

ATTACHMENTS

ORDINARY COUNCIL MEETING

22 AUGUST 2017

Attachment No. 1

Ordinary Council Minutes of 25 July 2017

Attachment No. 2

45 Maley Street, Ashfield

- Plans of Proposed Development.
- Two sets of justification provided by the applicant dated 26 July 2017 and 11 August 2017.

Attachment No. 3

Lot 105 (Nos. 2-8) Clune Street, Bassendean

- SAT Approval; and
- Proposed plans of development

Attachment No. 4

105A Broadway, Bassendean

- Plans of the proposed development
- Submission provided by Dynamic Planning.
- Schedule of Submissions

Attachment No. 5

Lot 25; 300 Collier Road, Bassendean

- Applicant's (Planning Solutions) submission and Transcore Traffic Report dated 11 July 2017.
- Correspondence on behalf of the Department of Planning, Lands and Heritage dated 4 August 2017.
- Correspondence on behalf of the Department of Planning, Lands and Heritage associated with the original application on the site dated 10 April 2017.

Attachment No. 6

- Copy of letter received from the Western Australian Planning Commission dated 10 August 2017.
- Purpose and Background of Scheme Amendment No. 8.
- Plan showing areas where the development potential for multiple dwellings may be calculated on plot ratio verses minimum lot area per dwelling.
- Plan showing the location of the additional 18 properties to be included in the area where the development potential of Multiple Dwellings may be calculated on plot ratio.

Attachment No. 7

Small Grant CSRFF Application.

Attachment No. 8

Minutes of the Bassendean River Parks Management Committee meeting held on 2 August 2017

Attachment No. 9

Minutes of the Audit & Risk Management Committee meeting held on 9 August 2017.

Attachment No. 10

Minutes of the Liveable Town Advisory Committee meeting held on 8 August 2017.

Attachment No. 11

List of Accounts

Attachment No. 12

Interim Financial Reports for June 2017

Attachment 13

Schedule 2.1 Provisions about creating, changing the boundaries of, and abolishing districts

Confidential Report and Attachments

ATTACHMENT NO. 1

**TOWN OF BASSENDEAN
MINUTES
ORDINARY COUNCIL MEETING
25 JULY 2017**

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TOWN OF BASSENDEAN

MINUTES

ORDINARY COUNCIL MEETING

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

ON TUESDAY 25 JULY 2017 AT 7.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

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

2.0 PUBLIC QUESTION TIME & ADDRESS BY MEMBERS OF THE PUBLIC

2.1 Questions Taken on Notice

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

At the 2017 June Ordinary Council meeting, a question was asked in relation to the proposed concrete batching plant about whether the water they intended to use for dust suppression was recycled and therefore could be contaminated with dust.

The following response has been provided to Ms Jekabsons by the Acting Manager Development Services:

“The Town has been in contact with the Department of Water with respect to their issuing of Groundwater Licence No. 182137(1) and the Department of Environment Regulation with respect to the issuing of Works Approval No. W5986/2016/1 in relation to the proposed concrete batching plant at 2-8 Clune Street, Bassendean. It should be noted that recently, these two departments have been amalgamated to form the Department of Water and Environment Regulation.

The following questions were asked in relation to the issuing of the relevant licenses:

'As part of the process of issuing this licence, are any tests of the water to be used in conjunction with the processes on the development site (i.e. dust suppression) undertaken?'

'As part of this works approval will there be any ongoing monitoring of water management on site to ensure that contaminated water is not transferred off premises (i.e. by vehicle movement)?' (Department of Environment Regulation only)

The Department of Environment Regulation provided the following response:

'The application for a works approval included details of the permit from the then Department of Water to extract up to 45 kl of groundwater per year for the purposes of concrete batching. No specific tests were required on this water.'

The approved design ensures that all process wastewater is recycled into the concrete batching process and is not discharged either to soak wells or off-site drainage.

Stormwater from the forecourt and areas near the raw materials bins will be directed to a settlement basin and the overflow from the settlement basin will go to a soak well and only then can water from the soak well overflow and discharge to the Lot discharge point to off-site drainage.

Upon commissioning of the site, it will be registered with the Department of Water and Environment Regulation (DWER). A registration does not carry individual conditions.

There will be no on-going monitoring plan for this site after registration. However the site is subject to the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998 and the Environmental Protection (Unauthorised Discharge) Regulations 2004 which both address contaminated run-off.'

The Department of Water stated that no tests of the water used in conjunction with the process on the development site would be undertaken however some water quality data surrounding the site can be found at <http://wir.water.wa.gov.au/Pages/Water-Information-Reporting.aspx>

I hope this information addresses your query."

Ms Kathryn Hamilton, 53 Broadway Street, Bassendean

At the 2017 June Ordinary Council meeting, Ms Hamilton asked if the CEO could provide a complete list of motions passed by Council over the last four years that have not yet been actioned.

The CEO will provide Ms Hamilton with a list of outstanding Council resolutions by email and post, when the report has been finalised on Friday, 21 July 2017. Please note this report is prepared for Councillors on the Friday prior to the Council meeting, so that any actions to finalise a resolution can be recorded prior to the meeting.

2.2 Public Question Time

Ms Anni Macbeth, Ashfield, on behalf of Graeme King

Ms Macbeth referred to Item 10.7 and asked that Council clarify the role and authority of LandCorp as a member of the Project Control Group and their purpose and role of being a part of this group when the project is not about developing land.

The CEO responded that LandCorp may have an interest due to the development potential of the adjoining land.

Ms Macbeth asked what the legal status is of the development agreement between the Town of Bassendean, LandCorp and the Swan Districts Football Club.

The CEO responded that the development agreement is null and void, however, Council did not close off the possibility of developing Wilson Street and Bassendean Oval. Any further development will be considered as part of the strategic planning process.

Ms Kathryn Hamilton, 53 Broadway Street, Bassendean

Ms Hamilton referred to Item 10.7 and asked if Council would consider making the meetings of this Project Control Group open to the public.

The Mayor responded that it would be a matter for the group to consider once it's formed.

Ms Hamilton asked if any Town officers have had any discussions or interactions with LandCorp or Swan Districts Football Club in the last six months.

The CEO advised that there have been discussions with LandCorp seeking technical advice about the Bassendean Fire Station. Also, the Director Community Development has had a meet and greet with new representatives of the Swan Districts Football Club.

The Mayor commented that this report is for Council to determine what direction to take on a proposal to develop the football facilities at Bassendean Oval, as they are considered to be in poor condition.

Ms Ivanka Radalj

Ms Radalj requested an update on the Bassendean fire station and asked if the Men's Shed are moving into the facility.

The Director Community Development advised that local member, Mr Dave Kelly, has been pursuing the reinstatement of the fire brigade.

The Mayor commented that the fire station is a State Government building and the Council does not have control over it. Council has contacted the State Government to ask that the Men's Shed be allowed to use the facility temporarily.

Ms Radalj asked where the memorabilia has gone from the fire station, as it is not in the Library.

The CEO responded that he would follow it up.

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

Ms Jekabsons asked for clarification on the possible use of contaminated water at the concrete batching plant.

The Acting Manager Development Services responded that he would follow up with the Department of Environment Regulation.

Mr Ian Veale, 33 Bassendean Parade, Bassendean

Mr Veale asked for an update on the floodway signs.

The Director Community Development advised that the new signs have been produced and are ready to be installed on the Western Power poles. The Town is awaiting the outcome of a study on flood heights by the Eastern Metropolitan Regional Council.

Mr Veale asked about an old wooden floodway sign at Point Reserve.

The Director Community Development advised that he would look into it.

Ms Carol Seidel, 55 Broadway, Bassendean

Ms Seidel requested that the Town of Bassendean stop using glyphosate in our parks and near our waterways.

2.3 Address by Members of the Public

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

3.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

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

Officers

Mr Bob Jarvis, Chief Executive Officer
Mr Michael Costarella, Director Corporate Services
Mr Graeme Haggart, Director Community Development
Mr Simon Stewart-Dawkins, Director Operational Services
Mr Anthony Dowling, Director Strategic Planning
Mr Christian Buttle, Acting Manager Development Services
Mrs Amy Holmes, Minute Secretary

Public

Approximately 24 members of the public were in attendance.

Press

One member of the press was in attendance.

4.0 DEPUTATIONS

- 4.1 Ms Daljit Kaur and Mr Balraj Hansra addressed Council on Item 10.3.
- 4.2 Mr Tim Waterhouse addressed Council on Item 10.3.
- 4.3 Ms Lisa Last addressed Council on Item 11.3.

5.0 CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting held on 27 June 2017

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.1(a)

OCM – 1/07/17 MOVED Cr Pule, Seconded Cr Bridges, that the minutes of the Ordinary Council Meeting held on 27 June 2017, be received.
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.1(b)

OCM – 2/07/17 MOVED Cr Lewis, Seconded Cr Pule, that the minutes of the Ordinary Council Meeting held on 27 June 2017, be confirmed as a true record.
CARRIED UNANIMOUSLY 6/0

5.2 Special Council Meeting held on 10 July 2017

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.2(a)

OCM – 3/07/17 MOVED Cr Pule, Seconded Cr Bridges, that the minutes of the Special Council Meeting held on 10 July 2017, be received.
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 5.2(b)

OCM – 4/07/17 MOVED Cr Pule, Seconded Cr Bridges, that the minutes of the Special Council Meeting held on 10 July 2017, be confirmed as a true record.
CARRIED UNANIMOUSLY 6/0

6.0 ANNOUNCEMENT BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

7.0 PETITIONS

Nil

8.0 DECLARATIONS OF INTEREST

Nil

9.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

10.0 REPORTS

10.1 Adoption of Recommendations En Bloc

It was agreed that items 10.3 and 10.5 be removed from the en-bloc table and considered separately.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.1

OCM – 5/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda of 25 July 2017:

Item	Report
10.2	Unauthorised Development of a Double Carport at Lot 56; No. 1 Garnsworthy Place, Bassendean
10.4	Joint Metropolitan Central Development Assessment Panel Application for Convenience Store (Petrol Station) – Strata Lot 3, Lot 125 (No. 335) Collier Road, Bassendean
10.8	Quarterly Report for Period Ended 30 June 2017
10.9	Access and Inclusion Committee Meeting held on 5 July 2017
10.10	Determinations Made by the Principal Building Surveyor
10.11	Determinations Made by Development Services
10.12	Use of the Common Seal
10.13	Calendar for August 2017
10.14	Implementation of Council Resolutions
10.15	Accounts for Payment - June 2017
10.16	Financial Statements – June 2017

CARRIED UNANIMOUSLY 6/0

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

Item	Report
10.3	Section 31 – Reconsideration Invitation from the State Administrative Tribunal - Condition of Development Approval Relating to Right-of-Way Construction for 3 Grouped Dwellings on Lot 746 (No. 9) Broadway, Bassendean
10.5	Proposed Fenced Dog Exercise Areas - Anzac Terrace Reserve & Palmerston Square Reserve
10.6	Request by Casa Mia Montessori School to Purchase 11 Hamilton Street, Bassendean
10.7	Bassendean Oval Football Facilities Business Plan
11.1	Notice of Motion – Cr Pule: Report on potentials of Lots 162, 163 Anstey Road, Bassendean
11.2	Notice of Motion – Cr Pule: Life Cykel
11.3	Notice of Motion – Cr Bridges: Verge Treatment and Maintenance Policy
13.1	Vandalism of Street Trees – Adjacent to No. 1 Garnsworthy Place Bassendean
13.2	Sports Achievement Awards

10.2 Unauthorised Development of a Double Carport at Lot 56; No. 1 Garnsworthy Place, Bassendean (Ref: DABC/BDVAPPS/2016-130 - Timothy Roberts, Planning Officer)

APPLICATION

The purpose of this report is to seek Council authorisation to commence prosecution proceedings in the event that an unauthorised carport is not removed from the above mentioned property within 28 days.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION — ITEM 10.2

OCM – 6/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council authorises the Chief Executive Officer to initiate legal action if the carport at Lot 56; No. 1 Garnsworthy Place, Bassendean, is not removed within 28 days of Council’s resolution.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.3 Section 31 – Reconsideration Invitation from the State Administrative Tribunal - Condition of Development Approval Relating to Right-of-Way Construction for 3 Grouped Dwellings on Lot 746 (No. 9) Broadway, Bassendean (Ref: DABC/BDVAPPS/2017-056 – Christian Buttle, Acting Manager Development Services)

APPLICATION

Council, by virtue of an order made by the State Administrative Tribunal, has been invited to reconsider its decision to refuse to delete condition 12 of development approval for 3 Grouped Dwellings at Lot 746 (No. 9) Broadway, Bassendean.

OFFICER RECOMMENDATION — ITEM 10.3

That:

1. In response to the invitation given by the State Administrative Tribunal in its Order dated 29 June 2017, the Town advises that it is not prepared to delete condition 12 of approval, consistent with the decision that it made at its meeting held 26 April 2017; and
2. The Applicant be advised that the Town is willing to act as facilitator in assisting the owners of Nos. 3 and 9 Broadway in meeting their obligations in paving and draining the ROW at the rear of their respective properties through to Railway Parade in order to satisfy obligations under their respective development approvals

The motion lapsed for want of a mover.

Cr McLennan moved an alternative motion:

COUNCIL RESOLUTION — ITEM 10.3

OCM – 7/07/17 MOVED Cr McLennan, Seconded Cr Pule, that, in the absence of a definitive right of way policy and in response to the invitation given by the State Administrative Tribunal in its Order dated 29 June 2017, the Town advises that it is prepared to amend condition 12 of approval, consistent with the following:

- (i) The applicant shall pave, drain and kerb the entire width of the portion of the right of way abutting the subject property to the Town of Bassendean specifications and make trafficable to vehicles, to the satisfaction of the Town, the remainder of the right of way to Railway Parade.

CARRIED UNANIMOUSLY 6/0

10.4 Joint Metropolitan Central Development Assessment Panel Application for Convenience Store (Petrol Station) – Strata Lot 3, Lot 125 (No. 335) Collier Road, Bassendean, Owner: Amtank PTY LTD, Applicant: Planning Solutions (Ref: DABC/BDVAPPS/2017-087 – Dylan Stokes, Planning Officer)

APPLICATION

At its Ordinary Council meeting held in May 2011, Council resolved to require that all Joint Development Assessment Panel (JDAP) applications be the subject of a report to Council in order that Council can make an alternative recommendation to the Metropolitan Central JDAP, should it see fit.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.4

OCM – 8/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council endorses the Planning Officer's report and recommendation to the Metropolitan Central Joint Development Assessment Panel for the proposed Convenience Store on Strata Lot 3, Lot 125 (No. 335) Collier Road, Bassendean.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.5 Proposed Fenced Dog Exercise Areas - Anzac Terrace Reserve & Palmerston Square Reserve (Ref: PARE/USAGE/4 - Mark Bettridge, Acting Senior Ranger; Simon Stewart-Dawkins Director Operational Services)

APPLICATION

The purpose of this report is to receive the community feedback concerning the separated dog exercise areas at Anzac Terrace Reserve and Palmerston Square Reserve, consider the issues associated with fenced dog exercise areas, and to list funds for future Council consideration to prepare an Open Space Master Plan.

Cr McLennan moved the officer recommendation with an amendment as shown in bold.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —
ITEM 10.5

OCM – 9/07/17 MOVED Cr McLennan, Seconded Cr Pule, that Council:

1. Receives the community feedback concerning the separated dog exercise areas at Anzac Terrace Reserve and Palmerston Square Reserve;
2. Notes the issues associated with fenced dog exercise areas and the design considerations as provided in the Ordinary Council Agenda of 25 July 2017;
3. Lists funds in the 2018-19 Long Term Financial Plan to prepare an Open Space Master Plan for Palmerston Square Reserve that **further considers the possibility of a fenced dog exercise area and** takes into consideration the space required to socialise dogs, whilst ensuring that pet owners continue to take responsibility for their dog and the fenced area does not adversely affect the reserve amenity.

CARRIED UNANIMOUSLY 6/0

10.6 Request by Casa Mia Montessori School to Purchase 11 Hamilton Street, Bassendean (Ref: A2137 – Graeme Haggart, Director Community Development)

APPLICATION

A request has been received for Council to reconsider its position on the conditions that relate to the sale of 11 Hamilton Street, Bassendean, to the Casa Mia Montessori Community School Inc.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —
ITEM 10.6

OCM – 10/07/17 MOVED Cr Pule, Seconded Cr Brown, that Council:

1. Rescinds OCM – 17/07/16, Point 1, which reads:

“MOVED Cr Bridges, Seconded Cr McLennan, that Council grants an extension of the lease to 31 December 2019 for the Casa Mia Montessori School located at 11 Hamilton Street, Bassendean”;

2. Agrees to grant a new 5 year Lease with a 5 year option at the lapsing of the current Lease, being 31 December 2017 over 11 Hamilton Street, Bassendean, and that aspect of the BIC Reserve currently under lease for the School playground; and
3. Informs the Casa Mia Montessori School that it is only prepared to consider the sale of 11 Hamilton Street, Bassendean, if the School purchases 16 Whitfield Street, Bassendean, or the Crown disposes of the portion of the BIC Reserve leased for playground.

CARRIED BY AN ABSOLUTE MAJORITY 6/0

10.7 Bassendean Oval Football Facilities Business Plan (Ref: LEGL/AGMT/8 – Graeme Haggart, Director Community Development)

PURPOSE

The purpose of this report was for Council to determine what action to take in relation to the proposed development of a business case for Football Facilities at Bassendean Oval.

OFFICER RECOMMENDATION — ITEM 10.7

That Council:

1. Agrees to participate in the Bassendean Oval Football Facilities business case project;
2. Appoints the following representatives to the Project Control Group:

_____ , _____ , _____
3. Agrees to taking a chairing role on the Project Control Group; and
4. Agrees to manage the project's finances.

Cr Bridges moved an amendment to Point 3, as shown in bold:

3. *Agrees to taking a chairing role on the Project Control Group, **subject to LandCorp not having representation on the Group.***

The motion lapsed for want of a seconder.

Cr McLennan moved that a Point 5 be added to the officer recommendation.

COUNCIL RESOLUTION – ITEM 10.7(a)

OCM – 11/07/17 MOVED Cr McLennan, Seconded Cr Pule, that Council:

5. Communicate to the project partners that the Town requires an open and transparent process and discussion about how this may best be achieved be undertaken at the first meeting.

CARRIED UNANIMOUSLY 6/0

Cr Bridges moved that a community representative be included on the Group.

COUNCIL RESOLUTION – ITEM 10.7(b)

OCM – 12/07/17 MOVED Cr Bridges, Seconded Cr Brown, that a community representative be included on the Project Control Group.

LOST 2/4

Crs Bridges and Brown voted in favour of the motion. Crs Gangell, Lewis, Pule and McLennan voted against the motion.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION —
ITEM 10.7(c)

OCM – 13/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council:

1. Agrees to participate in the Bassendean Oval Football Facilities business case project;
2. Appoints the **Cr Gangell, Cr Lewis, Cr Pule and the Director Community Development.** to the Project Control Group;
3. Agrees to taking a chairing role on the Project Control Group;
4. Agrees to manage the project's finances; and
5. **Communicates to the project partners that the Town requires an open and transparent process and discussion about how this may best be achieved be undertaken at the first meeting.**

CARRIED UNANIMOUSLY 6/0

10.8 Quarterly Report for Period Ended 30 June 2017 (Ref: FINM/AUD/1 – Bob Jarvis, Chief Executive Officer)

APPLICATION

The purpose of this report was for Council to receive the Quarterly Report for the period ended 30 June 2017.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.

OCM – 14/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council receives the Quarterly Report for the quarter ended 30 June 2017.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.9 Access and Inclusion Committee Meeting held on 5 July 2017 (Ref: GOVN/CCLMEET/16 – Graeme Haggart, Director Community Development)

APPLICATION

The purpose of the report was for Council to receive the report on a meeting of the Access and Inclusion Committee held on 5 July 2017.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.9

OCM – 15/07/17 MOVED Cr Pule, Seconded Cr Lewis, that the report on a meeting of the Access and Inclusion Committee held on 5 July 2017, be received.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.10 Determinations Made by the Principal Building Surveyor Ref: LUAP/PROCD/1 – Kallan Short, Principal Building Surveyor)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.10

OCM – 16/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council notes the decisions made under delegated authority by the Principal Building Surveyor.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.11 Determinations Made by Development Services (Ref: LUAP/PROCED/1 – Christian Buttle, Acting Manager Development Services)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.11

OCM – 17/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council notes the decisions made under delegated authority by the Manager Development Services.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.12 Use of the Common Seal (Ref: INFM/INTPROP/1 – Sue Perkins, Executive Assistant to the CEO)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.12

OCM – 18/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council notes the affixing of the Common Seal to the document listed in the Ordinary Council Meeting Agenda of 25 July 2017.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.13 Calendar for August 2017 (Ref: Sue Perkins, Executive Assistant)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION - ITEM 10.13

OCM – 19/07/17 MOVED Cr Pule, Seconded Cr Lewis, that the Calendar for August 2017 be adopted.
CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.14 Implementation of Council Resolutions (Ref: GOVN/CCLMEET/1 - Sue Perkins, Executive Assistant)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.14

OCM – 20/07/17 MOVED Cr Pule, Seconded Cr Lewis, that the outstanding Council resolutions detailed in the table listed in the Ordinary Council Meeting Agenda of 25 July 2017 be deleted from the Implementation of Council Resolutions list.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.15 Accounts for Payment - June 2017 (Ref: FINM/CREDTS/4 – Ken Lapham, Manager Corporate Services)

APPLICATION

The purpose of this report was for Council to receive the Accounts for Payment in accordance with Regulation 13 (3) of the Local Government (Financial Management) Regulations 1996.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.15

OCM – 21/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council receives the List of Accounts paid for June 2017, as attached to the Ordinary Council Agenda of 25 July 2017.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

10.16 Financial Statements – June 2017 (Ref: FINM/AUD/1 – Ken Lapham, Manager Corporate Services)

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 10.16

OCM – 22/07/17 MOVED Cr Pule, Seconded Cr Lewis, that Council notes that the unaudited end of financial year statements for the period ended 30 June 2017 will be presented to Council in August 2017.

CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION – OCM-5/07/17 6/0

11.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Notice of Motion – Cr Pule: Report on potentials of Lots 162, 163 Anstey Road, Bassendean

COUNCIL RESOLUTION – ITEM 11.1

OCM – 23/07/17 MOVED Cr Pule, Seconded Cr Gangell, that a report be prepared for Council's consideration regarding an orderly process to set a course to develop the best outcomes and potentials for Lots 162 and 163 Anstey Road, Bassendean. for the Town of Bassendean.

CARRIED 5/1

Crs Pule, Gangell, Lewis, Brown and McLennan voted in favour of the motion. Cr Bridges voted against the motion.

11.2 Notice of Motion – Cr Pule: Life Cykel

MOVED Cr Pule, that the Town of Bassendean encourage Life Cykel to partner with Cyril Jackson or other partners to engage a voluntary community in Bassendean to recycle coffee grounds and grow food locally.

LAPED FOR WANT OF A SECONDER

11.3 Notice of Motion – Cr Bridges: Verge Treatment and Maintenance Policy

COUNCIL RESOLUTION – ITEM 11.3

OCM – 24/07/17 MOVED Cr Bridges, Seconded Cr McLennan, that the Town of Bassendean **provides a report on** the Verge Treatment and Maintenance Policy **with the aim** to enable residents to plant verge gardens, including edible plants, within guidelines that maintain safe pedestrian flow, vehicle sight lines and access to utility infrastructure without the requirement of a formal application.

CARRIED UNANIMOUSLY 6/0

12.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Cr Pule advised that he would be submitting a Notice of Motion for the next meeting.

13.0 **CONFIDENTIAL BUSINESS**

COUNCIL RESOLUTION – ITEM 13.0(a)

OCM – 25/07/17 MOVED Cr Bridges, Seconded Cr Brown, that the meeting go behind closed doors in accordance with Section 5.23 of the Local Government Act 1995, the time being 8.35pm.

CARRIED UNANIMOUSLY 6/0

All members of the public vacated the Chamber, the time being 8.35pm.

Cr Pule left the Chamber, the time being 8.35pm and returned to the Chamber, the time being 8.40pm.

13.1 **Vandalism of Street Trees – Adjacent to No. 1 Garnsworthy Place Bassendean (Ref: COUP/MAINT/1 – Ken Cardy, Manager Asset Services; Simon Stewert-Dawkins Director Operational Services)**

This matter was considered with members of the public excluded from the Chamber under Clause 5.23 (2) (d) of the Local Government Act 1995, as the Officer report discusses legal advice obtained, and (f)(i) a matter that if disclosed, could be reasonably expected to impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law.

Cr Bridges moved the officer recommendation with an amendment to Point 4, as shown in bold.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 13.1

OCM – 26/07/17 MOVED Cr Bridges, Seconded Cr Gangell, that Council:

1. Implements the recommendation of the independent Arboricultural Consultant's Assessment Report and request officers monitor the tree over the next three months to observe any improvements in the health and condition of the tree and growth of new foliage;
2. Approves the installation of a vandalism awareness sign adjacent to No. 1 Garnsworthy Place, Bassendean to recognise the Eucalyptus camaldulensis vandalised tree, until an arborist report confirms the tree has fully recovered or until newly planted street trees are sufficiently established in approximately three years;

3. Notes that, should the vandalised tree not recover, then some tree branch reduction will be undertaken to reduce any public risk issues and to allow sufficient space for new street trees to be planted; and
4. Plants three new street trees within the available verge space, **one Peppermint tree (*Agonis flexuosa*)** adjacent to No. 1 Garnsworthy Place, Bassendean, **and two opposite**, in line with the **revised** Street Tree Master Plan.
CARRIED UNANIMOUSLY 6/0

13.2 Sports Achievement Awards (Ref: COMR/AWADP/4 –Tim Dayman, Recreation Development Officer)

This matter was discussed with members of the public excluded under Section 5.23 (2) (b) of the Local Government Act, in order to maintain the confidentiality of the names of the nominees.

COUNCIL RESOLUTION/OFFICER RECOMMENDATION – ITEM 13.2

OCM – 27/07/17 MOVED Cr Bridges, Seconded Cr Pule, that:

1. Council awards the Town of Bassendean Sports Achievement Award to the person named in the Confidential Officer Report attached to the Ordinary Council Agenda of 25 July 2017;
2. Council presents the Sports Achievement Award at the 22 August 2017 Ordinary Council Meeting; and
3. The report and name of the recipient of the Award remain confidential until after the Award is presented.
CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 13.0(b)

OCM – 28/07/17 MOVED Cr Brown, Seconded Cr Lewis, that the meeting proceed with open doors, the time being 9.00pm.
CARRIED UNANIMOUSLY 6/0

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

14.0 **CLOSURE**

The next Ordinary Council Meeting will be held on Tuesday 22 August 2017.

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

ATTACHMENT NO. 2

GROUND COVER

SANDY / GRASS / WEED

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE APPROXIMATE AHD CONNECTION ONLY HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 8.55
 SEWER BROUGHT UP 0.0
 DEPTH TO CONNECTION 1.40

TOWN OF BASSENDEAN
 2 6 APR 2017
RECEIVED

BRICK AND TILE RESIDENCE WELL CLEAR

SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
 - POWER POLE ○ PP
 - LIGHT POLE ○ LP
 - STAY POLE ○ SP
 - S. WIRE ANCHOR ○ SWA
 - UG CABLE BOX
 - CABLE MH
 - CABLE DOME
- GAS**
- GAS MARKER
 - GAS METER
 - GAS VALVE

- SEWERAGE**
- SEWER MANHOLE
 - INSPECT. SHAFT
 - INSPECT OPENING
 - HOUSE CONNECTION
- TELSTRA**
- TELSTRA MARKER
 - TELSTRA PIT
 - TELSTRA MH
- DRAINAGE**
- SW MANHOLE
 - GRATE
 - SIDE ENTRY PIT

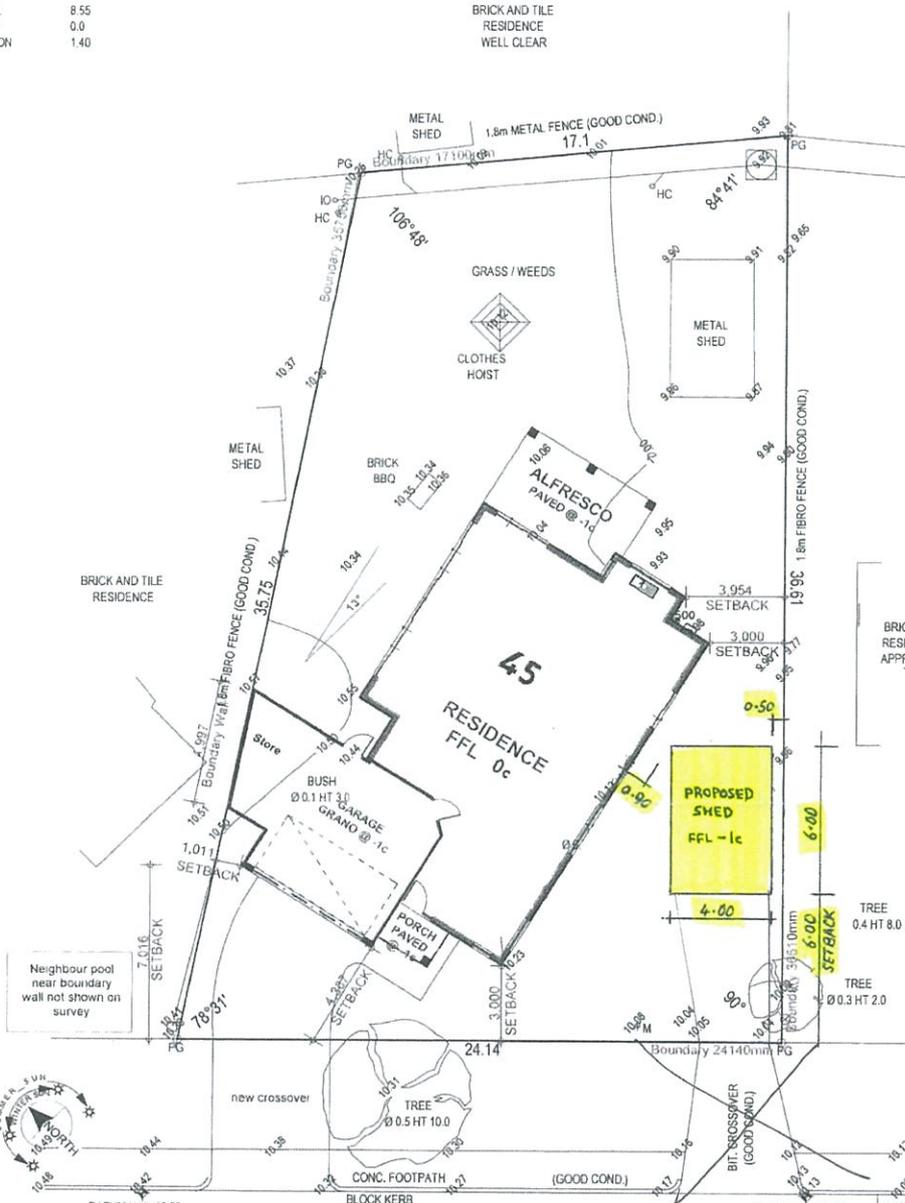
- WATER**
- STOP VALVE
 - HYDRANT
 - FLUSH POINT
 - WATER TAP
 - WATER MARKER
 - WATER METER

- SURVEY**
- PEG FOUND
 - PEG DISTURBED
 - PEG GONE
 - CONTROL POINT
 - DATUM

LOT RECORDS

LOT SERVICE	STATUS			
	LOCATED	AVAILABLE	NO SERVICE	CONFIRM
WATER	✓			
SEWERAGE	✓			
GAS	✓			
TELSTRA				✓
DRAINAGE		✓		✓
POWER	✓			

AREA: ESTAB. 11/1965
 COASTAL DISTANCE >1Km



Site Plan
 1:200

MALEY STREET
 BITUMEN

LOT: 81
 AREA: 733m²
 APPROX. AHD +0.86m

TITLE : FEATURE SURVEY	SURVEYED : 05/06/14
CLIENT : WHITE / ITZSTEIN	MAP REF : 344 E 4
BUILDER : HIGHLINE	

Scale bar: 0, 2.5, 5, 10, 15

NOTE
 This PLAN is current at the Date of Survey, NOT FOR CONSTRUCTION purposes without site collaboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection.

Date	Revision	Dr'n
24/07/14	Final DD drawings	JR
11/07/14	DD changes	JC
20/06/14	DD changes	GD
14/02/14	Costing Drawings- CHANGES	GD
05/12/13	Costing Revised Drawings	PS
22/10/13	Costing Drawings- AREAS AMENDED	GD
21/10/13	Costing Drawings	PS
08/10/13	Revised Concept Sketch	AM
13/09/13	Revised Concept	KW
23/06/13	Concept-2 Revision 23-8-13	PS
05/06/13	Concept-2 Markup + Costing-1	AM
01/06/13	Concept-2	AM

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 SMARTER SUSTAINABLE HOMES

Tel: (08) 9444 4400
 23 Green Street, Mt Hawthorn WA 6016
 www.solardwellings.com.au

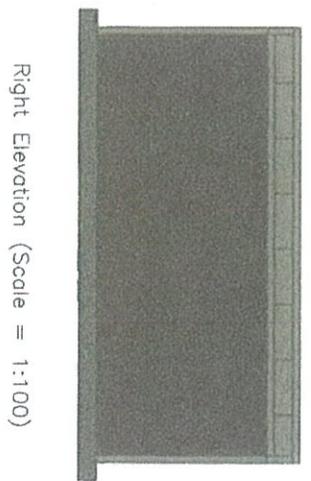
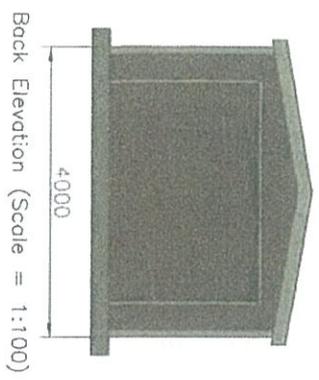
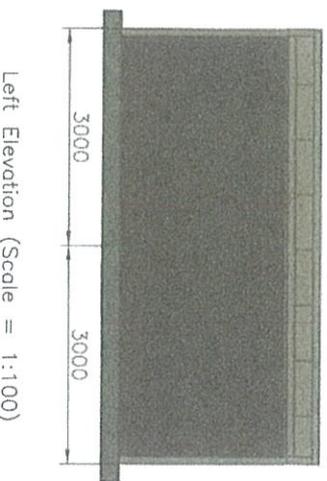
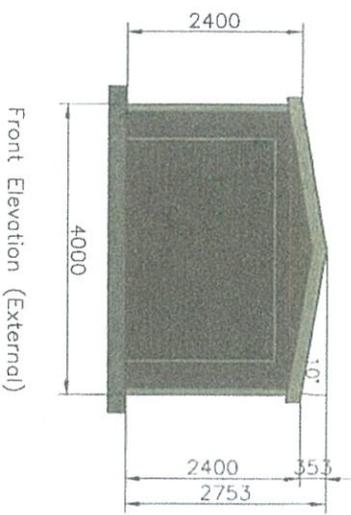
- COSTING NOTES:**
- 31c Ceilings throughout unless otherwise noted
 - R4.0 Ceiling Insulation to whole roof area, including Garage and Alfresco unless noted otherwise
 - Aircell "Permicav" wall insulation to external walls as indicated on floor plans
 - 25° Colorbond roof with Anticon insulation
 - Kitchen cabinets at 943 mm high.(UNO)
 - Vanity and Laundry cabinets at 900 mm high (UNO)
 - 370 wide doors throughout (UNO)
 - Full height linen & robe sliding doors (UNO)
 - Allow for pre-lays for future Grey Water System
 - Allow for pre-lays for future Rainwater Harvesting System
 - Provide draw-wire access from the roof space to the fuse box for future Photovoltaic System
 - Include tiling to Laundry and Balconys
 - MDF pelmet to detail and extent shown on dwgs
 - 28° Doors & Windows to northern elevation unless otherwise noted
 - E-vents x2 to roof. Anticon only to family and kitchen roof as noted on plans

Proposed New Shed
Freea Itzstein Davey & Lee White
 at
 45 Maley Street
 Ashfield

JOB NO: #Pln

TITLE: Site Plan	24/07/2014
© Solar Dwellings 2011	PLOT SIZE A3 SCALE SH 1 OF 14
Costing	KW

TOWN OF BASSENDEAN
26 APR 2017
RECEIVED



Ahrens

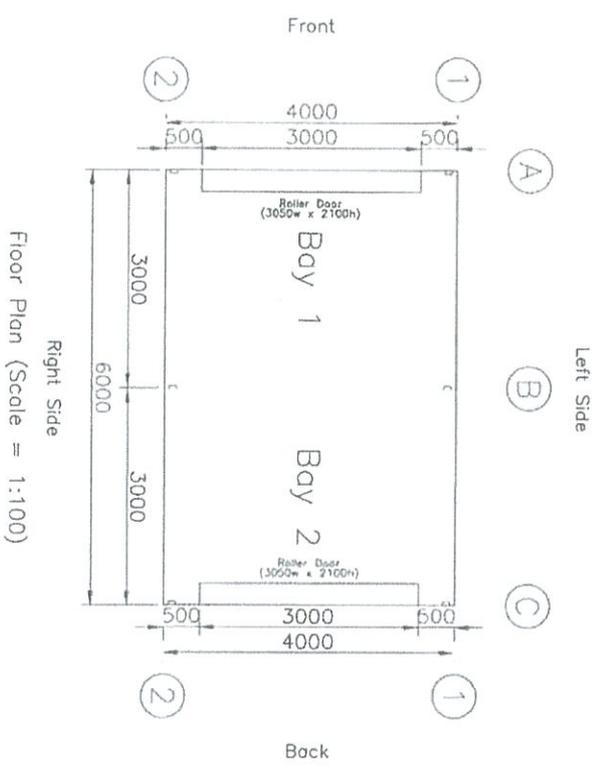
Ahrens Steel Buildings
Unit 3, 5-7 Channel Road,
Mayfield West NSW 2304
Email: asb.support@ahrens.com.au

Supplied By: Highsteel Buildings Pty Ltd
Phone 08 9405 1769 Fax
Unit 8/ 1397 Wanneroo Rd, Wanneroo, WA, 6065

Customer: Lee White
45 Maley Street, Ashfield

Sec.	Column
A1	C10010
A2	C10010
B1	C10019
B2	C10019
C1	C10010
C2	C10010

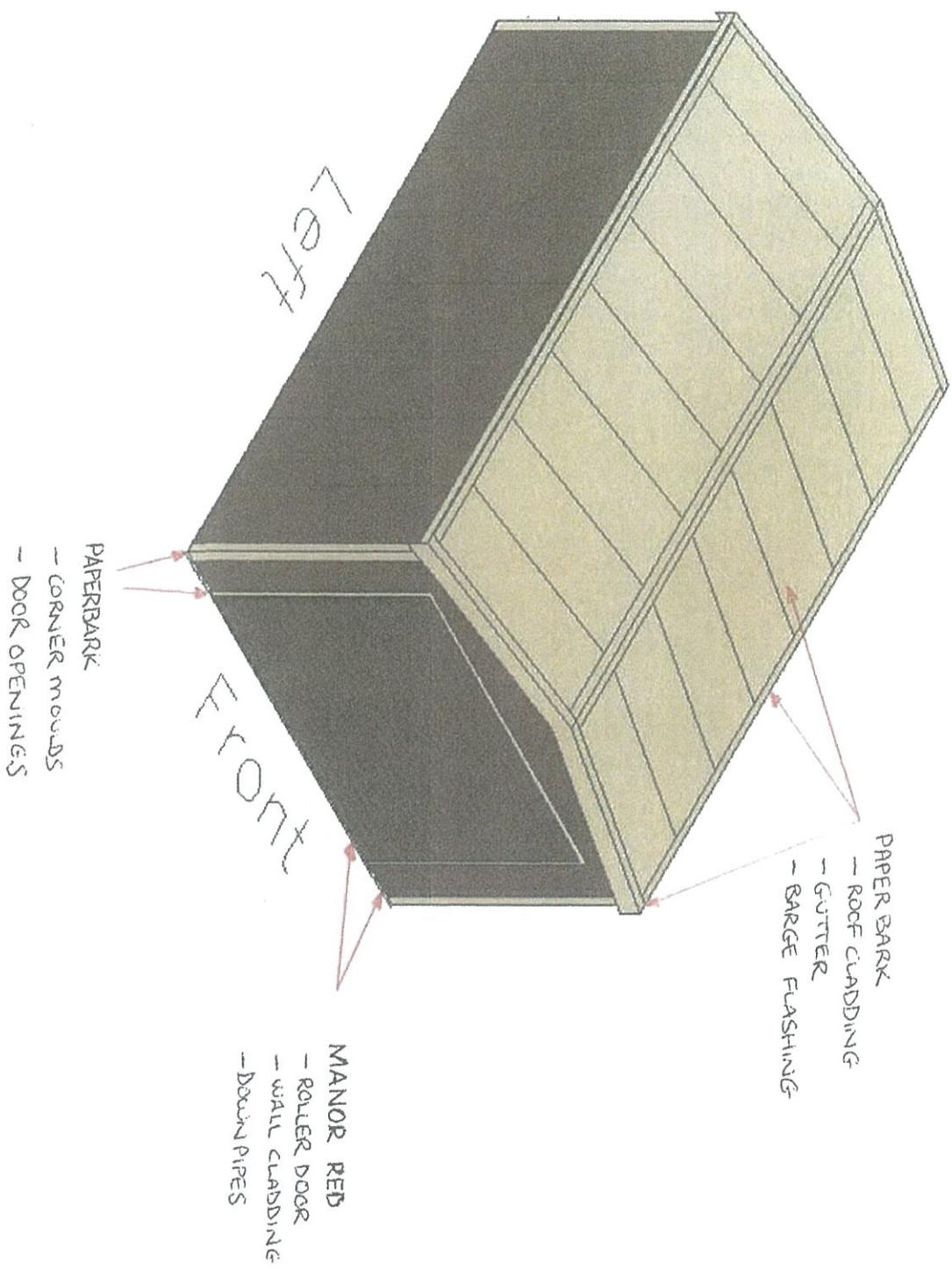
TOWN OF BASSENDEAN
26 APR 2017
RECEIVED



Ahrens Steel Buildings
Unit 3, 5-7 Channel Road,
Mayfield West NSW 2304
Email: asb.support@ahrens.com.au

Supplied By: Highsteel Buildings Pty Ltd
Phone 08 9405 1769 Fax
Unit 8/ 1397 Wanneroo Rd, Wanneroo, WA, 6065

Customer: Lee White
45 Maley Street, Ashfield



TOWN OF BASSENDEAN
 26 APR 2017
 RECEIVED

Freea Itzstein-Davey & Lee White
45 Maley St Ashfield WA 6054

Date: 26 July 2017

Dylan Stokes
Planning Officer
Town of Bassendean
PO Box 87
Bassendean WA 6934

Dear Dylan

RE: Proposed development Lot 81 (No 45) Maley Street Ashfield - your ref 2017-070

Thank you for the invitation to justify the above proposed development against the design principles of the R-Codes.

As you are aware, we have consulted with the owners of Lot 80, 47 Maley St, Asfield 6054, regarding the proposed development. Whilst the owners have agreed in principle to working with us with a reduced setback of 0.5 m from our common boundary, they have only come back with proposals in various locations and designs that don't meet the Town's or our requirements. Our understanding is their main concern is the amenity of the street. The owners also agree that the trees on or near our adjoining boundary be retained and we have purposely requested a 0.5m rather than a nil setback to satisfy their concerns for the integrity of their tree whose trunk sits on our common boundary. We are requesting a 0.5m setback as we request permission to build a wider outbuilding to accommodate parking a vehicle that will not be used often and a storage area for workshop and garden materials. We cannot move the proposed outbuilding closer to the main dwelling due to plumbing for black and greywater.

We have reviewed Section 5.1.3 and Section 5.4.3 of the R Codes with regards to our application for the proposed development with the reduced 0.5m setback. Section 5.1.3 P 3.1 requires that buildings are set back from lot boundaries to reduce the impacts of building bulk, provide adequate sun and ventilation and minimise the extent of overlooking and loss of privacy on adjoining properties. Besides the proposed development, the closest part of our current house is 3m from our adjoining boundary and the majority of the current building shadow falls in the proposed location of the outbuilding.

We have carefully selected the proposed location for the proposed outbuilding due to the following reasons:

- The existing tree whose trunk sits on our common boundary provides some privacy to the adjoining lot for the proposed outbuilding.
- Sun and ventilation to the adjoining lot will not be impacted as the tree will shelter the impacts of shading from the proposed outbuilding.
- The proposed outbuilding will increase privacy to the adjoining landowner rather than decreasing it due to the proposed location.
- By seeking a reduced setback we are protecting the integrity of the tree trunk and roots and can avoid a boundary fence for our common boundary in this location that would otherwise be problematic for the integrity of our neighbour's tree as we need to secure our property.

Section 5.4.3 of the R codes stipulate that outbuildings do not detract from the streetscape or the visual amenity of residents or neighbouring properties. We provide the following justification that the proposed outbuilding does not detract from the streetscape or the visual amenity of residents or neighbouring properties:

- The proposed outbuilding is of a form and scale consistent with development in the area. Many houses in our area have a separate outbuilding and the size and form of the proposed outbuilding is consistent with those in Ashfield.
- The proposed outbuilding is setback 6 m from the streetscape as required under the R codes and will be built from colourbond that matches our house.
- Once our gardens are installed and mature and a fence connects the proposed outbuilding to our main dwelling, the outbuilding will provide a positive visual amenity to the streetscape and not be directly noticeable by the adjoining property or the front streetscape. Most other outbuildings in the Ashfield area remain highly visible from the front streetscape and adjoining lots. Our proposed gardens and the adjoining tree on Lot 80, 47 Maley St, Ashfield 605 will effectively hide the majority of the proposed outbuilding.

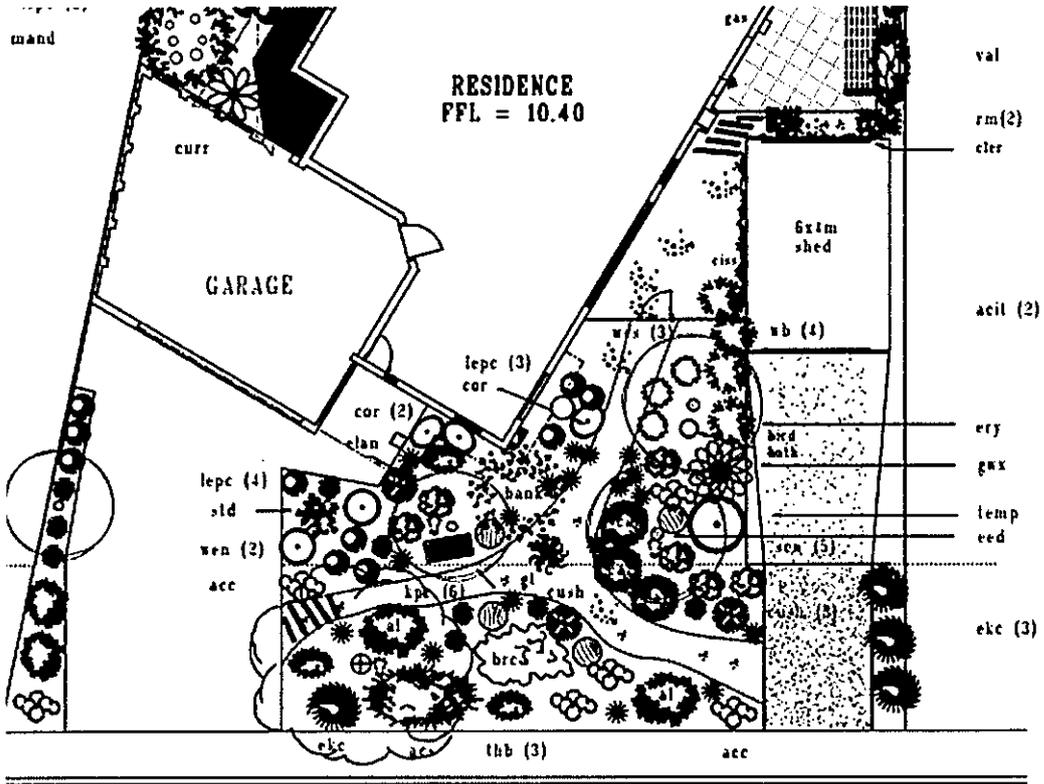
A proposed finish of the front streetscape of our property is shown in Figure 1.

We thank you for your consideration of our request for a reduced setback of 0.5m for our proposed outbuilding. Please contact us should you require further clarification.

Yours sincerely,

Freea Itzstein-Davey & Lee White

Figure 1: Proposed Front Garden Design



Freea Itzstein-Davey & Lee White
45 Maley St Ashfield WA 6054

Date: 11 August 2017

Dylan Stokes
Planning Officer
Town of Bassendean
PO Box 87
Bassendean WA 6934

Dear Dylan

RE: Proposed development Lot 81 (No 45) Maley Street Ashfield - your ref 2017-070

Further to our letter dated 26 July 2017 justifying our proposed outbuilding against the design principles, we provide further information relating to the proposed location.

We put forward the outbuilding in the proposed location directly accessible from Maley st rather than the rear of our property as we want to establish fruit trees and vegetable gardens and maximise the available sun. We have spent years designing a solar passive home at great expense including landscaping design and the proposed outbuilding and would now like to move onto creating our gardens and securing our property. We spent considerable time planning the proposed outbuilding and spoke with the current tenants and previous owners to come up with the proposed plan. As the property recently sold we were unaware of the current owners until recently and requested that the proposal go through normal council processes to allow the current owners the opportunity to review the plans. We have extensively tried to consult with the current owners of Lot 80, 47 Maley St, Ashfield 6054 and whilst they were willing to work with us on our proposed design, we only received recommendations for moving the location which did fit our designs.

The proposed location of the outbuilding utilises the shading of the primary residence and the large tree screens the majority of the proposed outbuilding from Lot 80, 47 Maley St, Ashfield 6054. The proposed locations also minimises our need to install hard surfaces across a larger area, which would further reduce the available land for us to have productive gardens and aligns with the Town's water-wise program to reduce stormwater runoff. We believe that a proposed outbuilding in the rear of our property would block light to the rear alfresco at Lot 80, 47 Maley St, Ashfield 6054 and may negatively affect the amenity of their property. This issue was confirmed by the current tenants.

One of the key reasons we chose to build a two storey home was to maximise the gardens. We have planned productive gardens in the rear and natives in the front, keeping with the Town's water-wise initiatives. In addition to this, it is not possible to easily fit a 4x6 m outbuilding and sealed driveway in the rear of our property without severely impacting the amenity of our residence. We would also be required to redesign the gardens at significant

time and expense which we have already engaged a contractor to do. The main reason we have not progressed with garden installation is due to delays in the outbuilding approval given we cannot install aspects of our garden designs until this is resolved

Furthermore, if we are not permitted to install an outbuilding 0.5 m off the boundary in the proposed location, we have no idea how we can install a boundary fence to secure our property. Whilst we understand that boundary fences are not regulated by council, we have been broken into since we built and we are concerned about security. We respect our neighbour's wishes to retain the large tree and all the roots, but we will require a fence to be installed and this is not possible with the tree abutting the boundary line. We have said we are ok without a boundary fence where the proposed outbuilding is situated if it is approved as the outbuilding will provide the security for that section of our land. Our neighbours have also requested we upgrade our current boundary fence and we are open to this but have not provided us with any plans, quotes or further advice. If this is not dealt with in the immediate future we will not be willing to upgrade the fence and therefore there are several aspects, council or non-council regulated, that are impacted by the proposed outbuilding.

We understand that current owners of Lot 80, 47 Maley St, Ashfield 6054 objection relates to Section 5.4.3 of the R codes which stipulates that outbuildings do not detract from the streetscape or the visual amenity of residents or neighbouring properties. We have previously provided justification for this in our letter dated 26 July 2017, but to support our case, we can provide photos of existing outbuildings for properties in the local area. Our proposed outbuilding is of a form and scale consistent with development in the area. Our proposed outbuilding is most similar to the property on the corner of Hardy rd and Maley st which has a separate garage and outbuilding that is highly visible from the street with little landscaping. What we propose is in keeping with the character of the streetscape and in fact adds to the streetscape once our gardens are installed by providing a positive visual appearance.

Thank you for your on-going consideration of our application. We request a swift decision as we need to progress plans for our property as soon as possible.

