08/2020	MLC SUPER FUND	Superannuation Contributions	-189.39
DD18603.11	18/08/2020	SUN SUPER	Superannuation Contributions	-230.38
DD18603.12	18/08/2020	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Superannuation Contributions	-61.90
DD18603.13	18/08/2020	AUSTRALIAN ETHICAL SUPER	Superannuation Contributions	-396.74
DD18603.14	18/08/2020	CBUS INDUSTRY SUPERFUND	Superannuation Contributions	-182.35
DD18603.15	18/08/2020	BT SUPER FOR LIFE	Superannuation Contributions	-314.21
DD18603.16	18/08/2020	Q SUPER	Superannuation Contributions	-361.14
DD18603.17	18/08/2020	MLC WRAP SUPER	Superannuation Contributions	-77.79
DD18603.18	18/08/2020	LGIA SUPER	Superannuation Contributions	-401.84
DD18603.19	18/08/2020	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-1,023.02
DD18603.20	18/08/2020	TWU SUPERANNUATION	Superannuation Contributions	-282.94
DD18603.21	18/08/2020	B & L SUPER FUND	Superannuation Contributions	-192.49
DD18603.22	18/08/2020	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-5,183.36
DD18603.23	18/08/2020	HOST PLUS	Superannuation Contributions	-1,322.96
DD18603.24	18/08/2020	REST SUPERANNUATION	Superannuation Contributions	-1,670.40
DD18603.25	18/08/2020	HESTA SUPER FUND	Superannuation Contributions	-2,190.14

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[illegible]

ATTACHMENT NO. 10



Department of
**Local Government, Sport
and Cultural Industries**

Our ref SR/2017/421
Enquiries Rob Thomson
Phone (08) 9492 9731
Email @dlgsc.wa.gov.au

Mr Luke Gibson
A/Chief Executive Officer
Town of Bassendean
PO Box 87
BASSENDEAN WA 6934

Dear Mr Gibson

BASSENDEAN OVAL BUSINESS CASE

Thank you for meeting on 30 July and for your correspondence dated 7 August 2020. I am pleased to be advised of the Town's planning in meeting the needs of its current and future community.

In addressing the points in your correspondence, I provide the following information:

- It is unlikely the State Government would provide funding as part of the initiatives being delivered through the WA Recovery Plan given planning for Bassendean Oval is not yet complete. The Swan Districts Football Club can however apply to existing State Government programs for infrastructure and program delivery funding.
- As you have identified, a business case that delivers broader community outcomes may provide a more compelling case for investment. The Town should be preparing a business case to support its investment decision making process.
- Whether or not to continue with the current business case for Bassendean Oval is ultimately a decision for the Town. However, given the initiatives currently being undertaken, it appears that a more holistic business case process is a sensible way forward.

If it decides to discontinue the current business case process, the Town will need to acquit the \$20,000 in funding provided in 2017-18 in accordance with the grant agreement.

If you have any questions please contact Rob Thomson, Director Infrastructure Planning and Investment, on 9492 9731.

Yours sincerely

Duncan Ord OAM
Director General

17 August 2020