Yours sincerely,

Freea Itzstein-Davey & Lee White

ATTACHMENT NO. 3

Our Ref:DABC/BDVAPPS/2015-246:TR

ROWE GROUP (PLANNING DESIGN DELIVERY)
LEVEL 3, 369 NEWCASTLE STREET
NORTHBRIDGE WA 6003

Dear Sir or Madam:

PROPOSED CONCRETE BATCHING PLANT – (LOT 105) NO. 2-8 CLUNE STREET BASSENDEAN 6054.

I advise that your application has been approved by the State Administrative Tribunal (SAT), in accordance with the conditions specified on the attached Notice of Approval, with the Final Orders being:

1. The application is allowed;
2. The decision of the respondent made on 28 June 2016 to refuse the amended application as contained in the letter from Rowe Group to the respondent dated 22 August 2016 and the attachments is set aside and instead the application for development approval is granted subject to the conditions attached in Annexure A.

This approval applies to development approval only, and approval of detailed building plans and issue of a building permit must precede any development.

Should you wish to discuss any aspect of this matter further, please contact Council's Planning Officer Timothy Roberts directly on 9377 8024.

Yours faithfully



**BRIAN REED
MANAGER DEVELOPMENT SERVICES**

20 January 2017

KEPPEL HOLDINGS P/L ATF MANGIONE INVEST TRUST
PO BOX 419
MORLEY BC WA 6943

Encl: Determination on Application for Planning Approval
Copy of Approved Plan

**NOTICE OF DETERMINATION ON
APPLICATION FOR DEVELOPMENT APPROVAL
PLANNING AND DEVELOPMENT ACT 2005
TOWN OF BASSENDEAN
LOCAL PLANNING SCHEME NO. 10**

**NAME OF OWNER: KEPPEL HOLDINGS P/L ATF MANGIONE
INVEST TRUST**

ADDRESS: 2-8 CLUNE STREET BASSENDEAN 6054

APPLICATION NUMBER: 2015-246

RECEIVED ON: 18/12/2015

**DESCRIPTION OF PROPOSED DEVELOPMENT: CONCRETE
BATCHING PLANT.**

The application for development approval is granted subject to the following conditions:

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

(e) A focus on the use of local species as specified within the Town's adopted Local Planning Policy – Landscaping with Local Plants.

2. All landscaped areas shall be reticulated and maintained for the life of the development in accordance with the approved landscaping plants.
3. Any fencing to be setback a minimum of two (2) metres from the Clune Street frontage, behind the landscaping strip as marked in red on the approved drawings. Fencing is not permitted to be constructed along the alignment of the Clune Street property boundary. Fencing along the Wicks Street road reserve post resumption of the unzoned portion of the lot is to be subject of a separate planning application. Details of fencing to be submitted for the approval of the Town in conjunction with or prior to the issue of the Building Permit.
4. The proposed development is, at all times, to operate in accordance with the *Waste and Dust Management Plan and the Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998*.
5. Operating hours are to be restricted to 6:00am to 6:00pm Monday to Saturday (public holidays excluded), however no front end loader may operate prior to 7:00am.
6. The annual output (1 January to 31 December) of the facility is limited to 105,300m³ of concrete.
7. There is to be no access to the site by trucks and semi-trailers on Sundays or public holidays.
8. Average daily production of the plant not exceeding 350m³ per working day with a maximum production capacity of 375m³ on any given day without the further approval of the Town first having been obtained.
9. The amount of concrete batched on-site is to be provided quarterly to the Town by no more than 30 days after the end of each quarter ending 31 March, 30 June, 30 September and 31 December on any given year. The quarterly summary must identify and highlight for each working day the date and time that the maximum output was reached being:
 - (a) 350m³ as a daily average; and
 - (b) 375m³ as a daily maximum.

10. Prior to the building permit for the development being issued, detailed design drawings for the wastewater management system must be submitted to the Town for approval. The wastewater management system must thereafter be constructed in accordance with the approved plans.
11. Standing water shall not remain on site for a period greater than 120 consecutive hours, so as to minimise the possibility of mosquito breeding.
12. All uncontaminated stormwater and drainage runoff produced on site is to be disposed of onsite via the use of soakwells, approved by the Town. The soakwells must deal with the entire land area and be designed to contain a 24 hour storm duration and 100-year ARI.
13. A copy of an approval issued by the Department of Environment Regulation – Licensing Section for the operation of the facility shall be submitted to the Town prior to operations commencing.
14. Any stored aggregate or sand outside the building is to be either wetted at all times or covered to prevent wind driven dust erosion.
15. Any material spills outside the material bins or waste storage bins are to be immediately wetted prior to removal of the materials.
16. Trucks must be washed down at the slump stand before leaving the site.
17. No products, goods materials or waste shall be stored outside of the material bins or waste storage bins unless in a designated area that has been approved by the Town for this purpose.
18. A bine area is:
 - (a) To be provided of not less than 10m²,
 - (b) To be screened by a gate and brick walls or other suitable material to a height of not less than 1.8m;
 - (c) To be provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both the bins and bin storage area to be washed out; and
 - (d) To be provided with internal walls that are cement rendered (solid and impervious) to enable easy cleaning.

19. Bins are to be washed only in approved wash down facility within the bin area; drained to a silt trap and disposal of via the Water Corporation sewer system or if this is not available, a leach drain soakwell system which is separate to the stormwater disposal system, or approved system, to the satisfaction of the Town of Bassendean.
20. The 19 car parking space and 18 trucks parking spaces and associated access ways shown on the approved drawings being constructed, kerbed, marked and maintained thereafter to the Town's satisfaction.
21. Car parking bays being setback two (2) metre minimum from the existing corner truncation as marked in red on the approved plans.
22. Concrete mixer trucks are to be parked within an approved truck parking bay only.
23. Truck parking bays are to conform to the relevant Australian Standards. Future truck parking as marked on the approved plans are not approved as part of the planning application and subject to a future application for development upon resumption of the unzoned portion of the lot.
24. The required crossover post resumption of the unzoned portion of land shall be constructed to Council's specifications. (Note: Separate application and approval required).
25. On completion of construction, all excess articles, equipment, rubbish and materials being removed from the site and the site left in an orderly and tidy condition.
26. No retail sales to be carried out from the premises.
27. Signage being subject to a separate application.
28. The street number being prominently displayed at the front of the development.
29. The issue of a Building Permit prior to the commencement of any on site works.

Footnotes:

- i) The Town of Bassendean encourages the retention of stormwater on-site through various best management practices, as laid out in its Planning Policy. Details of the stormwater containment and disposal method are to be provided with the building licence application.

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please telephone 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via Dial Before You Dig "1100" number in advance of any construction activities.

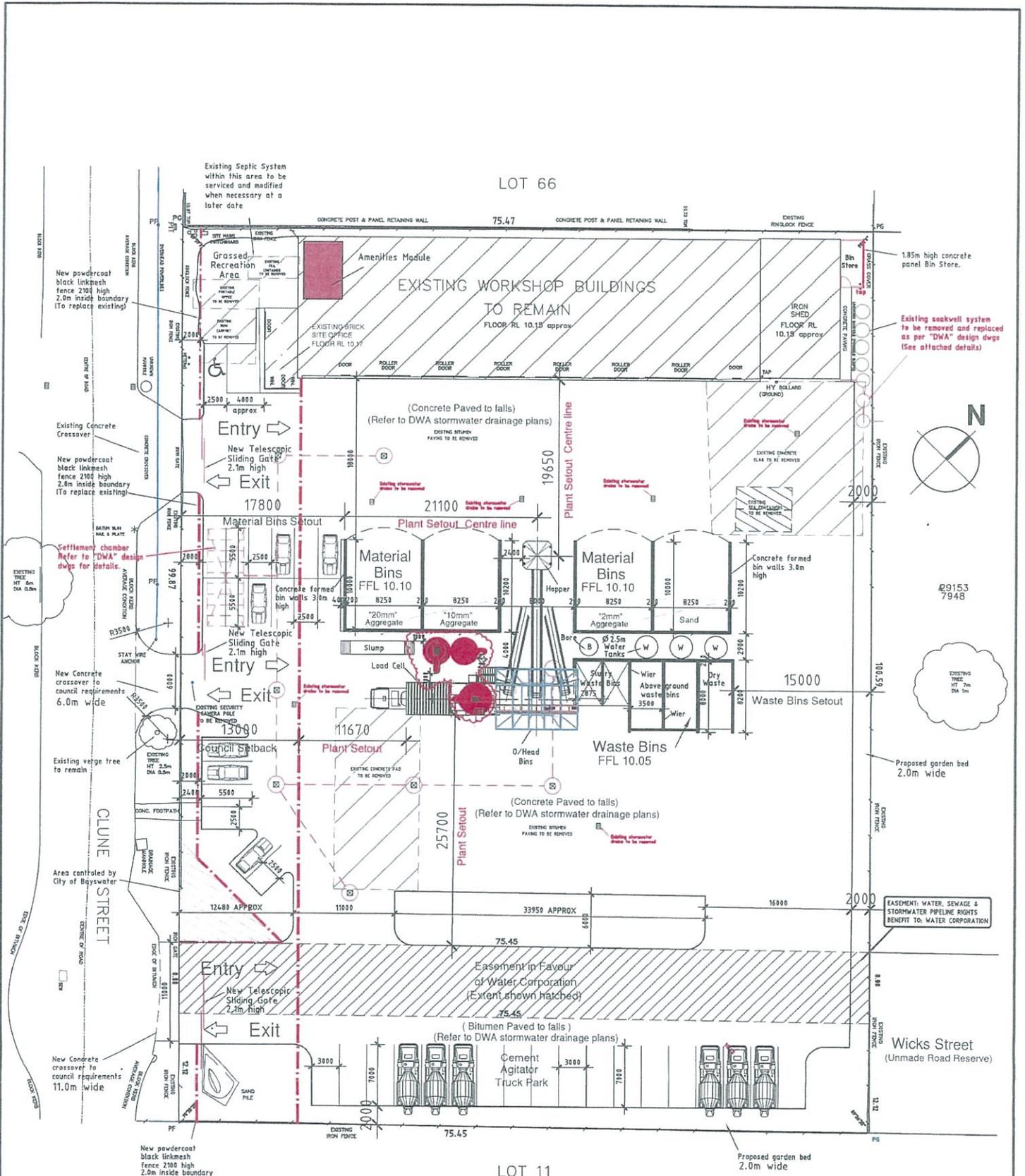
Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, please contact Telstra's Network Integrity Team on 1800 810 443.

If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.

BRIAN REED
MANAGER DEVELOPMENT SERVICES
for and on behalf of the Town of Bassendean



LOT 66

LOT 11

Note:-

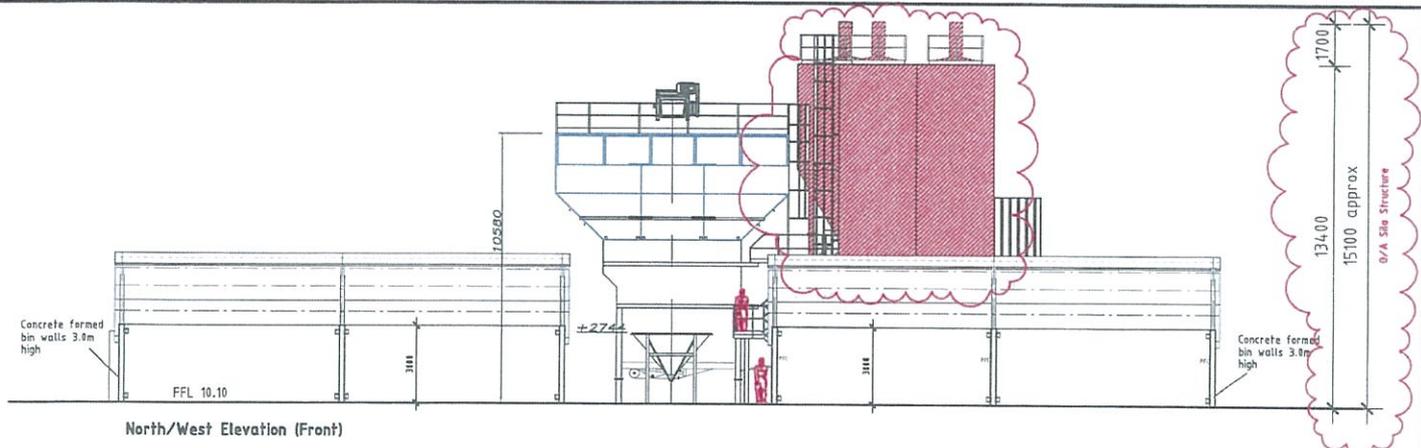
- Yard area to be concrete paved to internal falls except where noted otherwise
- Extent of new powdercoat linkmesh fence.
- Extent of area controlled by City of Bayswater



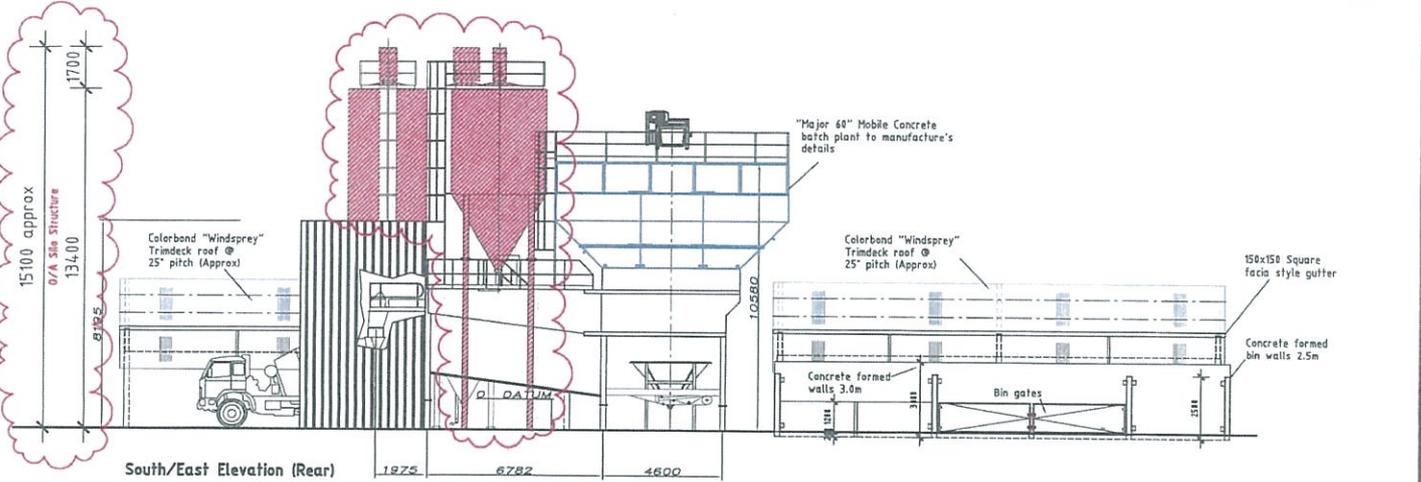
REVISION	DATE	BY	DESCRIPTION

Site Layout

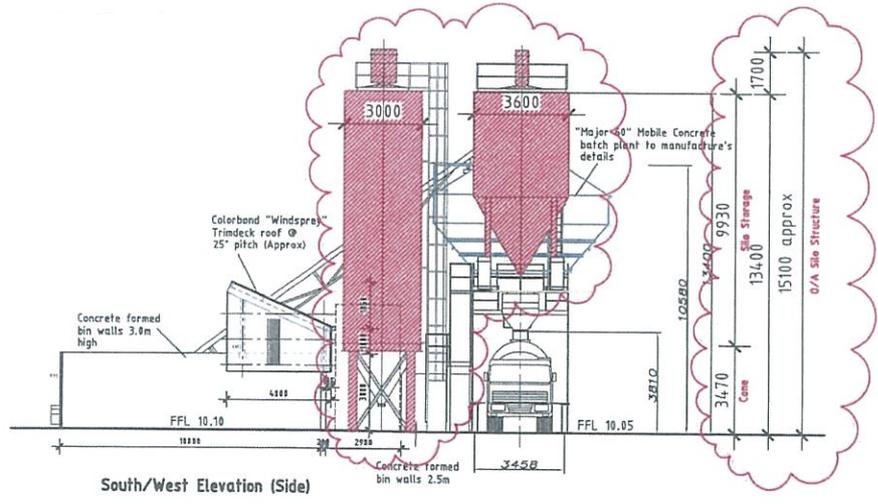
<p>Planning Application for 2017 Plant layout for concrete batch plant</p>	<p>SCALE 1:200 DRAWN: JMC JOB No DATE NOV-2015</p>	<p>BGC Concrete-- Proposed Concrete Batch Plant Lot 105 (No2-8) Clune St, Basseندان</p>	<p>ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED</p>
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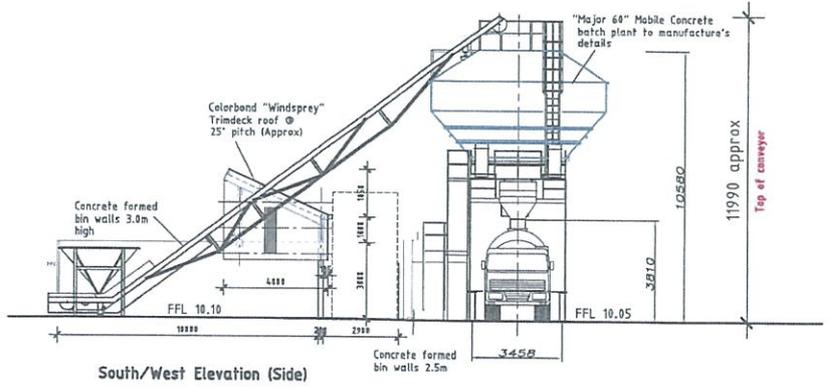
North/West Elevation (Front)



South/East Elevation (Rear)



South/West Elevation (Side)

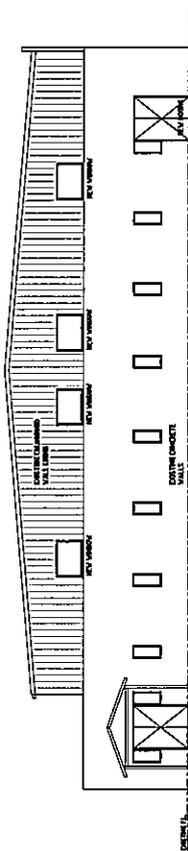


South/West Elevation (Side)

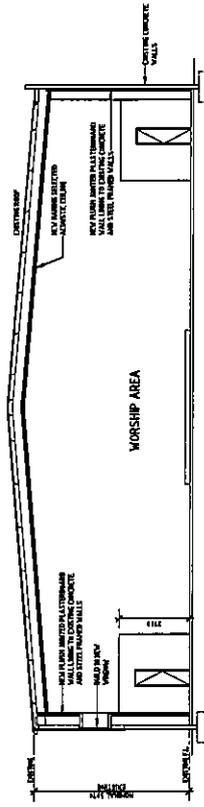
TOWN OF BASSENDEAN
07 JUL 2017
RECEIVED

<table border="1"> <tr> <th>DRG No.</th> <th>DESCRIPTION</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DRG No.	DESCRIPTION	REVISION				<table border="1"> <tr> <td>Planning Application for additional floor</td> <td> </td> </tr> <tr> <td>For Building Approval</td> <td> </td> </tr> <tr> <td>DESCRIPTION</td> <td>DATE INT</td> </tr> </table>	Planning Application for additional floor		For Building Approval		DESCRIPTION	DATE INT	<p>Plant Elevations</p>	<table border="1"> <tr> <td>Australia</td> <td>SCALE 1:100</td> </tr> <tr> <td>4/3 Road Street</td> <td>DRAWN MK</td> </tr> <tr> <td>Perth WA 6000</td> <td>CHK. </td> </tr> <tr> <td>Ph 08 9437 4300</td> <td>Job No</td> </tr> <tr> <td>Email info@bkg.com.au</td> <td>DATE FEB-2017</td> </tr> </table>	Australia	SCALE 1:100	4/3 Road Street	DRAWN MK	Perth WA 6000	CHK.	Ph 08 9437 4300	Job No	Email info@bkg.com.au	DATE FEB-2017	<p>BGC Concrete:- Proposed Concrete Batch Plant</p> <p>Lot 165(No 2-B) Clune St, Bassendean</p>	<table border="1"> <tr> <td>A1</td> </tr> <tr> <td>REV D</td> </tr> <tr> <td>DRG No. A 02</td> </tr> </table>	A1	REV D	DRG No. A 02
DRG No.	DESCRIPTION	REVISION																												
Planning Application for additional floor																														
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A1																														
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DRG No. A 02																														

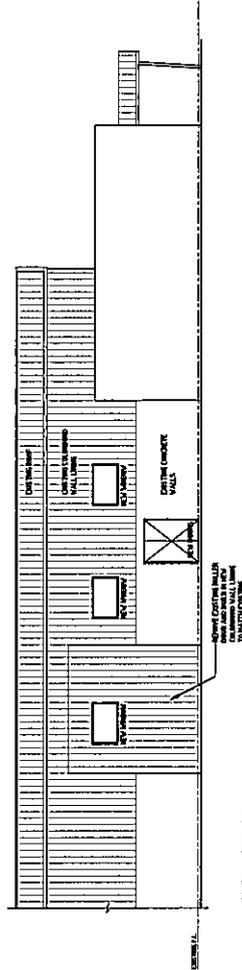
ATTACHMENT NO. 4



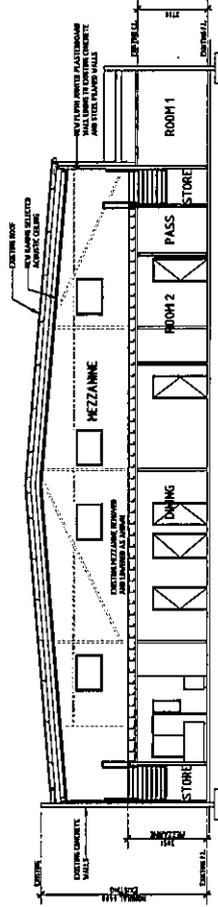
ELEVATION 1
SCALE 1:50



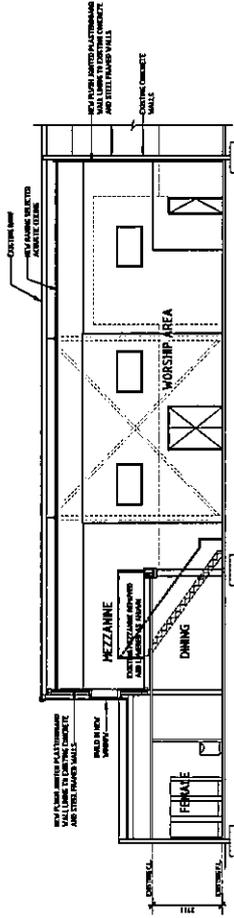
SECTION A-A
SCALE 1:50



ELEVATION 2
SCALE 1:50



SECTION B-B
SCALE 1:50



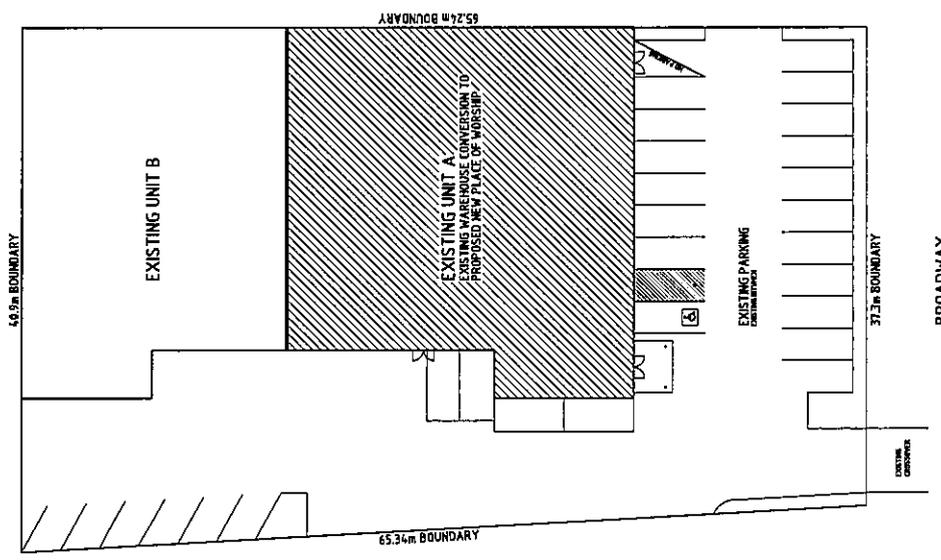
SECTION C-C
SCALE 1:50

REVISIONS		DATE	BY
1	ISSUED FOR PLACING APPROVAL		
2	ISSUED FOR CLIMATE APPROVAL AND COORDINATION		

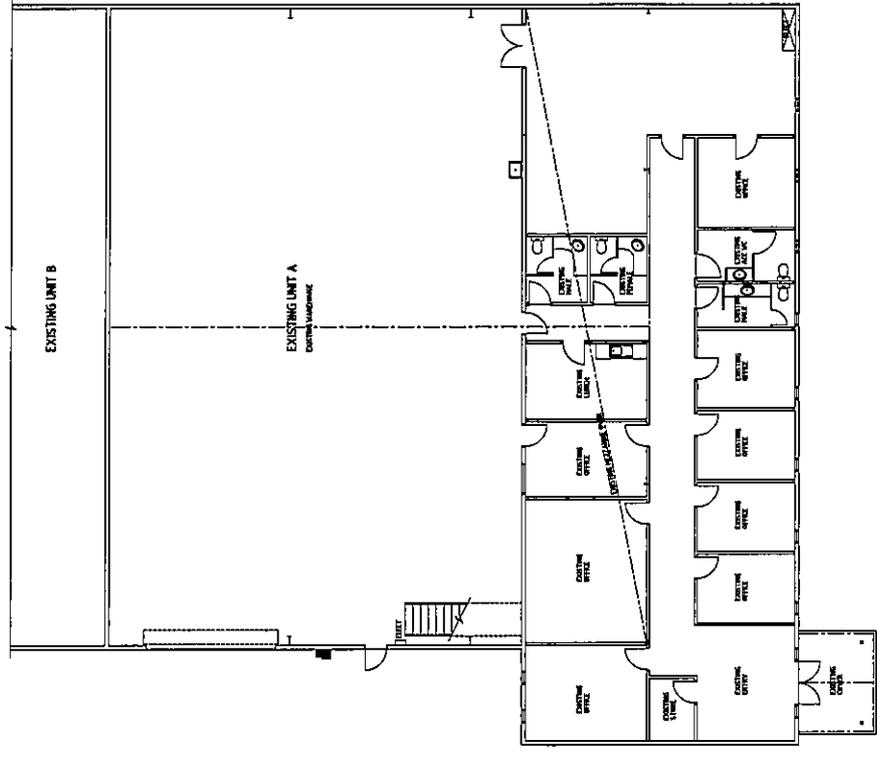
NO.	REVISION	DATE	BY
1	ISSUED FOR PLACING APPROVAL		
2	ISSUED FOR CLIMATE APPROVAL AND COORDINATION		



Master Projects Pty Ltd
 ELEVATIONS AND SECTIONS
 Scale: A3
 Date: 11/11/2023
 Project: EXISTING WAREHOUSE CONVERSION TO PROPOSED NEW PLACE OF WORSHIP ON LOT 163, UNIT A, 1052 BROADWAY, BASSINGHEAM, VIC 3083



SITE PLAN
SCALE 1:500



EXISTING FLOOR PLAN
SCALE 1:200

NO.	REVISION	DATE
1	ISSUE FOR APPROVAL	
2	ISSUE FOR APPROVAL	
3	ISSUE FOR APPROVAL	



Master Projects Pty Ltd

EXISTING WAREHOUSE CONVERSION TO PROPOSED NEW PLACE OF WORSHIP ON LOT 135 UNIT A 851 BROADWAY BASSEBOREAU AUSTRALIA
 SITE PLAN & EXISTING FLOOR PLAN
 DRAWING NO. A01_8



Document #: IPA-12346717
 Date: 07.07.2017
 Officer: MARY BIDSTRUP
 File: A42896



TOWN of BASSENDEAN

Application for Development Approval

OWNER DETAILS - Attach a separate sheet where there are multiple owners	Name(s): JUDY HELEN KANE (REPRESENTED PERSON) % PUBLIC TRUSTEE	
	ABN (If Applicable):	
	Address: 553 HAY STREET	
	PERTH	Post Code: 6000
	Phone (Work): C/ STEPHEN BAKER - 9261 6616	Phone (Home):
	Phone (Mobile): 0434 659 845	Fax:
	Email:	
	Contact person for correspondence:	
	Signature: [Signature]	Date: 5/7/2017
	Signature: Office in the State Public Service Public Trustee Perth WA	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): Dynamic Planning & Developments Pty Ltd	
	Address: PO Box 688 Inglewood WA	
		Post Code: 6932
	Phone (Work): 9275 4433	Phone (Home):
	Phone (Mobile): 0408 952 388	Fax: 9275 4455
	Email: hide.shigeyoshi@dynamicplanning.net.au	
	Contact person for correspondence: Hide Shigeyoshi	
	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: [Signature]	Date: 7/7/2017

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.:	143	House/Street No.:	105	Location No.:		
	Diagram/Plan No.:	SURVEY STRATA 37712		Certificate of Title Vol. No.:	2190	Folio:	59
	Title encumbrances (eg, easements, restrictive covenants):						
	LEASEMENT BENEFIT SEE STRATA PLAN 37712						
	LEASEMENT BURDEN SEE STRATA PLAN 37712						
Street Name: Broadway				Suburb: Bassendean			
Nearest street intersection: Somerton Road							

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: Change of use to 'Place of Worship' (Perth Chin Baptist Church Inc) with associated fitout works	
	Is an exemption from development claimed for part of the development?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	If yes, is the exemption for:	
	<input type="checkbox"/> Works <input type="checkbox"/> Use	
Description of the exemption claimed (if relevant): n/a		
Nature of any existing buildings and/or land use: 'Light Industry' warehouse. Vacant premise		
Approximate cost of proposed development (excl. GST):		\$ 350,000.00
Estimated time of completion: 6-months from issuance of building permit		

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

WESTERN



AUSTRALIA

REGISTER NUMBER 1/SP37712	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 19/10/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

VOLUME 2190 FOLIO 59

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 1 ON SURVEY-STRATA PLAN 37712
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JUDY HELEN KANE OF 158 PLANET STREET, CARLISLE

(T J457565) REGISTERED 5/10/2005

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

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. EASEMENT BENEFIT - SEE SURVEY-STRATA PLAN 37712.
3. EASEMENT BURDEN - SEE SURVEY-STRATA PLAN 37712.

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.

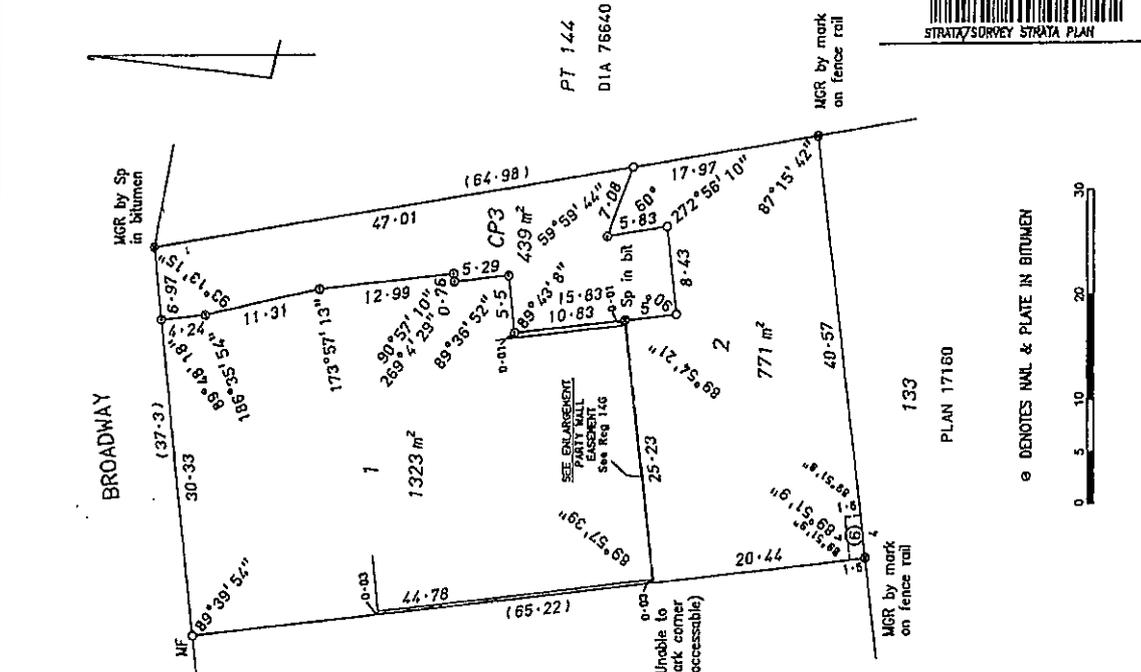
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

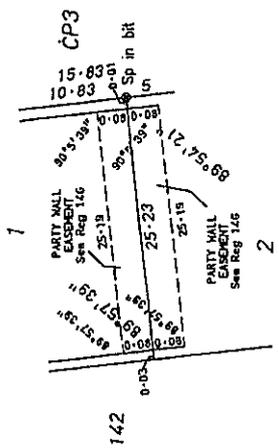
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP37712
PREVIOUS TITLE: SP37712
PROPERTY STREET ADDRESS: 105 BROADWAY, BASSENDEAN.
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M686654



145 17326023
* PENDING REQUISITION ON MS H 396023 & FORMS 8



ENLARGEMENT - NOT TO SCALE

⑥ EASEMENT TO WATER CORPORATION UNDER SEC 27A REG 6 OF THE T P & D ACT (SEWERAGE) CREATED ON PLAN 17160

EASEMENT	TYPE	SERVIENT LOTS	DOMINANT LOTS
	REG 146	1	2
	REG 146	2	1

SCANLAN SURVEYS PTY LTD
LICENSED SURVEYORS
P O BOX 429 MIDLAND 6936
PH: 08 9250 2261 FAX: 08 9274 6206

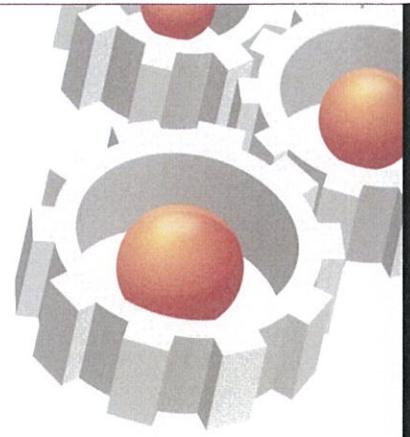
3771/99

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA / SURVEY - STRATA PLAN 37712	
SHEET 1 OF 1	SHEET
MANAGEMENT STATEMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Lodged 21.3.2000 266,650	
Examined 19.4.2000 266,650	
Registered 14.4.2000 App 14492700	
 REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985. WAPC 966-99 FOR CHAIRMAN DATE	
PLAN OF LOT 143 OF SWAN LOC Q1 ON PLAN 17160	
CERT. OF TITLE VOL 1875 FOL 365	
LOCAL GOVERNMENT TOWN OF BASSENDEAN	
INDEX PLAN 8634 (2) 17.30	
FIELD BOOK NUMBER 81876	
SCALE 1:400	
NAME OF SCHEME 105 BROADWAY, BASSENDEAN	
ADDRESS OF PARCEL 105 BROADWAY, BASSENDEAN 6054	
 DOLA DEPARTMENT OF LAND ADMINISTRATION	



DYNAMIC PLANNING
AND DEVELOPMENTS



Our Ref: 678

11 July 2017

Town of Bassendean
PO Box 87
BASSENDEAN WA 6934

Dear Sir / Madam,

Application for Planning Approval (Change of Use) to 'Place of Worship' at Lot 143 (No. 105) Broadway, Bassendean

Dynamic Planning and Developments Pty Ltd acts on behalf of Perth Chin Baptist Church Inc. in support of an Application for Approval to Commence Development (Change of Use) at Lot 143 (No. 105) Broadway, Bassendean (herein referred to as the 'subject site'). For submission purposes, we provide the following information:

- This detailed submission providing details of the proposed use and planning justification, specifically with regard to parking;
- Executed Town of Bassendean Application for Development Approval form;
- Completed Town of Bassendean credit card authorisation form for the requisite application fee of \$295.00; and,
- Copy of Certificate of Title pertaining the subject site.

Background and Site Context

The subject site is located within the suburb of Bassendean on the northern fringe of the existing industrial precinct. Across the road on Broadway is the residential areas of Bassendean which extends east up to the Swan River, north toward the suburb of Eden Hill and west towards Tonkin Highway. To the south are a variety of light and service industrial uses in addition to an existing place of worship (Morley Baptist Church Inc) that is located within the large local reserve known as Broadway Arboretum.

The subject site contains two industrial tenancies that are in a front and rear configuration. The rear tenancy is occupied by an automotive services use whilst the front tenancy, which is the subject of this proposal, has previously operated as a light industry use associated with the manufacturing and printing of mining and industry related products (i.e. training log books, inspection booklets etc.). At present, the tenancy is vacant.

It is noted that historically, the subject site has been granted approval for two warehouse uses with the provision of a total of 30 bays on-site (24 of which are located on the subject site). A copy of the development plans associated with the original development is contained as **Attachment 1**.

Figures 1 and 2 below illustrates the locational context of the subject site.



Figure 1 – Pedshed Context Overview



Figure 2 – Local Context Overview

Nature of the Proposal

The subject proposal seeks approval to occupy the existing front unit for a 'Place of Worship' for the Chin Christian Church. The proposal will operate primarily as a place of worship (i.e. undertaking religious ceremonies which are held every Sunday) but will also provide a variety of incidental services, often associated with such a use. Such services will include social activities for youth groups, providing a venue for choir practice and similar musical activities as well as facilitating weddings and funerals. A comprehensive activity breakdown is provided further below.

There are no major exterior works proposed as part of the proposal other than general repairs and those required as part of compliance with the Building Codes of Australia and associated regulations. To this end, the overall appearance of the building will not change from the status-quo. External to the building, existing landscape areas will be upgraded which will provide an improved aspect to surrounding residents which current view out onto a vacant and unmaintained premise. By way of residential areas, it is noted that due to the wide road reserve that characterises Broadway (i.e. approximately a 30.0m wide road reserve), the subject site is substantially separated from the nearest residents.

As detailed above, the proposal will occupy the existing front tenancy which is approximately 702sqm in total floor area. The existing tenancy split between the large warehouse area and administration and amenity areas is proposed to be maintained however fit-out works are proposed to upgrade and reconfigure the building to a level suitable for use as a place of worship.

Proposed development plans are contained as **Attachment 2** of this submission.

By way of activities, details of the range of regular and occasional recreational and educational activities, together with the hours of operation and anticipated numbers of Chin Church congregational members expected to utilise the facilities are summarised below in Table 1.

Day / Period	Activities
Sunday	Morning service - 10:00am to midday. Afternoon service - 2:30pm to 4:00pm. Ceremonies typically attracts a congregation of approximately 80 to 100 people in the morning and 50 people in the afternoon. Sunday School classes are to be held during the hours of the religious ceremonies.
Mid-week (Friday)	Youth Fellowship Meeting to be held each week - 6:00pm to 9:00pm. Each meeting is attended by approximately 20 to 30 people.
Saturday	Music practice - 12:00pm to 3:00pm. Caters for approximately 7 to 10 people. Youth Choir practice - 7:00pm to 10:00pm. Attended by approximately 20 to 30 people.

Occasional And Special Event Activities	
Monthly	Committee Meetings, attended by 12 people.
Quarterly	Executive Committee Meetings.
Special Event Activities	Weddings of congressional members are held approximately 2 times each calendar year.
	Funeral Services are held around 3 times each calendar year.
	Other social functions may also held, such as the celebration of births; wedding anniversaries; and other important milestones including members acquiring new homes.

Table 1 – Activity breakdown summary

Zoning, Land Use & Permissibility

Under the provisions of the Town of Bassendean Local Planning Scheme No. 10 (LPS No. 10), the subject site is zoned 'Light Industry' – refer Figure 3 below. The objectives of the 'Light Industry' zone are:

- (a) To accommodate a range of manufacturing and associated service activities which will not, by nature of their operations, detrimentally affect the amenity of the adjoining or nearby land;
- (b) To ensure that where any development adjoins zoned or developed residential properties, such development is suitably set back, screened or otherwise treated as not to detract from the residential amenity;
- (c) To achieve safety and efficiency in traffic circulation, and also recognise the function of Collier Road as a regional road;
- (d) To provide car parking and landscaping appropriate to the scale of development;
- (e) To preclude the storage of unsightly goods from public view; and
- (f) To ensure that development conforms with the Local Planning Strategy and the principles of any Local Planning Policy adopted by the Council.

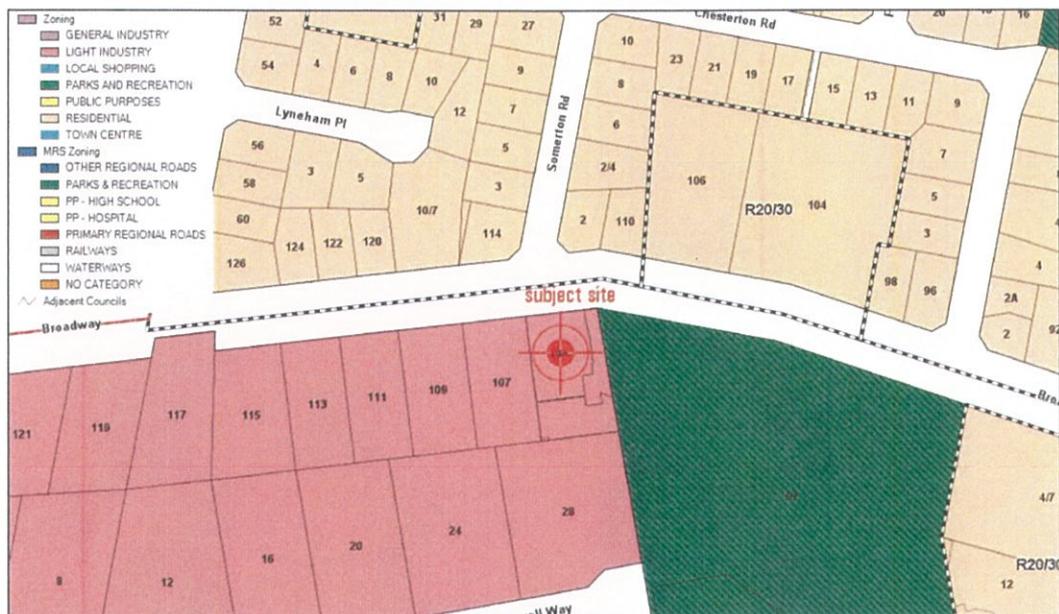


Figure 3 – Zoning Plan

A 'Place of Worship' land use under the provisions of LPS No. 10 is defined as:-

means premises used for religious activities such as a church, chapel, mosque, synagogue or temple

A 'Place of Worship' land use is considered to best define the subject proposal based on information on the nature of the business previously outlined in the sections above.

A 'Place of Worship' in the 'Light Industry' zone is a 'D' discretionary land use which suggests that the proposed use is capable of approval should the development requirements be satisfied.

Development Requirements

With the exception of internal fit-out works associated with the proposed use, there are no substantial building works proposed as part of the proposal, in particular none of which modify the existing building height or setbacks. As such, development requirements applicable under the provisions of LPS No. 10 and associated local planning policies are not considered to be applicable with the exception of parking which is further considered separately below.

Parking Considerations:

Table 2 of LPS No. 10 provides minimum parking requirements for those land uses listed in the use class table. The parking requirement for a 'Place of Worship' is "1 bay per 5 seats".

As the proposal is for a retrofit of an existing building, there are no permanent seating arrangements within the worship area. Rather, visitors will be seated in individual chairs which can be packed away when not in use. This allows the worship area to be utilised for the other variety of activities which are held by the Chin Christian Church as outlined in Table 1 above.

Notwithstanding the above, it is noted that the maximum number of attendees will be during Sunday ceremonies where a congregation of appropriately 80 to 100 people will be in attendance. Based on the subject site providing 24 parking bays as illustrated on the site plan attached, the parking provision is fully compliant with the requirements of LPS No. 10.

Conclusion

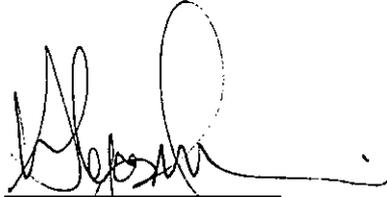
In light of the above, we request the subject application is favourably considered based on the merits presented in the preceding sections of this correspondence. To reiterate, the proposal is considered to warrant approval on the basis that:

- From a use class perspective, the discretionary nature and its location in the fringe of the 'Light Industry' zone would ensure that it does not have any adverse impact to the operations of the industrial area;
- As the proposal simply occupies an existing building, it is not considered to raise any amenity implications from surrounding areas by way of appearance or bulk and scale;

- The proposal is a low impact use in that it does not generate any noise, fumes or odour which could otherwise be associated with a development in an industrial zone.
- The proposal satisfies all relevant development requirements contained under the provisions of LPS No. 10.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned.

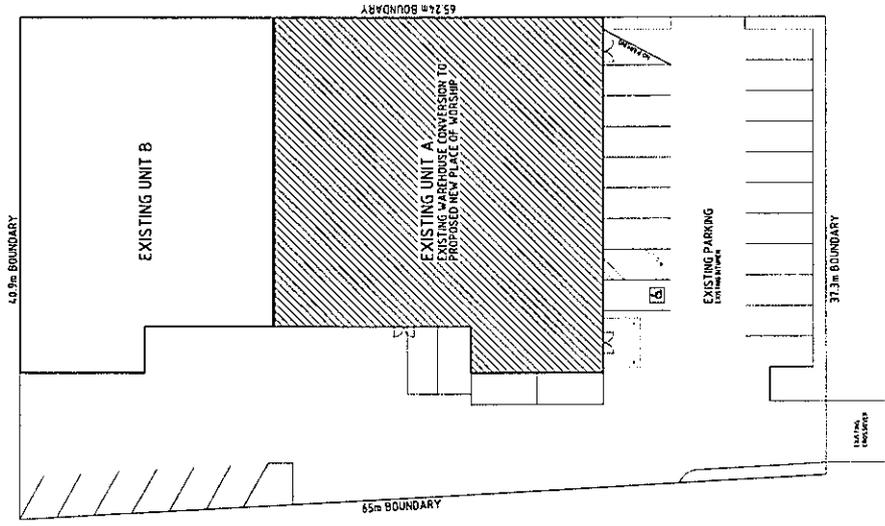
Yours faithfully,



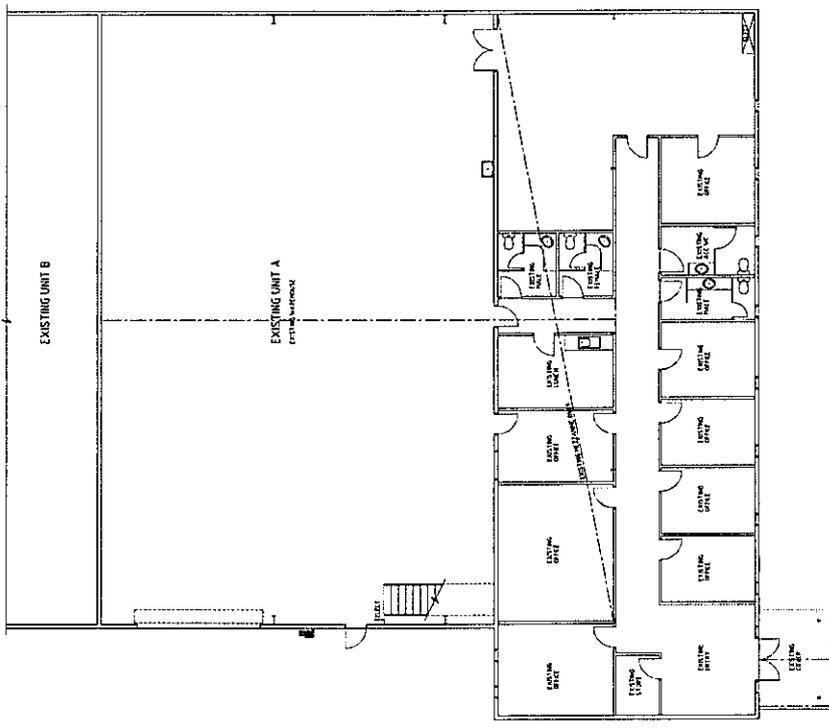
Hide Shigeyoshi
Planning Manager – Projects and Implementation

Enc.

File Ref: 170711 678 Change of Use DA (print copy)



SITE PLAN
1:500 1/2024



EXISTING FLOOR PLAN
1:500 1/2024

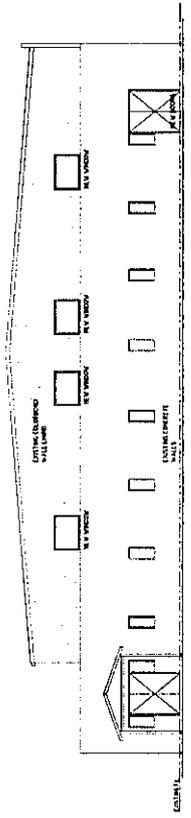
1	DATE PROJECT APPROVAL AND REVISION	1/20/2024
2	REVISION	1/20/2024
3	SCALE: 1:500	DATE: 1/20/2024
4	SCALE: 1:500	DATE: 1/20/2024
5	SCALE: 1:500	DATE: 1/20/2024

Master Projects Pty Ltd

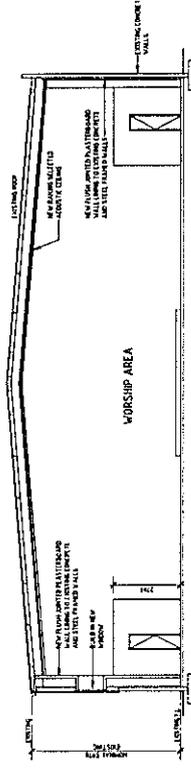
EXISTING WAREHOUSE CONVERSION TO PROPOSED NEW PLACE OF WORSHIP ON LOT 152 UNIT A 1051 BROADWAY, BASSEMERAN DISTRICT

SITE PLAN & EXISTING FLOOR PLAN

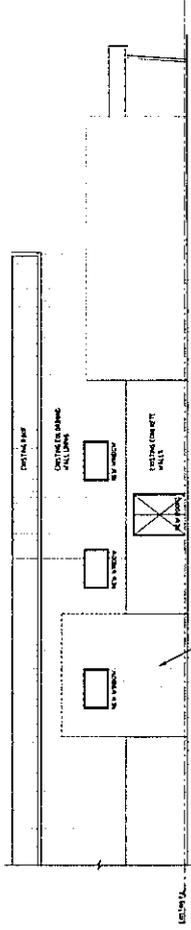
1/20/2024



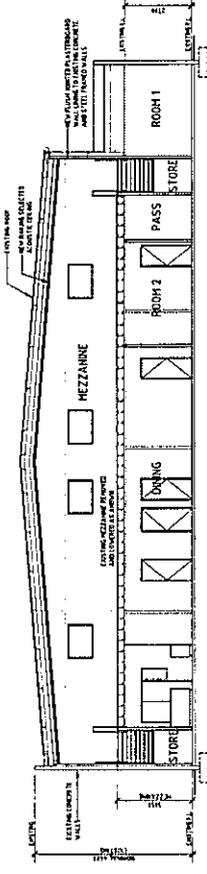
ELEVATION 1
SCALE 1:500



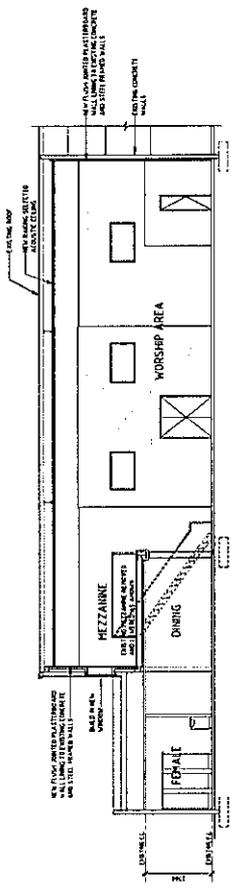
SECTION A-A
SCALE 1:500



ELEVATION 2
SCALE 1:500



SECTION B-B
SCALE 1:500



SECTION C-C
SCALE 1:500

NO.	REVISION	DATE
1	ISSUED FOR PERMIT APPLICATION	15/01/2018
2	ISSUED FOR PERMIT APPLICATION	15/01/2018



Master Projects Pty Ltd
 EXISTING WAREHOUSE CONVERSION TO
 PROPOSED NEW PLACE OF WORSHIP ON
 LOT 152 JOHN A. BOG BROADWAY, BASSEDAAN
 VIC 3083
 DRAWING NO: A03_A
 ELEVATIONS AND SECTIONS

Submission Number	Objection	Applicant Justification	Council Officer Response
1	<p>Available parking for the use of 'Place of Worship' only just complies, meaning that any growth in the congregation will result in parking overflow onto the street or parking for 105B Broadway.</p>	<p>The extent of parking provided adequately caters for the maximum number of patrons proposed (100). It is anticipated that the Town of Bassendean will impose a condition of approval which restricts the number of patrons to this maximum number. Therefore, any growth in congregation will require additional planning approval which will be assessed and determined by Council when/if it is submitted.</p>	<p>The application complies with the Scheme requirement pertaining to car parking and therefore is considered acceptable in regards to the amount of bays provided on site for the proposed use. A condition will be recommended restricting the total amount of people permitted on site at any given time.</p>
2	<p>Deliveries to the site including semi-trailers of 40 to 50 tonne containers to the business at 105B Broadway, unloading by swing lift cranes, forklifts operating in common areas unpacking containers and vehicles with trailers accessing the site will become difficult due to need to pass through what will become crowded common areas.</p>	<p>The proposal does not alter the existing access and parking configuration of the site. All parking bays and pedestrian access ways associated with the Place of Worship are located entirely within the property boundaries of Unit A and are therefore separated from the common property areas. As such, there is no reason to suggest that common areas will become crowded. Vehicles/machinery associated with Unit B will not be permitted to enter the property boundaries of Unit A at any time. Furthermore, as outlined in Table 1 of our original submission, all activities associated with the Place of Worship will occur outside of typical business</p>	<p>The application does not seek to change access or the existing parking areas. There is still the ability for tenancy to the rear of the site to use the existing, unhindered crossover and driveway to permit access into the rear of the site that will not be impacted by cars parking within the existing bays. It should also be noted that the Place of Worship will operate outside of standard industrial hours and therefore the conflict between pedestrians and vehicles should be minimal.</p>

		<p>hours which removes the potential for conflict to between Unit A and Unit B.</p> <p>As outlined above, all activities associated with the Place of Worship will occur outside of typical business hours which removes the potential for conflict to between the two units.</p>	<p>As discussed per Council Officers response to submission 2.</p> <p>The majority of the activities will occur outside of regular office hours. The potential for impacts to the egress into and out of the site is not considered to be to an extent to recommend refusal for the land use.</p>
3	<p>With a considerable amount of church activity planned during normal working hours, existing regular deliveries (20 to 30 delivery vehicles and couriers per day) of 40 to 50 tonne containers to the business at 105B Broadway, unloading by swing lift cranes, forklifts unpacking containers, vehicles with trailers accessing the site and power tools in use all in common areas will not allow for safe egress of proposed congregation.</p>	<p>Small children will not be permitted to run around the industrial area and the concern regarding 'slower elderly people' is unsubstantiated. Pedestrian access to the place of worship is provided directly between the assigned parking areas and the building and as such, pedestrian movements (regardless of age) will not conflict with vehicle movements within the site or the surrounding industrial area. Furthermore, as outlined above, all activities associated with the Place of</p>	<p>As discussed per Council Officers response to submission 2 and 3.</p> <p>It is acknowledged the potential for conflict between pedestrians and vehicles within the area. However it may be argued that this could be the case for any area, not specifically in the industrial zone, with a moderate to high vehicle turnover on the site. Given that there is only a single strata lot to the rear, the common property and access ways are considered sufficient to adequately cater</p>
4	<p>Having small children running around and slower elderly people in an industrial area is foolhardy and inviting the unthinkable. It is too risky and dangerous to have such incompatible uses co-exist.</p>		

		<p>Worship will occur outside of typical business hours which removes the potential for conflict to between the two units.</p> <p>A 'Place of Worship' is a 'D' discretionary use within the Light Industry zone and has therefore been deemed to be compatible with the zone under appropriate circumstances.</p>	<p>for both uses on site and the potential for pedestrian and vehicle conflict should not be exaggerated.</p>
5	<p>The possibility exists that because of increased difficulty and danger in delivery of containers to the business at 105B Broadway, trucking companies may refuse to deliver, and the transport union may blacklist delivery of containers and unloading by swing cranes, severely affecting the business.</p>	<p>As outlined above, the proposed change of use will not alter the vehicle access configuration of the site and the proposed use itself is not considered to compromise traffic safety. This concern is therefore unsubstantiated and is not considered to be a relevant planning consideration.</p>	<p>As mentioned within the report, the existing units have not been designed to accommodate semi-trailers. The application does not cause a change in existing access arrangements.</p>
6	<p>Change of use to 'Place of Worship' is not in line with zoning of 'Light Industry', and the use of the area should remain as a commercial industrial area only.</p>	<p>The Light Industry zone is not designed to exclusively accommodate industrial uses but to accommodate a range of service activities which will not detrimentally affect the amenity of the surrounding properties. This is clearly demonstrated in the range of land uses which may be contemplated within the Light Industry zone as per Table 1 of</p>	<p>It is agreed that the use does not specifically align with the objectives of the light industrial zone.</p> <p>However, the use is a 'D' land use under Table 1 of the LPS 10 and therefore can be considered. As discussed in the applicants comment, LPS 10 has many uses that are considered a 'D' use under</p>

		<p>LPS 10 including, but not limited to, the following: Amusement Parlour, Child Care Premises, Convenience Store, Corner Shop, Educational Establishment, Medical Centre, Fast Food Outlet and Place of Worship. By identifying a Place of Worship as a 'D' use rather than an 'X' use under Table 1, the Town and the WAPC have accepted that the use is compatible with the zoning under appropriate circumstances.</p>	<p>the zoning table that also would not be considered to strictly meet the objectives of the light industrial zone. Despite the differing hours of operations, the proposed Place of Worship use is not considered to significantly deviate from typical light industrial land uses or other quasi-industrial land uses to an extent that it would impact the surrounding area and on this basis Council Officers consider the use appropriate.</p>
7	<p>The business at 105B Broadway will lose the ability to lock and secure their premises outside normal business hours as the church will operate on the weekend.</p>	<p>Regardless of the outcome of this planning application, the business at Unit B will always have the ability to lock and secure their exclusive lot area. However, the locking of the common property area is not permitted without the consent of both units. Given that the relevant planning framework does not restrict business hours for the locality, there is no reason why Unit A should be obligated to close the common property area outside of typical business hours.</p>	<p>This is not a relevant planning consideration and can be easily remedied through the introduction of other safety mechanisms on site.</p>
	<p>Allowing the change of use to 'Place of Worship' will result in a decline in value of surrounding properties and reduce the number of potential purchasers.</p>	<p>This concern is unsubstantiated and is not considered to be a relevant planning consideration.</p>	<p>This point is considered presumptive and decline of property values is not considered to be a relevant planning consideration.</p>

	<p>Conducting weddings and funerals on the site during business hours would make previously described deliveries via the only entry point entirely inappropriate, highly inconvenient and disrespectful.</p>	<p>Conducting weddings and funerals will be special event activities only and will only occur on weekends, outside of normal business hours. These special events will therefore not conflict with the business operations of Unit B.</p>	<p>It will be at the clients discretion of the Place of Worship whether the site is suited to their needs, acknowledging that it is a light industrial area. A footnote is recommended as part of the approval that will encourage coordination between the land uses.</p>
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ATTACHMENT NO. 5



Document #: IPA-12345617
Date: 11.07.2017
Officer: MARY BIDSTRUP
File: A969

PS ref: 4765
Town ref: 2017-033
DAP ref: DAP/17/01187

11 July 2017

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

Attention: Dylan Stokes, Development Services

Dear Sir,

**LOT 25 (300) COLLIER ROAD, BASSENDEAN
APPROVED CONVENIENCE STORE
DAP FORM 2 APPLICATION**

Planning Solutions acts on behalf of Collier Road WA Pty Ltd, the proponent of the approved convenience store development at Lot 25 (300) Collier Road, Bassendean (**subject site**). Development approval was granted by the Metropolitan Central Joint Development Assessment Panel (**JDAP**) on 29 May 2017.

In accordance with regulation 17(1)(b) of the *Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations)*, this application seeks to delete Condition 6 of the development approval.

With regard to the above, please find enclosed the following:

- DAP Form 2 'Application for amendment or cancellation of a Development Assessment Panel determination', signed by the landowner and the applicant.
- Town of Bassendean 'Application for Development Approval' form, signed by the landowner and applicant.
- Metropolitan Region Scheme Form 1, signed by the landowner and the applicant.
- A cheque for \$491, comprising payment of the maximum \$295 'minor amendment fee' stipulated by the *Planning and Development Regulations 2009* and \$196 for the DAP 'minor amendment fee'.

The proposed DAP Form 2 application requests the removal of Condition 6, which restricts fuel deliveries from occurring between 7:00am – 9:00am and 3:00pm – 7:00pm on weekdays. This application demonstrates (with appropriate supporting traffic/transport analysis) that fuel deliveries during the above periods will have no impacts on the safety or operation of Collier Road and that there is no demonstrable safety benefit arising from the condition, given the industrial context of the locality and the activities already taking place along Collier Road.

1. BACKGROUND

An application seeking to develop the subject site with a fuel retailing convenience store was lodged with the Town of Bassendean (**Town**) on 2 March 2017. The proposal represents the efficient development of underutilised industrial land with an activity providing key services to the surrounding area and patrons travelling along Collier Road.

The fuel retailing convenience store was approved by the Metro Central JDAP at its meeting on 29 May 2017, subject to conditions.

Refer **Appendix 1** for a copy of the Metro Central JDAP Form 1 approval dated 29 May 2017.

2. PROPOSED DELETION OF APPROVAL CONDITION 6

Condition 6 of the JDAP approval granted 29 May 2017 states:

6. *No vehicle used for the delivery of fuel is permitted on site between 7:00am to 9:00am and 3:00pm to 7:00pm on weekdays.*

The officer's report to the JDAP states the following with regard to the imposition of Condition 6:

The provided Transcore Transport Impact Assessment states that the average weekday traffic flow is approximately 17,210 vehicles per day with peak periods between 8:00am to 9:00 am and 3:00pm to 4:00pm. The report also states that as a result of the proposed convenience store, there is estimated to be 13 vehicles per hour entering the site from Collier during peak AM hours, and 19 vehicles per hour entering during peak PM hours.

Section 9.0 of the report states that "Fuel tanks and other service vehicles are expected to access the site no more than 3-4 times a week and generally outside the peak road network and peak site activity periods." To ensure that the fuel trucks are exiting the site during off peak periods, the Town recommends a condition on the approval limiting the periods that fuel trucks can enter and exit the subject site.

While fuel deliveries are generally made outside of peak periods, the times of deliveries can occasionally vary for a number of reasons (including supply/demand, operational processes, and specific needs for a particular site). The deletion of approval Condition 6 is proposed, as the operator wants to ensure compliance with their planning approval in the event a fuel delivery is made during a peak period.

A traffic/transport analysis and technical note has been prepared by Transcore in support of the proposed removal of Condition 6, which confirms the deletion of Condition 6 is warranted for the following reasons:

- There will be no impacts on the operation of the Collier Road crossover, or the Collier Road / Alice Street intersection as a result of fuel deliveries being made during peak periods.
- Fuel deliveries during peak periods will not undermine the traffic operations or safety of the surrounding road network.
- Both Collier Road and Alice Street fall within the RAV Network 7 classification, and are legally capable of accommodating vehicles up to 36.5m in length on a regular basis and during road network peak periods.

Refer to **Appendix 2** for Transcore's supporting technical note.

3. JUSTIFICATION FOR CONDITION REMOVAL

The subject site is zoned 'General Industry' pursuant to the Town of Bassendean (**Town**) Local Planning Scheme No. 10 (**LPS10**) and is located within a wider industrial precinct reflecting the same zoning. Clause 4.2.4 of LPS10 sets out the following relevant objectives for the 'General Industry' zone:

- (a) *To provide for a broad range of industrial uses, excluding noxious or hazardous activities.*
- (b) *To accommodate industry that would not otherwise comply with the performance standards of light industry.*
- (d) *To achieve safety and efficiency in traffic circulation, and also recognise the function of Collier Road as a regional road.*

Land zoned 'General Industry' is specifically planned to accommodate activities not falling within the scope of 'Light Industry'. There is an established connection between 'General Industrial' activities and the usage of heavy vehicles to support such activities. This is supported by Collier Road's RAV Network 7 classification, which permits access for heavy vehicles up to 36.5m.

Accordingly, there is an established 'General Industrial' amenity along Collier Road in the vicinity of the subject site, specifically comprising transport depot/warehousing type activities which are clearly supported by the frequent usage of heavy vehicles for transportation. Due to Collier Road's RAV 7 classification, vehicles up to 36.5m in length can legally travel on this road, access land via crossovers and use intersections without restriction during peak periods.

Having regard to the above, the infrequent deliveries (no more than 3-4 per week) of a 19.0m fuel tanker, regardless of the time at which these deliveries occur, is consistent with the existing activities along Collier Road and is in keeping with the amenity of the area. Transcore has confirmed that fuel deliveries have no impact whatsoever on both the approved Collier Road crossover and the Collier Road / Alice Street intersection, regardless of time these deliveries are made.

To further support there being no demonstrable safety benefits arising from Condition 6, Transcore have confirmed the following critical matters with respect to heavy vehicle movements:

- The turn path analysis conducted as part of the DAP Form 1 application demonstrates a 19.0m fuel tanker can navigate the subject site and egress on to Collier Road via the approved left-in/left-out crossover satisfactorily.
- Heavy vehicle movements that are not "lane correct" are a common and acceptable occurrence – not only for fuel retailing sites, but all other crossovers and most intersections (including signalised intersections) without safety concerns.

The removal of Condition 6 is therefore appropriate and warrants the JDAP's approval.

4. CONCLUSION

The proposed DAP Form 2 application seeks to delete Condition 6 from the development approval issued by the Metro Central JDAP on 29 May 2017, which restricts fuel delivery times to outside of peak periods.

The application is supported by an expert traffic/transport assessment prepared by Transcore. In summary, the deletion of Condition 6 is appropriate and warrants approval for the following reasons:

- The infrequent fuel deliveries (up to 3-4 per week) made by 19.0m fuel tankers is consistent with the operation of Collier Road, which is comprised of general industrial activities consistent with its General Industry zoning.
- Collier Road is within RAV Network 7 and legally able to accommodate the unrestricted and regular usage of heavy vehicles up to 36.5m. There is a minimal safety impact associated with the movements of 19.0m tankers along Collier Road, given its current usage and operation.
- Deliveries made by 19.0m fuel tankers during peak AM and PM periods has no impact whatsoever on the operation of the approved Collier Road crossover and the Collier Road / Alice Street intersection, and will not undermine the safety of the surrounding road network.
- Heavy vehicle movements that are not "lane correct" are not unusual and not unsafe, including in the context of the approved convenience store, as confirmed by expert transport consultants.

Having regard to the traffic/transport advice produced by Transcore and the additional justification provided in this submission, there is no demonstrable safety benefit to restricting fuel deliveries outside of peak periods.

We therefore respectfully request the Metro Central JDAP grant approval to the proposed DAP Form 2 application.

Should you have any queries or require further clarification with regard to the application, please do not hesitate to contact the undersigned.

Yours faithfully,



ALESSANDRO STAGNO
PLANNING CONSULTANT

170707 4765 DAP Form 2 - Bassendean.docx



Government of Western Australia
Development Assessment Panels

LG Ref: 2017-033
DoP Ref: DAP/17/01187
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Alessandro Stagno
Planning Solutions
GPO Box 2709
Cloisters Square WA 6850

Dear Mr Stagno

**Metro Central JDAP – Town of Bassendean – DAP Application 2017-033
Lot 25 (No. 300) Collier Road, Bassendean
Proposed Convenience Store**

Thank you for your application and plans submitted to the Town of Bassendean on 2 March 2017 for the above development at the abovementioned site.

This application was considered by the Metro Central Joint Development Assessment Panel at its meeting held on 29 May 2017, where in accordance with the provisions of the Town of Bassendean Local Planning Scheme No.10, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Dylan Stokes at the Town of Bassendean on (08) 9377 8098.

Yours sincerely,

Zoe Hendry

DAP Secretariat

6/06/2017

Encl. DAP Determination Notice
Approved plans

Cc: Mr Dylan Stokes
Town of Bassendean



wa.gov.au

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493



Planning and Development Act 2005

Town of Bassendean Local Planning Scheme No.10

Metro Central Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Location: Lot 25 (No. 300) Collier Road, Bassendean

Description of proposed Development: Proposed Convenience Store

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was granted on 29 May 2017, subject to the following:

Approve DAP Application reference DAP/17/01187 and accompanying plans:

Dwg No.	Drawing Name	Rev No.	Dwg Date
1616-TP1	Locality Plan and Survey Plan	C	13.02.17
1616-TP2	Layout Plans	D	13.02.17
1616-TP3	Elevations	B	19.12.16
1616-TP4	Landscape Plan and Signage Details	D	13.02.17
1616-TP5	Truck Path	C	13.02.17
N/A	Overall Site Plan	N/A	21.02.17
1616-TP5 (with recommendations in red)	Figure 17 – Recommended changes to kerbs for fuel tanker access	C	13.02.17

Pursuant to Clause 68 Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 subject to the following conditions:

1. This approval is for the use of the building as a convenience store only. Alternative use of the premises may require the submission of an application to Council for a change of use.
2. Lot A as shown on the overall site plan is to be a minimum of 1,828m² and shall not decrease as a result of a re-survey of the subject site associated with the proposed subdivision.
3. Revised drawings shall be submitted in conjunction with the application for a building permit and such drawings shall demonstrate:
 - a. An amended top of retaining wall height of 22.6; and
 - b. A reduced height to S1 – High Main Price Board to a maximum height of 6m.
 - c. Straightening of the kerb on the western side of the site to increase the width of the proposed crossover as shown in red on drawing titled Figure 17. The crossover wing radius must be a minimum of 5.0m in accordance with the Towns crossover specifications.



- d. Fencing within 11.5m from the Collier Road lot boundary to be shown as either open mesh or palisade fencing.
 - e. The bin area is to be masonry in construction and equipped with a hose cock. The floor must be graded to a floor waste and connected to sewer.
4. A detailed and professionally prepared landscaping plan being submitted prior to or with the application for a Building Permit for the Town's approval which provides full detail of the scope of works to be undertaken in both the private and public realms adjoining the development site, including:
- a. All the requirements listed under LPP18 including but not limited to: street frontages, contours, reticulation details, details of ground treatment and a plant legend showing:
 - i. quantity of plants,
 - ii. species name
 - iii. pot size of plants at the time of planting;
 - iv. height at full growth
 - b. Details of the location and type of proposed trees, shrubs, ground cover and lawn areas to be planted;
 - c. All plants to be of low water use;
 - d. Landscaping of the verge area adjacent to the development site, including the provision of 4 substantial street trees (2 x *Corymbia Ficifolia* to Collier Road and 2 x *Melaleuca Quinquenervia* to Alice Street) of a minimum 90L pot size in accordance with the Town's adopted Street Tree Master Plan;
 - e. The total number of plants to be planted at a minimum rate of 4 per 1m²; and
 - f. Details of the proposed watering system to ensure the establishment of species and their survival during the hot, dry summer months.
5. Landscaping shall be installed and maintained in accordance with a landscaping plan, submitted to and approved by the Town of Bassendean prior to the practical completion of the development.
6. No vehicle used for the delivery of fuel is permitted on site between 7:00am to 9:00am and 3:00pm to 7:00pm on weekdays.
7. No products, goods or materials are to be stored outside of the building, unless in a designated area approved by the Town for this purpose.
8. The applicant is responsible for all costs and works associated with extending the kerbed median island within the Collier Road road reserve. The works are to be completed to the satisfaction of the Western Australian Planning Commission and the Town of Bassendean prior to the occupation of the convenience store.



9. All storm water being contained on site. Details of the method of storm water being submitted for approval in conjunction with the application for a Building Permit.
10. The car parking spaces and access ways to be designed and constructed in accordance with Local Planning Policy No. 8 and AS 2890.1.
11. The car parking spaces and access ways being constructed and maintained thereafter to the Town's satisfaction.
12. All building works carried out under this planning approval are required to be contained within the boundaries of the subject lot.
13. Prior to the issue of a building permit, a development bond for the sum of \$42,000 being lodged with the Town to ensure the satisfactory completion of all works associated with landscaping, car parking, access ways, screen walls, and other associated works.
14. The incorporation of public art into the proposed development or a cash-in-lieu payment of one per cent 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 with a bond being provided to the Town for the full cost of the art or alternatively payment of the required fee shall be made prior to or in conjunction with the application for a Building Permit.
15. The building hereby approved shall not be occupied until all of the conditions of development approval have been complied with to the satisfaction of the Town, unless the applicant has entered into an agreement with the Town to comply with those conditions within a specified period.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

TOWN OF BASSENDEAN
17 JUL 2017
RECEIVED

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
28 May 2017



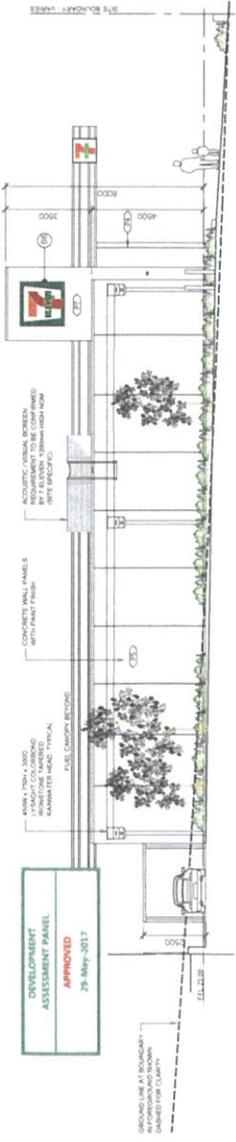
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SURVEY PLAN
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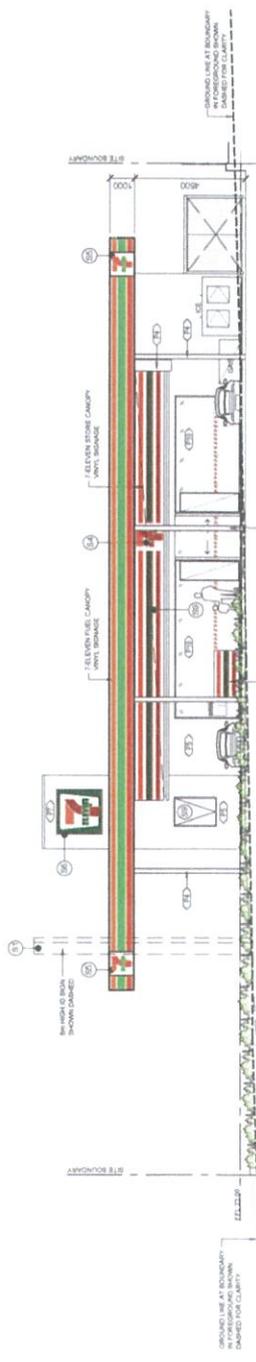
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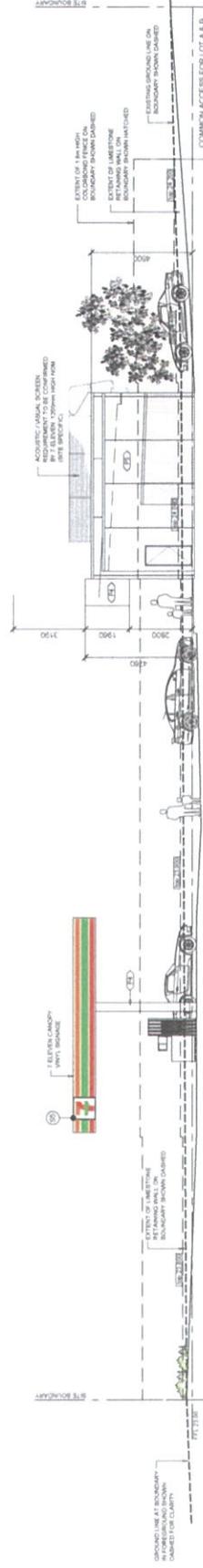
PAINT FINISHES SCHEDULE	LOCATION
CE1	VEHICULAR POLES PANDA'S & SAUTERS
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CE3	CONCRETE ROOF CLADDING
CE4	CONCRETE ROOF CLADDING
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CE100	CONCRETE ROOF CLADDING



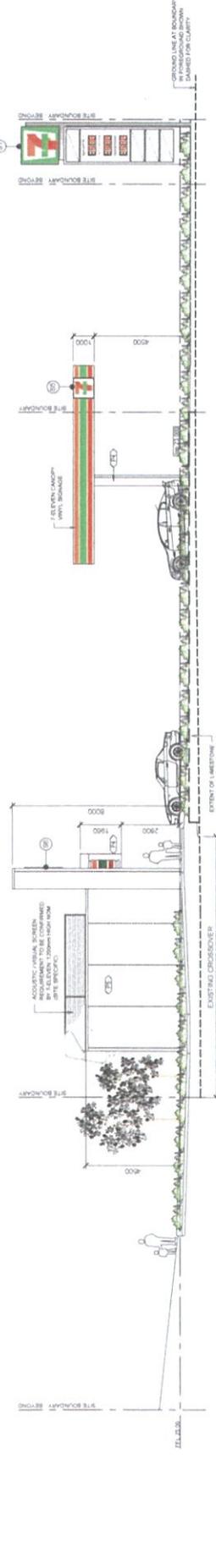
SOUTH EAST ELEVATION (convenience store)
Scale 1:100



NORTH WEST ELEVATION (fuel canopy)
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100



SOUTH WEST ELEVATION
Scale 1:100

PROPOSED ELEVEN CONVENIENCE STORE
300 COLLIER ROAD, BASSENDEAN WA

7 ELEVEN

ELEVATIONS

DATE: 17 JUL 2017
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

1616CTP3

DEVELOPMENT ASSESSMENT PANEL
APPROVED
 28 May 2021

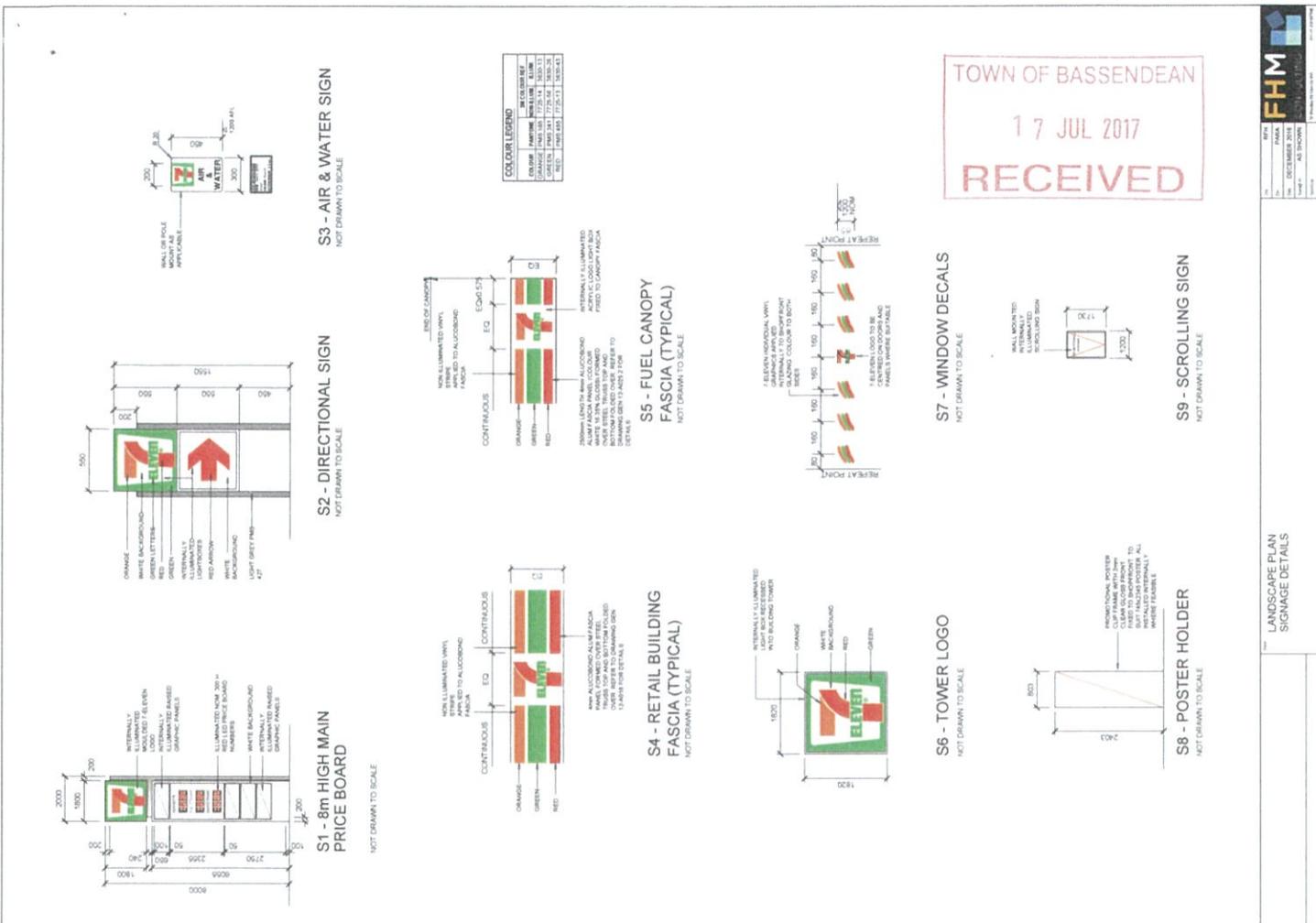
ALL LANDSCAPED AREAS TO BE RETICULATED AND MAINTAINED TO THE SATISFACTION OF COUNCIL IN ACCORDANCE WITH LOCAL PLANNING POLICY 18
 • NON-TURBED LANDSCAPING AREAS TO BE MULCHED TO A MINIMUM DEPTH OF 100MM
 • ALL PLANTING TO BE OTHERWISE REQUIRED BY COUNCIL

SMALL SHRUBS (UP TO 1M) ENDEMIC TO BASSENDEAN
 POTENTIAL SPECIES
 COUCH GRASS
 COYNEA
 COMMON BROWN FEA
 YELLOW STARFLOWER
 ORANGE FRUITED FREMEXIA

LARGE SHRUBS (UP TO 3M) ENDEMIC TO BASSENDEAN POTENTIAL SPECIES
 BENTHAM'S BUSH
 CANDLE BARK

FREE ENDEMIC TO BASSENDEAN (UP TO 1M) POTENTIAL SPECIES
 VALUED FOR LANDSCAPING AS THEY MEET THE REQUIREMENTS OF LOCAL PLANNING POLICY NO 18 IN ACCORDANCE WITH A CONDITION OF PLANNING APPROVAL

A FULL LANDSCAPING PLAN IS TO BE PROVIDED FOLLOWING PLANNING APPROVAL, ADDRESSING THE FOLLOWING REQUIREMENTS OF LOCAL PLANNING POLICY 18
 • RETICULATION DETAILS (TYPE AND METHOD OF OPERATION)
 • PLANT LEGEND INCLUDING THE NUMBER OF PLANTS AND SPECIES NAMES INCLUDING POT SIZE OF PLANTS AT THE TIME OF PLANTING



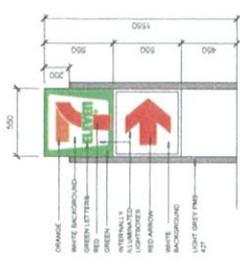
2.5
 1.4101ha
 c. 2209/97

800
 DP 25210
 (SP 41099)

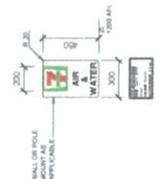
LANDSCAPE PLAN
 SCALE 1:200



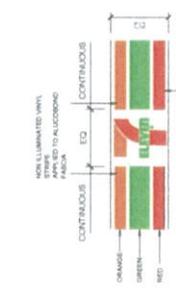
S1 - 8m HIGH MAIN PRICE BOARD
 NOT DRAWN TO SCALE



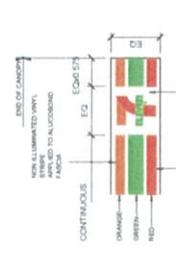
S2 - DIRECTIONAL SIGN
 NOT DRAWN TO SCALE



S3 - AIR & WATER SIGN
 NOT DRAWN TO SCALE



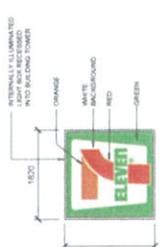
S4 - RETAIL BUILDING FASCIA (TYPICAL)
 NOT DRAWN TO SCALE



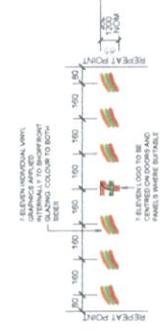
S5 - FUEL CANOPY FASCIA (TYPICAL)
 NOT DRAWN TO SCALE

COLOR LEGEND

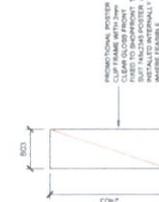
CODE	NAME	HEX CODE
1	ORANGE	#FF8C00
2	GREEN	#3CB371
3	RED	#C00000
4	WHITE	#FFFFFF
5	BLACK	#000000



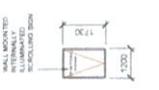
S6 - TOWER LOGO
 NOT DRAWN TO SCALE



S7 - WINDOW DECALS
 NOT DRAWN TO SCALE



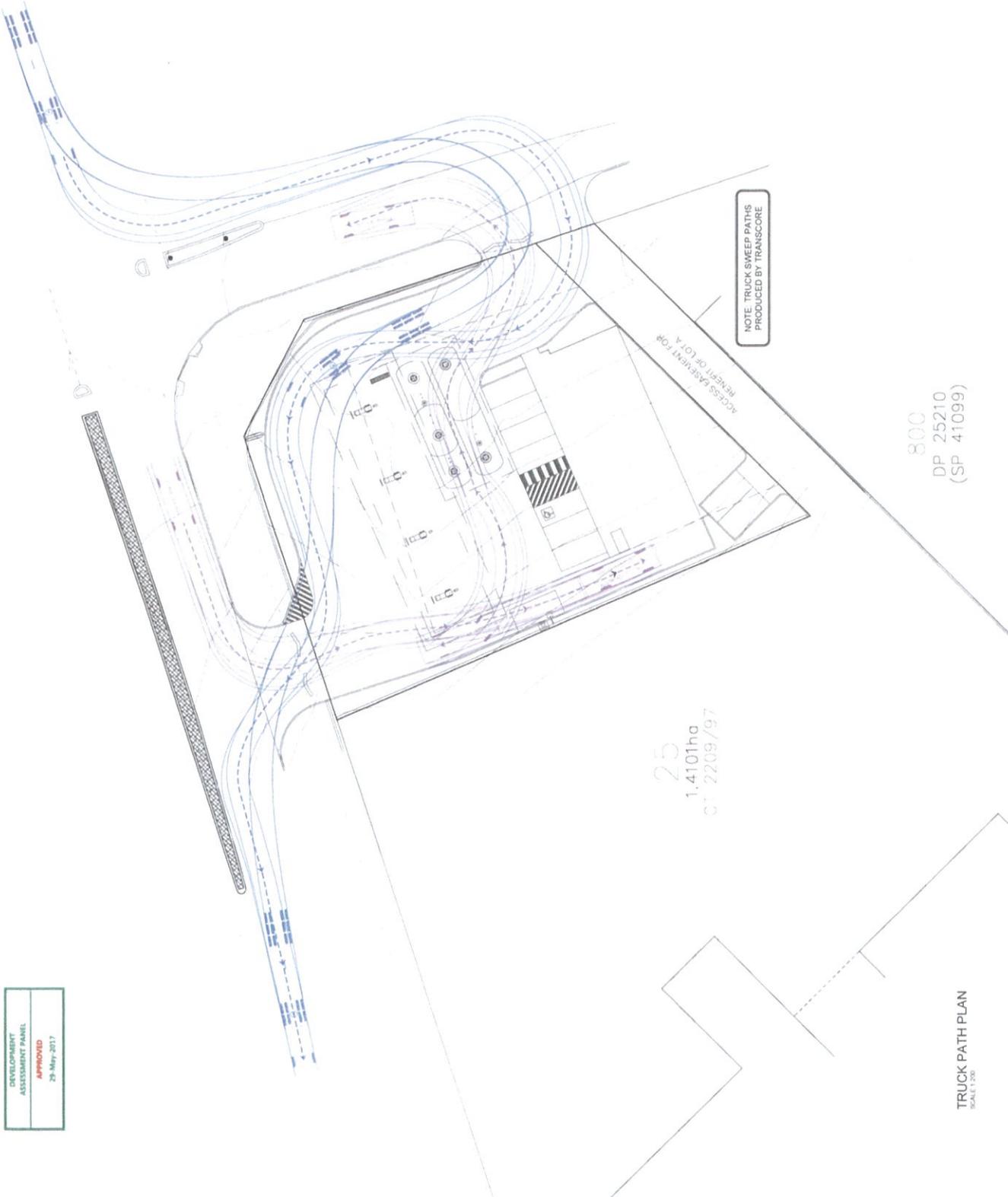
S8 - POSTER HOLDER
 NOT DRAWN TO SCALE



S9 - SCROLLING SIGN
 NOT DRAWN TO SCALE

TOWN OF BASSENDEAN
 17 JUL 2017
 RECEIVED

TOWN OF BASSENDEAN
 17 JUL 2017
RECEIVED



NOTE: TRUCK SWEEP PATHS
 PRODUCED BY TRANSSCORE

25
 1.4101ha
 C: 2209/97

800
 DP 25210
 (SP 41099)

DEVELOPMENT
 ASSESSMENT PANEL
APPROVED
 29 May 2017

TRUCK PATH PLAN
 SCALE 1:200

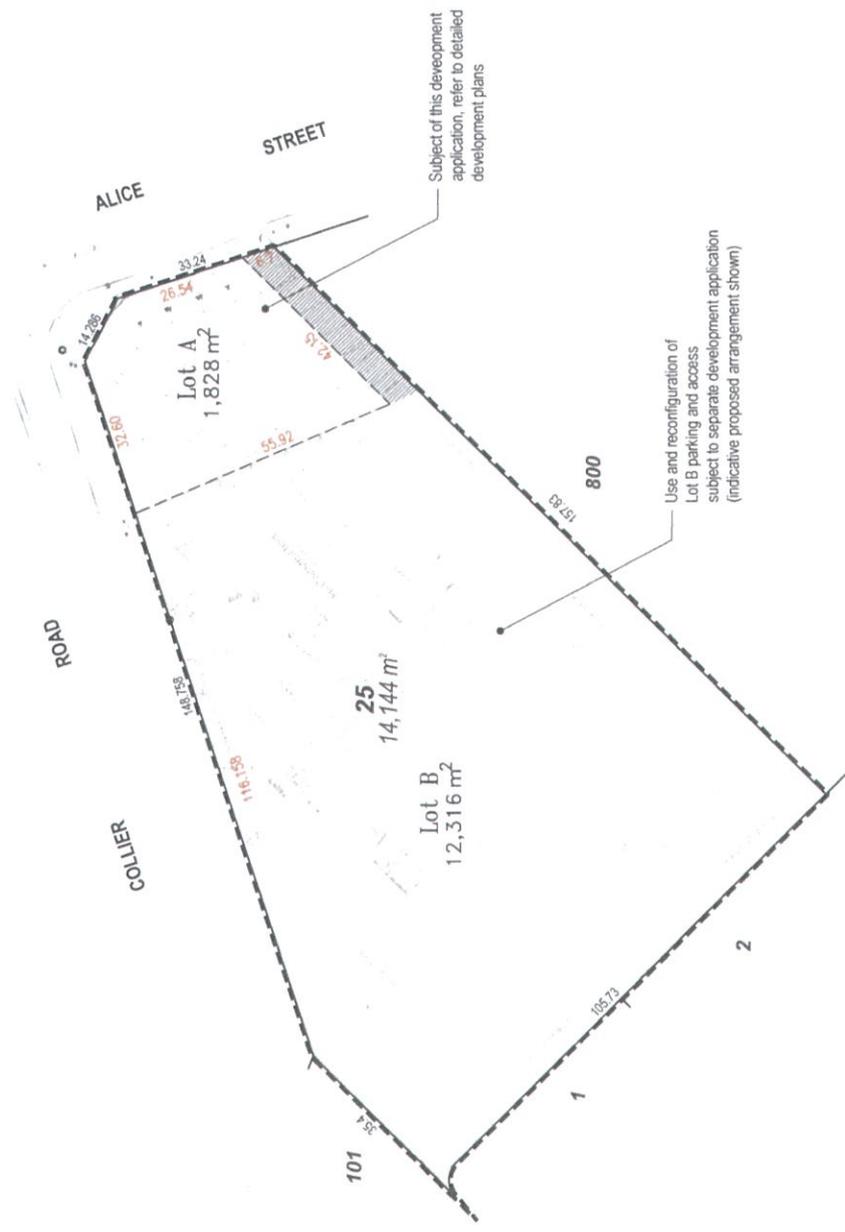
		1616-TP5	
PROJECT NO. 1616-TP5	PROJECT NAME PROPOSED TELEVEN CONVENIENCE STORE	SHEET NO. 1 OF 1	DATE 29 MAY 2017
CLIENT TELEVEN	ADDRESS 300 COLLIER ROAD, BASSENDEAN WA	PROJECT NO. 1616-TP5	SHEET NO. 1 OF 1
DESIGNER TRANSSCORE	PROJECT NO. 1616-TP5	SHEET NO. 1 OF 1	DATE 29 MAY 2017
CHECKED [Signature]	PROJECT NO. 1616-TP5	SHEET NO. 1 OF 1	DATE 29 MAY 2017
APPROVED [Signature]	PROJECT NO. 1616-TP5	SHEET NO. 1 OF 1	DATE 29 MAY 2017

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED
29-May-2017

LEGEND

---	Subject Site (Lot 25)
6	Existing Lot Number
---	Existing Lot Boundary
Lot A	Proposed Lot Number
---	Proposed Lot Boundary
110	Existing Lot Dimensions
110	Proposed Lot Dimensions
▨	Common Access
~	Existing Level Contour

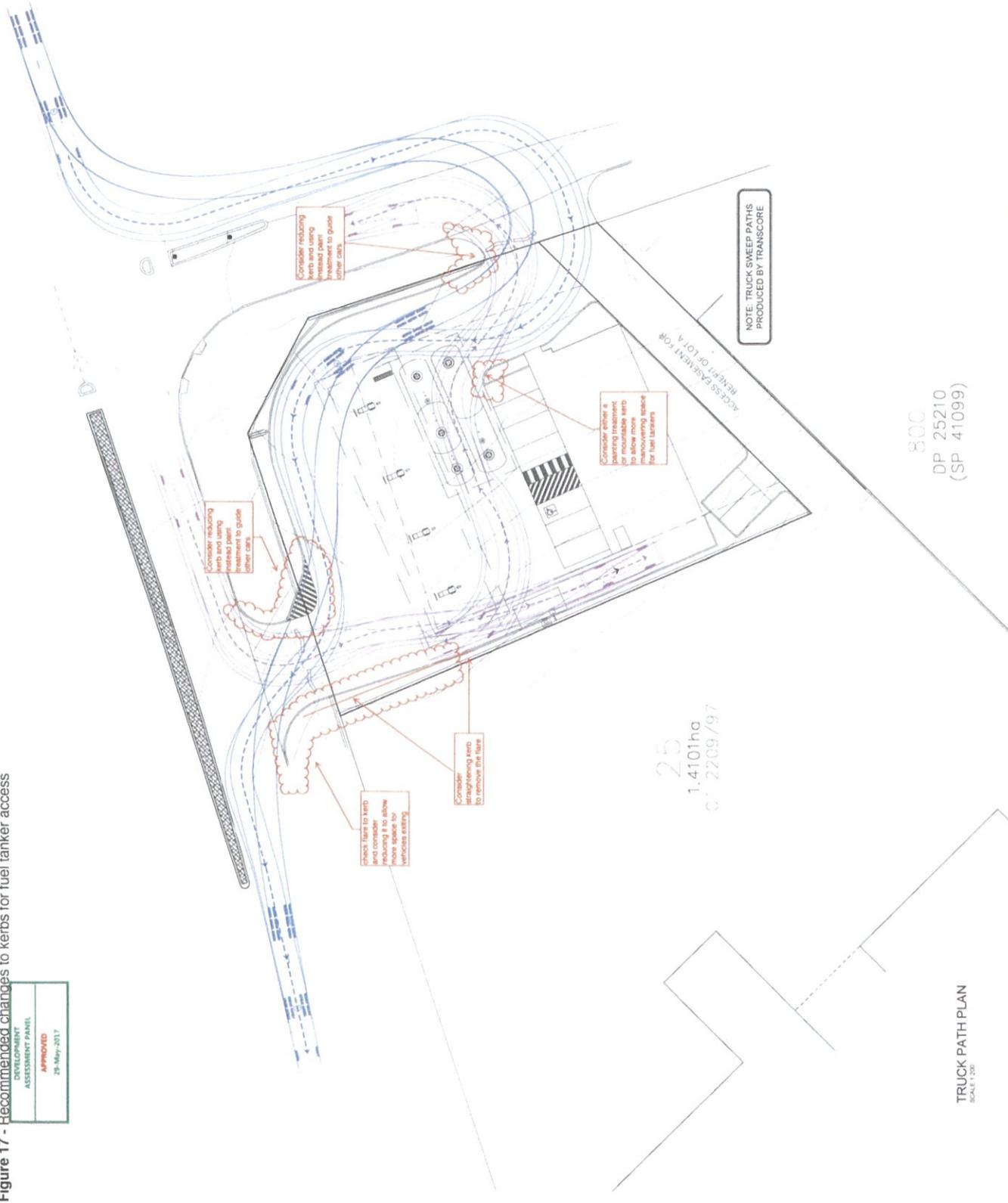


TOWN OF BASSENDEAN
17 JUL 2017
RECEIVED

Figure 17 - Recommended changes to kerbs for fuel tanker access

ENVIRONMENTAL
ASSESSMENT PANEL
APPROVED
29-May-2017

TOWN OF BASSENDEAN
17 JUL 2017
RECEIVED



TRUCK PATH PLAN
SCALE 1:200

<p>PROPOSED TEILEVEN CONVENIENCE STORE 300 COLLIER ROAD, BASSENDEAN WA</p>		<p>7 ELEVEN</p>	
<p>TRUCK PATH</p>		<p>1618-TP5</p>	
<p>25/1.4101ha C/ 2209/97</p>		<p>80C DP 25210 (SP 41099)</p>	
<p>TRUCK PATH PLAN SCALE 1:200</p>		<p>APPROVED 29-May-2017</p>	
<p>ENVIRONMENTAL ASSESSMENT PANEL</p>		<p>TOWN OF BASSENDEAN 17 JUL 2017 RECEIVED</p>	



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transport planning • traffic engineering • project management

TRANSCORE PTY LTD AS TRUSTEE FOR THE TRANSCORE TRUST
ACN 094 951 318 ABN 85 797 500 280

Technical Note: No. 1b

Date: 10/07/2017

Project No: t16.147

Project: Approved 7- Eleven – 300 Collier Road, Bassendean

Subject: Request for removal of condition 6 of the JDAP approval

INTRODUCTION

This Technical Note (TN) has been prepared by Transcore on behalf of Collier Road WA Pty Ltd ATFT Collier Road WA Unit Trust. The subject of this technical note is the approved 7- Eleven development to be located at a portion of 300 Collier Road, in the Town of Bassendean as shown in Figure 1.

As part of the Development Application (DA) for the proposal a Transport Impact Assessment (TIA) was prepared by Transcore in February 2017.

The application was conditionally approved by MCJDAP on 29 May 2017. Condition 6 of the JDAP approval restricts the fuel tanker delivery times and states that:

"No vehicle used for the delivery of fuel is permitted on site between 7:00am to 9:00am and 3:00pm to 7:00pm on weekdays."

It is understood that Condition 6 of the JDAP approval is a reflection of the commentary provided by the Responsible Authority (Town of Bassendean) in Page 21 of the Responsible Authority Report (RAR) which states that:

"To ensure that the fuel trucks are exiting the site during off peak periods, the Town recommends a condition on the approval limiting the periods that fuel trucks can enter and exit the subject site. Comments provided by the Department of Planning also recommends limiting fuel tanker access outside of peak times."

Therefore, it is concluded that the Town's concern is mainly with the exit movements of the tankers onto Collier Road during the peak hour periods.

Accordingly, this TN is prepared to investigate the impact on the traffic operation of the surrounding road network and in particular the operation of the proposed Collier Road crossover as a result of fuel tanker deliveries during the restricted hours (7:00am-9:00am and 3:00pm-7:00pm).



Figure 1: Location of the subject site

COLLIER ROAD TRAFFIC COUNT

According to Main Roads WA traffic counts data, Collier Road east of Tonkin Highway carried an Average Weekday Traffic flow of about 17,210vpd with 14% heavy vehicle in September 2015. As shown in Figure 2 the AM peak hour for Collier Road in this vicinity is recorded between **8:00am to 9:00am** with 1,245vph and as shown in Figure 3 the PM peak hour is recorded between **3:00pm – 4:00pm** with 1,500vph. The eastbound and westbound directional traffic flow of Collier Road during the AM and PM peak hours are also clarified in Figures 2&3.

It is noted that the available traffic counts data relates to the east of the Tonkin Highway (about 700m to the west of the site) which includes the Tonkin Highway, Jackson Street/ Grey Street traffic and other developments between the location of the traffic count and the site, as such it is expected that the traffic counts in the vicinity of the subject site are much lower than that reported by Main Roads WA traffic counts. Therefore, the analysis undertaken in this technical note is conservative and results in a robust assessment.

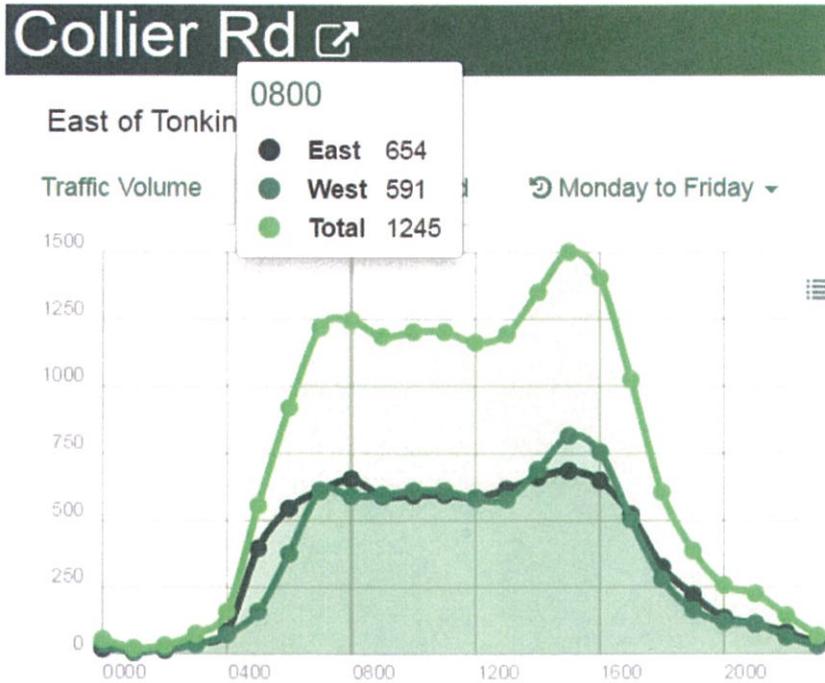


Figure 2: Collier Road Directional Split AM Peak Hour Traffic Count

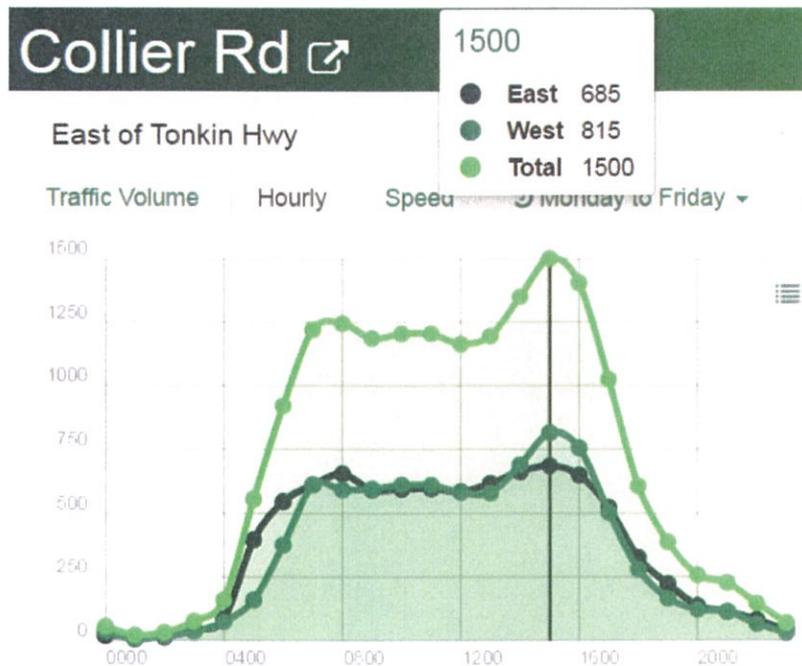


Figure 3: Collier Road Directional Split PM Peak Hour Traffic Count

FUEL TANKER DELIVERY

19.0m tankers would be used as the fuel delivery tankers for the proposed 7-Eleven. The fuel tankers will turn left from Collier Road, enter the site from Alice Street via a right turn, circulate within the site and access the fill point

and then egress the site onto Collier Road via a left turn. Service vehicle deliveries including the fuel tanker deliveries to the site are expected to be generally up to 3-4 times per week.

COLLIER ROAD/ ALICE STREET INTERSECTION OPERATION

SIDRA analysis was undertaken for the AM and PM peak hours of the existing and post development scenarios for the intersection of Collier Road and Alice Street. The SIDRA results were documented in the TIA.

According to the SIDRA results for the post development scenario, the intersection of Collier Road/ Alice Street will operate satisfactorily. Key intersection performance indicators are as follows:

- An overall degree of saturation¹ of 0.241 and 2.4 seconds average delay and 10.6m queue length during the post development AM peak hour; and,
- An overall degree of saturation of 0.71 and 4.9 seconds average delay and 21.6m queue length during the post development PM peak hour.

To establish the impact of the fuel tanker access during the peak hours the SIDRA analysis for the intersection was revised assuming that the fuel tanker would access the proposed 7- Eleven during the AM (8:00-9:00) or PM (3:00-4:00) peak hours. This situation represents the "worst case scenario" with respect to traffic volumes.

In order to simulate the operational impact of the fuel tanker at the intersection it is assumed that a 19.0m fuel tanker is equivalent to 3 normal passenger cars (3PCE²) and the extra 3 cars were added to the left turn movement from Collier Road onto Alice Street.

The results of the revised SIDRA analysis for the intersection of Collier Road and Alice Street show that the intersection will operate the same as the original post development SIDRA analysis undertaken for the TIA during the AM and PM peak hours and with no changes to degree of saturation, average delay and queue length. This indicates that the use of fuel tankers during the AM and PM peak hours has no impact whatsoever on critical operational parameters of this intersection. The results of the SIDRA analysis are attached in APPENDIX A.

COLLIER ROAD CROSSOVER OPERATION

The Collier Road crossover is approved as a left in/ left out crossover. SIDRA analysis was undertaken as part of this technical note for this crossover to

¹ Degree of Saturation (DoS) is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The Degree of Saturation ranges from close to zero for varied traffic flow up to one for saturated flow or capacity.

²PCE: Percentage Car Equivalent (refer Table 4.3.1 of MRWA Supplement to Austroads Guide to Road Design - Part 3).

establish the post development operational conditions during the AM and PM peak hours. 3PCE was again added to the left out movements from the 7-Eleven onto Collier Road. The results of the SIDRA analysis are attached in APPENDIX A with a brief explanation provided in following dot points:

- The left in/ left out crossover will operate with LOS A and 0.17 degree of saturation and minimal average delay and queue distance during the post development AM peak hour; and,
- The left in/ left out crossover will operate with LOS A and 0.234 degree of saturation and minimal average delay and queue distance during the post development PM peak hour.

Based on the SIDRA results the left in/ left out crossover on Collier Road will operate satisfactorily even with fuel tankers movements during AM or PM peak hours and with significant spare capacity. Accordingly, this indicates that the use of fuel tankers during the AM and PM peak hours has no impact whatsoever on critical operational parameters of this crossover.

ADDITIONAL INFORMATION

Turn path analysis

Turn path analysis have been undertaken as part of the DA submission and documented in the TIA. The results of the turn path analysis show that the 19.0m fuel tanker can travers through the intersection of Collier Road/Alice Street and the site crossover on Collier Road satisfactorily.

The turn path analysis shows that when tanker exits onto Collier Road it requires the full width of the Collier Road westbound lanes. This is a normal and regular occurrence for semi-trailers not only at service station crossovers but at all other crossovers and most intersections including signalised intersections without any safety concerns. This is because lane correct left turn out movements requires significant widening of crossovers (or intersections) which is undesirable.

Further, such movements are legal in accordance with Traffic Code in dual carriageway settings and are allowed for by Austroads and Liveable Neighbourhood guidelines.

It should be noted that the tankers exiting the site onto Collier Road are required to give way to the traffic on Collier Road, exit the site and join traffic on Collier Road when it is safe to do so.

Furthermore, it is important to note that Collier Road and Alice Street in this vicinity are classified as RAV network 7 and as such heavy vehicles of up to 36.5m are allowed to travel on these roads and turn in and out of crossovers and intersections. Therefore, these two roads experience heavy vehicle movements every day and during all hours and having a fuel tanker to access the proposed 7- Eleven during peak hours will not have any impacts on the operations of these roads.

TIA Commentary regarding service vehicle access

The TIA report on pages 15 and 30 states that "*Fuel tankers and service vehicles are expected to access the site no more than 3-4 times a week and generally outside peak road network and peak site activity periods*".

This statement is a general statement and not a recommendation. Generally based on Transcore's experience, the fuel tankers (and other service vehicles) try to avoid road network peak periods due to the delays caused to travel times. However, there are circumstances that based on need a particular site needs to be serviced by these types of vehicles during peak periods.

CONCLUSION

According to the traffic assessments undertaken as part of this technical note removal of Condition 6 of the JDAP approval is supported on following grounds:

- The intersection of Collier Road/ Alice Street will continue to operate satisfactorily and with no impact if fuel tankers turn left from Collier Road onto Alice Street during AM or PM peak hours;
- The approved left in/ left out crossover on Collier Road will continue to operate satisfactorily and with no impact if fuel tankers turn left out of this crossover onto Collier Road during AM or PM peak hours;
- If fuel tankers access this site during peak hours traffic operations and safety will not be undermined on the surrounding road network; and,
- Collier Road and Alice Street are classified as RAV 7 and experience heavy vehicle traffic of up to 36.5m in length on regular basis and during road network peak periods.

APPENDIX A

SIDRA RESULTS

TABLE 1: Intersection of Collier Road/ Alice Street - Post Development AM Peak Hour

MOVEMENT SUMMARY

▽ Site: Post Development AM

New Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop Queued	Effective Stop Rate per veh	Average Speed km/h	
South: Alice St												
1	L2	56	14.0	0.060	6.1	LOS A	0.2	1.7	0.36	0.58	48.2	
3	R2	26	14.0	0.233	39.7	LOS E	0.7	5.8	0.91	0.98	33.5	
Approach		82	14.0	0.233	16.8	LOS C	0.7	5.8	0.54	0.71	42.3	
East: Collier Rd - East												
4	L2	26	14.0	0.162	6.6	LOS A	0.0	0.0	0.00	0.06	61.2	
5	T1	557	14.0	0.162	0.0	LOS A	0.0	0.0	0.00	0.03	69.6	
Approach		583	14.0	0.162	0.3	NA	0.0	0.0	0.00	0.03	69.2	
West: Collier Rd - West												
11	T1	598	14.0	0.241	0.9	LOS A	1.4	10.6	0.14	0.08	67.8	
12	R2	99	14.0	0.241	11.3	LOS B	1.4	10.6	0.50	0.31	52.6	
Approach		697	14.0	0.241	2.4	NA	1.4	10.6	0.19	0.12	65.1	
All Vehicles		1362	14.0	0.241	2.4	NA	1.4	10.6	0.13	0.11	64.6	

TABLE 2: Intersection of Collier Road/ Alice Street - Post Development PM Peak Hour

MOVEMENT SUMMARY

▽ Site: Post Development PM

New Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop Queued	Effective Stop Rate per veh	Average Speed km/h	
South: Alice St												
1	L2	145	14.0	0.170	6.7	LOS A	0.6	5.1	0.44	0.66	47.9	
3	R2	55	14.0	0.713	95.3	LOS F	2.8	21.7	0.98	1.15	22.2	
Approach		200	14.0	0.713	31.0	LOS D	2.8	21.7	0.59	0.79	36.4	
East: Collier Rd - East												
4	L2	41	14.0	0.206	6.6	LOS A	0.0	0.0	0.00	0.07	61.0	
5	T1	700	14.0	0.206	0.0	LOS A	0.0	0.0	0.00	0.03	69.5	
Approach		741	14.0	0.206	0.4	NA	0.0	0.0	0.00	0.03	69.0	
West: Collier Rd - West												
11	T1	664	14.0	0.250	1.3	LOS A	1.5	11.8	0.16	0.06	67.4	
12	R2	68	14.0	0.250	13.7	LOS B	1.5	11.8	0.49	0.20	52.7	
Approach		733	14.0	0.250	2.4	NA	1.5	11.8	0.19	0.08	65.7	
All Vehicles		1674	14.0	0.713	4.9	NA	2.8	21.7	0.15	0.14	61.1	

TABLE 3: Collier Road Crossover - Post Development AM Peak Hour

MOVEMENT SUMMARY

▽ Site: Collier Rd Crossover AM

New Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop Queued	Effective Stop Rate per veh	Average Speed km/h
South: Collier Road Crossover											
1	L2	35	0.0	0.028	1.0	LOS A	0.1	0.8	0.36	0.22	45.6
Approach		35	0.0	0.028	1.0	LOS A	0.1	0.8	0.36	0.22	45.6
East: Collier Rd - East											
4	L2	14	14.0	0.170	6.6	LOS A	0.0	0.0	0.00	0.03	61.8
5	T1	599	14.0	0.170	0.0	LOS A	0.0	0.0	0.00	0.01	69.8
Approach		613	14.0	0.170	0.2	NA	0.0	0.0	0.00	0.01	69.6
All Vehicles		647	13.2	0.170	0.2	NA	0.1	0.8	0.02	0.02	68.5

TABLE 4: Collier Road Crossover - Post Development PM Peak Hour

MOVEMENT SUMMARY

▽ Site: Collier Rd Crossover PM

New Site
Giveaway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance m	Prop Queued	Effective Stop Rate per veh	Average Speed km/h
South: Collier Road Crossover											
1	L2	47	0.0	0.044	1.5	LOS A	0.2	1.2	0.44	0.31	45.3
Approach		47	0.0	0.044	1.5	LOS A	0.2	1.2	0.44	0.31	45.3
East: Collier Rd - East											
4	L2	20	14.0	0.234	6.6	LOS A	0.0	0.0	0.00	0.03	61.7
5	T1	825	14.0	0.234	0.0	LOS A	0.0	0.0	0.00	0.01	69.7
Approach		845	14.0	0.234	0.2	NA	0.0	0.0	0.00	0.01	69.6
All Vehicles		893	13.3	0.234	0.3	NA	0.2	1.2	0.02	0.03	68.4



Department of **Planning,
Lands and Heritage**

Your ref: 2017-106
Our ref: 808/02/13/0004P
Enquiries: Jane Maynard (08) 6551 9259
Jane.maynard@planning.wa.gov.au
Date: 4 August 2017

Dylan Stokes
Town of Bassendean
PO Box 87
Bassendean
WA 6934

Dear Mr Stokes

LOT 25 (300) COLLIER ROAD, BASSENDEAN - DEVELOPMENT

I refer to your letter dated 19th July 2017 regarding the above application. In accordance with the Western Australian Planning Commission's (WAPC) Instrument of Delegation dated 30th May 2017, the following transport comments are provided by the Department of Planning, Lands and Heritage.

Proposal

Lot 25 is currently occupied by a warehouse, as shown in **Figure 1**, and the proposed development would see a service station and convenience store constructed in the north-east portion of the Lot following subdivision, as shown in **Figure 2**.

Previous comments

The Department provided comment on the 10th April 2017, and had no objection, subject to a number of modifications; including the recommendation that fuel tanker access be permitted only outside of peak times.

The Metropolitan Central Joint Development Assessment Panel in turn, included a condition (Condition no. 6) that fuel delivery take place outside the hours of 7:00 am – 9:00 am, and 3:00 pm – 7pm on weekdays.

The proponent has since requested this condition be removed, and has provided a letter¹ along with a technical note from Transcore² in support of this, which argues that fuel deliveries during these periods;

¹ Refer to Letter from Planning Solutions to the Town of Bassendean dated 11th July 2017.

² Refer to technical note from Transcore dated 10th July 2017.



Department of **Planning,**
Lands and Heritage

... will have no impacts on the safety or operation of Collier Road, and that there is no demonstrable safety benefit arising from the condition, given the industrial context of the locality and the activities already taking place along Collier Road.

The Department has considered this information, and offers the following response:

Discussion

The Department has no objection to the removal of Condition no. 6 on transport planning grounds, but suggests consideration be given to replacing it with a similar condition that would see time restrictions retained, but reduce them to a more pin-pointed timeframe.

The Department offers the following justification for this suggestion:

Risk of peak hour conflict is increased due to Collier Rd having high proportion of regular traffic

While the Department acknowledges that the Collier Rd is a RAV 7 road in an industrial area, and is intended for heavy vehicles; Collier Rd also has a high proportion of regular traffic. As higher regular traffic volumes contribute more to peak hour volumes than heavy vehicles, the high proportion of regular traffic is likely to increase the probability of conflict in instances where heavy vehicles use Collier Rd during peak times.

Fuel tankers cannot exit the site in a lane correct manner

As fuel tankers cannot exit the site in an efficient or lane correct manner, this can create an obstruction to vehicles travelling west along Collier Rd.

Obstructions to traffic flow during busy periods can significantly reduce capacity

Main Roads WA traffic counts for Collier Rd indicate 815 vehicles travelled west during the PM peak (approximately 3:00pm). This translates to approximately 13 vehicles per minute. As such, the obstruction caused by a fuel tanker manoeuvring across both lanes at this time would likely contribute to build up, and reduce the overall capacity of Collier Rd.

Taking reasonable measures such as restricting fuel tanker access at peak times is therefore worth considering.



Department of **Planning,**
Lands and Heritage

Conclusion

The Department acknowledges the Industrial function of the RAV 7 road, but suggests consideration be given to the following factors which could increase the risk of conflict between regular vehicles and fuel tankers during peak times:

- Fuel tankers cannot exit the site in a lane correct manner;
- brief obstructions to traffic flow during busy periods can significantly impact capacity;
- a high proportion of the traffic on Collier Rd is from regular vehicles, and this intensifies the traffic volumes during the peak hour, which in turn increases the risk of conflict.

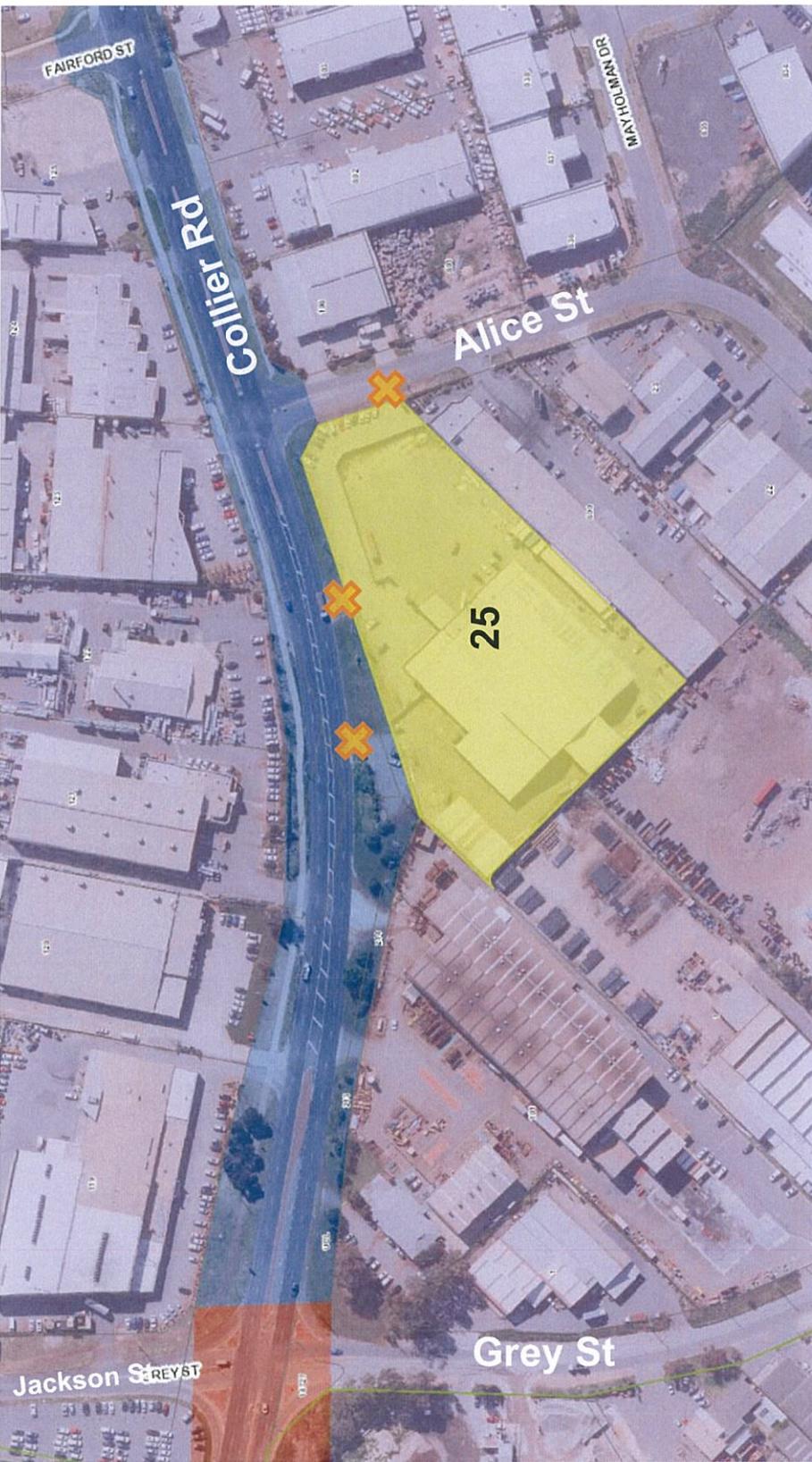
Given the above, the Department considers the mixing of heavy vehicles with peak hour traffic to be something which would increase the risk of conflict and reduce capacity. It is therefore suggested that consideration be given to mitigating this risk by restricting fuel tanker access to outside peak times.

The Department has no objection to the proposal to remove Condition no. 6, but suggests consideration be given to replacing it with a modified condition which retains some restrictions at peak times; albeit at a reduced, and more pin-pointed timeframe than those currently prescribed.

Sincerely

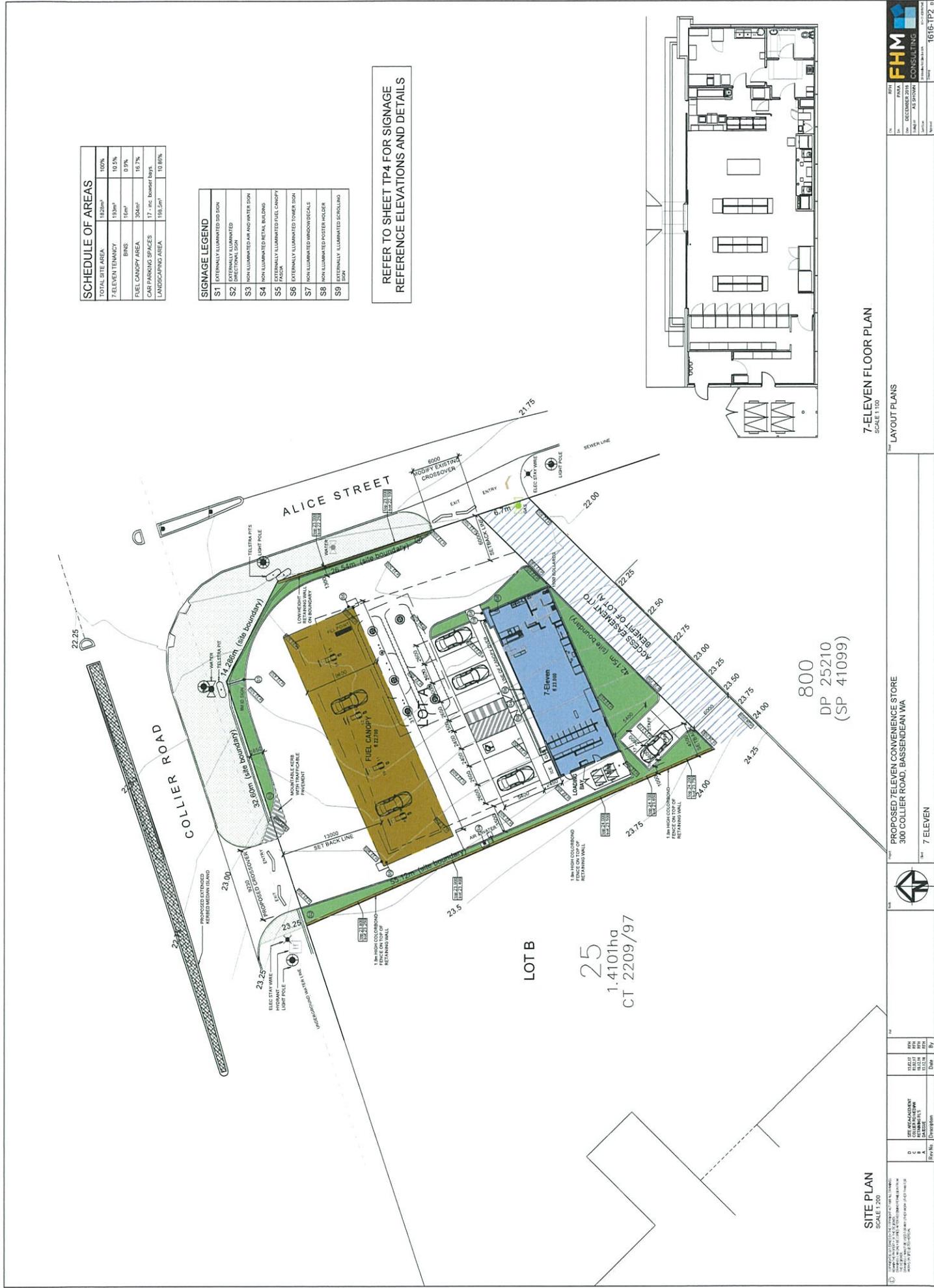
Mohsin Muttaqui
Planning Manager
Infrastructure & Land Use Coordination

Figure 1. MRS and aerial maps of subject lot



- Subject Lot
- Other Regional Road
- crossover

Figure 2 - Proposed development



SITE PLAN
SCALE 1:200

PROPOSED 7-ELEVEN CONVENIENCE STORE
300 COLLIER ROAD, BASSENDEN WA

LOT B
25
1.4101ha
CT 2209/97

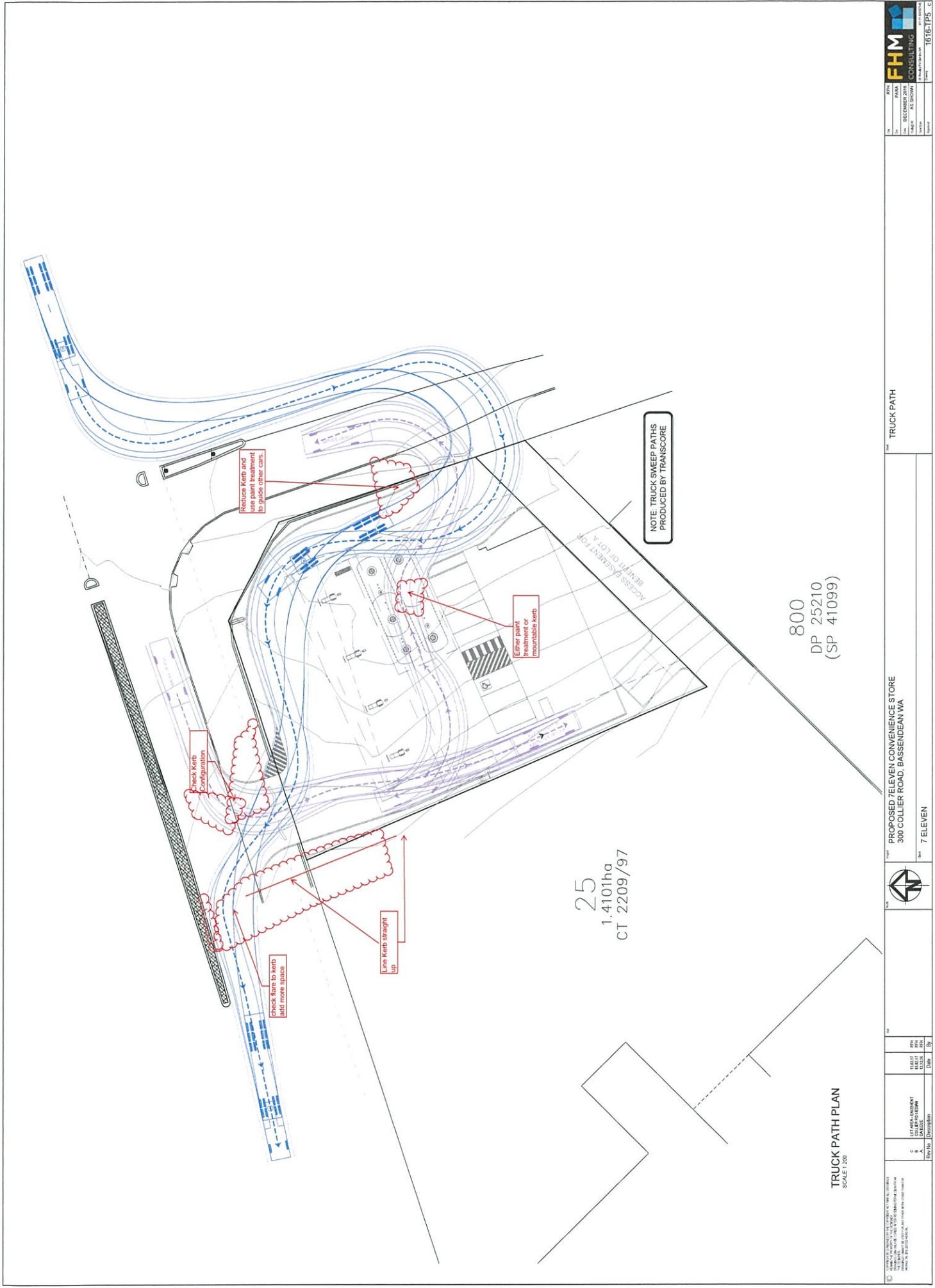
800
DP 25210
(SP 41099)

7-ELEVEN
SCALE 1:100

LAYOUT PLANS

DATE	BY	CHKD	APP'D
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23/6/18	23/6/18	23/6/18	23/6/18

Figure 3 - Sweep Paths for fuel tanker (with previous DoP recommendations in red)



<p>1. I am a qualified professional and I am not aware of any conflict of interest.</p> <p>2. I have not been involved in any other project that is related to this project.</p> <p>3. I have not been involved in any other project that is related to this project.</p> <p>4. I have not been involved in any other project that is related to this project.</p>		<p>DATE: 16/12/2019</p> <p>BY: J. GARDNER</p> <p>SCALE: 1:200</p> <p>PROJECT: 1616-TP5_C</p>
<p>LOT 800, ZEILEVEN CONVENIENCE STORE</p> <p>300 COLLIER ROAD, BASSEINDEAN WA</p>	<p>DATE: 16/12/2019</p> <p>BY: J. GARDNER</p> <p>SCALE: 1:200</p> <p>PROJECT: 1616-TP5_C</p>	<p>DATE: 16/12/2019</p> <p>BY: J. GARDNER</p> <p>SCALE: 1:200</p> <p>PROJECT: 1616-TP5_C</p>



Your ref: 2017-033:BR
Our ref: 802/02/13/0004P
Enquiries: Jane Maynard (08) 6551 9259
Jane.maynard@planning.wa.gov.au
Date: 10 April 2017

Dylan Stokes
Town of Bassendean
PO Box 87
Bassendean
WA 6934

Dear Mr Stokes

LOT 25 (NO. 300) COLLIER ROAD, BASSENDEAN - DEVELOPMENT

I refer to your letter dated 9th March 2017 regarding the above application. In accordance with the Western Australian Planning Commission's (WAPC) Notice of Delegation dated 18 December 2015, the following transport comments are provided by the Department of Planning (DoP).

Proposed Development

Lot 25 covers approximately 1.4 ha of *Industrial* zoned land, and is currently occupied by a grouping of warehouses, as shown in **Figures 1** and **2**. The proposed development would see a *7-Eleven* convenience store and service station constructed over the existing car parking area in the eastern corner of the lot, as shown in **Figures 3** and **4**.

Subdivision plans

It is understood that a separate subdivision plan (File no. 154842) has been submitted for Lot 25, for the creation of two lots, (Lots A and B), as shown in **Figure 5**. The proposed development is to be located within proposed Lot A.

A separate DA has also been submitted to the Department for extensions to the existing office area within proposed Lot B, as shown in **Figure 6**.

Land Requirements

The subject property abuts Collier Rd, which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS), and a Category 2 ORR¹ in WAPC

¹ **ORR Categories:** WAPC Plan No. SP 694/4 uses the following ORR categories; **Category 1:** frontage access is not allowed (control of access). **Category 2:** frontage access may be allowed subject to approval. **Category 3:** road reservation not accurately defined or under review. http://www.planning.wa.gov.au/dop_pub_pdf/devwapca_2_2A0.pdf



Plan No. SP 694/4. Lot 25 is not affected by the ORR reservation for Collier Rd, as shown in **Figure 1**.

Access

Vehicle access to Lot 25 is currently provided via two full movement crossovers onto Collier Rd and one onto Alice St, as shown on **Figure 1**, however, given that the lot is to be subdivided; neither the Collier Rd, nor the Alice St crossovers will be available to the proposed convenience store.

To rectify this, the applicant seeks to construct a new left-in, left-out crossover onto Collier Rd; and to widen the existing Alice St crossover so that it extends into proposed Lot A, as shown in in **Figure 4**.

The subdivision application also seeks to create an easement along the southern portion of proposed Lot B to give Lot A access to the existing Alice St crossover.

As the proposed development would see the existing Alice St crossover widened six meters into proposed Lot A, the easement would function to provide Lot A with access to a 12.7m crossover, as shown in **Figure 4**.

The DA report advises that the proposed crossover onto Collier Rd will be Left-in, Left-out (LILO), and that this will be formalised through an extension of the existing median strip. The Department supports this proposal, and advises that this should be completed before the new crossover is constructed.

Fuel tanker access

The DA report advises that the fuel tankers will enter via Alice St and exit via Collier Rd. The Department has no objection to the proposed access arrangements, but recommends access for fuel tankers be limited to outside peak times.

Transport Impact Assessment

A Transport Impact Assessment (TIA), dated 14th February 2017 has been prepared by Transcore in support of the proposal. The following comments relate to Transcore's TIA.

Traffic Generation from proposed development

The development site, which is 1,828 m², as shown in **Figure 5**, will consist of the following:

- The convenience store building;
- Air and water bay;
- Loading bay;



- Eight fuel filling bays;
- Seven car parking bays including one disabled;
- Two staff car parking bays.

A total of 19 vehicles therefore can be accommodated on the site at any one time.

Transcore have estimated trip generation rates by using transaction data on previous 7-eleven stores, as shown in **Figure 6**.

To obtain trip generation estimates, data on the number of transactions made at the surveyed 7-eleven stores was collected, and vehicle trips were assumed to make up 95% of all transactions, (with 5% of transactions being from walk-ins, rather than vehicle visits).

The estimated peak hour trips to and from the site are shown shown in **Table 1**.

Table 1. Peak hour trips for proposed development

Time period	Direction	Total Peak Hour Trips	
		Split	Total
AM Peak	Inbound	45	90
	Outbound	45	
PM Peak	Inbound	62	124
	Outbound	62	

The TIA then estimates that 70% of vehicles entering and exiting the site would likely be passing traffic, with only 30% generated by the business itself.

From here the TIA calculates that the development will generate an estimated 537 vehicles per day (vpd), 28 vehicles per hour (vph) in the AM, and 38 vph in the PM peak hour.

Comparisons with other trip generation rates from the Roads and Traffic Authority (RTA) *Guide to Traffic Generating Developments* and the Institute of Transport Engineers (ITE) *Trip Generation Manual*, arrive at PM peak hour estimates of 130 vph² and 152 vph³ respectively; compared with 124vph, as stated above.

The TIA does not specify how many 7-eleven stores were surveyed to obtain source data; the location of the stores surveyed, or whether they all included service station facilities. It is therefore recommended that future TIAs include this information.

The Department has no objection to the methods used to estimate trip generation rates, but recommends additional information on the data source be provided in future.

² RTA (2002) estimates taken from page 3.7, using the formula of 0.04 x site area + 0.3 x GFA.

³ ITE (2012). Page 1672. Uses formula of 19.07 trips per vehicle fuelling positions.



Distribution of traffic onto surrounding roads

The subject lot abuts Collier Rd to the north and Alice St to the east. Collier Rd is a dual divided carriageway with a posted speed of 70km per hour.

The proposed crossover is located approximately 600m from the intersection with Tonkin Hwy; where upgrades are planned as part of the Northlink road project, as shown in **Figure 8**; and 350m from intersection with Jackson St.

The TIA provides data from the Main Roads WA (MRWA), as shown in **Figure 9**, which shows the PM peak (between 3:00 and 4:00 pm) to have recorded the highest volumes, at 1,500vph, of which 14% were heavy vehicles.

Trip distribution estimates are provided in **Figures 10 – 14**, which break the figures into existing traffic; traffic that is diverted by the proposed development; traffic generated by the development and total estimated post development figures (shown as AM and PM peak figures).

Impact on surrounding intersections

SIDRA analysis has been carried out for the Collier Rd / Alice St intersection as follows:

	Degree of Saturation	Average Delay	Level of Service
Existing AM Peak	0.229	1.7	A - E
Existing PM Peak	0.432	2.8	A - F
Post Development AM Peak	0.241	2.4	A - E
Post Development PM Peak	0.710	4.9	A - F

While the overall Level of Service (LoS) is high in all scenarios, the right turn movement from Alice St onto Collier Rd, (eastbound) as shown in **Figure 1**, shows an LoS of *E* in the AM peak and *F* in the PM peak in both the existing in post development analysis, and delays of up to 94.6 seconds.

The Department of Planning therefore recommends the Town of Bassendean, together with the applicant, give consideration to upgrading the Alice St / Collier Rd intersection.

Vehicle & bicycle parking

The TIA discusses vehicle parking; noting that the site will consist of one air and water bay, one loading bay, seven car parking bays, two staff car parking bays, and eight fuel filling points. No bicycle parking facilities are proposed.

The Department of Planning recommends the Town of Bassendean, together with the applicant, give consideration to whether bicycle parking facilities should be provided, and amend the plans accordingly if applicable.



Bicycle access & movement

The TIA addresses bicycle access and movement; noting that a shared path exists on the other side of Collier Rd, which has links with the principal shared path adjacent to the Midland railway line. There are no other shared paths, footpaths, or bicycle paths along this stretch of Collier Rd.

Pedestrian access & movement

The TIA discusses pedestrian access, noting that there are no footpaths on Alice St or Collier Rd immediately adjacent to the subject lot, but advises that a 2m wide footpath is proposed along Collier Rd.

The TIA refers to the site plan shown at **Figure 4** as evidence of this, however the site plan does not show any footpaths. It is therefore recommended that any future iterations of the TIA be updated to correct for this omission.

Signage

The proposed development includes signage, as shown in **Figures 15** and **16**, and none⁴ of the proposed signage is located within the ORR reserve for Collier Rd.

The Department has no objection to the proposed signage, on condition that the advertisements do not interfere with sight lines, distract drivers, or have the potential to become confused with traffic signals or road signs. All signage must comply with all relevant by-laws and planning schemes made by Council.

Fuel tanker access and swept paths

It is understood that the swept paths shown in **Figure 17** are based on the movements of a 19m long fuel tanker. The Department recommends consideration be given to making minor modifications as follows:

- Reduce the verge kerb at the proposed Alice St and Collier Rd crossovers, and instead use paint treatment to guide smaller vehicles;
- Straighten the (currently flared) kerb adjacent to the boundary between the two proposed lots;
- Ensure that the kerb inside the Alice St entrance which defines the beginning of the parking bays is either painted or mountable.

These recommendations are shown in red on the marked up map shown at **Figure 17**.

⁴ It is noted that there is a drafting error in **Figure 15** which could potentially be interpreted as showing that parts of the signage are to be located within the road reserve, however discussions via email with the applicant on 7th April 2017 have confirmed that no part of the development or signage is to be located outside the lot boundary.



Conclusion

The proposal seeks development approval for the construction of a convenience store and service station. The plan would also see a new vehicle crossover onto Collier Rd.

The Department has no objection to the construction of the new crossover onto Collier Rd, on the condition that it is not constructed before the extension of the median strip (to formalise LLO access) is completed.

The Department has no objection to the proposed signage, on condition that the advertisements do not interfere with sight lines, distract drivers, or have the potential to become confused with traffic signals or road signs. All signage must comply with all relevant by-laws and planning schemes made by Council.

The Department also offers the following recommendations:

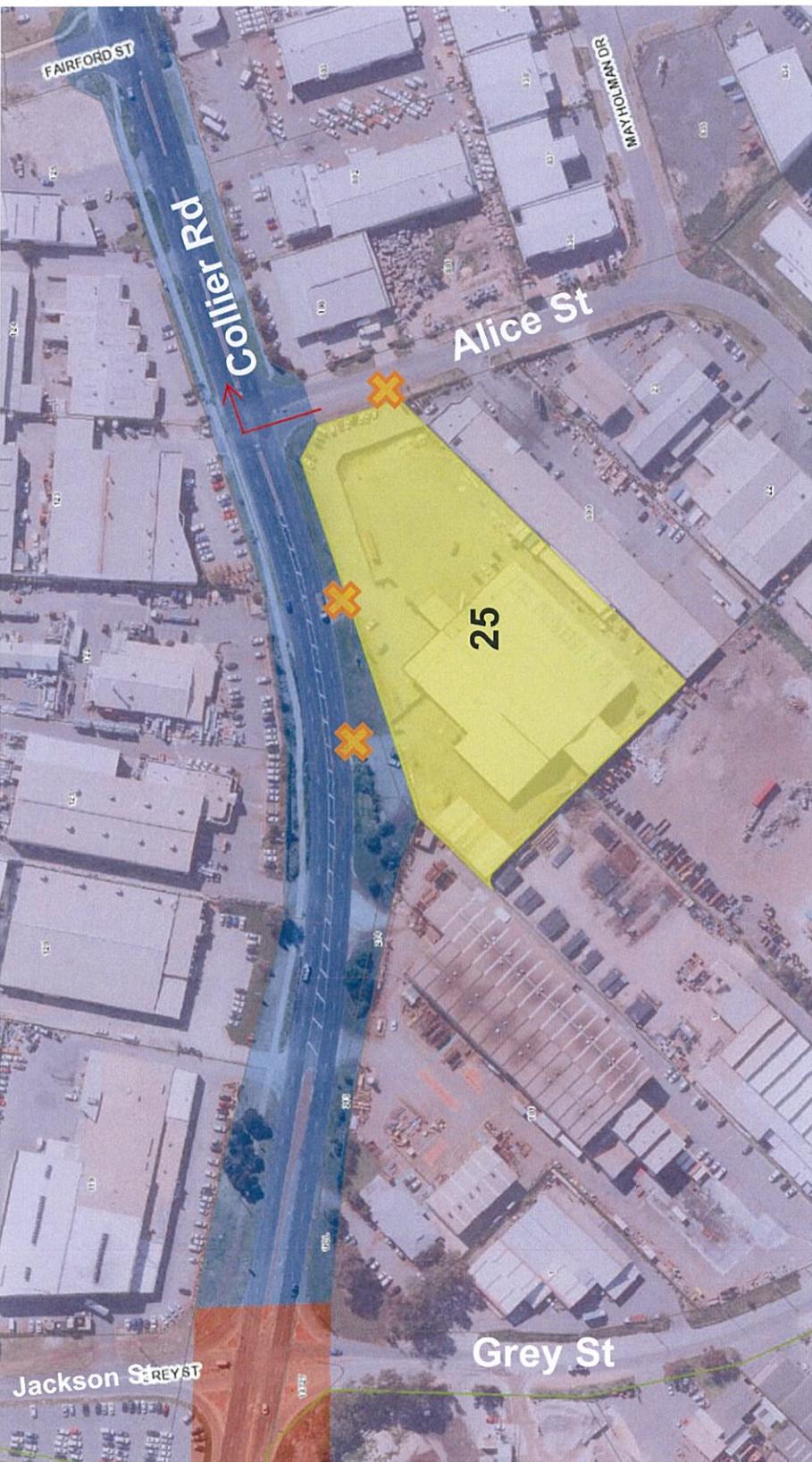
- Fuel tanker access should be permitted only outside of peak times.
- It is recommended that the Town of Bassendean work with the developer to upgrade the intersection of Collier Rd and Alice St, to improve the poor LoS in the right turn movement from Alice St.
- It is also recommended that the Town of Bassendean work with the developer in investigating whether bicycle parking facilities should be included, and modify the plans accordingly if required.
- Given the restrictive movement currently available for fuel tankers, it is recommended minor modifications be made to the plans to reduce the likelihood of fuel tankers hitting the kerb, as shown in **Figure 17**.

The Department has no objection to the proposal, subject to the above.

Sincerely

Moshin Muttaqui
Planning Manager
Infrastructure & Land Use Coordination

Figure 1. MRS and aerial maps of subject lot



- Subject Lot
- Other Regional Road
- crossover
- movement with the longest delays, lowest LoS and highest saturation

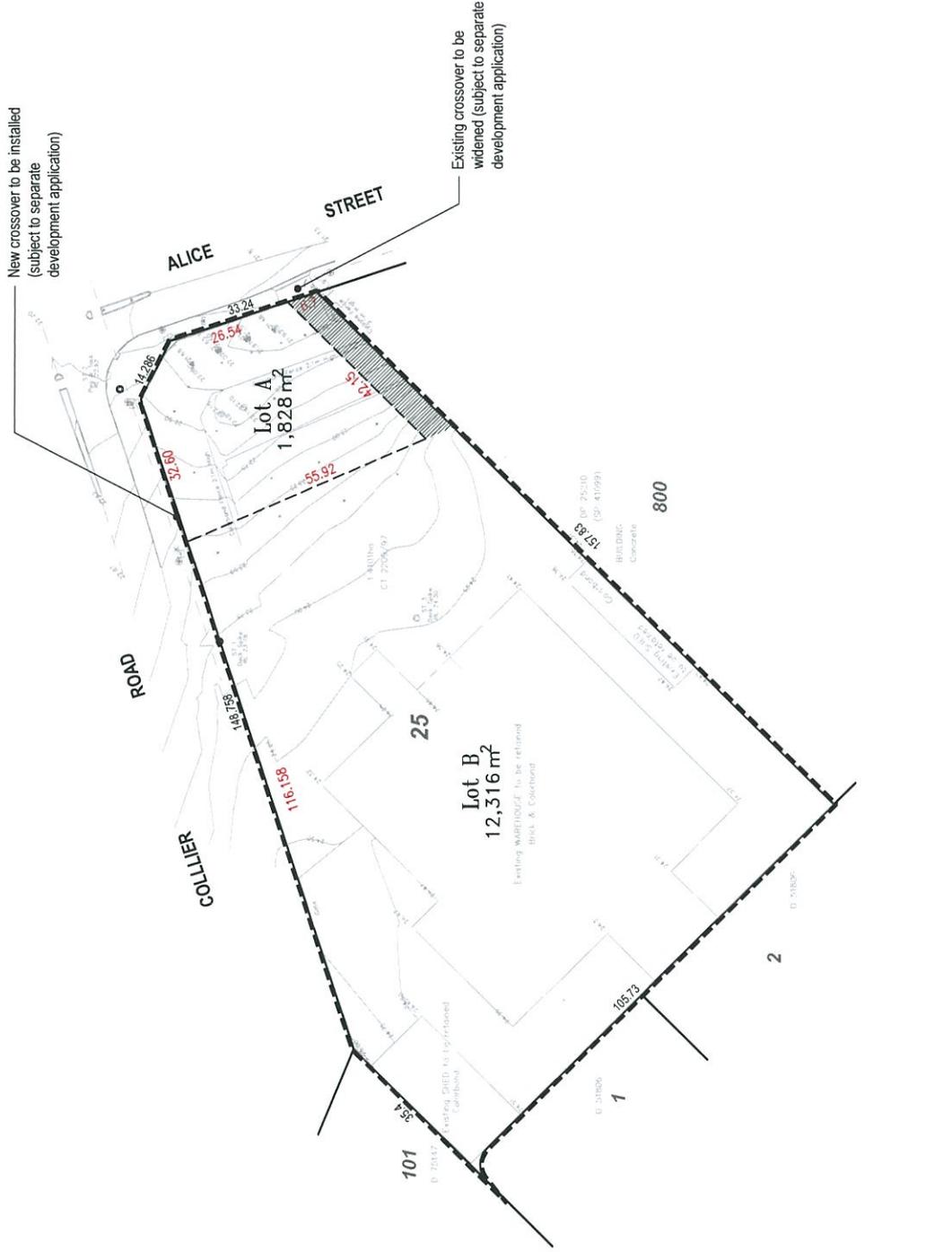
Figure 2. Location map



Figure 5 - Subdivision proposal no. 154842

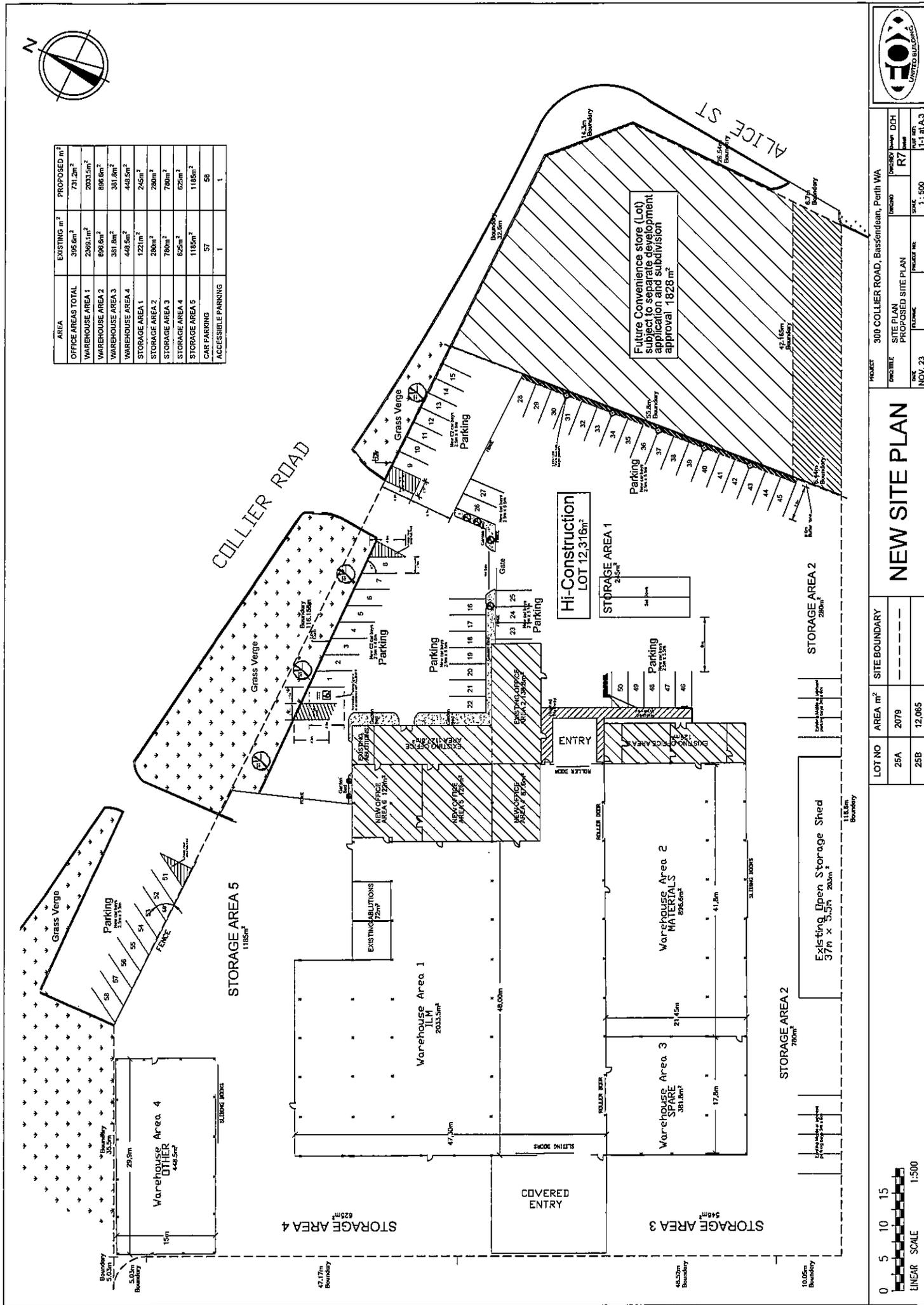
LEGEND	
	Subject Site
	Existing Lot Number
	Existing Lot Boundary
	Proposed Lot Number
	Proposed Lot Boundary
	110 Existing Lot Dimensions
	110 Proposed Lot Dimensions
	Access Easement (to benefit of Lot A)

SUBDIVISION SUMMARY	
Subject Site (ha)	1.4144
No. of Existing Lots	1
No. of Proposed Lots	2
Total Area of Proposed Lots (m ²)	14,144
Average Lot Size (m ²)*	7,072
Minimum Lot Size (m ²)	1,828
Maximum Lot Size (m ²)	12,316



DEPARTMENT OF PLANNING	
DATE	FILE
27/02/2017	154842

Figure 6 - Adjacent Development Application



PROJECT: 300 COLLIER ROAD, Bassendean, Perth WA
 DRAWN: [Name] DATE: [Date]
 CHECKED: [Name] DATE: [Date]
 SITE PLAN PROPOSED SITE PLAN
 SCALE: 1:500
 DATE: NOV. 23

NEW SITE PLAN

LOT NO	AREA m ²	SITE BOUNDARY
25A	2079	---
25B	12,065	---

0 5 10 15
 LINEAR SCALE 1:500

Figure 7 - TIA excerpt: 7-Eleven Customer Patronage
Hourly customer demand profile (average weekday)

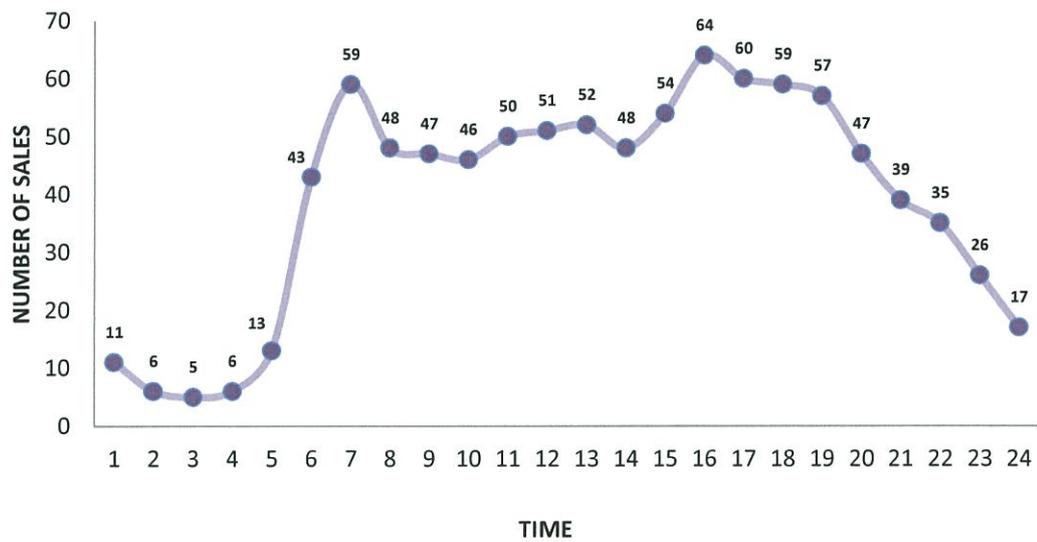
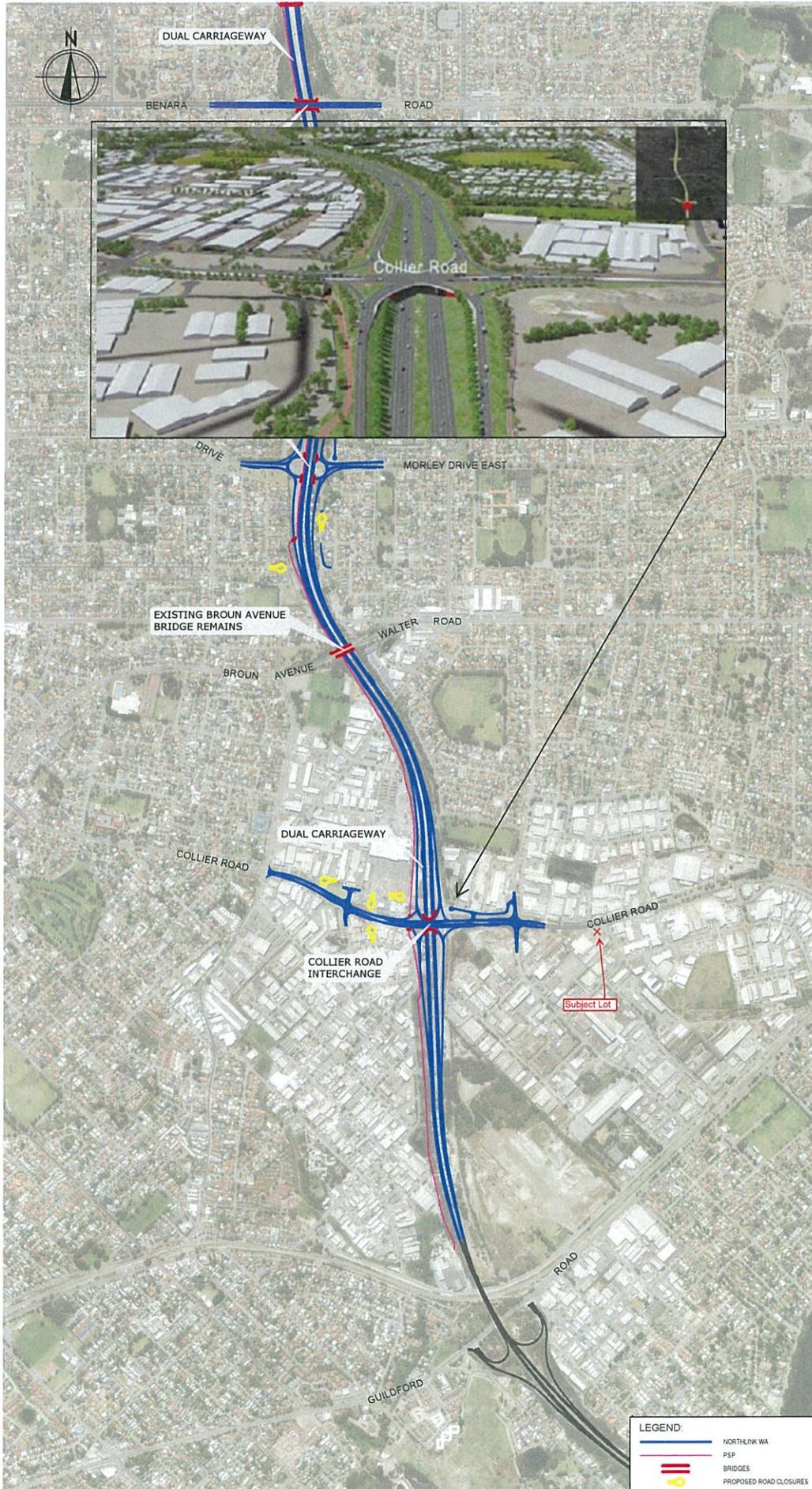


Figure 8 - NorthLink



SOUTHERN SECTION CONCEPT PLAN:
GUILDFORD ROAD TO REID HIGHWAY

Figure 9 - Main Roads WA Traffic map counts

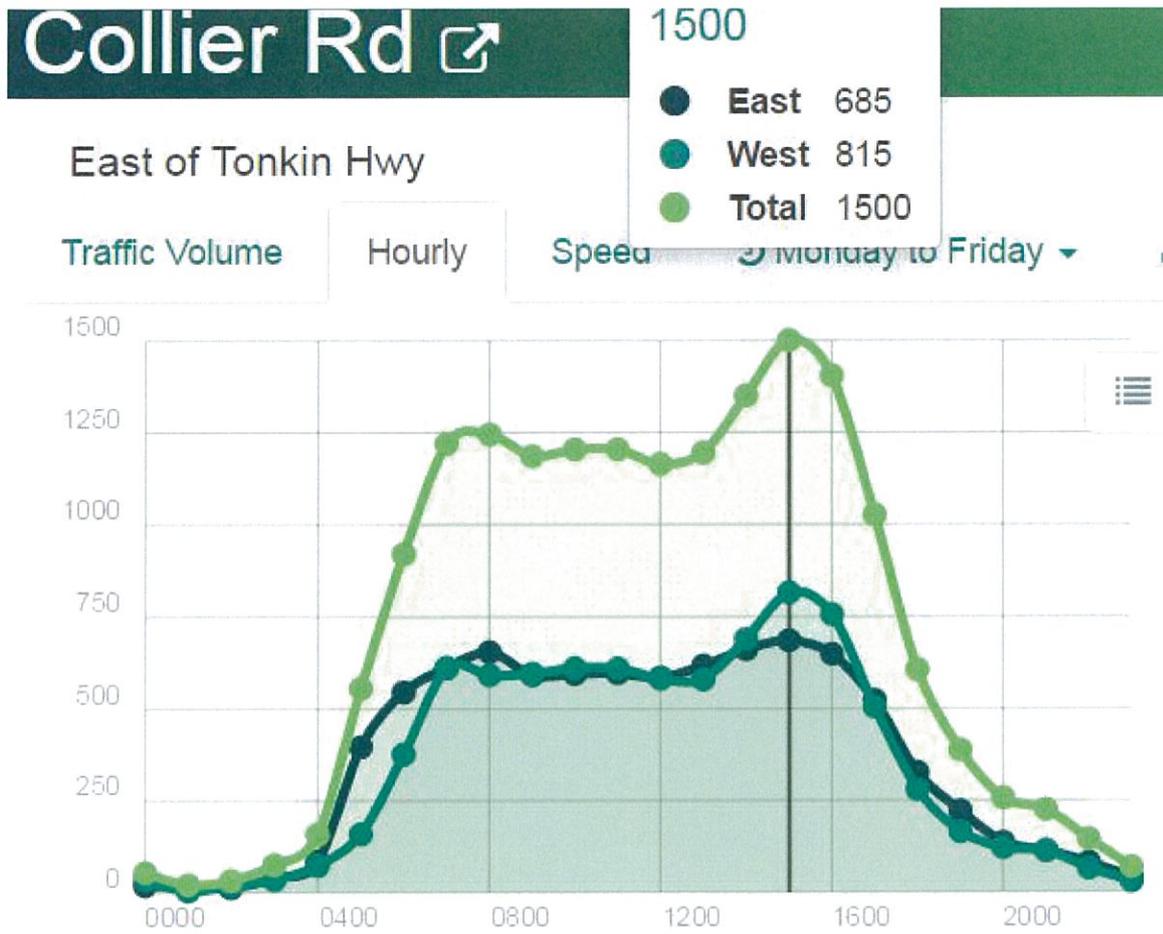


Figure 10. Passing trade peak hour traffic diverted by the proposed development - AM and PM hour

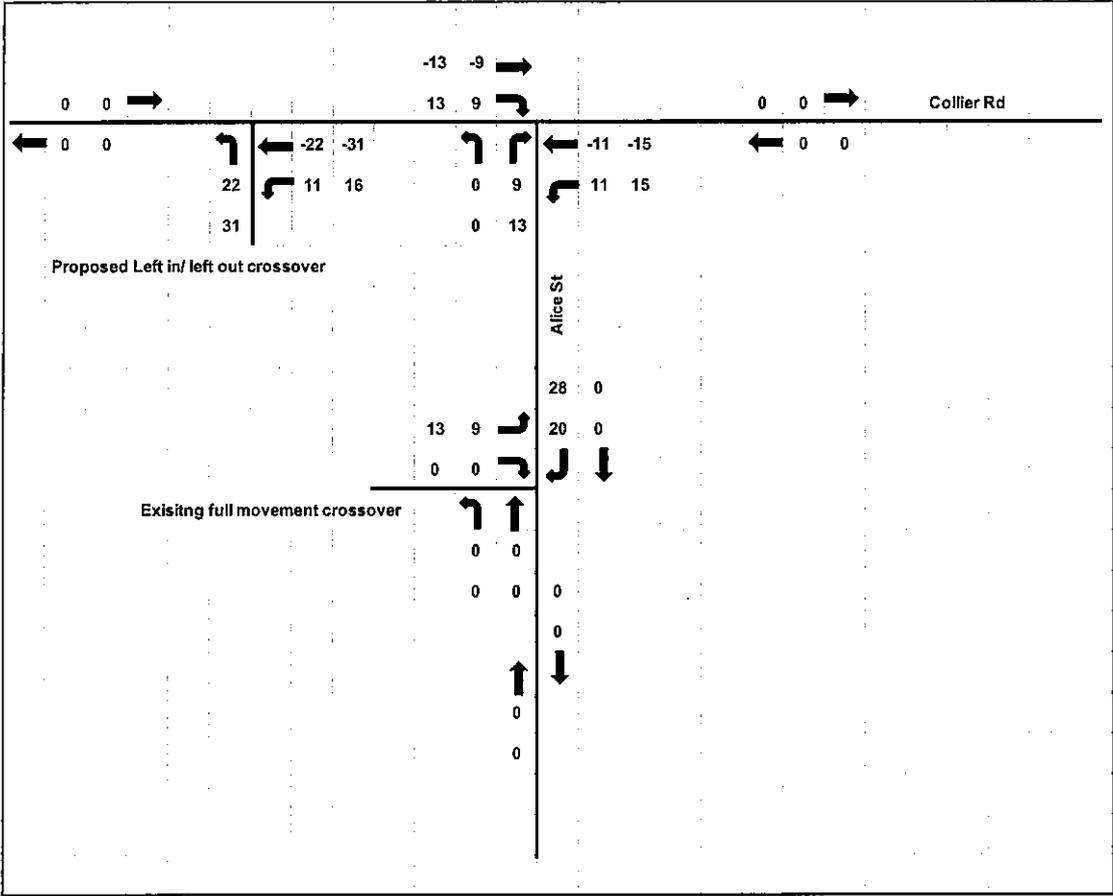


Figure 11: Additional (non-passing trade) AM and PM peak hour traffic generated by the proposed development

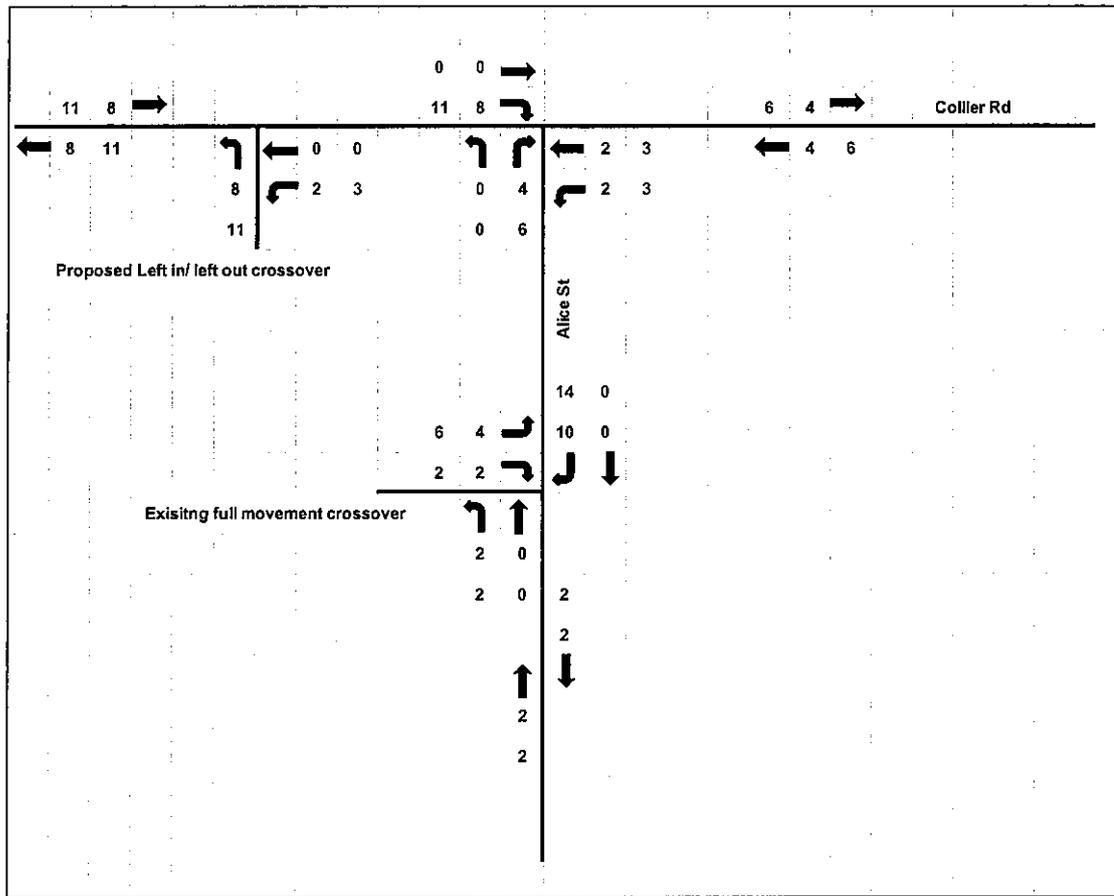


Figure 12: Net combined AM and PM peak hour traffic generated by the proposed development

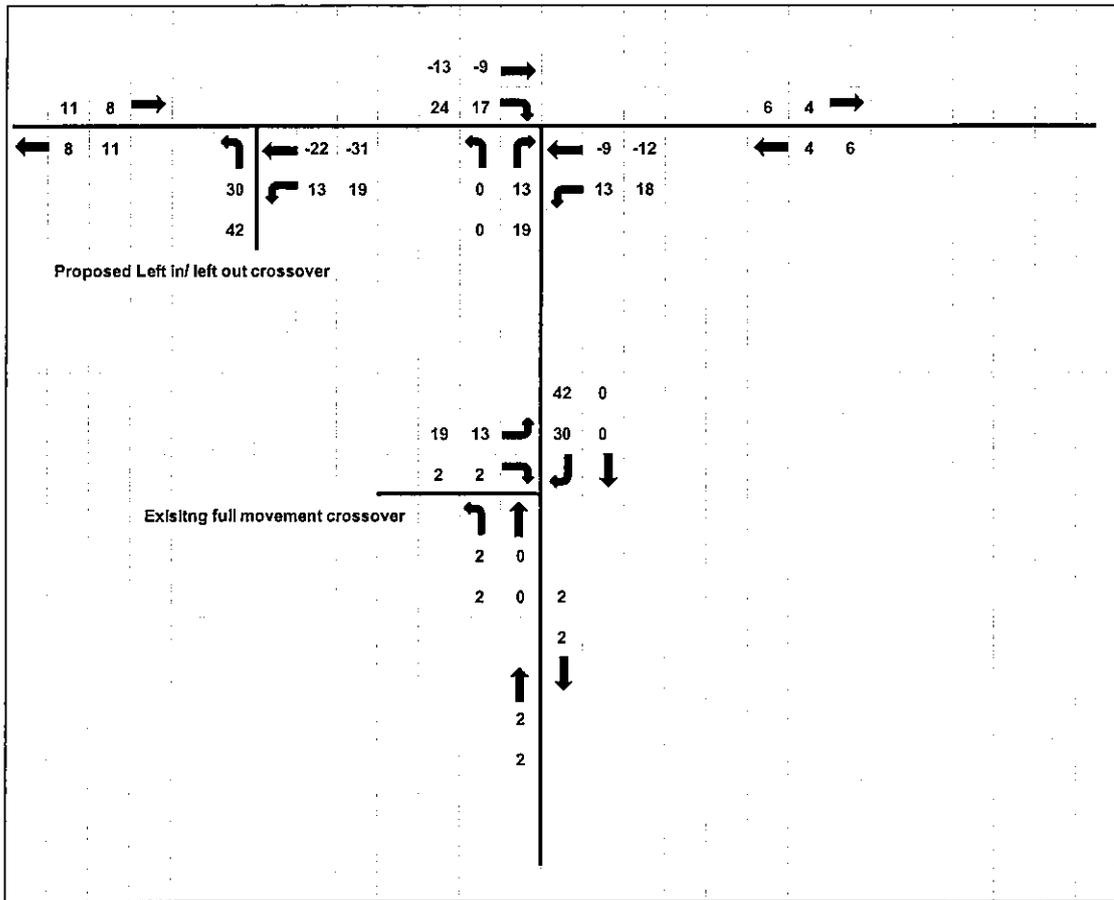


Figure 13: Existing AM and PM peak hour traffic flows

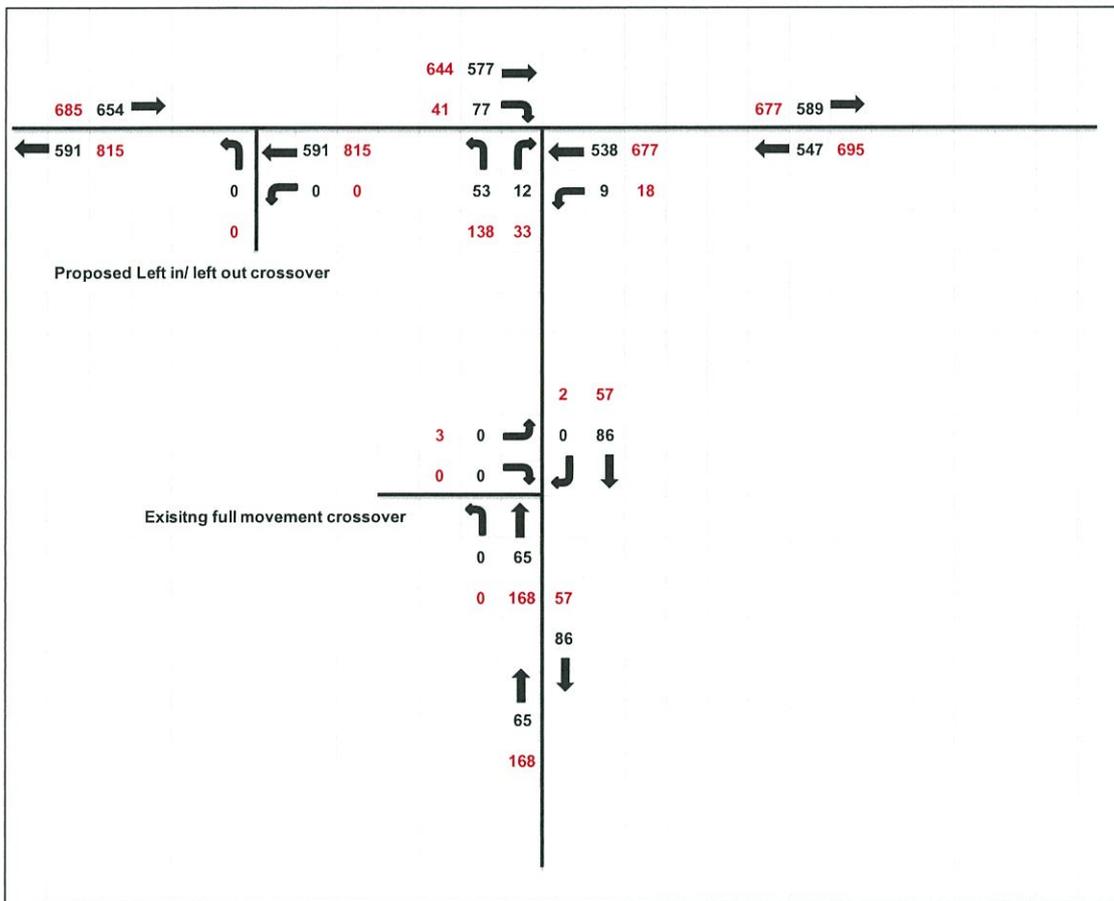
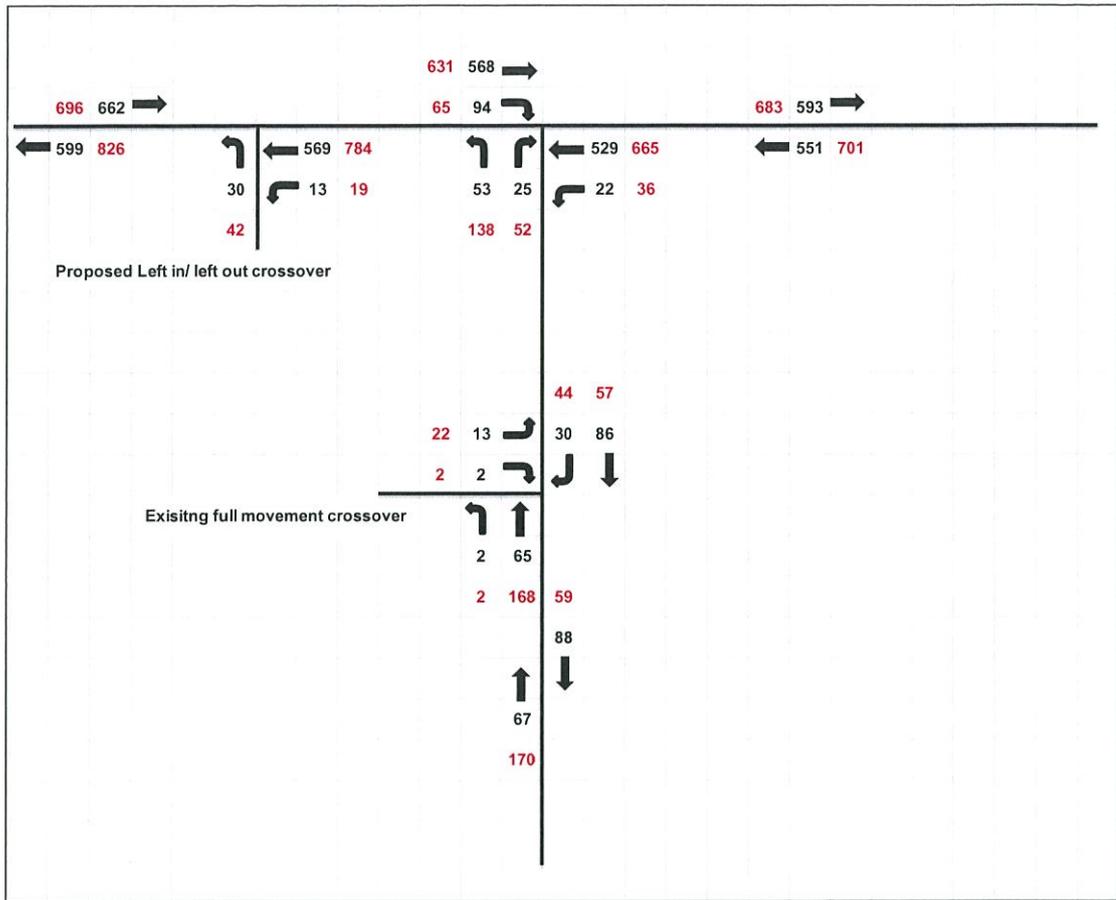


Figure 14: Total AM and PM peak hour traffic flows – Immediately post development scenario



ATTACHMENT NO. 6



Your ref: OLET-6412016
DABC/BDVAPPS/LPS10.8:BR
Our ref: TPS/1979
Enquiries: Kylie Beach
Email: Kylie.Beach@planning.wa.gov.au

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

Transmission via electronic mail to: mail@bassendean.wa.gov.au

Dear Sir

LOCAL PLANNING SCHEME NO. 10 - AMENDMENT NO. 8

The WAPC has considered Amendment No 8 and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister requires the Council to modify the amendment documents in accordance with the attached schedule of modifications before final approval is given with section 87(2)(b) of the Act, before it is resubmitted under section 87(1):

In order for the amendment documents to be finalised in a timely manner, please ensure the following:

- the maps in the modified document accurately reflect the intentions of the amendment as detailed in the amending text; and
- in carrying out modification to the amendment document, previous Council resolutions pursuant to clauses 35(1), 41(3) and/or 50(3) are not to be modified.

Please forward two copies of the modified amendment document directly to the Perth office and email a modified text of the amendment, in word format, to schemes@planning.wa.gov.au to assist in limiting Government Gazette publishing costs.

Please direct any queries about this matter to Kylie Beach on 6551 9439 or kylie.beach@planning.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

10/08/2017



Amendment No. 8 to Town of Bassendean Local Planning Scheme No. 10 - Schedule of Modifications

Modify the Amendment Resolution in the following manner:

1. Update point 1 by removing "P/A**" and inserting "P¹" with explanatory note, as follows:

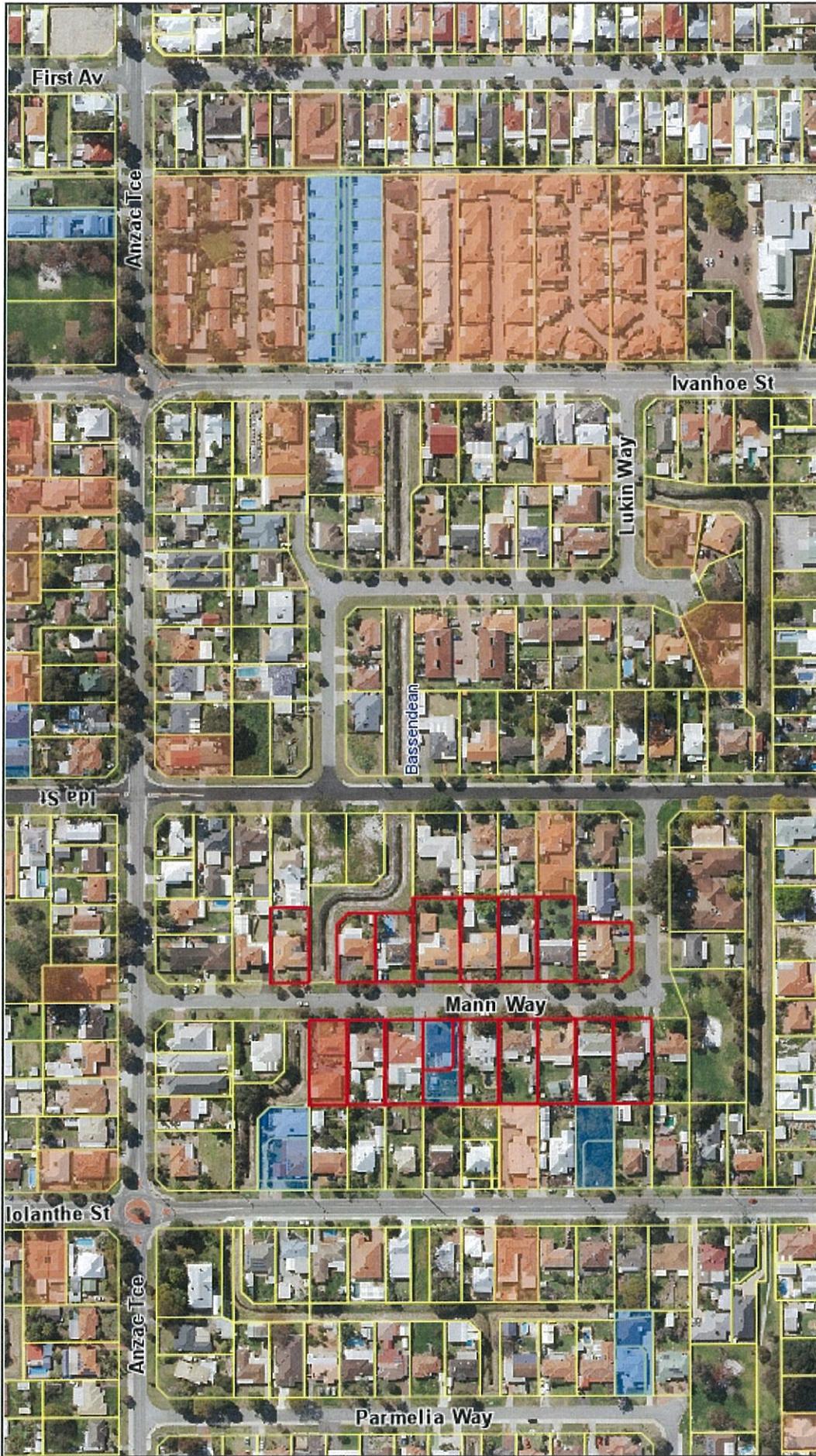
	Residential
Multiple Dwelling	P ¹

Note 1: Multiple Dwellings on land coded R40 and less refer to clause 5.3.2.

2. Update point 2 by deleting clause 5.3.1.2(a)(ii) relating to multiple dwellings.
3. Update point 3 by deleting clause 5.3.2.2.
4. Update point 3, clause 5.3.2.1, by replacing "a map contained in a schedule of the Scheme" with "the Scheme map".
5. Include an additional point 4 to reference amending the Scheme map in accordance with point 3.

Mapping:

6. Insert details of clause 5.3.2 on the Scheme map, with the following additional 18 lots on Mann Way no longer subject to clause 5.3.2.1:
- Lots 343-349, 351-357, 359-361 and Lots 1-2 Mann Way, Bassendean.



6/04/2017

Scale: 1:3000

additions to plot ratio

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.

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



Purpose

This amendment has been initiated to ensure that:

- Multiple dwelling developments on land coded with a density code of R40 and less are subject to advertising period and are not permitted unless the Council has exercised its discretion and approved it;
- That the development potential of areas coded R40 beyond 800m of the Bassendean Train Station is calculated in the same way as grouped dwellings;
- To introduce a minimum frontage of not less than 25m to a public street or streets for multiple dwellings in areas coded R40 or less; and

Background

There have been numerous concerns expressed by many people in our community about the impacts of multiple dwelling developments on land coded R40 and below.

The majority of these concerns have been expressed in land to the north of the railway line and Town Centre where the community's expectation has been for the areas to be redeveloped primarily with grouped dwellings and single houses, as laid out in the Local Planning Strategy that was adopted and formed part of the Local Planning Scheme No. 10 when it was originally adopted in 2008.

However, there has been an increasing tendency for applications to be submitted for multiple dwelling proposals in these areas where the community's expectation is for a less intense form of development at this time. When the current scheme was adopted, which involved extensive community consultation, the expectation was that areas coded R40 and below, would be typically developed with a maximum of 4 dwellings on standard 1,012m² block. Proposals are now being submitted for 8-10 multiple dwellings on properties of this size, which represents an effective density code of R80.

The change in the intensity of development can be directly attributable to changes made to the Residential Design Codes (R-Codes) in 2010, removing the site area per dwelling requirement for multiple dwellings in areas coded R30 and above in favour of plot ratio control.

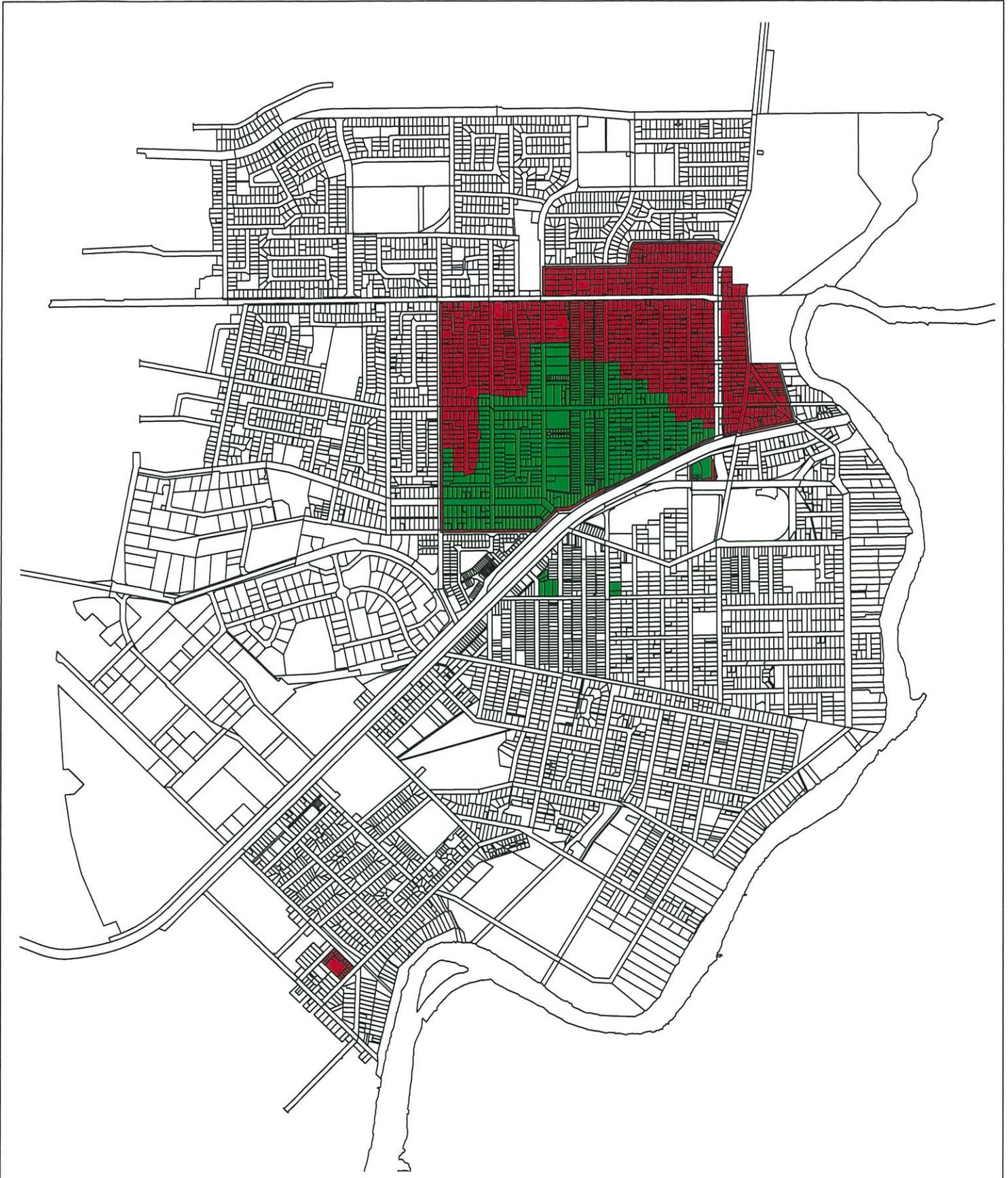
While the Town of Bassendean did make a submission on the Codes requesting that the site area per dwelling be reintroduced for multiple dwellings in areas coded R40, this submission was not successful.

The current situation of allowing multiple dwellings on individual lots without additional controls, is considered to be affecting considerable areas of the Town through inappropriate multiple dwelling densification, adversely affecting the amenity of predominantly single dwelling existing neighbourhoods. The situation is also causing a reaction against the principles of urban consolidation, as contained in Perth and Peel@3.5 million through the inappropriate location of multiple dwellings.

The ad-hoc provision of multiple dwellings is also seen as undermining the Town's current strategy of promoting apartment style living in the Town Centre, where there is a level of amenity and infrastructure to support this form of accommodation.

While the Town's LPS does promote higher density development in the mid-term for areas around the Town's railway stations and two activity centres, this higher density would be subject to additional actions such as redevelopment implementation plans to stipulate development requirements, and upgrades to amenities and infrastructure requirements, that would go hand in hand with higher density development. Such a plan may include upgrading requirements such as: footpath networks; street trees; rubbish bins; public benches; street lighting improvements; pedestrian crossing/ramps; railway station upgrades; public open space improvements; the nomination of additional open space; and new strategic pedestrian links. The redevelopment implementation plans should also detail how works can be funded and implemented via conditions of planning approval, use of a contribution scheme mechanism, and or publically funded project initiatives.

The strategy also requires the preparation of a movement and access strategy prior to increasing densities.



Legend

- R40 areas where multiple dwelling yield is based on the normal R-codes standards (plot ratio).
- R40 areas where multiple dwelling yield is based on R40 group dwelling average site area.

250 0 250 500 750 1000 m



1:15 000



NOTE: THIS MAP SHOULD NOT BE RELIED UPON FOR PROPERTY SPECIFIC ZONING INFORMATION. THIS INFORMATION SHOULD BE CONFIRMED BY CONTACTING THE TOWN OF BASENIDEAN

ATTACHMENT NO. 7



Office Use Only
TRIM: _____
Grant No: _____
Project Coordinator: _____

CSRFF Small Grants Application Form

For projects up to \$200,000 to be acquitted by 15 June 2018

You **MUST** discuss your project with an officer from your nearest Department of Sport and Recreation office before completing and submitting your application. Failure to do so will render your project ineligible.

All applications **MUST** be submitted to your local government. Contact your local government to determine the cut off date for the submission of applications.

DSR Contact:	Date:	Office:
--------------	-------	---------

Applicant's Details:

Organisation Name:	Bassendean Bowling Club		
Postal Address:	PO Box 444		
Suburb:	Bassendean	State:	WA
Postcode:	6934		
Street Address:	10 Whitfield St		
Suburb:	Bassendean	State:	WA
Postcode:	6054		

Preferred Contact Person:

All application correspondence will be directed to this person

Name:	Linton Pike	Title:	Dr <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/>
Position Held:	President		
Business Phone:	93550300	Facsimile:	—
Mobile Phone:	0403191924	Email:	lpike@estill.com.au

Organisation Business Details:

Does your organisation have an ABN?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	ABN:	66 894 854 566
Is your organisation registered for GST?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	* Note, in order to be eligible for funding you must attach a copy of the Incorporation Certificate. LGAs Exempt	
Is your organisation not-for-profit?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Is your organisation incorporated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Incorporation #:	* A380019L
Bank details:	Bank: ANZ	BSB: 016255	A/c: 108386232

Local Government Authority Details:

LGA:	Town of Bassendean		
Contact:	Tim Dayman	Title:	Dr <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/>
Position Held:	Recreation Development Officer		
Business Phone:	9377 8061	Facsimile:	—
Mobile Phone:	0488 902 804	Email:	tdayman@bassendean.wa.gov.au

PROJECT DETAILS

Project Title (brief and specific): **Bassendean BC Facility Upgrade Project**

Project Description: **Various minor works initiatives to improve facilities and increase community & player participation**

How did you establish a need for your project?
Ageing infrastructure becoming unsafe, inefficient, uninviting, and non compliant.

What alternatives were considered and why were they rejected?
Various minor maint initiatives

Project location: **Bassendean BC**

Land ownership: Who owns the land on which your facility will be located? **Town of Bassendean**
 Lease Expiry (if applicable): **Pending renegotiation - end 2017.**

Planning approvals

Where applicable, has planning permission been granted? (LGA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	___/___/___
Department of Aboriginal Affairs?	Yes <input type="checkbox"/> No <input type="checkbox"/>	___/___/___
Department of Parks and Wildlife? (Environmental, Swan River)	Yes <input type="checkbox"/> No <input type="checkbox"/>	___/___/___
Native Vegetation Clearing Permit?	Yes <input type="checkbox"/> No <input type="checkbox"/>	___/___/___
Please list any other approvals that are required?	Yes <input type="checkbox"/> No <input type="checkbox"/>	___/___/___

How will your project increase physical activity?
Big member attraction & retention, sun protection, creation of an improved community facility & member comfort

Do you share your facility with other groups? Yes No If so, who:
Dart club, car club, wider community **Attracting more community members - Pennants**

List the main sport and recreation activities (maximum of 3) which will benefit from your proposal. Please indicate the approximate % usage of the facility (or part of the facility relating to this proposal).

Sport/community organisation	% use of the facility	Hours per week
Bowls	80	7 days up to 10 hrs a day
Darts	10	2 nights x 5 hrs
Community use	10	2 nights x 6 hrs

Activity/sport membership numbers over the past three years relevant to your project. For example, if a bowls project, golf members not relevant; social membership numbers not applicable.

Note: if membership is not applicable, ie recreation facility or aquatic centre, enter the number of users of the facility.

2014/15	125	2015/16	140	2016/17	143
---------	------------	---------	------------	---------	------------

State Sporting Associations are involved in the assessment of applications and may be able to provide valuable information when planning your project, particularly in relation to technical design issues. They should be consulted as part of the application process. A complete list of State Sporting Associations and their contact details are available on the department's website: <http://www.dsr.wa.gov.au/contact-us/find-a-sport-or-recreation-association>

What is the name of the State Sporting Association for your activity/sport? **Bowls WA**

Have you discussed your project with your State Sporting Association?		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Contact Name:	Ken Pride - CEO	Date of contact:	12/7/17		

DRAFT

PROJECT DELIVERY

Please indicate key milestones of your project. The key milestones need to be realistic and demonstrate that the project can be delivered in the timeframe.

Task	Date
Attainment of Council approvals	
Preparation of tender/quotes for the major works contract	
Issuing of tender for major works	
Signing of major works contract	
Site works commence	
Construction of project starts	
Project 50% complete	
Project Completed	
Project hand over and acquittal	

Are there any operational constraints that would impact on the construction phase of your project? (such as your sporting season, major annual event or inclement weather) – provide details.

No.

GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

PRIVACY STATEMENT AND STATEMENT OF DISCLOSURE

The Organisation acknowledges and agrees that this Application and information regarding it is subject to the *Freedom of Information Act 1992* and that the Grantor may publicly disclose information in relation to this Application, including its terms and the details of the Organisation.

Any information provided by you to DSR can be accessed by you during standard office hours and updated by writing to DSR or calling (08) 9492 9700. All information provided on this form and gathered throughout the assessment process will be stored on a database that will only be accessed by authorised departmental personnel and is subject to privacy restrictions.

DSR may wish to provide certain information to the media for promotional purposes. The information will only include the applicant's club name, sport, location, grant purpose and grant amount.

APPLICANT'S CERTIFICATION

I certify that the information supplied is to the best of my knowledge, true and correct.

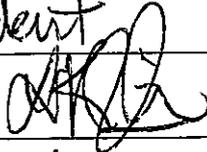
Name:

Linton Pike

Position Held:

President

Signature:



Date:

25/7/17

Our whole Community wins

LODGEMENT OF YOUR APPLICATION

- Applications are to be received in **hard copy** and should be clipped at the top left-hand corner, please do not bind. In addition to the hard copy an **electronic copy is encouraged** to be provided.
- It is recommended that you **photocopy your completed application form**, including attachments for your own records and future audit purposes.
- All **attachments** and supporting documentation (see next section) should be **clearly identified** and securely attached to the application form.
- **Applications must be submitted to your Local Government Authority** by the Local Government's advertised cut-off date to ensure inclusion at the relevant Council Meeting.

The following documentation must be included with your application. Applicants may wish to supply additional RELEVANT information.

Grants up to \$66,666:

<input checked="" type="checkbox"/>	Application form.
<input checked="" type="checkbox"/>	Incorporation Certificate.
<input checked="" type="checkbox"/>	Two written quotes.
<input type="checkbox"/>	If your project involves the upgrade of an existing facility, include photograph/s of this facility.
<input type="checkbox"/>	Locality map, site map and building plans (in relevant constructions projects), including where the proposed facility is located in relation to other sport and recreation infrastructure.
<input type="checkbox"/>	Income and expenditure statements for the current and next financial years. (LGAs exempted).
<input type="checkbox"/>	Written confirmation of financial commitments from other sources including copies of council minutes. (If a club is contributing financially then evidence of their cash at hand must be provided)
<input type="checkbox"/>	For resurfacing projects, a written guarantee from the supplier of the product that clearly identifies the product's life expectancy.
<input type="checkbox"/>	Itemised project cost for components and identified on the relevant quote for each (including cost escalation).
<input type="checkbox"/>	For floodlighting projects, a lighting plan must be supplied showing lux, configuration and sufficient power supply.

Your application will be considered not eligible if:

- You have not discussed your project with the Department of Sport and Recreation and your State Sporting Association.
- You do not meet the eligibility criteria for the grant category to which you are applying.
- You have not included with your application all the relevant required supporting documentation. There is no onus on department staff to pursue missing documentation.
- Applicants/projects that have received a CSRFF grant in the past and have not satisfactorily acquitted that grant. In some cases this may apply to localities where other significant projects have not been progressed or have not completed a previous project in accordance with the conditions of the grant provided. An assessment will be made and if no physical progress has occurred, new applications may not be recommended.
- It is not on the correct application form.
- The project for which application is made is specifically excluded from receiving CSRFF support.

DEVELOPMENT BONUS APPLICANTS ONLY

If you applied for a CSRFF grant for more than one third of the cost of the project, please provide evidence of meeting at least one of the following criteria.

You MUST contact your local DSR office to determine eligibility before applying.

Category	Details
Geographical location	<input type="checkbox"/> Regional/remote location <input checked="" type="checkbox"/> Growth local government
Co-location	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing
Sustainability initiative	<input checked="" type="checkbox"/> Water saving <input checked="" type="checkbox"/> Energy reduction <input type="checkbox"/> Other
Increased participation	<input checked="" type="checkbox"/> New participants <input type="checkbox"/> Existing participants -- higher level <input type="checkbox"/> Special interest <input checked="" type="checkbox"/> Other

DRAFT

community banks.

PROJECT BUDGET

ESTIMATED EXPENDITURE

Please itemise the components of your project in the table below, indicating their cost and which quote or part of quote was used to estimate this. Quantity Surveyor costs will be accepted however the responsibility lies with the applicant to ensure the validity of the information. A contingency allowance is considered an acceptable component. PLEASE ITEMISE BY COMPONENT (e.g changerooms, storage, kitchen) rather than materials (electrician, plumber, finishings).

Project Description (detailed breakdown of project to be supplied)	\$ Cost ex GST	\$ Cost inc GST	Quote Used (list company name and quote no)
ie Electrical Works	25,000	27,500	B & S Electrical
C Green lighting upgrader	\$ 11,500	\$ 12,650	PROVISIONAL verbal quote
B & C Green signs refurbishment	\$ 7,995	\$ 8,795	Forward works by volunteers - Evergreen
Install 2 new outdoor drink fountain	\$ 4,998	\$ 5,498	Waterlogic Australia - Brochure attached
			quote attached
Donated materials (Please provide cost breakdown)	\$ 1,200	\$ 1,320	Rubber apron lining
Volunteer labour (Please provide cost breakdown)	\$ 750	\$ 825	Apron repairs & fitting installation
Sub Total	\$ 24,493	\$ 26,942	
Cost escalation			Please explain amount used
a) Total project expenditure			

- At least two written quotes are required for each component.
- If your project is a floodlighting installation or upgrades, please ensure that the power supply is sufficient and no upgrade will be required. If upgrade is required and not budgeted for, the grant will immediately be withdrawn. A lighting plan must be supplied showing lux and configuration.
- Projects that do not meet Australian Standards are ineligible for funding.

Our whole
Community wins

PROJECT FUNDING

Source of funding	\$ Amount ex GST	\$ Amount inc GST	Funding confirmed Y / N	Comments to support claim (please attach relevant support)
Local government	—	—		
Applicant cash	\$14,379	\$15,817	Y	LGA cash and in-kind
Volunteer labour	\$ 780	\$ 825		Organisation's cash
Donated materials	\$1,200	\$1,320		Cannot exceed applicant cash and LGA contribution combined
Other State Government funding	—	—		
Federal Government funding	—	—		
Other funding – to be listed	—	—		Loans, sponsorship etc
CSRFF requested	\$8,164	\$8,981	N	up to 1/3 project cost
Development Bonus			N	Up to 1/2 project cost
b) Total project funding	\$24,493	\$26,942		

*Note: If the funding approved is less than funding requested for this project, or the project is more expensive than indicated in this budget, where would the extra funds be sourced from? Is this funding confirmed? If the project scope would be reduced, which components would be revisited?

GST

Grant payments are payable to the applicant/grantee only. This may have taxation implications for grantees. If grantees wish specific advice relating to their grant, this can be obtained from the Australian Taxation Office (ATO). Please note depending upon the value of the project and/or grant, the ATO may require an organisation be registered for GST. If the applicant is registered for GST, the grant is grossed up with the GST amount.

FINANCIAL SUMMARY

a) Total project expenditure (ex GST)	
b) Total project funding	
c) Project variance*	

*Balance between a) and b) should be \$0

Our whole
Community wins

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please attach copies of council minutes relevant to the project approval.

Name of Local Government Authority:
Name of Applicant:

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	
Priority ranking of no of applications received	of applications received
Is this project consistent with the	<input type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

Our whole
Community wins

LGA comments (Required):

Signed

Position

Date

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by 4pm on the last working day in August. Late applications cannot be accepted in any circumstances.

DSR OFFICES

PERTH OFFICE

246 Vincent Street
Leederville WA 6007
PO Box 329
Leederville WA 6903
Tel: (08) 9492 9700
Fax: (08) 9492 9711

PEEL

Suite 94
16 Dolphin Drive
PO Box 1445
Mandurah WA 6210
Tel: (08) 9550 3100
Fax: (08) 9550 3199

PILBARA

Karratha Leisureplex
Dampier Hwy, Karratha
PO Box 941
Karratha WA 6714
Tel: (08) 9182 2100
Fax: (08) 9182 2199

SOUTH WEST

80A Blair Street
PO Box 2662
Bunbury WA 6230
Tel: (08) 9792 6900
Fax: (08) 9792 6999

GREAT SOUTHERN

22 Collie Street
Albany WA 6330
Tel: (08) 9892 0100
Fax: (08) 9892 0199

GASCOYNE

4 Francis Street
PO Box 140
Carnarvon WA 6701
Tel: (08) 9941 0900
Fax: (08) 9941 0999

GOLDFIELDS

106 Hannan Street
PO Box 1036
Kalgoorlie WA 6430
Tel: (08) 9022 5800
Fax: (08) 9022 5899

KIMBERLEY – Broome

Unit 2, 23 Coghlan Street
PO Box 1476
Broome WA 6725
Telephone (08) 9195 5750
Facsimile (08) 9166 4999
Mobile 0438 916 185

WHEATBELT - NORTHAM

298 Fitzgerald Street
PO Box 55
Northam WA 6401
Tel: (08) 9690 2400
Fax: (08) 9690 2499

WHEATBELT – NARROGIN

Government Offices
Level 2, 11-13 Park Street Narrogin
WA 6312
Telephone 0429 881 369
Facsimile (08) 9881 3363

MID-WEST

Level 1, 268-270
Foreshore Drive
PO Box 135
Geraldton WA 6530
Tel: (08) 9956 2100
Fax: (08) 9956 2199

**Our whole
Community wins**

ATTACHMENT NO. 8

TOWN OF BASSENDEAN

MINUTES

BASSENDEAN RIVER PARKS MANAGEMENT COMMITTEE

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

ON WEDNESDAY 2 AUGUST 2017, AT 10.00AM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member opened the meeting, welcomed all those in attendance and conducted an Acknowledgement of Country.

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Attendees

Cr Bob Brown, Presiding Member
Cr Paul Bridges, Deputy Presiding Member
Peter Kane, Dept of Planning, Lands & Heritage
Stephen Summerton, Dept of Fire & Emergency Services
Nonie Jekabsons, Community Representative
Carol Seidel, Community Representative
Melissa Mykytiuk, Community Representative (until 11.17am)
Brian Vincent, Community Representative

Officers

Simon Stewert-Dawkins, Director Operational Services
Brian Reed, Manager Development Services
Jeremy Walker, Senior Environmental Officer
Graeme Haggart, Director Community Development
Amy Holmes, Minute Secretary

Visitors

One member of the public
Kristen Watts, CoTerra Environment Director
Carrie Hopkirk, CoTerra Environmental Senior Hydrologist
Will Gumbley, EPCAD Senior Landscape Architect

Apologies

Ms Lucy Bromell, Community Representative
Stephen Lloyd, Dept for Biodiversity Conservation &
Attractions

3.0 DEPUTATIONS

Nil

4.0 CONFIRMATION OF MINUTES

**4.1 Minutes of the Bassendean River Parks Management
Committee meeting held on 8 February 2017**

COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1

MOVED Cr Bridges, Seconded Carol Seidel, that the minutes
of the Bassendean River Parks Management Committee
meeting, held on 3 May 2017 be confirmed as a true record.

CARRIED UNANIMOUSLY 8/0

**5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON
WITHOUT DISCUSSION**

Consideration of changing the 10am timeslot was briefly
discussed.

6.0 DECLARATIONS OF INTEREST

Nil

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

8.0 PRESENTATION

**Presentation of Three draft Bindaring Wetland Concept
Plans**

- CoTerra Environment Director, Kristen Watts
- CoTerra Environmental Senior Hydrologist, Carrie Hopkirk
- EPCAD Senior Landscape Architect, Will Gumbley

9.0 **REPORTS**

Melissa Mykytiuk, left the meeting, the time being 11.17am.

9.1 **Bindaring Park – Stage 2 Bindaring Wetland Concept Plan Development (Ref PARE/MAINT/67/69 – Jeremy Walker Senior Environmental Officer)**

APPLICATION

The purpose of the report was to provide an update, and to present to the Committee, the CoTerra concept options and Bindaring Wetland Concept Development Report.

ATTACHMENTS

Attachment No. 1:

- Bindaring Park Concept Development Plan
- Birds Eye Perspective : Looking south towards central lake
- Bindaring Park Wetland - Option 1
- Preliminary Option of Probable Costs – Option 1
- Bindaring Park Wetland - Option 2
- Preliminary Option of Probable Costs – Option 2
- Bindaring Park Wetland - Option 3
- Preliminary Option of Probable Costs – Option 3

BACKGROUND

In February 2017, the Bassendean River Parks Management Committee meeting (RPMC – 2/02/17) noted that CoTerra Environment had been awarded the contract for Stage 2 works and, then in May 2017, the Committee (RPMC – 01/05/17) noted that the Level 1 Fauna survey had been completed along with site survey data collection and review of data.

COMMUNITY & ENGAGEMENT

CoTerra Environment/EPCAD members will present the draft Bindaring Wetland Concept Plan at this meeting.

Members of the Bassendean River Parks Management Committee are asked to review the three draft Bindaring Park Concept Plans and Concept Development Plan prepared by CoTerra Environment, and Committee members are requested to provide their feedback by Friday 6 October 2017 to the Town's Senior Environmental Officer enable a report to be presented to the next Committee meeting.

A report, along with a recommendation for one of the three CoTerra Environment Concept Plans and order of magnitude of costs, will be presented to this Committee meeting and then Council for consideration.

The Council endorsed draft Bindaring Wetland Concept Plan will be provided to the relevant State Government agencies and advertised for public comment via the Bassendean Briefings newsletter, Town's website, the Town's Facebook page, and at the Customer Services Centre and Bassendean Memorial Library.

Officers will collate feedback received and present a further report to the Committee and Council

STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Natural Environment, the following:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
2.3 Ensure the Town's open space is attractive and inviting.	2.3.1 Enhance and develop open spaces and natural areas to facilitate community use and connection.	Community / Stakeholder Satisfaction Survey (Open Space and use of Open Space)

COMMENT

CoTerra has now completed the following Tasks:

- Flood Modeling;
- UNDO Modelling;
- Acid Sulfate soils (ASS) Investigation with Report;
- Geotechnical Investigation;
- Draft Concept Designs; and
- Draft Concept Development Report, includes summary of UNDO modelling, Summary of Wetland Hydrology including flood modeling results, Summary of Geotechnical Investigation and Summary of ASS Investigation.

The three concept designs were prepared to meet the following objectives:

1. Improve water quality within Bindaring Wetland through the improved treatment of urban stormwater runoff at stormwater discharge locations within the Park.
2. Improve ecological and habitat value through removal of weed vegetation, retention of high value trees and rehabilitation planting using with local native species.
3. Improve access, path connectivity and underutilised space within the park for improved recreational amenity.

All three concept options incorporate the same measures for weed management, revegetation, fauna habitat retention and ASS Management.

A summary of the differences between each concept are as follows:

- Some recreational features such as boardwalks and community areas vary between concept design options.
- Stormwater quality treatment measures varied between the three concept designs with each option, including a selection of BMPs, such as biofilters, swales and floating wetlands. The relative effectiveness of the water quality treatment measures proposed was calculated for each option using Department of Water's UNDO tool.
- The modification of hydraulic controls (i.e. removal of Hyland Street and the causeway) were included in two options (options 2 and 3). *Please note:* The hydrological assessments in this study have not considered the impact of these structural changes to the hydrology and ecosystem. Further flood investigations and impacts of the changes to hydrology (inundation time and levels), as well as a salinity assessment, would be required to consider their impact on the ecosystem and wetland vegetation.

The key differences between each concept design option, water quality treatment effectiveness and indicative cost is listed in the table below.

Option	Hydraulic Controls	Key landscape features	Water quality treatment	Water quality treatment effectiveness	Indicative Cost (Inc. GST \$)
1	Existing situation: Retention of causeway and Hyland Street	Wetland boardwalks with viewing deck/bird hide	6 biofilters, 3 swales and 1 floating wetland	Most effective – 0.86 kg/ha/yr N and 0.08 kg/ha/yr P removed.	2.18 M
2	Removal of causeway	Limited boardwalks	3 biofilters and 6 swales	0.56 kg/ha/yr N and 0.05 kg/ha/yr P removed.	1.94 M

3	Removal of causeway and opening of Hyland Street	Wetland boardwalks with viewing deck/bird hide	9 swales	Least effective – 0.27 kg/ha/yr N and 0.01 kg/ha/yr P removed.	2.09
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*Engineering works required for the removal of Hyland Street and/or causeway are not included in this cost.

At the Ordinary Council Meeting in April 2016, Council resolved (OCM – 5/04/16) in part, that winding up of Town Planning Scheme No. 4A, be considered in the review of the 2016-2020 Corporate Business Plan, by the following:

1. Have Lot 100 Hyland Street boundary adjusted with that of Lot 101 to reflect the current zoning and a scheme amendment be prepared and initiated;
2. Should all of Lot 206 Hyland Street be purchased, rationalise the residential zoned portion with that of Lot 101 Hyland Street to create a single lot above the 100 year flood line, offer this for sale to a purchaser who can provide access via Watson Street and a scheme amendment be prepared and initiated and that below the flood-line, be rezoned as Public Open Space.

Council (OCM – 8/06/17) resolved to support Amendment No. 17 to the Town Planning Scheme No. 4A with modification by excluding point 1(a) iv) *“Deleting Lots 162 and 163 Anstey Road from area ‘C’ and include the land within area ‘B’.”*

It should be noted that community consultation has been undertaken in regards to the above and changes to the current Council resolutions will have financial implications on Local Planning Scheme No. 4A.

As such, Co Terra Environment was requested to amended the concept design to depict these changes and provide a snapshot of possibilities, should Council amend previous the resolution to retain lot 100 Hyland Street and obtain Lot 206 Hyland Street.

Option 1 achieves the highest level of water quality treatment of the three designs and requires no changes to the existing hydraulic controls. Co-terra has outlined a staged process that can be implemented to achieve best results and budgeting purposes.

Co-terra has advised that by removing the causeway at 100 Hyland Street and by removing the culvert in Hyland street altogether, it will affect the current hydraulics for the wetland and thus will require further flood modeling. The middle zone and northern half of the southern zone are currently classified as Conservation Category Wetland by the Department of Biodiversity Conservation and Attractions, and this category of wetland has the highest ecological value and level of protection.

The existing vegetation within these areas is likely to be suited to the existing hydraulic regime, due to the age of the hydraulic controls, particularly Hyland Street.

Disruption of the hydraulic regime, as depicted in option 2 & 3, will likely require approval from the Department of Biodiversity Conservation and Attractions and the Department of Water and Environmental Regulation, with further technical studies required to determine the potential impact of the removal of the causeway adjacent to Hyland Street.

It should be noted that the proposed partial removal of Hyland Street would impact local traffic and services, such as local bus route, water, power, gas, sewer and telecommunications.

No funding is allocated in the 2017/2018 Budget to undertake additional studies associated with the partial removal of Hyland Street, particularly in regards to a traffic impact assessment, or to undertake investigation to determine the feasibility of relocating services or the estimated cost to do so.

The Town's priority is to enhance the ecological and habitat value within the reserve, whilst improving water quality within the Bindaring wetland, through the improved treatment of urban stormwater runoff at stormwater discharge locations within the park. As such, option one best suits these criteria and in officers' opinion, is the most viable option.

STATUTORY REQUIREMENTS

Local Government Act 1995
Environmental Protection Act 1986
Contaminated Sites Act 2003

FINANCIAL CONSIDERATIONS

Once Council adopts the Bindaring Park Concept Plan, funds are proposed to be listed in the 2018/2019 Long Term Financial Plan to prepare the detailed design drawings, specifications and detailed cost estimates, and to progressively implement to proposed restoration and amenity works.

As the current membership of Committee expires at the Local Government Elections in October 2017, the Committee recommended that the term of the current Committee members be extended to 1 November 2017, to enable members to sit at this meeting.

The Committee moved an additional point to the Officer Recommendation, as shown in bold below

COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.1

RPMC – 1/08/17 MOVED Cr Bridges, Seconded Carol Seidel, that:

1. The Committee receives the three Bindaring Park Concept Plans and Concept Development Report prepared by CoTerra Environment, and seeks comment from the Bassendean River Parks Management Committee members by Friday 6 October 2017, to enable a report to be presented to the next Committee meeting.
2. **Council maintain the current committee for the 1 November 2017 meeting.**

CARRIED UNANIMOUSLY 7/0

9.2 Ashfield Flats Reserve - Land Management (Ref PARE/MAINT/68 – Simon Stewert-Dawkins, Director Operational Services)

APPLICATION

The purpose of the report was for the Department of Planning, Lands & Heritage committee representative to provide an update on the Ashfield Flats Reserve land management program.

ATTACHMENTS

Attachment No. 2:

Ashfield Flats Reserve – aerial photograph

BACKGROUND

In May 2015, the Bassendean Local Emergency Management Committee considered the Ashfield Flats, 5 March 2015, bush fire and risk management issues.

As a result, in June 2015 Council (OCM-32/06/15) resolved to write to the Department of Planning, Lands & Heritage (formally Department of Planning) and Department of Water & Environmental Regulation (formally Department of Water) to request the respective agencies to:

- a) *Implement a Bushfire Management Strategy, similar to the attached document for land owned by the respective agencies; and*
- b) *Implement the attached April 2015, Ashfield Flats Reserve Preliminary Weed Management Plan, in order to reduce the fire risk and rehabilitate this important wetland and bush forever site, and it be reviewed in conjunction with those households on Hardy Road directly impacted by the fire threat, the Bassendean Preservation Group and AshfieldCAN.*

In November 2016, the Department of Planning, Lands & Heritage (formally Department of Planning) provided to the Town, a draft Ashfield Flats Reserve Fire Management Plan and Weed Management Plan. As a consequence, the Town provided the feedback concerning the draft plans and copies of the draft plans and the feedback letter was presented to the February 2017 Bassendean River Parks Management Committee for consideration.

The Bassendean River Parks Management Committee RPMC – 4/02/17 noted that:

1. *The Department of Planning is working with key stakeholders and seeking comments on the draft Ashfield Flats Reserve Fire Management Plan and Weed Management Plan attached to the agenda of 8 February 2017; and*
2. *The Department of Planning has indicated that the draft final Ashfield Flats Reserve Fire Management Plan and Weed Management Plan documents will be re-presented to the Committee prior to being adopted and implemented.*

In April 2017, the Department of Planning provided the following information:

- In relation to the Fire Management Plan, the Western Australian Planning Commission (WAPC) is seeking advice regarding the impact of the plan on the hydrology of Ashfield Flats. This relates specifically to a proposed limestone track, and any negative impact it may have on the area.

The WAPC is currently awaiting feedback from the Department of Parks and Wildlife in relation to this. There has been some vegetation management on site, and a new firebreak has been implemented adjoining some residences in the northern area of the Ashfield Flats.

- Due to recent water inundation, proposed summer weed mapping has been delayed. It has been re-scheduled for early May 2017.
- The Western Australian Planning Commission (WAPC) has an ongoing fox eradication program in place across the Perth metropolitan region. Contractors were at Ashfield Flats last year and the den in question was vacant. No evidence of foxes was found on WAPC land. The contractors are programmed to revisit the area in May 2017.
- Lot 821 Kenny Street, Bassendean, land care works were undertaken as part of the WAPC's normal rehabilitation program. The project was undertaken in the interest of addressing the steep embankment, the weed problem and the fire risk, with native vegetation to be planted at the site to further stabilise the bank at the appropriate time.

In June 2017, the Department of Planning, Lands & Heritage, in consultation with Department of Biodiversity Conservation & Attractions (formally Department of Parks & Wildlife), the environmental firm "Western Conservation" had been engaged to undertake a foreshore restoration trial to repair two foreshore erosion blowouts near the path and toward the boardwalk. The foreshore restoration works undertaken was a follow up to a previous trial undertaken in 2016.

COMMUNICATION & ENGAGEMENT

The WAPC, as a landowner, has programs that cover the whole of the Metropolitan, Peel and Greater Bunbury region and seek to communicate wherever possible with interested stakeholders in respect to the works.

STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Good Governance, the following:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
5.2 Proactively partner with community and our stakeholders	5.2.3 Advocate and develop strong partnerships to benefit community	Community / Stakeholder Satisfaction Survey

COMMENT

The Department of Planning, Lands & Heritage is working with key stakeholders to progress a final Ashfield Flats Reserve Fire Management Plan and Weed Management Plan and the final documents will be re-presented to the Committee prior to being adopted.

STATUTORY REQUIREMENTS

Bush Fire Act 1954
Local Government Act 1995
Swan and Canning Rivers Management Act 2006
Metropolitan Region Scheme
State Planning Policy 3.7 Planning in Bushfire Prone Areas
State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region

FINANCIAL CONSIDERATIONS

The majority of Ashfield Flats Reserve is vested with the Western Australian Planning Commission (WAPC), and the Department of Planning is currently responsible for the management of the WAPC vested land.

OFFICER RECOMMENDATION – ITEM 9.2

That the Committee notes the Department of Planning's progress report provided as an attached to the Bassendean River Parks Management Committee Agenda of 2 August 2017.

Peter Kane, Department of Planning, Lands & Heritage tabled a report on land management works undertaken. A copy of the progress report will be included with the minutes.

COMMITTEE RECOMMENDATION – ITEM 9.2

RPMC – 2/08/17 MOVED Cr Bridges, Seconded Nonie Jekabsons, that the Committee notes the progress report on land management, presented by Mr Peter Kane from the Department of Planning, Lands & Heritage, to the Bassendean River Parks Management Committee at its 2 August 2017 meeting.

CARRIED UNANIMOUSLY 7/0

9.3 Ashfield Flats Reserve - Long Term Management (Ref: PARE/DESCONT/6 - Simon Stewert-Dawkins, Director Operational Services)

APPLICATION

The purpose of this report is to update the Committee in regards to correspondence received from the Western Australian Planning Commission in regards to the management of the Ashfield Flats Reserve.

ATTACHMENTS

Attachment No. 3:

Correspondence:

- Department of Planning dated 11 November 2016
- Town of Bassendean dated 21 June 2017
- Minister for Environment dated 24 May 2017
- Minister for Planning dated 31 May 2017
- Western Australian Planning Commission dated 4 July 2017

BACKGROUND

As the Committee is aware, Ashfield Flats Reserve represents the largest remaining river flat in the Perth metropolitan area (Swan River Trust 1997; State Planning Commission 1987) and covers approximately 64 hectares. This reserve is listed as a Bush Forever Site No. 214 (Department of Environmental Protection 2000) and the site is listed in the Directory of Important Wetlands in Australia.

The site consists of an escarpment, floodplains and the river foreshore and has vegetation from the Swan Complex, consisting of Melaleuca dominated wetlands, Samphire flats and Eucalyptus rudis woodlands.

The two main drains are managed by the Water Corporation. The Chapman Street drain has a 295 ha catchment area and Kitchener Street drain has a 30 ha catchment area, both of which flow directly into the Swan River and contribute to water quality of the Swan River.

Since May 2005, Council has been lobbying the respective State Governments to have Ashfield Flats vested with a State Government agency whose primary responsibility is to rehabilitate and maintain this regional and significant wetland for the entire community.

An Interagency Working Group, made up of representatives from the Department of Planning, Lands & Heritage (formally

Department of Planning) and Department of Water & Environmental Regulation (formally Department of Water) Department of Biodiversity Conservation & Attractions (formally Department of Parks and Wildlife), reviewed the 2005 Syrinx Environmental "briefing" document for Ashfield Flats Reserve.

The Interagency Working Group presented their report and the Bassendean River Parks Management Committee (RPMC – 4/08/16) and subsequently Council (OCM – 24/09/16) resolved to request the Department of Planning, on behalf of the Western Australian Planning Commission (WAPC), to submit a 2017/2018 Riverbank Funding application for an Ashfield Flats Management Plan.

On 11 November 2016, the attached letter of response was received from the Department of Planning indicating that the Western Australian Planning Commission (WAPC) peruses formal management plans only when the "End Manager" has been identified and agreed to.

On 8 February 2017, the Department of Parks & Wildlife Director General responded to the Town's letter and indicated in part, that:

"The State Government is undertaking a strategic assessment under the Environmental Protection and Biodiversity Conservation Act 1999, in collaboration with the Commonwealth Government, to address impacts of urban development on matters of national environmental significance in the Perth and peel regions".

The letter goes on to state that:

"As Ashfield Flats is recognised as a Bush Forever site, it may be eligible for consideration for improved protection and management under the strategic assessment".

In May 2017 Bassendean River Parks Management Committee were advised of the proposed amalgamation of the Department of Parks & Wildlife, Botanical Gardens and Parks Authority, Zoological Parks Authority and Rottnest Island Authority to form a new Department of Biodiversity Conservation & Attractions.

Given the amalgamations and the potential for the new Department of Biodiversity, Conservation & Attractions to be the “end Manager” of Ashfield Flats Reserve, the Committee recommended, through Council, that a request be made to the Department of Planning to reconsider contributing funds to an Ashfield Flats Reserve Management Plan.

Council (OCM – 19/05/17) subsequently resolved to

Requests the Department of Planning to reconsider contributing funds to an Ashfield Flats Reserve Management Plan, given the likely end manager will be the new Department of Biodiversity, Conservation and Attractions;

The Town of Bassendean considers the offer from the WAPC to transfer ownership of the fenced top area only, being part of Lot 821/52 Villiers Street to the Town, following the investigation and remediation of the contaminated portion of the site by the WAPC, in order to facilitate the development of the proposed contemplative park and wildlife observatory overlooking Ashfield Flats.

In accordance with the 23 May 2017, Ordinary Council meeting resolution, the Town wrote to the Department of Planning and the Western Australian Planning Commission providing the attached response.

COMMUNICATION & ENGAGEMENT

On 3 April 2017 the Town wrote to the new Minister for the Environment, the Hon Stephens Dawson MLC and the new Minister for Transport; Planning; Lands, the Hon Rita Saffioti, to outline Council’s long-term objectives to have Ashfield Flats Reserve managed by an appropriate State Government agency whose primary responsibility is to conserve, protect and manage natural areas, such as the Department of Biodiversity, Conservation & Attractions (formally Department of Parks and Wildlife).

On 24 May 2017, the Minister for the Environment, the Hon. Stephen Dawson MLC, provided the attached letter and in essence advised that at this stage *“the future management and vesting of a number of Bush Forever sites, including Ashfield Flats Reserve, is being considered through the Strategic Assessment of the Perth and Peel Region.”*

On 31 May 2017, the Minister for Planning, the Hon. Rita Saffioti MLC, provided the attached letter and in essence advised that:

“... an appropriate end manager (originally proposed to the Conservation and Parks Commission (CPC) via the Department of Parks & Wildlife) could be identified and agreed to accept management.

As transfer to the CPC has not been able to be confirmed, the WAPC (through the Department of Planning) continues to manage the flats.

While I appreciate the Town of Bassendean would prefer an alternative management arrangement, there remains significant rehabilitation works on site, together with recurrent management costs, which are currently impacting the ability to transfer management from WAPC to an end manager.”

In regards to the attached WAPC correspondence dated 4 July 2017, the Town has sought clarification concerning the comment “Ashfield Flats Reserve Management Fund”, and the feedback received indicated that the letter should read “Ashfield Flats Reserve Management Plan”.

As such, verbal feedback was provided to the Department of Planning, Lands & Heritage, that Council was asked for funding to be allocated in order for a consultant to prepare an Ashfield Flats Reserve Management Plan/Master Plan, which takes into consideration previous investigations.

STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Good Governance, the following:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
5.2 Proactively partner with community and our stakeholders	5.2.3 Advocate and develop strong partnerships to benefit community	Community / Stakeholder Satisfaction Survey

COMMENT

The attached 4 July 2017 correspondence from the Western Australian Planning Commission (WAPC), advises the WAPC, through the Department of Planning, continues to manage Ashfield Flats Reserve and at this stage, no end manager has yet been confirmed.

In terms of the request from Council to the Department to reconsider contributing funds to prepare an Ashfield Flats Management Plan, the WAPC asked how the funds would be used.

As outlined above, on 17 August 2016, a report was presented in regards to an Interagency Working Group, made up of representatives from the former Department of Planning, former Department of Parks and Wildlife, former Department of Water and Town of Bassendean concerning their review of the 2005 Syrnix Environmental Ashfield Flats "Brief" for a Strategic Management Plan document. The review report presented identified areas within the "brief" which had been updated or would most likely need to be updated and recommended a Strategic Management Plan/Master Plan be prepared to expand the information provided in the brief and update the order of magnitude of costs and time frames for works to be undertaken.

On that basis, the Town is requesting the WAPC/Department Planning, Lands & Heritage to prepare a Strategic Management Plan/Master Plan, similar to other regional management plans that the department has prepared.

In respect to the transfer of the fenced top area of part Lot 821/52 Villiers Street, the Department of Planning's officers have indicated that funding would need to be allocated in the budget to commence the contaminated site investigations.

STATUTORY REQUIREMENTS

Aboriginal Heritage Act 1972
Local Government Act 1995
Swan and Canning Rivers Management Act 2006
Contaminated Site Act 2013

FINANCIAL CONSIDERATIONS

The majority of the Ashfield Flats Reserve is vested with the Western Australian Planning Commission (WAPC), and the Department of Planning is currently responsible for the management of the WAPC vested land.

The Town of Bassendean has previously considered the 2005 Ashfield Flats "brief" for a Strategic Management Plan and the order of magnitude of costs.

Council has resolved to lobby to have Ashfield Flats vested with a State Government agency whose primary responsibility is to rehabilitate and maintain this regional and significant wetland for the entire community.

Peter Kane, Department of Planning, Lands & Heritage advised that an Establishment Plan for the Ashfield Flats would be produced.

AshfieldCAN community representatives outlined that in order for them to receive funding to construct the lookout on part Lot 821/52 Villiers Street, which is managed by Department of Planning, Lands and Heritage, that the contaminated site investigations would need to be resolved

The Committee moved an additional two points to the Officer Recommendation, as shown in bold below.

COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.3

RPMC – 3/08/17 MOVED Brian Vincent, Seconded Nonie Jekabsons, that the Committee:

1. Notes the 24 May 2017 letter from the Minister for the Environment, the Hon. Stephen Dawson MLC, in regards to the future management and vesting of a number of Bush Forever sites, including the Ashfield Flats Reserve, is being considered through the Strategic Assessment of the Perth and Peel Region;
2. Notes the 31 May 2017, letter from the Minister for Planning, the Hon. Rita Saffioti MLC, advising that the end manager for Ashfield Flats Reserve has not been resolved;
3. Notes the 4 July 2017 correspondence received from the Western Australian Planning Commission in respect to the management of the Ashfield Flats Reserve; and
4. Recommends that Council writes to the Western Australian Planning Commission (WAPC) in response to the question, to clarify that the Town of Bassendean is requesting that the WAPC/Department Planning, Lands & Heritage allocates funding to engage a suitable consultant to prepare an Ashfield Flats Reserve Strategic Management Plan/ Master Plan.
5. **Expresses its appreciation to the Department of Planning, Lands and Heritage for allocating resources to undertake an Establishment Plan for Ashfield Flats.**

6. **Recommends that the Department of Planning, Lands and Heritage undertake investigation of the site contamination as a priority and that investigation only extend to the proposed purpose of that POS, ie park.**

CARRIED UNANIMOUSLY 7/0

9.4 **Sandy Beach Reserve Nature Based Regional Playground Concept Plan (Ref: GOVN/CCL/MEET/34 – Graeme Haggart, Director Community Development)**

APPLICATION

The purpose of the report is to advise the Bassendean River Parks Management Committee that at the June 2017 Ordinary Council Meeting, Council endorsed the Nature Based Regional Playground Concept Plan on part of Lot 646 Kitchener Road, for public comment for a period of four weeks

ATTACHMENTS

Attachment No. 4:

- Sandy Beach Reserve Nature Based Regional Playground Concept Plan.
- Sandy Beach Reserve site plan overlay.

BACKGROUND

Development of a regional-scale playground was an articulated aspiration of the community when consulted for the development of the 2009 Playgrounds Implementation Plan.

In 2010, the project was listed in the Long Term Financial Plan.

The Children and Family Services Committee formally adopted achieving a Regional Playground at Sandy Beach Reserve as a work program action in November 2009 (C&FS – 1/11/09). Through the life of the Committee, the Committee worked toward the outcome.

At the May 2014 Ordinary Council meeting, Council resolved (OCM–20/05/14) to consider allocating funding in the 2014/15 Budget for the development of a regional playground in accordance with the Town of Bassendean Long Term Financial Plan.

In 2015, Council established the Liveable Town Advisory Committee, incorporating the Children and Family Services Committee. The Committee resolved to continue working toward achieving the Regional Playground and established a Working Group with Terms of Reference for the purpose. The Working Group has met periodically since.

An RFQ process was conducted in October 2016 for a consultant to engage with the community to design the facility; prepare the tender documents; assist with the tender process and selection of builder; and then assist the Town with supervision of construction. Nature Play Solutions (consultants) were subsequently appointed.

The consultants embarked on a significant community engagement campaign to consider, firstly, the location and then the design for the facility.

Following extensive consultation and detailed analysis of five short listed potential sites, in December 2016 Council (OCM - 12/12/16) resolved the location for the Nature-based Regional Playground to be on part of Lot 646 Kitchener Road, adjacent to Sandy Beach Reserve.

In February 2017, the Bassendean River Parks Management Committee (RPMC – 6/02/17) noted the Council (OCM - 12/12/16) resolution for the Nature-based Regional Playground, at the preferred location at Part Lot 646 Kitchener Road. The Committee requested that due consideration be given to isolating the location of the former McDonald's farmhouse as an archaeological site and providing appropriate interpretive signage.

The Liveable Town Advisory Committee's Working Group met on 24 May 2017 and considered the Nature Based Regional Playground Concept Plan.

Following discussion, the Committee resolved to recommend that Council endorse the Nature Based Regional Playground Concept Plan for a period of public comment.

In June 2017, Council (OCM – 23/06/17) resolved to:

"Endorse the Nature Based Regional Playground Concept Plan for public comment for a period of four weeks that includes large format prints of the concept plans made available at key locations and that the designers do a presentation to Council after the community feedback is received and prior to adoption of the final plan."

The attached draft Nature Based Playground concept development is provided for the River Parks Management Committee's information.

STRATEGIC IMPLICATIONS

The Bassendean Strategic Community Plan 2017-2027 states, in part, under Natural Environment, the following:

Objectives <i>What we need to achieve</i>	Strategies <i>How we're going to do it</i>	Measures of Success <i>How we will be judged</i>
2.3 Ensure the Town's open space is attractive and inviting.	2.3.1 Enhance and develop open spaces and natural areas to facilitate community use and connection.	Community / Stakeholder Satisfaction Survey (Open Space and use of Open Space)

COMMENT

Achieving a Nature-based Regional Playground located on part of Lot 646 Kitchener Road, will achieve the long held ambition of the community and of Council.

Given that the Western Australian Planning Commission/Department of Planning, Lands & Heritage (formally Department of Planning) has provided agreement to a management order, the Town has commenced design processes.

An Arborist's report and a feature survey of the site have been received.

Given the site sits within the 1% ARI floodway, the Department of Water and Environmental Regulation has recommended a Flood Impact Assessment be conducted.

The concept plan has been forwarded to *BMT WBM Pty Ltd* to undertake the study. Results are anticipated by the end of August. It should be noted the facility would not be impacted by a 1:10 year flood event based on the current flood maps. *BMT WBM Pty Ltd* is currently recalibrating flood levels for the Swan River. The lowering of flood levels may well result.

STATUTORY REQUIREMENTS

Local Government Act 1995

FINANCIAL CONSIDERATIONS

Council has allocated \$550,000 in the 2017/2018 Budget for completing the design process, engaging a firm to construct the facility and to commence construction.

A further \$750,000 has been allocated in the Long Term Financial Plan for 2018/19 to complete the Nature-based Regional Playground project.

A project funding strategy has been established, including two properties that have been acquired by the Town under 20A Reserve classification from the Department for Lands for 5% their market value, in order to sell the properties for residential purposes, with the yield to be used for the facility. Additional funding is to be acquired from Cash in Lieu Reserves and through a LotteryWest grant application.

The two properties are scheduled to be sold in the current financial year.

The Committee moved an additional point to the Officer Recommendation to include public consultation as part of the Concept Plan.

COMMITTEE/OFFICER RECOMMENDATION — ITEM 9.4

RPMC – 4/08/17 MOVED Cr Bridges, Seconded Brian Vincent, that:

1. The Committee notes the June 2017 Council (OCM–23/06/17) resolution, to endorse the Nature Based Regional Playground Concept Plan at Part Lot 646 Kitchener Road, for public comment; and

2. **The public consultation includes the recommendations of the Flood Impact Assessment.**

CARRIED UNANIMOUSLY 7/0

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

Nil

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

Nil

12.0 **CONFIDENTIAL BUSINESS**

Nil

13.0 **CLOSURE**

The Committee requested that the next meeting commence at 3.00pm.

Officers advise that due to a clash of meetings, this time could not be amended and therefore the commencement time of the next meeting of this Committee will remain at 10.00am.

It should be noted that the commencement time of future meetings will be reviewed in September 2017 as part of Council's review.

The next meeting will be held on Wednesday 1 November 2017 commencing at 10.00am.

There being no further business, the Presiding Member closed the meeting at 12.20pm.



COTERRA
ENVIRONMENT

Bindaring Park Concept Plan Development

2nd August 2017

Presentation by
Coterra Environment and
EPCAD

Background

- *ToB seek to improve ecological and recreational value of Bindaring Park*
- *Coterra and sub-consultants: technical studies and develop 3 concept designs*



Technical Studies



COTERRA
ENVIRONMENT

Previous Studies (by others)

1. *Desktop Environmental Assessment*
2. *Weed Management Plan*
3. *Survey and flood modelling (northern zone)*
4. *Preliminary Acid Sulphate Soils*
5. *Drainage Network modelling*

This Study (Coterra and sub-consultants)

1. *Survey and flood modelling (middle and southern zones)*
2. *UNDO (water quality) modelling*
3. *Targeted Acid Sulfate Soils Investigation*
4. *Geotechnical Investigation*
5. *Fauna Assessment*

Objectives



COTERRA
ENVIRONMENT

- 1. Improve water quality through improved treatment of urban stormwater runoff at stormwater discharge locations within the park.*
- 2. Improve ecological and habitat value through removal of weeds, and rehabilitation planting using local native species.*
- 3. Improve access, path connectivity, and underutilised space within the park for improved recreational amenity.*
- 4. Consider possible future options on the modification of hydraulic controls such as ‘the causeway’ and Hyland Street.*

Concept Design - Option 1



COTERRA
ENVIRONMENT

Objective	Measures proposed
Improve quality of stormwater discharged to wetland	4 biofilters (major inflows) 3 swales (minor inflows) Floating wetland Gross pollutant trap
Improve ecological and habitat value	Extensive weed control Rehabilitation planting Retain 50 black cockatoo habitat trees Remove 5 feral beehives
Improve recreational amenity	Additional paths, boardwalks, bird hide Passive recreation areas including seating and lookouts <i>Optional: Use house on 27 Hyland St as environment/community house.</i>
Consider hydraulic controls	No changes proposed



- LEGEND**
- EXISTING RESIDENTIAL PROPERTIES
 - EXISTING TREES
 - PROPOSED TREES
 - OPEN EPHEMERAL WETLAND
 - REHABILITATED EPHEMERAL WETLAND AND SWALES
 - NATIVE DRYLAND REHABILITATION PLANTING
 - TURF LAWN AREAS
 - STABILISED LIMESTONE FOOTPATHS
 - CONCRETE FOOTPATHS
 - STREET PARKING
 - RETENTION OF 50% TREES IDENTIFIED AS POTENTIAL CARRIAGE & BLACK COCKATOO BREEDING HABITAT
 - REMOVAL OF BNO FERAL BEEHIVES
 - WAYFINDING SIGNAGE
 - INTERPRETIVE SIGNAGE CONTAINING INFORMATION ABOUT WETLANDS' ABORIGINAL HERITAGE, THE NATURAL ENVIRONMENT AND FLOOD AWARENESS

DRAINAGE

- FLOOD LEVELS**
- 1 YEAR FREQUENT EVENT
 - 5 YEAR ARI
 - 10 YEAR ARI
 - 100 YEAR ARI

OPTION 1 DRAINAGE INFLOW TREATMENTS:

SUBREGION	TREATMENT METHOD	AREA (SQM)
A1	BIOFILTER	47.3
A2	BIOFILTER	24.7
A3	BIOFILTER	54.6
B	BIOFILTER	23
C	BIOFILTER	122
D	SWALE	6.0
F	BIOFILTER	113
G	SWALE	25
H	SWALE	56
FU	FLOATING WETLAND	200

LEGEND CONTINUED

- SEATING NODE / LOOKOUT
- CYCLEWAY
- REHABILITATED SWALE / STREAM
- BOARDWALKS ACROSS WETLANDS FOR PEDESTRIAN ACCESS AWAY FROM EXISTING PROPERTIES
- WATERCORP SELLER MANHOLE WITH 3M WIDE STABILISED LIMESTONE ACCESS TRACK
- FORMALISED PARK BOUNDARY
- PUBLIC OPEN SPACE WITH NATIVE DRYLAND REHABILITATION PLANTING
- FOOTPATH CONNECTION ALONG CARNEGIE ROAD
- PATH CONNECTION TOWARDS PICKERING PARK AND RIVER
- RECLAIMED CORNER ABUTTING PRIVATE PROPERTY WITH FORMALISED RETAINING WALL AND FENCE ALONG BOUNDARY
- RETAINED OPEN TURNED PARKLAND SPACE FOR PASSIVE RECREATION
- REVEGETATION ALONG WESTERN BANKS OF THE LAKE TO PROVIDE WATERBIRD HABITAT AND REDUCE WEED DENSITY



CALLOUT: PROPOSED FUTURE SCENARIO



OPTION 1 SPECIFIC FEATURES:

- MAIN WETLAND BOARDWALK CROSSING WITH VIEWING DECK / BIRD HIDE
- RECONSTRUCTED CULVERT CROSSING AND PEDESTRIAN PATH ACROSS WETLAND
- DWELLING RETAINED FOR COMMUNITY USE

Concept Design - Option 2



COTERRA
ENVIRONMENT

Objective

Measures proposed

Improve quality of stormwater discharged to wetland

2 biofilters (main inflows)
6 swales (minor inflows)
Gross pollutant trap

Improve ecological and habitat value

Extensive weed control
Rehabilitation planting
Retain 50 black cockatoo habitat trees
Remove 5 feral beehives

Improve recreational amenity

Additional paths, boardwalks, passive recreation areas including seating and lookouts
Optional: Remove causeway and replace with pedestrian boardwalk

Consider hydraulic controls

Optional: Removal of the causeway

2



- ### LEGEND
- EXISTING RESIDENTIAL PROPERTIES
 - EXISTING TREES
 - PROPOSED TREES
 - OPEN EPHEMERAL WETLAND
 - REHABILITATED EPHEMERAL WETLAND AND SWALES
 - NATIVE DRYLAND REHABILITATION PLANTING
 - TURF LAWN AREAS
 - STABILISED LIMESTONE FOOTPATHS
 - CONCRETE FOOTPATHS
 - STREET PARKING

- RETENTION OF 50NG TREES IDENTIFIED AS POTENTIAL CARNABY'S BLACK COCKATOO BREEDING HABITAT
- REMOVAL OF 5NG / FERAL BEEHIVES
- WAYFINDING SIGNAGE
- INTERPRETIVE SIGNAGE CONTAINING INFORMATION ABOUT THE ENDANGERED WETLAND'S ABORIGINAL HERITAGE, THE NATURAL ENVIRONMENT, AND FLOOD AWARENESS

LEGEND CONTINUED

- 1 SEATING NODE / LOOKOUT
- 2 CYCLEWAY
- 3 REHABILITATED SWALE / STREAM
- 4 BOARDWALKS ACROSS WETLANDS FOR PEDESTRIAN ACCESS AWAY FROM EXISTING PROPERTIES
- 5 WATERCORP SEWER MANHOLE WITH 3M WIDE STABILISED LIMESTONE ACCESS TRACK
- 6 FORMALISED PARK BOUNDARY
- 7 PUBLIC OPEN SPACE WITH NATIVE DRYLAND REHABILITATION PLANTING
- 8 FOOTPATH CONNECTION ALONG CARNEGIE ROAD
- 9 PATH CONNECTION TOWARDS PICKERING PARK AND RIVER
- 10 RECLAIMED CORNER ABUTTING PRIVATE PROPERTY WITH FORMALISED RETAINING WALL AND FENCE ALONG BOUNDARY
- 11 RETAINED OPEN TURFED PARKLAND SPACE FOR PASSIVE RECREATION
- 12 REVEGETATION ALONG WESTERN BANKS OF THE LAKE TO PROVIDE WATERBIRD HABITAT AND REDUCE WEED DENSITY

OPTION 2 SPECIFIC FEATURES:

- 13 CAUSEWAY DEMOLISHED AND PEDESTRIAN BOARDWALK CROSSING CONSTRUCTED
- 14 DWELLING RETAINED FOR COMMUNITY USE



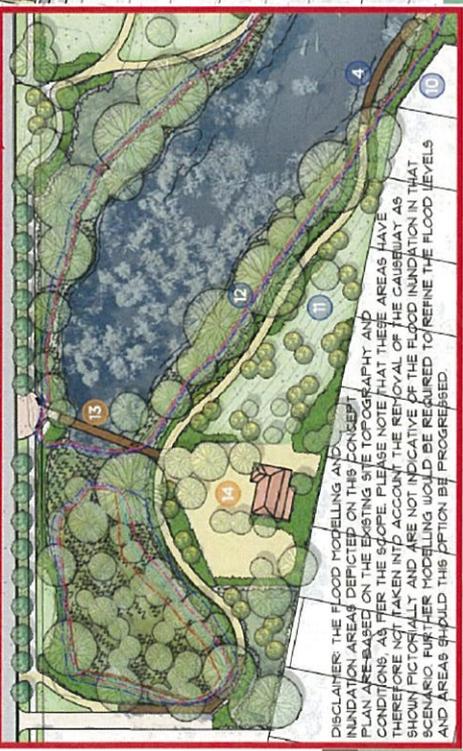
DRAINAGE FLOOD LEVELS

- - - 1 YEAR FREQUENT EVENT
- - - 5 YEAR ARI
- - - 10 YEAR ARI
- - - 100 YEAR ARI

OPTION 2 DRAINAGE INFLOW TREATMENTS:

SUBREGION	TREATMENT METHOD	AREA (SQM)
A1	BORLITER	421.3
A2	BORLITER	24.7
B	SWALE	23.6
C	SWALE	172
D	SWALE	60.9
E	SWALE	113
F	SWALE	75
G	SWALE	56

CALLOUT: PROPOSED FUTURE SCENARIO



DISCLAIMER: THE FLOOD MODELLING AND INUNDATION AREA DEPICTED ON THIS CONCEPT PLAN ARE BASED ON THE EXISTING SITE TOPOGRAPHY AND CONDITIONS. AS PER THE SCOPE PLEASE NOTE THAT THESE AREAS HAVE THEREFORE NOT TAKEN INTO ACCOUNT THE REMOVAL OF THE CAUSEWAY AS SHOWN PICTORALLY AND ARE NOT INDICATIVE OF THE FLOOD INUNDATION IN THAT SCENARIO. FURTHER MODELLING WOULD BE REQUIRED TO REFINE THE FLOOD LEVELS AND AREAS SHOULD THIS OPTION BE PROGRESSSED.

Concept Design - Option 3



COTERRA
ENVIRONMENT

Objective

Measures proposed

Improve quality of stormwater discharged to wetland

7 swales (all inflows)
Gross pollutant trap

Improve ecological and habitat value

Extensive weed control
Rehabilitation planting
Retain 50 black cockatoo habitat trees
Remove 5 feral beehives

Improve recreational amenity

Additional paths, boardwalks, bird hide
Passive recreation areas including seating and lookouts

Optional: Remove house on 27 Hyland St and reclaim land as POS

Consider hydraulic controls

Optional: Removal of the causeway and Hyland Street

3

- ### LEGEND
- EXISTING RESIDENTIAL PROPERTIES
 - EXISTING TREES
 - PROPOSED TREES
 - OPEN EPHEMERAL WETLAND
 - REHABILITATED EPHEMERAL WETLAND AND SWALES
 - NATIVE DRYLAND REHABILITATION PLANTING
 - TURF LAWN AREAS
 - STABILISED LESTERSTONE FOOTPATHS
 - CONCRETE FOOTPATHS
 - STREET PARKING
 - RETENTION OF BONO TREES IDENTIFIED AS POTENTIAL CASABY'S BLACK COCKATOO BREEDING HABITAT
 - REMOVAL OF BNO TERAL BEEHIVES
 - WAYFINDING SIGNAGE
 - INTERPRETIVE SIGNAGE CONTAINING INFORMATION ABOUT THE ENDANGERING WETLAND'S ORIGINAL HERITAGE, THE NATURAL ENVIRONMENT AND FLOOD AWARENESS

- ### DRAINAGE
- #### FLOOD LEVELS
- 1 YEAR FREQUENT EVENT
 - 5 YEAR ARI
 - 10 YEAR ARI
 - 100 YEAR ARI

OPTION 3 DRAINAGE INFLOW TREATMENTS:

SUBREGION	TREATMENT METHOD	AREA (SQM)
A1	SWALE	431.3
A7	SWALE	24.2
A3	SWALE	54.6
B	SWALE	73
C	SWALE	172
D	SWALE	119
F	SWALE	26
G	SWALE	566

LEGEND CONTINUED

- SEATING NODE / LOOKOUT
- CYCLEWAY
- REHABILITATED SWALE / STREAM
- BOARDWALKS ACROSS WETLANDS FOR PEDESTRIAN ACCESS AWAY FROM EXISTING PROPERTIES
- WATERCORP SEWER MANHOLE WITH 3M WIDE STABILISED LIMESTONE ACCESS TRACK
- FORMALISED PARK BOUNDARY
- PUBLIC OPEN SPACE WITH NATIVE DRYLAND REHABILITATION PLANTING
- FOOTPATH CONNECTION TOWARDS PICKERING PARK AND RIVER
- RECLAIMED CORNER ABUTTING PRIVATE PROPERTY WITH FORMALISED RETAINING WALL AND FENCE ALONG BOUNDARY
- RETAINED OPEN TURFED PARKLAND SPACE FOR PASSIVE RECREATION
- REVEGETATION ALONG WESTERN BANKS OF THE LAKE TO PROVIDE WATERBIRD HABITAT AND REDUCE WEED DENSITY

OPTION 3 SPECIFIC FEATURES:

- MAIN WETLAND BOARDWALK CROSSING WITH VIEWING DECK / BIRD WIDE
- CAUSEWAY DEMOLISHED AND PEDESTRIAN BOARDWALK CROSSING CONSTRUCTED
- DEMOLISH TO CREATE PUBLIC PARKLAND SPACE EXPLOITING INHERENT ASPECT
- HYLAND STREET CLOSED OFF IN OIL-DE-SAC FORMATION PEDESTRIAN PATH AND BOARDWALK CONSTRUCTED ACROSS RESTORED WETLAND



CALLOUT: PROPOSED FUTURE SCENARIO

DISCLAIMER: THE FLOOD MODELLING AND INUNDATION AREAS DERIVED ON THIS CONCEPT PLAN ARE BASED ON EXISTING SITE TOPOGRAPHY AND CONDITIONS AS PER THE SCOPE PLEASE NOTE THAT THESE AREAS HAVE THEREFORE NOT TAKEN INTO ACCOUNT THE REMOVAL OF A PORTION OF HYLAND STREET AND THE CAUSEWAY AS SHOWN PICTORALLY AND ARE NOT INDICATIVE OF THE FLOOD INUNDATION IN THAT SCENARIO. FURTHER MODELLING WOULD BE REQUIRED TO REFINE THE FLOOD LEVELS AND AREAS SHOULD THIS OPTION BE PROGRESSED.

Water Quality Treatment Effectiveness



COTERRA
ENVIRONMENT

Option	Treatment method	Nutrient export (kg/ha/yr)	
		N	P
Existing	No treatment	1.70	0.19

Option	Treatment method	Total nutrient removed (kg/ha/yr)		Rank (most effective to least)
		N	P	
1	4 biofilters 3 swales Floating wetland, GPT	0.86	0.08	1
2	2 biofilters 6 swales, GPT	0.56	0.05	2
3	7 swales, GPT	0.27	0.01	3

Indicative Cost



COTERRA
ENVIRONMENT

Option	Indicative cost (millions) (Incl.GST)
1	1.64
2	1.40
3	1.45

Exclusions:

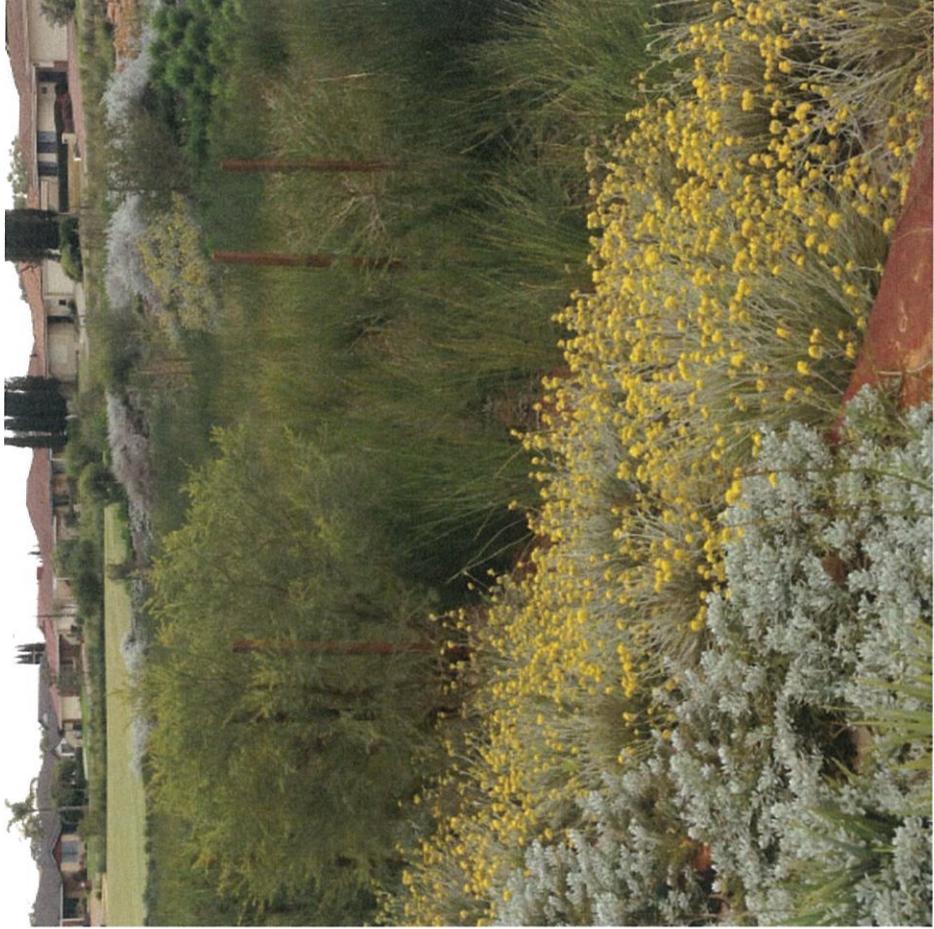
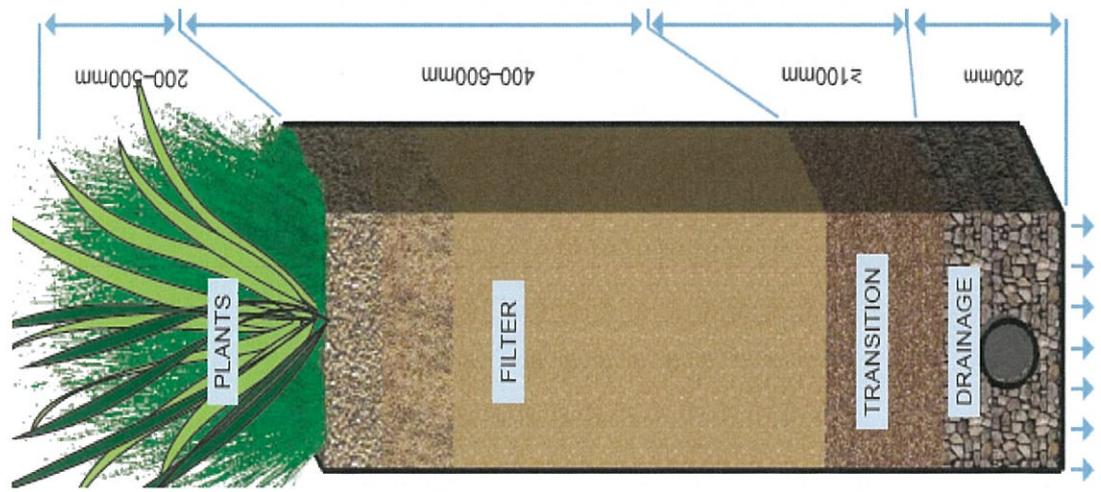
- Removal of causeway or dwellings
- Modification of Hyland Street
- Civil services/drainage other than water quality treatment
- Maintenance
- Pest Control
- Design and consultancy fees including further approvals and investigations

See report for full list of exclusions

Biofilter



COTERRA
ENVIRONMENT



Swale

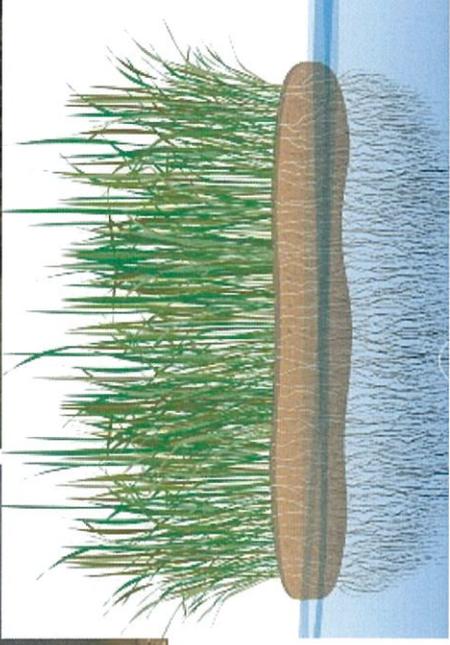


COTERRA
ENVIRONMENT

Floating Wetland



COTERRA
ENVIRONMENT



- Legend**
- Local Government Area
 - Cadastre (View 1)

Notes:
The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. This information is stored in the relevant layers metadata. For these reasons the map should not be distributed outside of the Department.
Map was produced using DPLH's PlanViewWA

Produced by: FUNCTIONALITY TO COME
Date produced: 31-Jul-2017



PlanViewWA Map

INTERNAL USE ONLY

Internal Spatial Viewer
[Link to website](#)

0 0.02 0.0 Kilometres

1: 9778
at A3

Projection: WGS 1984 Web Mercator Auxiliary Sphere

PlanViewWA Map

INTERNAL USE ONLY

Internal Spatial Viewer
[Link to website](#)

Ashfield Flats Reserve 9.2 – Land Management

1. The DoP field operations team has undertaken various works to the reserve behind the houses in Hardy Road and, following the previous construction of a substantial fire access track, a buffer zone was mulched against the rear fence, the area was whipper snipped, weed sprayed on two occasions and two dangerous trees removed.
2. Western Conservation has updated its original Weed Mapping Report of June 2016 with an Activity Report and Mapping of Ashfield Flats dated May 2017.
3. In relation to the Bushfire Risk Management Plan developed by Entire Fire Management, concerns were raised that limestone tracks mentioned in the plan may have an impact on the hydrology of Ashfield Flats. In the first instance Dr Erica Shedley of the then Department of Parks and Wildlife was initially approached for advice however the DoP was advised that Dr Shedley had left the department. A Further request for advice has been sought.
4. Water inundation has caused further delays to the fox eradication program.
5. Works Program 2017/18.
6. Foreshore Restoration Trial. This has not occurred. Two proposals to conduct bank stabilisation were received by DoP. In discussions with Stephen Lloyd of the Department of Biodiversity, Environment and Attractions it has been decided to seek a medium/long term plan and short term works that align with that plan.

Ashfield Flats Reserve 9.3 – Long Term Management

1. Establishment Plan

DoP has decided to undertake an Establishment Plan for Ashfield Flats. Damien Agnew, an environmental scientist is now working in the Acquisitions, Management and Disposals Branch of DoP and will be the project co-ordinator for progressing the plan. It is envisaged Damien will be making a presentation to the Bassendean River Parks Management Committee at its next meeting in November 2017.

2. Damien will be also be moving forward the Ashfield Flats Reserve Fire Management Plan and the Ashfield Flats Weed Management Plan.
3. Lot 821/52 Villiers Street Bassendean. The remaining fencing is to be erected whilst the investigation of the contamination is to commence shortly.

Ashfield Flats works program

- Remediate foreshore areas near boardwalk that have been severely affected by erosion and implement erosion control measures subject to approval by Department of Biodiversity, Conservation and Attractions (DBCA). Proposed remediation techniques to include bioremediation using brush walling, infill with clean sand, brush mattressing, coir matting and revegetation using endemic riparian species
- Continue to maintain existing areas where foreshore stabilisation and revegetation works have been carried out including additional plantings, ongoing weed management and maintenance of fencing to protect revegetated areas from dogs and pedestrian traffic as required
- Continue revegetation/ stabilisation program and weed management on the steep bank and lookout at Villiers St West. Install bollards and erect signage at lookout area
- Investigate options to infill Water Corporation drains and redirect flows to mimic the historical hydrology of the wetlands including a revegetated area for stormwater treatment and sediment capture
- Investigate options to include a stormwater treatment area on ToB held Lots adjacent to Iveson Place, Bassendean
- Consolidate fragmented land parcels and unmade roads to create well defined management areas for the appropriate land managers to maintain and improve
- Re-alignment of the pathway along the foreshore and relocation of benches above the area of tidal influence to allow for the creation of a wider strip of native riparian vegetation along the foreshore
- Creation of a walking trail incorporating boardwalks and a viewing platform
- Undertake revegetation program to create an open woodland corridor using appropriate species such as *Eucalyptus rudis*
- Maintain and enhance existing woodland areas with supplementary planting and weed management
- Planting of fringing vegetation around Samphire Wetland area to reduce invasion by weeds and provide cover for fauna
- Continue program of weed mapping, targeted weed management, weed monitoring and slashing of open grassed areas
- Prune native vegetation where necessary and undertake fire hazard reduction works to reduce fuel loads in the margins of the reserve
- Construction of strategic fire access tracks for emergency response vehicle, location of limestone access tracks to be determined through consultation with relevant stakeholders

- Identify area for future recreational use zone to be vested with the Town of Bassendean, dogs off leash area to be defined fenced off and gated
- Maintain fences, bollards and access gates to restrict unauthorised vehicle access

ATTACHMENT NO. 9

TOWN OF BASSENDEAN

MINUTES

AUDIT AND RISK MANAGEMENT COMMITTEE

**HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN
ON WEDNESDAY 9 AUGUST 2017 AT 5.30PM**

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member declared the meeting open, welcomed all those in attendance and conducted an Acknowledgement of Country.

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Cr Gerry Pule, Presiding Member
Cr Mike Lewis
Cr Paul Bridges
Mr Ian Walters
Mr Tom Klaassen

Staff

Mr Mike Costarella, Director Corporate Services
Mr Ken Lapham, Manager Finance Services
Mrs Amy Holmes, Minute Secretary
Mr Ron Back, Financial Advisor

Observer

Mr Don Yates

3.0 DEPUTATIONS

Mr Don Yates addressed the Committee on Item 8.1.

4.0 CONFIRMATION OF MINUTES

4.1 Minutes of the Meeting held on 7 June 2017

COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1

MOVED Cr Lewis, Seconded Mr Ian Walters, that the minutes of the meeting held on 7 June 2017 be confirmed as a true record.

CARRIED UNANIMOUSLY 5/0

5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

6.0 DECLARATIONS OF INTEREST

Nil

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

8.0 REPORTS

8.1 Australian Accounting Standard 124 (AAS124) Related Party Disclosures (Ref GOVN/CCLMEET/18 - Mike Costarella, Director Corporate Services)

APPLICATION

The purpose of the report is to inform Council of the Related Party Disclosure as required under Australian Accounting Standard AASB124. Disclosures are required quarterly. The disclosure requirement includes Councillors and Key Management Personnel (Executives).

ATTACHMENTS

Attachment No 1:

A copy of the new Related Party Disclosures Policy

BACKGROUND

The objective of the standard is to ensure that an entity's financial statements contain disclosures necessary to draw attention to the possibility that its financial position and surplus or loss which may have been affected by the existence of related parties and transactions.

The disclosure requirements apply to the existence of relationships regardless of whether a transaction has occurred or not. Upon review of the completed forms, the Town must make an informed judgement each financial year as to who is considered to be a related party and what transactions need to be considered, when determining if disclosure is required

STRATEGIC IMPLICATIONS

“Good Governance,

to enhance organisational accountability and Strengthen governance, risk management and compliance.”

COMMENT

The scope of Australian Accounting Standard AASB 124 *Related Party Disclosures* was extended in July 2015 to include application by not-for-profit entities, including local governments. The operative date for Local Government is 1 July 2016, with the first disclosures to be made in the Financial Statements for year ended 30 June 2017. The policy outlines required mechanisms to meet the disclosure requirements of AASB 124.

This standard is applied in:

- Identifying related party transactions and relationships;
- Identifying outstanding balances including commitments between an entity and its related parties;
- Identifying circumstances in which disclosure of the above items are required;
- Determining the disclosures to be made about those items.

STATUTORY REQUIREMENTS

AASB 124 Related Party Disclosures
Local Government Act 1995
Local Government (Financial Management) Regulations 1996

FINANCIAL CONSIDERATIONS

The audit of these completed forms are part of the external audit and is included in the annual budget.

COMMITTEE/OFFICER RECOMMENDATION – ITEM 8.1

ARMC - 1/08/17 MOVED Cr Bridges, Seconded Mr Tom Klaassen, that the Audit and Risk Management Committee recommends that Council adopts the AASB124 Related Party Disclosures Policy, as attached to the Audit and Risk Management Committee Agenda of 9 August 2017.

CARRIED 3/2

9.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

11.0 CONFIDENTIAL BUSINESS

COMMITTEE RECOMMENDATION – ITEM 11.0(a)

ARMC - 2/08/17 MOVED Mr Tom Klaassen, Seconded Cr Bridges, that the meeting go behind closed doors in accordance with Section 5.23 of the Local Government Act 1995, the time being 6.05pm.

CARRIED UNANIMOUSLY 5/0

All members of the public vacated the Chamber, the time being 6.05pm.

11.1 Assessment A4982 Lot 68 Villiers St Bassendean (Ref: FINM/DBTOS/2– Ken Lapham, Manager Corporate Services)

This matter was considered with members of the public excluded from the chamber under Clause 5.23 (2) (e)(iii) of the Local Government Act as the officer report discusses a matter that if disclosed, would reveal information about a business, professional, commercial or financial affairs of a person.

COMMITTEE RECOMMENDATION – ITEM 11.1(a)

ARMC - 3/08/17 MOVED Cr Bridges, Seconded Cr Pule, that a Point 4 be added as follows:

4. *Following transfer, the Town offers to sell Lot 68 Villiers Street, Bassendean, to the WAPC at the best realistic valuation to recover the unpaid rates and offset implementation of Town Planning Scheme No. 4A.*

CARRIED UNANIMOUSLY 5/0

COMMITTEE/OFFICER RECOMMENDATION – ITEM 11.1(b)

ARMC - 4/08/17 MOVED Cr Bridges, Seconded Cr Lewis, that:

1. Council writes off rates of \$52,955.88 as listed in the Confidential Report to the Audit & Risk Management Committee Agenda of 9 August 2017;
2. In accordance with Section 6.64 of the Local Government Act, Lot 68 Villiers Street, Bassendean be transferred to the Town of Bassendean; and
3. Following the land being transferred to the Town of Bassendean, exempt the property in accordance with Section 6.26 of the Local Government Act.
4. **Following transfer the Town offers to sell Lot 68 Villiers Street Bassendean to the WAPC at the best realistic valuation to recover the unpaid rates and offset implementation of Town Planning Scheme No 4A.**

CARRIED BY AN ABSOLUTE MAJORITY 5/0

COMMITTEE RECOMMENDATION – ITEM 11.0(c)

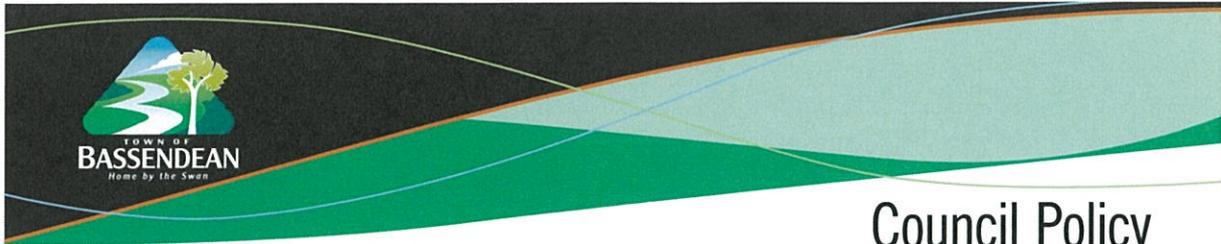
ARMC - 4/08/17 MOVED Cr Lewis, Seconded Cr Bridges, that the meeting proceed with open doors, the time being 6.25pm.
CARRIED UNANIMOUSLY 5/0

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

12.0 **CLOSURE**

The next meeting is to be held on Wednesday 4 October 2017.

There being no further business the Presiding Member declared the meeting closed the time being 6.25pm.



DRAFT

6.26 Related Party Transaction and Disclosures (AASB 124) Policy

Objective

The objective of this policy is to ensure that an entity's financial statements contain disclosures necessary for users to understand the potential effects on the financial statements may be affected by the existence of related parties and transactions.

This policy outlines required mechanisms to meet the disclosure requirements of AASB 124.

The purpose of this policy is to stipulate the information to be requested from related parties to enable an informed judgement to be made.

Strategy

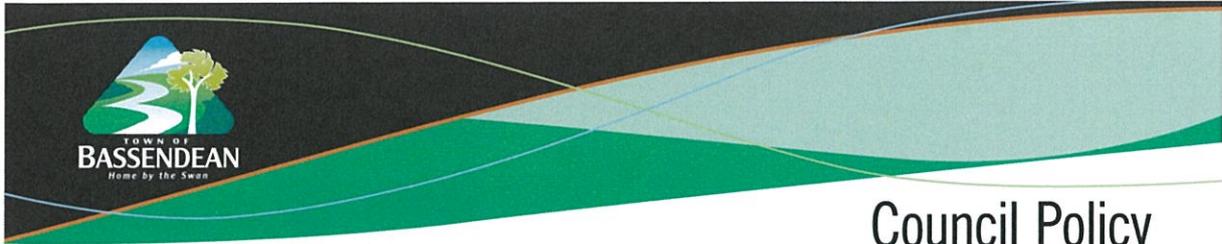
This Policy is to be applied in:

- Identifying related party transactions and relationships;
- Identifying outstanding balances including commitments between an entity and its related parties;
- Identifying circumstances in which disclosure of the above items are required; and
- Determining the disclosures to be made about those items.

Related Parties

AASB 124 provides that the Town will be required to disclose in its Annual Financial reports, related party relationships, transactions and outstanding balances.

Related parties includes a person who has significant influence over the reporting entity, a member of the key management personnel (KMP) of the entity, or a close family member of that person who may be expected to influence that person.



Council Policy

For the purposes of determining the application of the standard, the Town has identified the following persons as meeting the definition of *Related Party*:

- An elected Council member;
- Key management personnel being a person employed under section 5.36 of the Local Government Act 1995 in the capacity of Chief Executive Officer or Director and any Manager reporting directly to the CEO;
- Close members of the family of any person listed above, including that person's child, spouse or domestic partner, children of a spouse or domestic partner, dependents of that person or person's spouse or domestic partner; and
- Entities that are controlled or jointly controlled by a Council member, KMP or their close family members. (Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs).
- Entities controlled by Council, jointly controlled by Council or over which Council has significant influence are related parties of Council. Council will need to identify transactions with these entities and may need to make extra disclosure about them in Council's financial statements. When assessing whether Council has control or joint control over an entity Council must consider AASB10 and AASB11. AASB128 details the criteria for determining whether Council has significant influence over an entity.

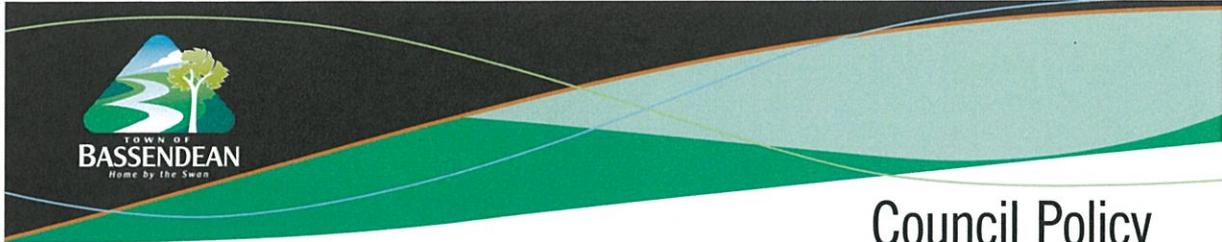
Council's Contracts Register, Leases and License Register and the Schedule of Debts Written Off will be reviewed to identify Related Party Transactions/Parties.

The Town will therefore be required to assess all transactions made with these persons or entities.

Related party transactions

A related party transaction is a transfer of resources, services or obligations between the Town (reporting entity) and the related party, regardless of whether a price is charged.

For the purposes of determining whether a related party transaction has occurred, the following transactions or provision of services have been identified as meeting this criteria:



Examples of related party transactions are:

- (a) purchases or sales of goods;
- (b) purchases or sales of property and other assets;
- (c) rendering or receiving of services;
- (d) rendering or receiving of goods;
- (e) leases;
- (f) transfers under licence agreements;
- (g) transfers under finance arrangements (example: loans);
- (h) provision of guarantees (given or received);
- (i) commitments to do something if a particular event occurs or does not occur in the future;
- (j) settlement of liabilities on behalf of Council or by Council on behalf of that related party.

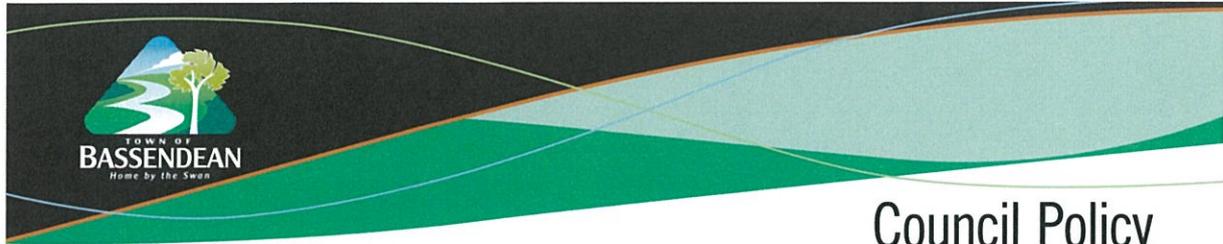
Ordinary Citizen Transactions (OCTs)

These transactions are those that an ordinary citizen would undertake with council and are referred to as an Ordinary Citizen Transaction (OCT). Where the Town can determine that an OCT was provided at arms length, and in similar terms and conditions to other members of the public and, that the nature of the transaction is immaterial, **no disclosure** in the annual financial report will be required.

Council declares that in its opinion, based on the facts and circumstances, the following OCT (*that are provided on terms and conditions no different to those applying to the general public and which have been provided in the course of delivering public service objectives, are unlikely to influence the decisions that users of the Council's financial statements make*), **no disclosure** in the quarterly *Related Party Disclosures - Declaration* form will be required for the following transactions:

- Paying rates;
- Fines;
- Use of Town owned facilities such as Recreation Centre, Civic Centre, library, parks, ovals and other public open spaces (whether charged a fee or not); and
- Attending Council functions that are open to the public.

Where these services were not provided at arms length and under the same terms and conditions applying to the general public, elected Council members and KMP will be required to make a declaration in the *Related Party Disclosures - Declaration* form about the nature of any discount or special terms received.



Council Policy

Disclosure Requirements

For the purposes of determining relevant transactions above, elected Council members and key management personnel as identified above, will be required to complete a *Related Party Disclosures - Declaration* form.

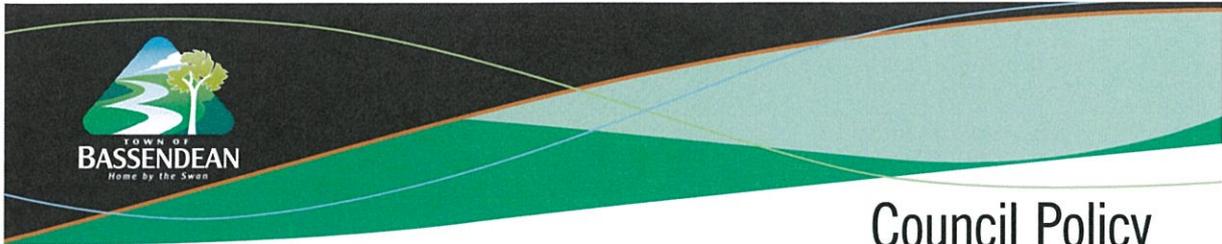
The Ordinary Citizen Transactions:

- a) **Non-material in Nature** - A KMP is not required to notify in a RPT Notification, and Council will not disclose in its financial statements, related party transactions that are ordinary citizen transactions assessed to be not material in nature
- b) **Material in Nature** - A KMP is required to notify in a RPT Notification, and Council will disclose in its financial statements related party transactions that are ordinary citizen transactions assessed to be material in nature.
- c) **Materiality Assessment** - The Manager of Corporate Services will review and assess the materiality of the related party transactions' that are ordinary citizen transactions to determine whether the disclosure of such transactions are necessary for an understanding of the effects of the related party transactions on the financial statements, having regard to the criteria specified.
- d) **Information Extraction** - The Finance Officer will identify and extract information specified in against each notified related party transaction that is an ordinary citizen transaction assessed as being material in nature in Council's business systems for the purpose of recording the related party transactions and associated information in a register of related party transactions.

As a general rule, Council will utilise \$10,000 as the threshold for materiality.

Register of Relation Party Transaction

1. The Finance Officer will maintain and keep up to date a register of related party transactions that captures and records the information for each existing or potential related party transaction (including ordinary citizen transaction assessed as being material in nature) during the financial year.
2. The contents of the register of related party transactions must detail:
 - a. The description of the related party transaction;
 - b. The name of the related party;
 - c. The nature of the related party's relationship with Council;
 - d. Whether the notified related party transaction is existing or potential;
 - e. A description of the transactional documents the subject of the related party.



Procedures

The method for identifying the close members and associated entities of KMP will be by KMP self-assessment. KMP have an ongoing responsibility to advise Council immediately of any Related Party Transactions.

The preferred method of reporting is for KMPs to provide details of Related Parties and Related Party Transactions to the Manager Corporate Services.

Information provided will be reviewed in accordance with the Council's operational requirements and held on a centralised register held within the Corporate Services area.

Should a KMP have any uncertainty as to whether a transaction may constitute a Related Party Transaction they should contact the Manager Corporate Services who will make a determination.

Frequency of disclosures

Elected Council members and KMP will be required to complete a *Related Party Disclosures - Declaration* form each quarter.

Disclosures must be made by all Councillors immediately prior to any ordinary or extraordinary election.

Disclosures must be made immediately prior to the termination of employment of/by a KMP.

Confidentiality

All information contained in a disclosure return, will be treated in confidence. Generally, related party disclosures in the annual financial reports are reported in aggregate and as such, individuals are not specifically identified. Notwithstanding, management is required to exercise judgement in determining the level of detail to be disclosed based on the nature of a transaction or collective transactions and materiality. Individuals may be specifically identified, if the disclosure requirements of AASB 124 so demands.

Associated Regulatory Framework

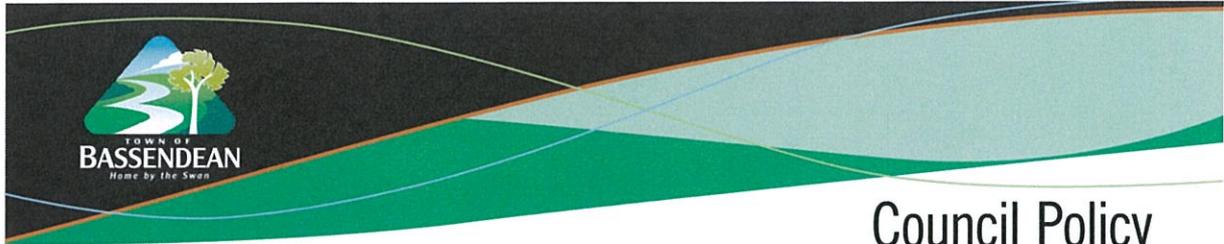
AASB 124 Related Party Disclosures

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Related Party Disclosures – Disclosure Form

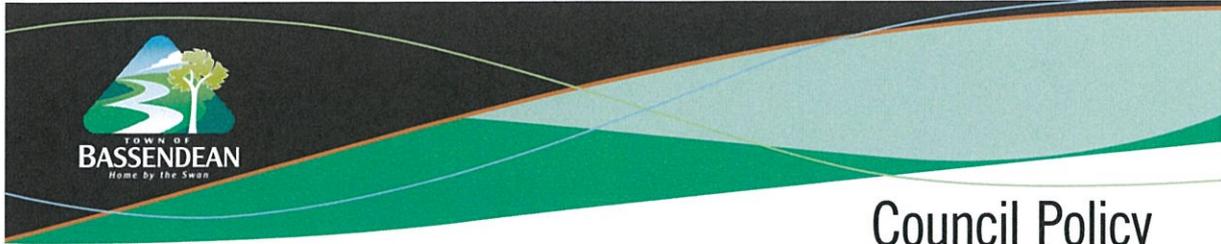
Application



Council Policy

Responsibility for the implementation of this policy rest with the Mayor, Councillors and Chief Executive Officer. The Policy is to be reviewed as required.

Policy Type: Strategic Policy	Responsible Officer: Chief Executive Officer and Director Corporate Services
Link to Strategic Community Plan: Leadership and Governance	Last Review Date: N/A Version 1 – August 2017
	Next Review due by: As Required



Council Policy

PRIVACY COLLECTION NOTICE RELATED PARTY TRANSACTIONS AND DISCLOSURES BY KEY MANAGEMENT PERSONNEL

Purpose of Collection, Use and Disclosure

Effective for annual financial periods beginning on or after 1 July 2016, Council must disclose certain related party relationships and related party transactions together with information associated with those transactions in its general purpose financial statements, in order to comply with *Australian Accounting Standard AASB 124 Related Party Disclosures July 2015 (AASB 124)*.

Related parties include Council's key management personnel (KMP), their close family members, and any entities that they or any of their close family members control or jointly control.

A related party transaction is any transaction (whether a transfer of resources, services or obligations) between the reporting local government and any of the related parties, whether monetary or not.

If there is a related party transaction with Council applicable to a reporting financial year, AASB 124 requires Council to disclose in the financial statements the nature of the related party relationship and information about the transaction, including outstanding balances and commitments associated with the transaction. Disclosure in the financial statements may be in the aggregate and/or made separately, depending on the materiality of the transaction.

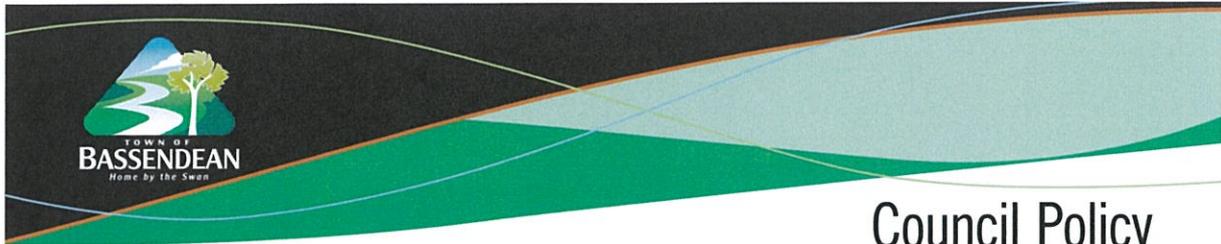
For more information about Council's disclosure requirements under AASB 124, please refer to Council's Related Party Disclosure Policy.

Notifications by Key Management Personnel

In order to comply with AASB 124, Council has adopted a policy that requires all members of its KMP to periodically provide notifications to the Manager Corporate Services of any existing or potential related party transactions between Council and any of their related parties during a financial year, and any changes to previously notified related party relationships and transactions relevant to the subject financial year.

To this end, each KMP must provide a Related Party Disclosure, in the approved form, notifying any existing or potential related party transactions between Council and any related parties of the KMP, to the Manager Corporate Services by no later than the following periods during a financial year:

- 30 days after the commencement of the application of this policy;



Council Policy

- 30 days after a KMP commences their term or employment with Council; and
- 30 June (each year).

Note, these related party disclosure requirements are in addition to the notifications KMPs are required to make to comply with the Town's Code of Conduct.

This includes disclosures relating to Conflicts of Interest (Pecuniary and Non Pecuniary) and Gifts and Benefits. Council's Auditors may audit related party information as part of the annual external audit.

For privacy and right to information status of this information, please refer to Council's Related Party Disclosure Policy.

Who are KMPs?

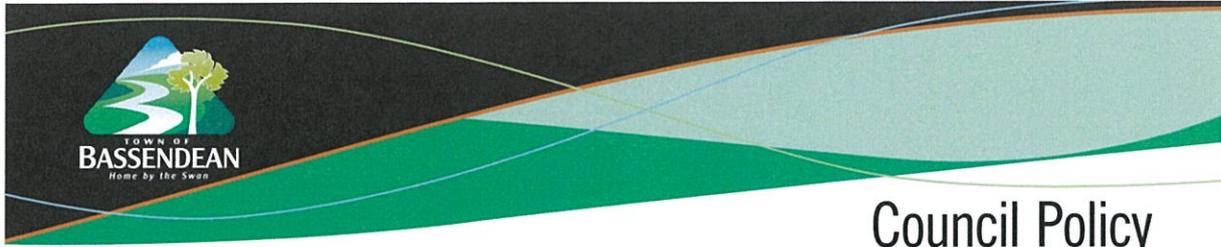
- An elected Council member;
- Key management personnel being a person employed under section 5.36 of the Local Government Act 1995 in the capacity of Chief Executive Officer or Director and any Manager reporting directly to the CEO;
- Close members of the family of any person listed above, including that person's child, spouse or domestic partner, children of a spouse or domestic partner, dependents of that person or person's spouse or domestic partner; and
- Entities that are controlled or jointly controlled by a Council member, KMP or their close family members. (Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs).

Who are close family members of a KMP Person?

Close family members, or close members of the family, of a KMP are family members who may be expected to influence, or be influenced by, that person in their dealings with Council and include:

- that person's children and spouse or domestic partner;
- children of that person's spouse or domestic partner; and
- dependents of that person or that person's spouse or domestic partner.

Under AASB 124, close family members could include extended members of a family (such as, without limitation, a parent, grandparent, siblings, etc) *if* they could be expected to influence, or be influenced by, the KMP in their dealings with Council.



Council Policy

The following table may assist you in identifying your close family members:

Definitely a close family member	Maybe a close family member
Your spouse/domestic partner	Your brothers and sisters, if they could be expected to influence, or be influenced by, you in their dealings with Council
Your children	Your aunts, uncles and cousins, if they could be expected to influence, or be influenced by, you in their dealings with Council
Your dependents	Your parents and grandparents, if they could be expected to influence, or be influenced by, you in their dealings with Council
Children of your spouse/domestic partner	Your nieces and nephews, if they could be expected to influence, or be influenced by, you in their dealings with Council
Dependents of your spouse/domestic partner	Any other member of your family if they could be expected to influence, or be influenced, by you in their dealings with Council

What is an entity that I, or my close family member, control or jointly control?

Entities include companies, trusts, incorporated and unincorporated associations such as clubs and charities, joint ventures and partnerships.

Control

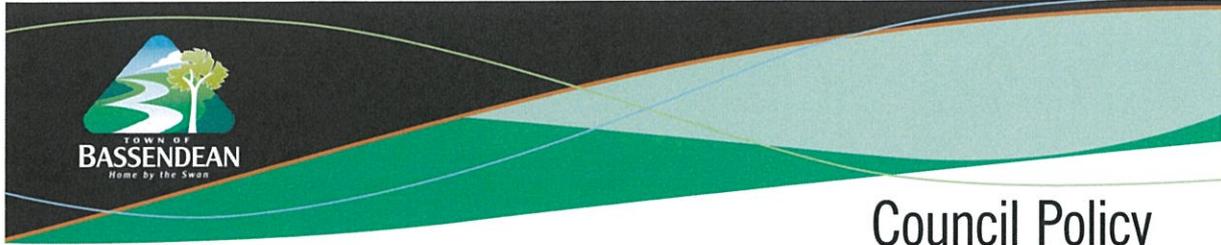
You control an entity if you have:

- power over the entity;
- exposure, or rights, to variable returns from your involvement with the entity; and
- the ability to use your power over the entity to affect the amount of your returns.

Example of control

Fred is the Mayor of Sunny Shire Council and owns 100% of the ordinary shares in Sunny Development Company Pty Ltd (the company). The ordinary shares are the only shares in the company that have voting rights. Fred controls the company because he has the power to affect the company's decisions and the return that he will get from the company.

Fred will need to include the company on his related party disclosure.



Joint control

To jointly control an entity there must be contractually agreed sharing of control of the entity, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

Example of joint control

Fred is the Mayor of Sunny Shire Council and owns 50% of the ordinary shares in Sunny Development Company Pty Ltd (the company). Fred's brother Stan owns the other 50% of the ordinary shares. Fred and Stan are the only Directors of the company and have equal voting rights on the board. Fred and Stan have joint control of the company because any decisions require the unanimous consent of them both. Fred will need to include the company on his related party disclosure and the entity's related party relationship with Fred and Stan.

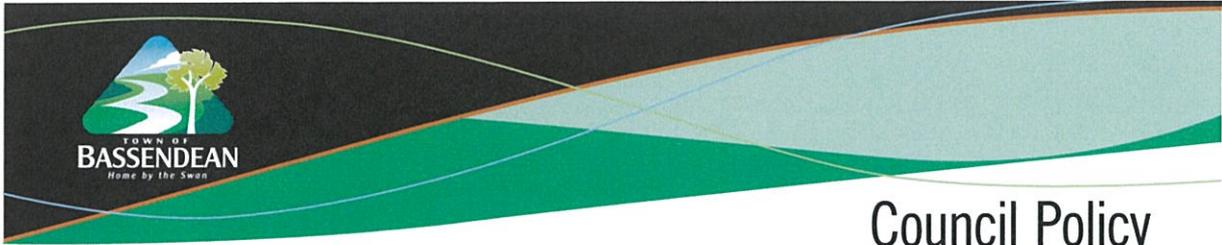
In some cases, it will be obvious that you or a family member control or have joint control over an entity. In other cases it will be less clear.

If you are unsure whether you, or a close family member, has control or joint control of an entity then you should contact the Responsible Accounting Officer for a confidential discussion.

Related Standards:

AASB 10 Consolidated Financial Statements, paragraphs 5 to 18, and Appendices A (Defined Terms) and B (Application Guidance).

AASB 128 Investments in Associates and Joint Ventures, paragraph 3 (Definitions).



Council Policy

TOWN OF BASSENDEAN

Related Party Transactions and Disclosure by Key Management Personnel

Name of Key Management Personnel: _____

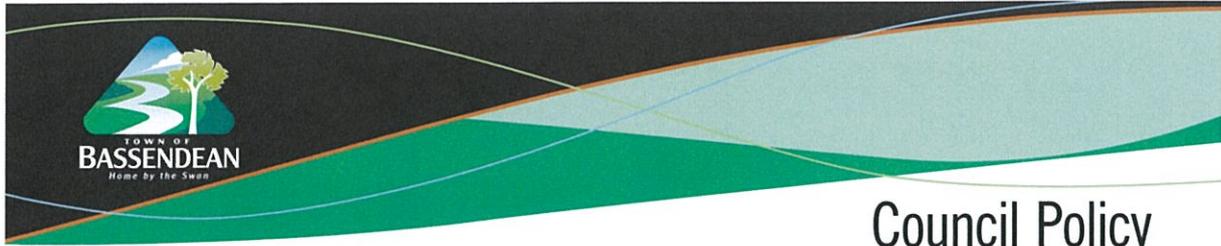
Position of Key Management Personnel: _____

Please read the Privacy Collection Notice provided with this notification, which explains what is a related party transaction and the purposes for which the Town of Bassendean is collecting and will use and disclose, the related party information provided by you in this notification.

Please complete the table below for each related party transaction with the Town of Bassendean that you, or a close member of your family, or an entity related to you or a close member of your family, has previously entered into during the 2016/2017 financial year and which may/may not continue into future years:

If there is no related party transactions, please insert "Nil" in the table below.

Description of Related Party Transaction	Is transaction existing/potential?	Related Party's Name (Individual's or entity's name)	Related Party's Relationship/ Reasons why related	Description of Transaction Documents or Changes to the Related Party Relationship



Notification

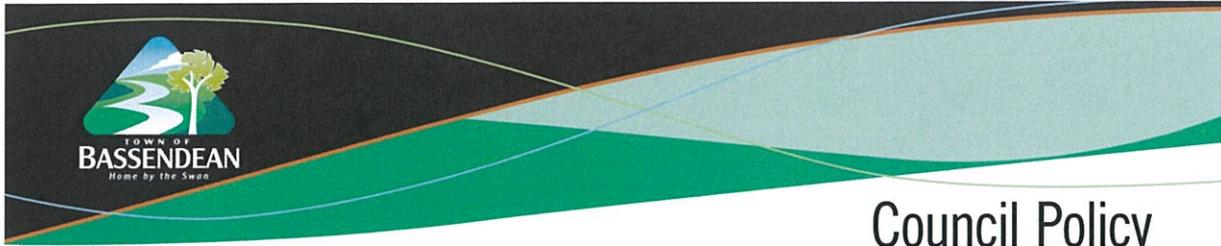
I, _____ (Full name and position), notify that, to the best of my knowledge, as at the date of this notification, the above list includes all existing and potential related party transactions with Council involving myself, close members of my family, or entities controlled or jointly controlled by me or close members of my family, relevant to the 2016/2017 financial year.

I make this notification after reading the Privacy Collection Notice provided by the Town of Bassendean, which details the meaning of the words “related party”, “related party transaction”, “close members of the family of a person” and, in relation to an entity, “control” or “joint control”, and the purposes for which this information will be used and disclosed.

I permit the Responsible Accounting Officer and the other permitted recipients specified in Council’s Related Party Disclosure Policy to access the register of interests of me and persons related to me and to use the information for the purposes specified in that policy.

SIGNATURE OF NAMED KEY MANAGEMENT PERSONNEL:

DATED: _____



Definitions

AASB 10 - the Australian Accounting Standards Board - Consolidated Financial Statements - details the criteria for determining whether Council has significant influence over an entity

AASB 11 - the Australian Accounting Standards Board - Joint Arrangements - details the criteria for determining whether Council has significant influence over an entity

AASB 124 - the Australian Accounting Standards Board - Related Party Disclosures Standard under Section 334 of the *Corporations Act 2001*

AASB 128 - the Australian Accounting Standards Board - Investments in Associates and Joint Ventures - details the criteria for determining whether Council has significant influence over an entity

The Act - *the Local Government Act 1993*

The Regulation - *the Local Government (General) Regulation 2005*

Key Management Personnel - are those persons having the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the entity.

Material (materiality) - means the assessment of whether the transaction, either individually or in aggregate with other transactions, by omitting it or misstating it could influence decisions that users make on the basis of an entity's financial statements. For the purpose of this policy, it is not considered appropriate to set either a dollar value or a percentage value to determine materiality.

Ordinary Citizen Transaction - means a transaction that an ordinary citizen of the community would undertake in the ordinary course of business with Council.

Related Party - any person or entity that is related to the entity that is preparing its financial statements (referred to in this standard as the 'reporting entity').

Related Party Transaction - is a transfer of resources, services or obligations between a Council and a related party, regardless of whether a price is charged.

Significant (significance) - means likely to influence the decisions that users of the Council's financial statements make having regard to both the extent (value and frequency) of the transactions, and that the transactions have occurred between the Council and related party outside a public service provider/taxpayer relationship.

Remuneration - means remuneration package and includes any money, consideration or benefit received or receivable by the person but excludes reimbursement of out-of-pocket expenses, including any amount received or receivable from a Related Party Transaction.

ATTACHMENT NO. 10

TOWN OF BASSENDEAN

MINUTES

LIVEABLE TOWN ADVISORY COMMITTEE

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN
ON TUESDAY 8 AUGUST 2017, AT 7.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member opened the meeting, welcomed all those in attendance and conducted an Acknowledgement of Country.

2.0 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

Present

Cr Paul Bridges, Presiding Member
Cr John Gangell
Cr Renee McLennan
David Doy, Community Representative
Ryan Medrana, Community Representative
Victoria Brown, Community Representative
Alison Healey, Community Representative
Kylie Turner, Community Representative
Jeanette Maddison, Community Representative

Officers

Graeme Haggart, Director Community Development
Sally Griffiths, Manager Children Services
Salvatore Siciliano, Manager Recreation & Culture
Amy Holmes, Minute Secretary

Public

Four members of the public in attendance.

2.1 Leave of Absence

MOVED Cr Bridges, Seconded Cr McLennan, that a leave of absence be granted for Graeme Haggart, Director Community Development, for the next two meetings.

CARRIED UNANIMOUSLY 9/0

3.0 DEPUTATIONS

Sarah Quinton addressed the Committee with regard to the Bassendean Child Health Centre Survey.

4.0 CONFIRMATION OF MINUTES

4.1 Minutes of the Bassendean Liveable Town Advisory Committee meeting held on 13 June 2017

COMMITTEE/OFFICER RECOMMENDATION – ITEM 4.1

MOVED Alison Healey, Seconded Ryan Medrana, that the minutes of the Bassendean Liveable Town Advisory Committee meeting held on 13 June 2017, be confirmed as a true record.

CARRIED UNANIMOUSLY 9/0

5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil

6.0 DECLARATIONS OF INTEREST

Nil

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

8.0 PRESENTATION

Raelene McAllister (Manager) and Jill Pearce (Coordinator) from the Midvale Parenting Centre attended the meeting and gave a progress report on the parenting service roll out in the Town of Bassendean.

9.0 OFFICER REPORTS

9.1 Dogs and Playgrounds (Ref: PARE/USAGE/4 - Graeme Haggart, Director Community Development)

APPLICATION

This report is for the Committee to be informed of discussions in relation to dogs and playgrounds and for the Committee to be provided opportunity to further inform the discussion.

BACKGROUND

In 2015, a child was savagely attacked in Success Hill Reserve bringing to attention dogs in and around playgrounds.

In recent times, the Town has been considering dog off leash areas, and in July, Council considered an officer report into fenced dog exercise parks at Palmerston Reserve and Anzac Terrace Reserve.

Council has resolved to allocate funding to the financial management plan to plan for a dog exercise park in Palmerston Reserve.

Rangers manage off-leash areas as designated by Council.

Sandy Beach Reserve is a dog on-leash area, while Ashfield Flats alongside is a dog off-leash area. The Town is proposing to install a \$1.5m playground in an enlarged Sandy Beach Reserve.

Mary Crescent Reserve is an off-leash dog exercise area. The Town is proposing to install a \$250,000 playground in Mary Crescent Reserve as soon as permission is granted to access Cash in Lieu Reserves.

How dogs are effectively managed around playgrounds, and in particular the two proposed new playgrounds, is to be considered.

COMMENT

Rangers comment that owners are required to be in control of their dogs whether on or off the leash. Dogs that are not well controlled should therefore be on-leash at all times. Penalties can apply where this is not the case.

Creating barriers to separate users in the playground from dogs is one option. Security fences is one regularly considered method. Fences, permeable or not, are also problematic in that they provide a sense of security that has proved dangerously false. Supervision remains the best form of security.

Fencing, like shade and soft fall add to the budget, often reducing the range of play events that can be provided.

Some Councils fence their playgrounds as a policy position. The Town has chosen to not apply this as policy on the basis that supervision is the best safety measure.

Vegetation barriers have a similar function to fences. While a lesser cost to install, well maintained hedges or the like add to the cost of maintenance.

Dogs are likely to become excited around children in active play. Flying fox is planned for both playgrounds. Dogs will be attracted to these venues.

Vegetation, other barriers (logs, etc.) and landform (mounds and paths) are planned barriers/parameters for both playgrounds. Fencing is not planned to be installed.

Rangers are proposing to install signage around the Mary Crescent Reserve playground alerting dog owners that the playground is an on-leash area. The signs are proposed for alongside the paths at each access point to the playground and where the playground is likely to be accessed other than by defined paths.

In the lead up to the installation of the playground in Mary Crescent, an education program is proposed for "walk-in" residents on responsible dog ownership and behavior management.

Ashfield CAN has conducted an annual event titled "A Dog's Breakfast" at Sandy Beach Reserve for many years. Dogs at that event are maintained on leash.

Committee consideration to managing the risk of dogs around playgrounds is sought.

FINANCIAL CONSIDERATIONS

The cost to fence the Mary Crescent Reserve playground has not been determined.

The Committee discussed a number of matters including:

- *The value of socialising and exercising dogs in public open space;*
- *Give consideration to the separation of playgrounds and dog exercise areas through physical and visual barriers when designing open space;*
- *Public education; and*
- *Signage.*

COMMITTEE/OFFICER RECOMMENDATION — ITEM 9.1

LTAC – 1/08/17 MOVED Alison Healey, Seconded Kylie Turner, that in relation to dogs and playgrounds, the Committee notes the report and makes the following observations:

- That recognition be given to the value of socialising and exercising dogs in public open space;
- That open space design give consideration to the separation of playgrounds and dog exercise areas through physical and visual barriers; and
- There is need for public education through the Town's Rangers and the installation of appropriate signage.

CARRIED UNANIMOUSLY 9/0

9.2 Integrated Children and Family Services Centre (Ref: COMS/SVPROVN/1 Graeme Haggart, Director Community Development)

APPLICATION

This item is referred to the Committee by Council to consider what action to take.

ATTACHMENTS

Bassendean Integrated Child & Family Services Centre Feasibility Study – Option 1 & 2 May 2013; and

Bassendean Community Centre Preliminary Cost Indication October 2013

BACKGROUND

In response to a Notice of Motion by Cr McLennan, at the March OCM, Council resolved (OCM – 34/03/17) to:

1. *Affirms the high value that is placed upon families and children in our community and its commitment to provide appropriate facilities to meet the requirements of this important group;*
2. *Recognises the need for upgraded infant health and other children & families' facilities within the Town of Bassendean;*
3. *Notes the previous failure of plans for a Children & Families' Services Centre to proceed (OCM – 14/12/13);*
4. *In light of the above, reconsiders establishing a Children and Families' Services facility including:*
 - a) *Defining a model that would be both acceptable to the community and feasible for the Town;*
 - b) *Defining the scope of services to ideally be accommodated by such a facility;*
 - c) *Identifying suitable sites for such a facility to be located; and*
 - d) *Identifying potential funding sources for the project; and*
5. *Refers the matter to the Liveable Town Advisory Committee to action in consultation with the community.*

COMMENT

The approach to be taken on this matter is recommended to be the establishment of a Working Party with Terms of Reference defined by part 4 above.

Council recently considered the merits of leasing commercial property in the Town Centre to accommodate the Child Health Clinic in response to the facility no longer meeting the purpose: The building was constructed in the 1950's.

Council resolved not to proceed with leasing premises, but to investigate enhancing the existing facility to better meet client needs as an interim measure and as part of this process, refers the condition of the building to the Asset Management Working Group.

Following an extensive process that took many years, in December 2013, Council resolved not proceed with the proposal for a Children and Family Services Centre.

Attached please find two business case iterations for the Integrated Children and Family Services Centre .

The May 2013 Report includes design and cost estimates to construct the facility at the original site, being from Hamilton Street to James Street and from the Tennis Courts to abut residential properties and including the Child Health Clinic site.

The cash flow business model for this facility (both options 1 & 2) showed an operating deficit and was not supported by Council.

Council resolved to consider the facility on an alternate site, being the Senior Citizens' Centre and down James Street. The second document in the attachments is the concept plan and capital cost estimates that was beyond the Town's borrowing capacity.

It was at this point the project was abandoned.

The Town continues to experience gentrification with an increase in the number of young families taking residency. The number of live births remains historically high.

An initiator of the proposal to establish an Integrated Children and Family Services Centre was a petition received by the Town in 2006 seeking Council provide better facilities for playgroups. As a short term outcome, the Children Services component of Ashfield Community Centre that accommodated Out of School Child Care Services was adapted to provide playgroups through the day. A Federal Government funded facilitated playgroup was provided in the Centre. This facility now provides long day care service (Wind in the Willows Ashfield) and can no longer meet playgroup needs.

No new community facilities have been constructed by the Town in the intervening years. Playgroups continue to operate in the Town but the demand for Council facilities for the purpose has reduced.

Wind in the Willows Bassendean celebrated 40 years of service to the community in Wilson Street last year. The facility, while maintained in good working order, is 40 years old. The nature of childcare has radically changed in that time and the facility has been adapted to meet those changes. It nevertheless remains a 40 year old facility.

A "homely environment" is undoubtedly a strength and assists Wind in the Willows achieve the requirement to meet all financial outgoings through parent fees.

Growing Wind in the Willows business model and the establishment of a second Centre, Wind in the Willows Ashfield, was as a result of changes in local demand. Alternate Out of School Care services were being established on School properties. This in turn reduced demands for Primary School Aged childcare services while at the same the Town was unable to meet demand for under school-aged care. In 2015, the Town transitioned the Ashfield Centre to long day care, specialising in 3 – 5 year olds. In doing so, the Bassendean Centre was able to specialise on 0 – 3 year olds. This model continues today. Demand continues to be stubbornly higher than can be accommodated

Future industry changes may well see children as young as three years old becoming more formally engaged in the education system. This may affect demand for placements.

OFFICER RECOMMENDATION - ITEM 9.2

That:

1. An Integrated Children and Family Services Centre Working Group be established with membership including:
2. The Working Group Terms of Reference be:
 - a) Defining a model that would be both acceptable to the community and feasible for the Town;
 - b) Defining the scope of services to ideally be accommodated by such a facility;
 - c) Identifying suitable sites for such a facility to be located; and
 - d) Identifying potential funding sources for the project.

COMMITTEE RECOMMENDATION - ITEM 9.2(a)

LTAC – 2/08/17 MOVED Kylie Turner, Seconded Jeanette Maddison, that:

1. An Integrated Children and Family Services Centre Working Group be established;
2. Membership include Jeanette Maddison, Kylie Turner, Cr John Gangell and that expressions of interest be called from the community;

3. The Working Group Terms of Reference be:
 - a) Define the need, scope of services and stakeholders to ideally be accommodated by such a facility; and
 - b) Investigate a model that would be both acceptable to the community and feasible to the Town including reviewing previous models considered by the Town;
CARRIED 7/2

COMMITTEE RECOMMENDATION – ITEM 9.2(b)

LTAC – 3/08/17 MOVED Cr McLennan, Seconded Jeanette Maddison, that the Town seek a suitable alternative location for the Child Health Clinic parents' group sessions as a temporary measure.

CARRIED UNANIMOUSLY 9/0

COMMITTEE RECOMMENDATION – ITEM 9.2(c)

LTAC – 4/08/17 MOVED Kylie Turner, Seconded Jeanette Maddison, that the Town write to the Department of Health detailing results from the survey conducted by Sarah Quinton into the suitability of the Bassendean Child Health Clinic, and requesting it investigate current birth rates in Bassendean and assess the community's need for another nurse.

CARRIED UNANIMOUSLY 9/0

9.3 Committee Work Programme

Urban Forest Working Group

The Urban Forest Working Group held a meeting on 15 June 2017. The 15 June meeting notes are attached, together with the draft community sub group's re-worked Urban Forest Strategy.

Items discussed include:

- The Urban Forest community subgroup tabled an Index or the proposed order for each chapter in the Strategy and tabled "re-worked" chapters including a list of additional work proposed by the community subgroup to be undertaken. Since the June 2017 working group meeting, the Town has collated the "re-worked" chapters as per the community sub-group members requested index, with the balance of the original February 2016 information moved or delegated to the appendices section.

- On 5 June 2017, Nonie Jekabsons provided a draft species list and list of references used to compile the species list for the UFWG's consideration.

Community Representative, Alison Healey, tendered her resignation prior to the working group meeting due to work commitments. As a result, the Acting Chief Executive Officer wrote to Alison on the 8th June 2017, thanking her for the contributions made in reviewing the draft Urban Forest Strategy.

Cr Bridges tabled a request from Keryn Marley to be appointed to the Urban Forest Working Group.

COMMITTEE RECOMMENDATION – ITEM 9.3(a)

LTAC – 5/08/17 MOVED Cr Bridges, Seconded Kylie Turner, that Keryn Marley be appointed to the Urban Forest Working Group.
CARRIED UNANIMOUSLY 9/0

Renewable Energy Working Group

The Renewable Energy Working Group has not met since the last meeting.

Regional Playground Working Group

The Regional Playground Working Group has not met since the last meeting.

Council endorsed the Regional Playground concept plan be advertised for a period of public comment in June. The DCD has been working with Nature Play Solutions to develop the static display and an online feedback.

The Working Group will be convened to confirm this consultation process and again to receive the feedback from the consultation.

Australia Day Event Review Working Group

The Australia Day Event Review Working Group has not met since the last meeting. The next meeting of the Working Group is scheduled for August.

An article will be published in the August edition of the Bassendean Briefings to raise awareness of the community consultation phase that will commence in September seeking the views of the community on how they would like to celebrate being Australian.

Community consultation will include an online survey that can also be completed in person at the Customer Service Centre, Bassendean Memorial Library and the Volunteer Centre.

A multi-layered consultation program is being proposed that will include a mix of online and traditional methods of community engagement.

Any changes to the Town's Australia Day event would come into effect for 2019 and beyond.

COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.3(b)

LTAC – 6/08/17 MOVED Cr Bridges, Seconded Cr Gangell, that the Working Group progress reports be received.
CARRIED UNANIMOUSLY 9/0

9.4 Ongoing Activity Progress Reports

Recreation

Participation in Sport and Recreation, Leisure Activities

The Town's RELax Program continues to attract strong enrolment numbers with 176 people registering so far in courses for Term 3. Some courses such as *Ukulele*, *Felt a Vessel*, *Glass with a Past* and *Stand Up Paddle Boarding* will be held during the month of August and early September, with enrolment numbers expected to increase.

The Mary Crescent Reserve Playground concept design has been finalised. Officers will continue to progress the next stage of ensuring that all required documentation is finalized in order to go to tender. Approval is still required from the Minister for Planning for the release of Cash In Lieu(CIL) funding prior to the commencement of construction. CIL funding relates to developer contributions from subdivision of Lot 3 Morley Drive, Eden Hill.

KidSport applications have been processed from June to August 2017 to assist junior sport players participate in their preferred sport.

Facility Management

Consultant's AECOM Australia Pty Ltd have completed an interim report of findings from the community consultation conducted for the Community Facilities and Ovals/Reserves Audit and Needs Assessment. A draft final report with recommendations is currently being completed.

A further report will be provided at the LTAC meeting.

Culture

2017 NAIDOC Family Day

In partnership with Derbarl Yerrigan Health Service Inc., the Town successfully staged the 2017 NAIDOC Family Day on Thursday 6 July 2017 at Ashfield Reserve, 10.30am – 3pm. The event also included the Dandjoo Koorliny Reconciliation walk.

It was estimated that between 5,000 to 6,000 people attended the event with up to 50 people participating in the Dandjoo Koorliny walk which was an increase from 2016.

In staging this years event, the *Our Languages Matter* theme was incorporated into the event with signage in the Nyoongar language being displayed around the ground.

For 2017, the focus on participation, engagement and fun was continued and included:

Live music performances on the main stage (performances from emerging Aboriginal musicians participating at Abmusic and Gina Williams);

Youth zone including a visit from Miss NAIDOC 2017;

A Sports zone as well as an interview with our sporting stars on what NAIDOC week means to them;

For the young ones, there was fun rides, bouncy castle and face painting by the Town's own Bassendean Cultural Advancement Group as well as *Critters Up Close* - who featured a variety of native birds, reptiles, mammals and invertebrates;

Urban Indigenous, Yanchep National Park and Bindi Bindi Dreaming staged activities focusing on arts, culture and language;

The Derbarl Yerrigan Moorditj Healthy Lifestyle Zone for free health checks;

The Aboriginal Workforce Development Centre's "Deadly Jobs Expo" to meet potential employers;

Information stalls from a variety of not for profit and government organisations'; and

100.9fm Noongar Radio broadcasted live throughout the day.

So far, an analysis of data received from event surveys from over 100 respondents on the day, indicate a very high satisfaction rating. In addition, event sponsor/stallholder Aboriginal Workforce Development Centre's (AWDC) - *Deadly Job Expo*, continues to be a core component of their strategy to link Aboriginal people with employment opportunities. This has resulted in AWDC's service being stronger due to their annual participation in the NAIDOC Family Day.

2017 Bassendean Visual Art Awards

Planning is well underway for the 2017 Bassendean Visual Art Awards that will once again be held in the Bassendean Community Hall. The exhibition will run from Thursday 21 to Wednesday 27 September. The official opening will be held on Thursday 21 September with entries for the Art Awards closing on Friday 11 August 2017.

For 2017, a Bassendean ART Tour is being included as part of the Art Awards on Sunday 24 September – 9.30am-1pm. People will have the opportunity to spend the morning absorbing the creative spaces within the Town of Bassendean. The tour will start visiting the Bassendean Visual Art Awards, Cyril Jackson Artshouse and Artsource Ashfield. Participants will see the exhibitions and hear Curator and Artist talks. The tour commences at O2 café at 9.30am and ends at the Cork & Bottle at approximately 1pm. Transport will be provided by the Town.

Cultural Plan

The Town sourced quotes in June 2017 from suitable consultants as part of the *Consultancy Project Brief (Cultural Plan Review) – Development of a Cultural Plan for the Town of Bassendean*.

The Town received seven submissions with six of the submissions providing a quote.

After assessing all quotes received, experienced Arts professional Ricky Arnold has been engaged as the Consultant to undertake the cultural planning process. A comprehensive community consultation program will be implemented to ensure that the general community, artists/creatives living within the Town, Councillors, Committee members, staff and other key stakeholders will have the opportunity to provide input to the cultural planning process.

It is expected that the final Cultural Plan will be completed by the end of March 2018 and tabled at the Ordinary Council meeting for consideration in April 2018.

A further report will be provided at the LTAC meeting.

Attendance at the National Australia Day Conference

As a Gold Member of Australia Day WA, the Town received a scholarship for one staff member to attend the National Australia Day Conference in Adelaide from 25 to 26 July 2017.

Ms Jane Mitchell, the Town's Events Officer, attended the conference in Adelaide. Outcomes, reflections and ideas will be included as part of the Australia Day review and planning for the 2018 Australia Day event.

Economic Development

Business Breakfast Seminar, Maltese Club. (19 July)

A meeting was held with 12 local businesses. These operators were from the retail sector, the Tonkin Industrial Estate and home based. The meeting presented a summary of results from the Business Survey and sought input into the Digital Marketing Strategy for Bassendean Business.

The survey was completed by 300 businesses and offered insight into:

- levels of digital adoption and integration into business processes;
- staff training and business assistance and awareness of government programs; and
- levels of networking and personal learning and knowledge sharing.

This data will inform the structure and actions in the Digital Marketing Strategy. The marketing strategy will guide how the Town engages with businesses, how the Town encourages business and how the Town supports growth and local employment opportunities.

The draft version of the marketing strategy will be presented for Managers discussion at the CEO Forum in August and for Council consideration in September.

Old Perth Road Markets

We continue to introduce efficiencies and changes in the operation of the markets. These include engagement of Men's Shed for traffic management services and launching the online application system.

New Traffic management signage ordered in line to the revised Traffic Management Plan and new trailer to allow Men's Shed to provide this service from August onwards.

The online stallholder application system is operational. It has proved to be quite complicated to streamline the variety of stall options, prices, licences, dates as well as ensuring maximum variety of products on offer and good standard of products.

We are also wanting the system to provide a stall holder depository for profiles, images and stories which can be used for publicity on Facebook and websites.

The changes have meant a lot of discussion between accounts, depot, web developer and community groups. Accordingly, progress is impaired to ensure all parties are fully informed and supportive.

The "Sustainability" theme for the July Markets was very successful. We achieved huge support from innovation sector with electric bikes and Tesla vehicles and other cutting edge creations on display. We balanced that with everyday activities with environment house offering numerous examples and solutions to minimising waste and composting lessons being provided from CJ Arts House Community Gardens. The local member – Dave Kelly presented awards for the three month long photography competition.

Markets Theme for August "Birthday"

Children Services

- Shamali the new Food Coordinator for Bassendean has settled well, the transition has been seamless, her cooking delicious, her demeanour impeccable, we feel very lucky to have her on board.

- On July 6 children and educators from the Ashfield service participated in the NAIDOC celebrations organised by the Town of Bassendean; a fabulous time was had by all. Children continue to be exposed to Indigenous culture through song and storytelling as they continue their learning journey of respect for Aboriginal people, language and country.
- July also brought the 6 monthly external audit of the food safety plan for Ashfield. A new auditor has been appointed, who brought much expertise to the experience. His positive attitude to continuous improvement was well received, after a number of observations and recommendation we are hoping to implement to excel in this area.
- Educators participated in the second session of professional development provided by Think Performance Psychology on emotional wellbeing. 25 educators were able to attend and high levels of participation were demonstrated, promoting higher levels of understanding and teamwork ethic this is sure to have a positive outcome. We are looking forward to the 3rd and final PD on Leadership scheduled for next month.

COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.4

LTAC – 7/08/17 MOVED Cr Gangell, Seconded Cr Bridges, that the Officers' ongoing activities progress reports be received.
CARRIED UNANIMOUSLY 9/0

9.5 Resolution Implementation Report

Passed resolutions of Committee whose status is listed as "Completed" are sought to be deleted.

COMMITTEE/OFFICER RECOMMENDATION – ITEM 9.5

LTAC – 8/08/17 MOVED David Doy, Seconded Ryan Medrana, that the completed resolutions of the Committee in the progress report be deleted.
CARRIED UNANIMOUSLY 9/0

10.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

12.0 **CONFIDENTIAL BUSINESS**

Nil

13.0 **CLOSURE**

The next meeting is to be held on Tuesday 10 October 2017,
commencing at 5.30pm.

There being no further business, the Presiding Member
declared the meeting closed, the time being 10.00pm.

ATTACHMENT NO. 11

LIST OF PAYMENTS
FOR PERIOD
ENDED 31st JULY 2017

SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
MUNICIPAL / TRUST		
EFT and Direct Debits 01-31 July 2017	31991 – 32227	2,423,550.35
TRUST FUND		
Cheques Commonwealth 6100-1015-9136	0	0.00
MUNICIPAL BANK		
Cheques Commonwealth 6100-1015-9128	85751 – 85783	29,858.25
		<hr/>
		\$2,453,408.60
		<hr/> <hr/>

DIRECTOR CORPORATE SERVICES' DECLARATION:

This schedule of accounts to be passed for payment, covering vouchers as above, which was submitted to each member of Council on 22nd August 2017 been checked and is fully supported by vouchers and invoices, which are submitted herewith, and 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 are due for payment.

DIRECTOR CORPORATE SERVICES

MAYOR'S DECLARATION

I hereby certify that this schedule of accounts, covering vouchers as above, was submitted to the Council on 22nd August 2017 and that the amounts were approved by the Council for payment.

MAYOR

1st July 2017
to
31st July 2017

Chq/EFT	Date	Name	Description	Amount
EFT31991	12/07/2017	AUSTRALIAN SERVICES UNION	Payroll Deductions	-192.15
EFT31992	12/07/2017	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-82,120.00
EFT31993	12/07/2017	HEALTH INSURANCE FUND (HIF)	Payroll Deductions	-148.75
EFT31994	12/07/2017	LGRCEU	Payroll Deductions	-61.50
EFT31995	12/07/2017	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-3,129.12
EFT31996	12/07/2017	ANJUMEN E BURHANI	Hall & Key Bond Refund	-1,050.00
EFT31997	12/07/2017	CAPITAL RECYCLING	Security Bond Refund	-2,250.00
EFT31998	12/07/2017	DYLAN BENNETTS	Dudley Robinson Youth Grant	-300.00
EFT31999	12/07/2017	FILL HOMES	Security Bond Refund	-2,250.00
EFT32000	12/07/2017	HARPREET SINGH	Hall & Key Bond Refund	-1,050.00
EFT32001	12/07/2017	KIRSTY PLOEG	Hall & Key Bond Refund	-1,050.00
EFT32002	12/07/2017	SPENCER KING	Security Bond Refund	-2,250.00
EFT32003	12/07/2017	THE GREY COMPANY	Hall & Key Bond Refund	-1,050.00
EFT32004	12/07/2017	TOWN OF BASSENDEAN (TRANS FROM TRUST TO MUNI)	Rates Transfer Paid Early 2017/2018	-5,362.76
EFT32005	12/07/2017	VINCENT DALY	Security Bond Refund	-2,112.00
EFT32006	12/07/2017	AUSTRALIA POST	Postal Charges - Bassendean Briefings	-3,656.20
EFT32007	12/07/2017	BASSENDEAN CALEDONIAN SOCCER FOOTBALL CLUB	Kidsports Voucher	-1,100.00
EFT32008	12/07/2017	BCITF	Building & Construction Industry - Levy Collected - June 2017	-2,613.44
EFT32009	12/07/2017	BEAUMONDE CATERING	Various Council Functions - Catering	-716.00
EFT32010	12/07/2017	BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-26,362.60
EFT32011	12/07/2017	BOC LIMITED	Depot - Bottled Gas Supplies & Equipment	-44.81
EFT32012	12/07/2017	CARDNO (WA) PTY LTD	Drainage Study & Investigation - Old Perth Road & Briggs Street	-1,501.50
EFT32013	12/07/2017	CHILDREN'S BOOK COUNCIL OF AUSTRALIA	Library - Childrens Book Week - Products	-62.25
EFT32014	12/07/2017	CLEANAWAY PTY LTD	Various Sites - 3.0M Bin Rubbish Collection	-3,951.14
EFT32015	12/07/2017	COMESTIBLES	Various Council Functions - Catering	-1,441.15
EFT32016	12/07/2017	CONSTABLE CARE CHILD SAFETY FOUNDATION INC	Naidoc Day 2017 - Mascot And Lost Child Point	-728.20
EFT32017	12/07/2017	DANNY JABBOUR	Council Crossover Contribution	-430.00
EFT32018	12/07/2017	DEPARTMENT OF COMMERCE	Building Services Levy Collected - June 2017	-4,116.67
EFT32019	12/07/2017	EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-33,628.32
EFT32020	12/07/2017	ECOSCAPE (AUSTRALIA) PTY LTD	Mary Crescent Playground - Design Documentation	-1,077.45

1st July 2017
to
31st July 2017

Chq/EFT	Date	Name	Description	Amount
EFT32021	12/07/2017	EPP CREATIVE	Flood Information Signs - Stickers Uv Protected	-302.50
EFT32022	12/07/2017	FOOD TECHNOLOGY SERVICES PTY LTD	Food Safety Services - Contract - June	-1,418.07
EFT32023	12/07/2017	JHR AUSTRALIA	Staff Training - Workplace Investigations	-975.00
EFT32024	12/07/2017	IPWEA NATIONAL	Depot Staff Attendance - Asset Management Forum	-255.00
EFT32025	12/07/2017	JETZ NETBALL CLUB INC	Kidsports Voucher	-200.00
EFT32026	12/07/2017	KELLI BRADBROOK	Human Resources - Ohs Support Contract	-2,400.00
EFT32027	12/07/2017	KIRSTIE WALKER	Wind In The Willows - Groceries (Staff Reimbursement)	-256.06
EFT32028	12/07/2017	KONE ELEVATORS PTY LTD	Library - Elevator - Service Fee	-1,894.23
EFT32029	12/07/2017	KRISTINA & THOMAS FUDERER	Council Crossover Contribution	-400.00
EFT32030	12/07/2017	SEAN MAGUIRE	Rates Refund	-492.20
EFT32031	12/07/2017	ADRIAN HEAD	Naidoc Day - Youth Zone - V R Demo	-450.00
EFT32032	12/07/2017	ARBORWEST TREE FARM	Various Street Garden Sites - New Tree	-187.00
EFT32033	12/07/2017	ARTSHOUSE COMMUNITY GARDEN INCORPORATED	Volunteer Event - Seed Pack For Volunteers	-200.00
EFT32034	12/07/2017	AXIS CONTRACTING	Various Sites - Crossover, Road And Footpath Maintenance	-16,863.96
EFT32035	12/07/2017	BOWDEN TREE CONSULTANCY	Arborist Reports For Planning Department - Various Sites	-1,859.00
EFT32036	12/07/2017	ECOSCAPE (AUSTRALIA) PTY LTD	Mary Crescent Playground - Design Documentation - Stage 3	-2,693.63
EFT32037	12/07/2017	FLYER SQUAD	Distribution - Waste & Recycling Guide To All Letterboxes	-1,395.00
EFT32038	12/07/2017	FORPARK AUSTRALIA	Various Reserves - Sites Replacement Concord Swing	-1,888.70
EFT32039	12/07/2017	FULLSKY	Australia Day - Review - Future Direction	-1,100.00
EFT32040	12/07/2017	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-1,251.25
EFT32041	12/07/2017	HARDWARE MAGIC BASSENDEAN	Hardware Supplies - Signs	-629.00
EFT32042	12/07/2017	JEFF GREEN TREE LOPPING	Various Sites - Street Tree Pruning	-825.00
EFT32043	12/07/2017	JODY DIMASCIA	Relax Program - Instructor - Mums And Bubs Yoga	-770.00
EFT32044	12/07/2017	N & N J HAEUSLER	Library & Volunteer - Daily/Weekly Newspaper Subscriptions	-38.60
EFT32045	12/07/2017	NAVSDRON PTY LTD	Create Linkages Be Between To General Ledger And Reporting Template	-2,337.00
EFT32046	12/07/2017	NORTH LAKE ELECTRICAL PTY LTD	Old Perth Road Reticulation - New Switch Board And Controller	-5,131.50
EFT32047	12/07/2017	OCP SALES	Ranger Services - Staff Boot And Pants	-369.97
EFT32048	12/07/2017	PETER DELLE COSTE	Seniors - Adult Day Care - Musical Entertainment	-300.00
EFT32049	12/07/2017	PLE COMPUTERS	Various Business Units - Computer Supplies	-898.00
EFT32050	12/07/2017	RECOMMENDED TOWING PTY LTD	Ranger Services - Abandoned Vehicles	-88.00

1st July 2017
to
31st July 2017

Chq/EFT	Date	Name	Description	Amount
EFT32051	12/07/2017	REMO'S HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-866.25
EFT32052	12/07/2017	RJ BACK	Audit & Risk Management Committee 2016/2017	-1,089.00
EFT32053	12/07/2017	ROADS 2000	Various Sites - Road Re-Surfacing, Kerbing And Drainage Works	-65,773.59
EFT32054	12/07/2017	SAFE T CARD AUSTRALIA PTY LTD	Ranger Services - 2 X Safe T Cards And Monitoring	-2,165.90
EFT32055	12/07/2017	SD & VH FINDLAY	Freeland Way Reserve Shelter - Repair And Paint	-480.00
EFT32056	12/07/2017	STOTT AND HOARE	Annual Maintenance Renewal - Veeam Backup & Support	-2,145.00
EFT32057	12/07/2017	T & C COURIER & TRANSPORT SERVICES	Courier Service - Document Delivery - June 2017	-48.24
EFT32058	12/07/2017	TECHNOLOGY ONE LTD	Intramaps And Website - Update Waste Collection Boundaries	-1,716.00
EFT32059	14/07/2017	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-1,768.00
EFT32060	26/07/2017	AUSTRALIAN SERVICES UNION	Payroll Deductions	-192.15
EFT32061	26/07/2017	AUSTRALIAN TAX OFFICE (PAYG)	Payroll Deductions	-82,668.00
EFT32062	26/07/2017	HEALTH INSURANCE FUND (HIF)	Payroll Deductions	-148.75
EFT32063	26/07/2017	LGRCEU	Payroll Deductions	-61.50
EFT32064	26/07/2017	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll Deductions	-3,129.12
EFT32065	26/07/2017	ANDREW & MARIA JERACE	Security Bond Refund	-2,250.00
EFT32066	26/07/2017	DEPARTMENT OF PLANNING, LAND AND HERITAGE	Dap Fees - 2017-106 - 300 Collier Road Bassendean	-196.00
EFT32067	26/07/2017	HOME CHEF	Key Bond Refund	-50.00
EFT32068	26/07/2017	LUCYBAPTIST	Dudley Robinson Youth Grant	-200.00
EFT32069	26/07/2017	NARCOTICS ANONYMOUS	Key Bond Refund	-50.00
EFT32070	26/07/2017	PETER RENZULLO	Hall & Key Bond Refund	-350.00
EFT32071	26/07/2017	SUMMIT HOME GROUP	Security Bond Refund	-2,250.00
EFT32072	26/07/2017	A. M BOLTS & NUTS	Depot - Minor Supplies - June 2017	-16.50
EFT32073	26/07/2017	AAA PRODUCTION SERVICES	Naidoc Day - Production Equipment Hire	-10,309.74
EFT32074	26/07/2017	ABSOLUTE DJ SERVICES	Naidoc Event - D J Services	-725.00
EFT32075	26/07/2017	ACTION GLASS AND ALUMINIUM	Various Sites - Window Replacement	-295.79
EFT32076	26/07/2017	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Various Sites Events - Traffic Management	-1,478.13
EFT32077	26/07/2017	AGED & COMMUNITY SERVICES AUSTRALIA	Senior Services - Membership Fee 2017/2018	-1,864.50
EFT32078	26/07/2017	ALSCO PERTH	Office Linen And Laundry Services	-183.87
EFT32079	26/07/2017	AMGROW AUSTRALIA PTY LTD	Various Sites - Application Of The Herbicide Roundup	-748.00
EFT32080	26/07/2017	ANGEL FLOWERS	Various Events - Flower Arrangements	-60.00

1st July 2017
to
31st July 2017

Chq/EFT	Date	Name	Description	Amount
EFT32081	26/07/2017	ASHFIELD PRIMARY SCHOOL	Naidoc Day - Assistance With Clean Up	-500.00
EFT32082	26/07/2017	ASHTON PROPERTY GROUP PTY LTD	Closing The Gap - Coordinate The Annual Lunch	-905.00
EFT32083	26/07/2017	ASSET INFRASTRUCTURE MANAGEMENT	Consulting Fee - Asset Management	-3,506.25
EFT32084	26/07/2017	AUSTRALIAN OFFICE	Various Business Units - Self Seal Window Envelopes	-423.39
EFT32085	26/07/2017	BASSEDEAN MEN'S SHED INC	Volunteers - Training In Traffic Management	-600.00
EFT32086	26/07/2017	BASSEDEAN NEWSAGENCY	Library - Subscriptions - June 2017	-147.25
EFT32087	26/07/2017	BASSEDEAN TENNIS CLUB	Grass Court Maintenance - June 2017	-2,291.30
EFT32088	26/07/2017	BEAVER TREE SERVICES	Various Sites - Street Tree Pruning	-21,537.45
EFT32089	26/07/2017	BENARA NURSERIES	Various Street Gardens - Assorted Plants	-1,081.30
EFT32090	26/07/2017	BIDVEST FOOD SERVICE	Seniors - Client Related Expenses - Groceries	-426.99
EFT32091	26/07/2017	BLUE FORCE PTY LTD	Seniors - Alarm Monitoring Services & Client Supplies	-57.20
EFT32092	26/07/2017	BUNNINGS GROUP LIMITED	Various Sites - Maintenance Supplies And Equipment	-451.62
EFT32093	26/07/2017	CAI FENCING	Various Sites - Fencing Repairs	-924.00
EFT32094	26/07/2017	CASA SECURITY PTY LTD	Various Sites - Security Alarm Repairs And Monitoring	-4,378.83
EFT32095	26/07/2017	CENTURION TEMPORARY FENCING	Naidoc Day - Temporary Fencing	-1,600.50
EFT32096	26/07/2017	CL MUSIC MANAGEMENT	Naidoc Day - Bryce M C	-600.00
EFT32097	26/07/2017	CLASSIC HIRE	Naidoc Day - Equipment Hire	-3,286.80
EFT32098	26/07/2017	CLEANAWAY PTY LTD	Council Domestic Rubbish Collection - June 2017	-79,701.53
EFT32099	26/07/2017	CLEANDUSTRIAL SERVICES PTY LTD	Various Buildings - Cleaning	-21,102.89
EFT32100	26/07/2017	COMMAND-A-COM PTY LTD	Wind In The Willows - Telephone Maintenance Agreement	-122.10
EFT32101	26/07/2017	COMMERCIAL TYRE SERVICE	Various Fleet Vehicle - Tyre Repairs & Replacements	-855.00
EFT32102	26/07/2017	COMPLETE CORPORATE HEALTH	Various Business Units - Recruitment - Pre Employment Check	-627.00
EFT32103	26/07/2017	CONTRAFLOW PTY LTD	Various Sites - Traffic Management For Re-Surfacing Roads	-16,070.41
EFT32104	26/07/2017	CORPORATE SECURITY AUSTRALIA PTY LTD	Naidoc Day - Security, Crowd Controllers And Radios	-3,047.17
EFT32105	26/07/2017	COTERRA ENVIRONMENT	Bindaring - Draft Concept Plan And Cost Estimates	-27,203.00
EFT32106	26/07/2017	COVS - COVS PARTS PTY LTD	Depot - Fleet Vehicle - Parts	-71.50
EFT32107	26/07/2017	CPE GROUP	Seniors - Client Assessments	-132.20
EFT32108	26/07/2017	CYNTONE CONSULTING	Event Consultant - Final Payment - 2 Year Contract	-8,085.00
EFT32109	26/07/2017	DAIMLER TRUCKS PERTH	Depot - Fleet Vehicle - Parts And Service	-1,859.57
EFT32110	26/07/2017	DEPARTMENT OF BIODIVERSITY CONSERVATION	Naidoc Day - Provide Cultural Displays & Dance Workshops	-850.00

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Chq/EFT	Date	Name	Description	Amount
EFT32111	26/07/2017	DEPARTMENT OF TRANSPORT	Ranger Services - Vehicle Ownership Searches - June 2017	-52.80
EFT32112	26/07/2017	DI CANDILO & SONS	Depot - Minor Supplies	-94.60
EFT32113	26/07/2017	DIAL A NAPPY	Children Services - Cleaning Supplies	-1,293.00
EFT32114	26/07/2017	DOMUS NURSERY	Various Street Garden Sites - New Plants	-3,777.73
EFT32115	26/07/2017	DS WORKWEAR & SAFETY	Depot - Staff Uniforms	-414.64
EFT32116	26/07/2017	DVG MORLEY CITY	Depot - Minor Fleet Vehicle Parts	-372.85
EFT32117	26/07/2017	E FIRE & SAFETY (WA)	Various Sites And Library - Panel Testing	-3,537.60
EFT32118	26/07/2017	EASTERN METROPOLITAN REGIONAL COUNCIL	Various Domestic & Council Rubbish	-53,510.70
EFT32119	26/07/2017	ELLENBY TREE FARM PTY LTD	Various Street Garden Sites - New Plants	-9,185.00
EFT32120	26/07/2017	ELLIOTTS IRRIGATION PTY LTD	Bic Reserve - Bore Service Of Iron Filter	-236.50
EFT32121	26/07/2017	ETHAN COLLINS	Naidoc Day - Supervision Of Racing Game	-135.00
EFT32122	26/07/2017	FUJI XEROX AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-3,202.82
EFT32123	26/07/2017	FUSE DESIGN & COMMUNICATION	Event Banners 2 X Pull Up Banners & Artwork	-1,100.00
EFT32124	26/07/2017	G C SALES WA	Various Sites - Lockable Bin Posts	-29.70
EFT32125	26/07/2017	GALLERIA MOTORS PTY LTD	Depot - Fleet Vehicle - Parts	-87.79
EFT32126	26/07/2017	GBC FORDIGRAPH PTY LTD	Various Business Units - Office Stationery	-179.30
EFT32127	26/07/2017	GINA MCGILL	Naidoc Day - Language And Media Advice	-400.00
EFT32128	26/07/2017	GINO'S ALL ROUND HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-178.75
EFT32129	26/07/2017	GLENVIEW MACHINE KERBING	Various Sites - Kerbing Repairs	-1,078.00
EFT32130	26/07/2017	GLOBAL CARE GROUP	Seniors - Client - Respite Fees	-300.00
EFT32131	26/07/2017	GRAFFITI FORCE	Various Sites - Graffiti Removal	-1,496.25
EFT32132	26/07/2017	GRONBEK SECURITY	Various Sites - Restricted Keys & Coding	-395.92
EFT32133	26/07/2017	HACHET PTY LTD	Economic Development - Online Application System	-330.00
EFT32134	26/07/2017	HEALTHSTRONG PTY LTD	Seniors - Client Assessments	-120.00
EFT32135	26/07/2017	HEATLEY SALES PTY LTD	Ranger Services - Staff Safety Boots	-559.57
EFT32136	26/07/2017	HEDGEHOGS CAFE	Volunteers - Community Transport - Lunch Vouchers	-951.00
EFT32137	26/07/2017	HOME CARE PHYSIOTHERAPY	Seniors - In Home Care - Physiotherapy Services	-330.00
EFT32138	26/07/2017	HOME CHEF	Seniors - Meals On Wheels - June 2017	-236.60
EFT32139	26/07/2017	HYGIENE CONCEPTS	Annual Service Fee - Sanity Bins	-5,025.49
EFT32140	26/07/2017	IBM GLOBAL FINANCING AUSTRALIA LIMITED	Lease - New Servers / Equipment	-2,673.31

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Chq/EFT	Date	Name	Description	Amount
EFT32141	26/07/2017	ILLUSIVE DESIGN	Naidoc Day - Graphic Design	-910.00
EFT32142	26/07/2017	IILONKA FOODS	Seniors Adult Day Centre - Meat And Food Supplies	-486.31
EFT32143	26/07/2017	IMAGESOURCE DIGITAL SOLUTIONS	Various Business Units - Staff Business Cards	-114.40
EFT32144	26/07/2017	INSTANT WINDSCREENS	Various Fleet Vehicle - Windscreen Repairs	-365.00
EFT32145	26/07/2017	IT VISION	Payroll Program - Email Payslips	-2,669.70
EFT32146	26/07/2017	J & K HOPKINS	Various Business Units - Office Furniture	-775.00
EFT32147	26/07/2017	JAMES FOLEY ILLUSTRATIONS	Library - Activities - School Holiday Event	-385.00
EFT32148	26/07/2017	KALAMUNDA SWEEPING	Various Sites - Street Sweeping Services	-20,494.53
EFT32149	26/07/2017	KD AIRE MECHANICAL SERVICES (WA & SA)	Various Sites - Air Conditioning Repairs & Maintenance	-5,216.75
EFT32150	26/07/2017	KRISTY LEANNE ARAVIDIS	Contractor - Placing Street Signage Up & Removal	-1,150.00
EFT32151	26/07/2017	KRYSTLE GASPAS-FERNANDES	Council Cross Over Contribution	-390.00
EFT32152	26/07/2017	LANDCARE WEED CONTROL	Various Sites - Application Of The Herbicide Roundup	-9,974.80
EFT32153	26/07/2017	LANDGATE	Gross Rental Evaluation & Land Queries	-292.29
EFT32154	26/07/2017	LOCKDOC	Various Sites - Key & Lock Repairs	-154.00
EFT32155	26/07/2017	LUCY BROMELL	Bassendean Markets - Stallholder Coordinator Contract Services	-1,445.00
EFT32156	26/07/2017	MANHEIM PTY LTD	Ranger Services - Abandoned Vehicles	-55.00
EFT32157	26/07/2017	MARISSA VERMA	Naidoc Day - Bushfood Tasting Stall	-990.00
EFT32158	26/07/2017	MARKETFORCE PTY LTD	Various Business Units - Advertising	-910.56
EFT32159	26/07/2017	MCLEODS & CO	Professional Fees - Legal Advise	-2,158.27
EFT32160	26/07/2017	MCDERMOTT GROUP	Various Sites - Plumbing Repairs	-2,577.73
EFT32161	26/07/2017	MCLERNONS EVERYTHING BUSINESS	Depot - Office Chair	-225.00
EFT32162	26/07/2017	MERCY COMMUNITY SERVICES INC	Seniors - Client - Respite Fees	-450.00
EFT32163	26/07/2017	METROCOUNT	Traffic Counter - Roadpod Inc Cable & Software	-7,203.90
EFT32164	26/07/2017	MMIM (WA) PTY LTD	Bindaring Park - Install Concrete Liner	-6,655.00
EFT32165	26/07/2017	MORLEY MOWER CENTRE	Depot - Minor Plant Parts	-577.95
EFT32166	26/07/2017	MORLEY ROCKETS BASKETBALL CLUB	Kidsports Voucher	-130.00
EFT32167	26/07/2017	MT LAWLEY MILK	Various Sites - Office Milk Supplies	-169.00
EFT32168	26/07/2017	NAMEPLATE ENGRAVERS	Various Business Units - Staff Name Badges	-45.65
EFT32169	26/07/2017	NATASHA ELDRIDGE	Naidoc Day - Event Staff	-200.00
EFT32170	26/07/2017	NATURAL AREA HOLDINGS	Various Sites - Preparation Of BI-Annual Progress Report	-8,231.85

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Chq/EFT	Date	Name	Description	Amount
EFT32171	26/07/2017		Cancelled	0.00
EFT32172	26/07/2017	NATURE PLAY SOLUTIONS	Sandy Beach - Playground - Community Consultation/Concept Design	-7,854.00
EFT32173	26/07/2017	NEENZ CLEANZ	Seniors - In Home Care - Client Cleaning	-75.00
EFT32174	26/07/2017	OFFICEWORKS SUPERSTORES PTY LTD	Various Business Units - Office Stationery	-477.93
EFT32175	26/07/2017	ORAL HISTORY ASSOCIATION OF AUSTRALIA	Library - Membership Renewal 2017/2018	-65.00
EFT32176	26/07/2017	PARAMOUNT ELECTRICAL SERVICES	Various Sites - Electrical Repairs & Maintenance	-4,475.77
EFT32177	26/07/2017	PB LEASING DEPARTMENT	Records - Franking Machine Lease	-429.00
EFT32178	26/07/2017	PERTH BLIND REPAIRS	Wind In The Willows - Supply And Install Roller Blinds	-191.00
EFT32179	26/07/2017	PIPELINE RETICULATION	Various Sites - Retic Repairs	-8,118.00
EFT32180	26/07/2017	QUICK CORPORATE AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-1,010.81
EFT32181	26/07/2017	RAMM SOFTWARE LTD	Asset Services - Ramm Annual Support & Maintenance Fee	-7,377.45
EFT32182	26/07/2017	REBECCA & SCOTT BROAD	Council Crossover Contribution	-428.00
EFT32183	26/07/2017	RECOMMENDED TOWING PTY LTD	Ranger Services - Abandoned Vehicles	-176.00
EFT32184	26/07/2017	REECE'S STRUCTURES	Naidoc Day - Hire Of Structures And Equipment	-20,255.75
EFT32185	26/07/2017	RELATIONSHIPS AUSTRALIA (WESTERN AUSTRALIA) INC	Human Resources - Employee Assistance Program	-165.00
EFT32186	26/07/2017	REMO'S HANDYMAN SERVICE	Seniors - Home Garden & Maintenance	-750.61
EFT32187	26/07/2017	RESOURCE RECOVERY SOLUTIONS	Council Depot - Disposal Of Asbestos / Rubbish	-8,448.00
EFT32188	26/07/2017	SARA WINTON	Relax Program Instructor - Metafit	-900.00
EFT32189	27/07/2017	NATURE CALLS PORTABLE TOILETS	Naidoc Day - Portable Toilets	-1,622.50
EFT32190	27/07/2017	RICOH AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-1,467.70
EFT32191	27/07/2017	RICOH FINANCE AUSTRALIA PTY LTD	Various Business Units - Photocopier Lease And Charges	-1,223.80
EFT32192	27/07/2017	ROADS 2000	Various Sites - Road Re-Surfacing, Kerbing And Drainage Works	-455,142.05
EFT32193	27/07/2017	SANYATI PROPERTY SERVICES	Library - Computer Cleaning Service	-88.00
EFT32194	27/07/2017	SEALANES (1985) PTY LTD	Children Services - Frozen Food Supplies	-494.62
EFT32195	27/07/2017	SEEK LIMITED	Various Business Units - Employment Advertising	-302.50
EFT32196	27/07/2017	SIFTING SANDS	Various Sites Playgrounds - Sandpit Cleaning	-4,242.00
EFT32197	27/07/2017	SOS - SWITCHED ONTO SAFETY	Ranger Services - Chemwatch Safety System 2017/2018	-1,925.00
EFT32198	27/07/2017	SPICE DIGITAL IMAGING	Naidoc Day - Tear Drop Flags, Design And Supply	-3,443.00
EFT32199	27/07/2017	SPIDERWEB SOLUTIONS PTY LTD	Various Business Units - Website Maintenance	-1,457.50
EFT32200	27/07/2017	ST JOHN AMBULANCE AUSTRALIA	Naidoc Day - First Aid Officers	-738.10

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Chq/EFT	Date	Name	Description	Amount
EFT32201	27/07/2017	STAPLES AUSTRALIA PTY LTD	Various Business Units - Office Stationery	-439.64
EFT32202	27/07/2017	STARLET NAPERY	Depot - Uniforms & Safety Gear	-420.20
EFT32203	27/07/2017	STARMITES GYM SPORTS	Kidsports Voucher	-220.00
EFT32204	27/07/2017	STEPHEN PEACOCK	Naidoc Day - Urban Art Demo	-333.00
EFT32205	27/07/2017	STIHL SHOP MALAGA	Depot - Minor Plant Parts	-120.00
EFT32206	27/07/2017	STRATAGREEN	Depot - Minor Consumable Tools And Equipment	-4,873.76
EFT32207	27/07/2017	STYLUS DESIGN	Various Business Units - Design & Print Requirements	-242.00
EFT32208	27/07/2017	SUPATURF WA	Depot - Minor Supplies	-64.90
EFT32209	27/07/2017	SUPERCHARGE BATTERIES	Depot - Minor Consumable Tools	-223.20
EFT32210	27/07/2017	TANKS FOR HIRE	Naidoc Day - Hydration Trailer	-759.00
EFT32211	27/07/2017	TECHNOLOGY ASSISTING DISABILITY WA	Seniors - Client - Supply Independent Living Equipment	-104.50
EFT32212	27/07/2017	TOTAL EDEN PTY LTD	Various Sites - Reticulation Supplies	-1,213.59
EFT32213	27/07/2017	TOTAL TOOLS MIDLAND	Depot - Tools & Equipment	-508.00
EFT32214	27/07/2017	TOTALLY WORKWEAR MIDLAND	Event Volunteers - Safety Fluoro Vests	-320.89
EFT32215	27/07/2017	UNICARE HEALTH	Seniors - Client - Supply Independent Living Equipment	-2,296.00
EFT32216	27/07/2017	UNIFORMS @ WORK	Staff Uniforms - Polo Shirts With Embroidered Artwork	-345.29
EFT32217	27/07/2017	VAI YOGA	Relax Program Instructor - Chair Yoga	-450.00
EFT32218	27/07/2017	WATER2WATER PTY LTD	Various Sites - Hire Water Filter System	-49.50
EFT32219	27/07/2017	WATTS WESTERN RUBBER	Various Fleet Vehicle - Tyre Repairs & Replacements	-129.80
EFT32220	27/07/2017	WEST COAST FIELD SERVICES	Strategic Planning - Business Survey	-16,500.00
EFT32221	27/07/2017	WEST-NET IMAGING PTY LTD	Building Control - Scanning And Imaging Plans	-2,243.80
EFT32222	27/07/2017	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Local Government - Council Connect - Membership 2017/2018	-48,127.77
EFT32223	27/07/2017	XTRONICS PTY LTD	Trailer - Screen Mounted Solar Powered Display	-92,620.00
EFT32224	27/07/2017	YELAKITI MOORT NYUNGAR ASSOCIATION INC	Volunteer Appreciation Dinner - Welcome To Country	-400.00
EFT32225	27/07/2017	ZIRCODATA PTY LTD	Records - Bin Rental & Storage Fees - June	-56.68
EFT32226	28/07/2017	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 160B Interest Payment - Library Redevelopment	-6,037.49
EFT32227	31/07/2017	WESTERN AUSTRALIAN TREASURY CORPORATION	Various Loan - Interest Payments	-13,194.90

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Chq/EFT	Date	Name	Description	Amount
DD15325.1	03/07/2017	CMS ASSET SOLUTIONS	Folding Machine - July 2017	-260.02
DD15327.1	03/07/2017	ONHOLD MAGIC	Messages On Hold - June 2017	-138.80
DD15444.1	04/07/2017	COMMONWEALTH CREDIT CARDS	Credit Card - June 2017	-23,964.79
DD15353.1	11/07/2017	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll Deductions	-41,622.13
DD15353.2	11/07/2017	HOST PLUS	Payroll Deductions	-431.18
DD15353.3	11/07/2017	REST SUPERANNUATION	Superannuation Contributions	-280.20
DD15353.4	11/07/2017	MANIC SUPERANNUATION SUPER FUND	Payroll Deductions	-642.05
DD15353.5	11/07/2017	VIC SUPER	Superannuation Contributions	-220.12
DD15353.6	11/07/2017	MLC SUPER FUND	Superannuation Contributions	-215.88
DD15353.7	11/07/2017	SUPER DIRECTIONS FUND	Superannuation Contributions	-210.64
DD15353.8	11/07/2017	ANZ SMART CHOICE SUPER	Superannuation Contributions	-137.45
DD15353.9	11/07/2017	COMMONWEALTH ESSENTIAL SUPER	Payroll Deductions	-528.43
DD15366.1	11/07/2017	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Superannuation Contributions	-560.87
DD15389.1	17/07/2017	SG FLEET AUSTRALIA PTY LTD	Fleet Vehicles Leases - July 2017	-17,839.86
DD15353.10	11/07/2017	AMP SUPERLEADER	Payroll Deductions	-454.72
DD15353.11	11/07/2017	SUNCORP EVERYDAY SUPER	Superannuation Contributions	-119.17
DD15353.12	11/07/2017	WEALTH PERSONAL SUPERANNUATION AND PENSION FUND	Payroll Deductions	-582.60
DD15353.13	11/07/2017	IOOF SUPERANUATION	Superannuation Contributions	-204.93
DD15353.14	11/07/2017	UNISUPER	Superannuation Contributions	-302.55
DD15353.15	11/07/2017	NGS SUPER	Superannuation Contributions	-272.02
DD15353.16	11/07/2017	MLC SUPER FUND	Superannuation Contributions	-151.89
DD15353.17	11/07/2017	COLONIAL FIRST STATE	Payroll Deductions	-731.16
DD15353.18	11/07/2017	HESTA SUPER FUND	Payroll Deductions	-1,538.18
DD15353.19	11/07/2017	PLUMMER SUPERANNUATION FUND	Superannuation Contributions	-762.01
DD15353.20	11/07/2017	B & L SUPER FUND	Superannuation Contributions	-184.07
DD15353.21	11/07/2017	AUSTRALIAN/WESTSCHEME SUPER	Superannuation Contributions	-3,142.00
DD15353.22	11/07/2017	TWU SUPERANNUATION	Superannuation Contributions	-270.53
DD15353.23	11/07/2017	ONEPATH SUPER	Superannuation Contributions	-426.16
DD15400.1	25/07/2017	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	Payroll Deductions	-41,121.03
DD15400.2	25/07/2017	HOST PLUS	Payroll Deductions	-454.37

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31st July 2017

Chq/EFT	Date	Description	Amount
		TOTAL TRUST CHEQUE PAYMENTS	0.00

Chq/EFT	Date	Name	Description	Amount
85751	06/07/2017	LYNETTE COX	Naidoc Day - Face Painting Services	-800.00
85752	12/07/2017		Cancelled	0.00
85753	12/07/2017	BRETT ROGERS	Refund Building Levy For Cancelled Permit - 201400111	-40.50
85754	12/07/2017	EMIL VRANJES	Refund Building Levy For Cancelled Permit - 201400077	-40.50
85755	12/07/2017	L & B REID	Refund Building Levy For Cancelled Permit -201300107	-40.50
85756	12/07/2017	MARIUSZ PALKA	Refund Building Levy For Cancelled Permit -201600003	-61.65
85757	12/07/2017	P & J REDDINGTON	Refund Building Levy For Cancelled Permit - 201400180	-40.50
85758	12/07/2017	SHEREE HARRIS	Refund Building Levy For Cancelled Permit -201400212	-40.50
85759	12/07/2017	SYNERGY	Various Sites Synergy Account - Electricity Supply Charges	-26,644.75
85760	12/07/2017	TELSTRA	Telstra Telephone & Mobile Account - June 2017	-6,170.51
85761	12/07/2017	TIMEWISE INVESTMENTS PTY LTD	Refund - Cancelled Permit - Refund Building Levy For Cancelled Permit	-900.00
85762	12/07/2017	WATER CORPORATION	Various Sites - Water Rates & Usage Charges	-402.18
85763	12/07/2017	ALINTA ENERGY	Various Sites - Gas Supply Charges	-554.45
85764	12/07/2017	BANKWEST	Audit Certificate Fee 2017	-60.00
85765	26/07/2017	ADAM HERBERT	Refund Building Levy For Cancelled Permit -201600039	-61.65
85766	26/07/2017	ANNE PHILLIPS & ALEX TASMA	Refund Building Levy For Cancelled Permit -201400379	-40.50
85767	26/07/2017	BLOK PROJECTS PTY LTD	Refund Building Levy For Cancelled Permit - 201500363	-61.65
85768	26/07/2017	CARL BROWN	Refund Building Levy For Cancelled Permit - 201500202	-61.65

ATTACHMENT NO. 12



INTERIM FINANCIAL STATEMENTS

For the

Period Ended

30 June 2017

Town of Bassendean
MONTHLY FINANCIAL REPORT
For the Period Ended 30 June 2017

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Town of Bassendean
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
For the Period Ended 30 June 2017

		Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(b)
Operating Revenues		\$		\$	\$	%
Operating Grants		2,656,055	2,990,388	2,990,388	3,072,445	2.74%
Fees and Charges		5,727,153	5,682,053	5,682,053	5,714,466	0.57%
Interest Earnings		448,374	457,208	457,208	524,551	14.73%
Other Revenue		398,109	482,234	482,234	720,383	49.38%
Total (Excluding Rates)		9,229,691	9,611,883	9,611,883	10,031,846	4.37%
Operating Expense						
Employee Costs		(10,990,406)	(11,098,335)	(11,098,335)	(11,670,989)	(5.16%)
Materials and Contracts		(7,795,630)	(7,408,795)	(7,408,795)	(6,540,390)	11.72%
Utilities Charges		(717,385)	(734,084)	(734,084)	(692,324)	5.69%
Depreciation (Non-Current Assets)		(3,467,084)	(3,467,084)	(3,467,084)	(3,314,436)	4.40%
Interest Expenses		(66,523)	(66,523)	(66,523)	(65,682)	1.26%
Insurance Expenses		(481,735)	(511,506)	(511,506)	(513,844)	(0.46%)
Other Expenditure		(1,260,063)	(1,280,837)	(1,280,837)	(1,047,411)	18.22%
Total		(24,965,199)	(24,578,539)	(24,578,539)	(23,875,652)	2.86%
Funding Balance Adjustment						
Add Back Depreciation		3,467,084	3,467,084	3,467,084	3,314,436	(4.61%)
Adjust (Profit)/Loss on Asset Disposal		186,374	11,374	11,374	9,000	(26.37%)
Adjust Employee Benefits Provision		16,249	16,249	16,249	84,917	(80.86%)
Net Operating (Ex. Rates)		(12,065,801)	(11,471,949)	(11,471,949)	(10,435,453)	
Capital Revenues						
Non Operating Grants		2,143,353	1,946,183	1,946,183	1,086,544	79.1%
Proceeds On Sale Of Assets		678,000	3,000	3,000	1	####
Self-Supporting Loan Principal		18,511	18,511	19,779	19,779	0.0%
Transfer from Reserves	7	701,519	879,396	-	161,356	100.0%
Total		3,541,383	2,847,090	1,968,962	1,267,680	
Capital Expenses						
Land and Buildings	8	(2,008,927)	(2,049,877)	(2,049,877)	(363,199)	82.28%
Plant and Equipment	8	(93,953)	(325,709)	(325,709)	(208,985)	35.84%
Infrastructure Assets - Roads	8	(1,179,700)	(1,308,700)	(1,308,700)	(951,492)	27.29%
Infrastructure Assets - Other	8	(1,578,500)	(1,284,133)	(1,284,133)	(669,338)	47.88%
Repayment of Debentures	4	(115,713)	(115,713)	8,283	8,283	0.00%
Transfer to Reserves	7	(803,208)	(188,208)	(180,803)	(180,803)	0.00%
Total		(5,780,001)	(5,272,340)	(5,140,938)	(2,365,534)	
Net Capital		(2,238,618)	(2,425,250)	(3,171,976)	(1,097,854)	
Total Net Operating + Capital		(14,304,419)	(13,897,198)	(14,643,925)	(11,533,307)	
Rate Revenue		12,660,638	12,602,638	12,602,638	12,618,834	0.13%
Opening Funding Surplus/Defecit		1,668,642	1,345,706	1,345,706	1,345,706	0.00%
Closing Funding Surplus(Deficit)	3	24,860	51,146	(695,581)	2,431,233	

Town of Bassendean
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30 June 2017

	Note	Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. % (b)-(a)/(b)
Operating Revenues		\$		\$	\$	%
Governance		14,400	39,400	39,400	52,405	33.01%
General Purpose Funding		1,175,069	1,200,430	1,200,430	1,535,164	27.88%
Law, Order and Public Safety		139,050	183,402	183,402	200,845	9.51%
Health		2,476,475	2,498,475	2,498,475	2,511,463	0.52%
Education and Welfare		4,639,537	4,755,569	4,755,569	4,909,460	3.24%
Community Amenities		231,000	132,000	132,000	130,955	(0.79%)
Recreation and Culture		1,643,860	1,655,659	1,655,659	472,737	(71.45%)
Transport		870,353	918,831	918,831	920,395	0.17%
Economic Services		110,900	91,900	91,900	107,424	16.89%
Other Property and Services		72,400	82,400	82,400	277,542	236.82%
Total (Excluding Rates)		11,373,044	11,558,066	11,558,066	11,118,390	(3.80%)
Operating Expense						
Governance		(866,030)	(987,430)	(987,430)	(874,524)	11.43%
General Purpose Funding		(745,317)	(759,317)	(759,317)	(821,430)	(8.18%)
Law, Order and Public Safety		(684,264)	(667,464)	(667,464)	(687,682)	(3.03%)
Health		(3,223,979)	(3,171,130)	(3,171,130)	(2,995,821)	5.53%
Education and Welfare		(5,128,678)	(5,160,177)	(5,160,177)	(5,338,794)	(3.46%)
Community Amenities		(1,831,625)	(1,558,625)	(1,558,625)	(1,308,387)	16.05%
Recreation and Culture		(6,796,078)	(6,695,079)	(6,695,079)	(6,323,371)	5.55%
Transport		(5,081,620)	(4,985,095)	(4,985,095)	(4,829,559)	3.12%
Economic Services		(515,132)	(504,104)	(504,104)	(544,249)	(7.96%)
Other Property and Services		(92,477)	(90,118)	(90,118)	(142,834)	(58.50%)
Total		(24,965,198)	(24,578,539)	(24,578,539)	(23,866,652)	2.90%
Funding Balance Adjustment						
Add back Depreciation		3,467,084	3,467,084	3,467,084	3,314,436	4.40%
Profit/Loss on Assets Disposal		186,374	11,374	11,374		100.00%
Movement in Employee Benefits		16,249	16,249	16,249	84,917	(422.60%)
Net Operating (Ex. Rates)		(9,922,448)	(9,525,766)	(9,525,766)	(9,348,909)	
Capital Revenues						
Proceeds from Disposal of Assets		678,000	3,000	3,000	1	(99.98%)
Self-Supporting Loan Principal		18,511	18,511	19,779	19,779	0.00%
Transfer from Reserves	7	701,519	879,396	-	161,356	
Total		1,398,030	900,907	22,779	181,136	
Capital Expenses						
Land and Buildings	8	(2,008,927)	(2,049,877)	(2,049,877)	(363,199)	82.28%
Plant and Equipment	8	(93,953)	(325,709)	(325,709)	(208,985)	35.84%
Infrastructure Assets - Roads	8	(1,179,700)	(1,308,700)	(1,308,700)	(951,492)	27.29%
Infrastructure Assets - Drainage	8	(300,000)	(99,960)	(99,960)	(83,443)	16.52%
Infrastructure Assets - Footpaths	8	(383,500)	(245,800)	(245,800)	(225,017)	
Infrastructure Assets - Parks	8	(895,000)	(938,373)	(938,373)	(360,877)	61.54%
Repayment of Debentures		(115,713)	(115,713)	8,283	8,283	0.00%
Transfer to Reserves	7	(803,208)	(188,208)	(180,803)	(180,803)	0.00%
Total		(5,780,001)	(5,272,340)	(5,140,938)	(2,365,534)	
Net Capital		(4,381,971)	(4,371,433)	(5,118,159)	(2,184,398)	
Total Net Operating + Capital		(14,304,419)	(13,897,198)	(14,643,925)	(11,533,308)	
Rate Revenue		12,660,638	12,602,638	12,602,638	12,618,834	0.13%
Opening Funding Surplus(Deficit)		1,668,642	1,345,706	1,345,706	1,345,706	0.00%
Closing Funding Surplus(Deficit)	3	24,860	51,146	(695,581)	2,431,233	

Town of Bassendean
BALANCE SHEET
For the Period Ended 30 June 2017

	2016/2017 \$	2015/2016 \$
CURRENT ASSETS		
Cash and Cash Equivalents	10,475,122	9,495,249
Trade and Other Receivables	1,023,023	831,790
Inventories	13,333	19,878
TOTAL CURRENT ASSETS	<u>11,511,478</u>	<u>10,346,917</u>
NON-CURRENT ASSETS		
Trade and Other Receivables	571,885	591,464
EMRC Investments	7,275,989	7,275,989
WALGA Government House	125,220	125,220
Property, Plant and Equipment	35,131,338	38,147,993
Infrastructure	85,892,137	100,551,791
TOTAL NON-CURRENT ASSETS	<u>128,996,569</u>	<u>146,692,457</u>
TOTAL ASSETS	<u>140,508,047</u>	<u>157,039,374</u>
CURRENT LIABILITIES		
Trade and Other Payables	3,402,911	3,469,370
Borrowings	123,994	115,711
Provisions	2,152,731	1,762,767
TOTAL CURRENT LIABILITIES	<u>5,679,636</u>	<u>5,347,848</u>
NON-CURRENT LIABILITIES		
Borrowings	811,380	935,374
Provisions	224,203	194,119
TOTAL NON-CURRENT LIABILITIES	<u>1,035,583</u>	<u>1,129,493</u>
TOTAL LIABILITIES	<u>6,715,219</u>	<u>6,477,341</u>
NET ASSETS	<u>133,792,830</u>	<u>150,562,035</u>
EQUITY		
Retained Surplus	31,730,800	31,888,675
Reserves - Cash Backed	4,692,465	4,673,019
Reserves - Asset Revaluation	114,000,341	114,000,341
TOTAL EQUITY	<u>150,423,606</u>	<u>150,562,035</u>

This statement is to be read in conjunction with the accompanying notes.

TOWN OF BASSENDEAN
STATEMENT OF CHANGES IN EQUITY
For the Period Ended 30 June 2017

	2016/2017 \$	2015/2016 \$
RETAINED SURPLUS		
Balance as at 1 July	31,888,675	33,414,087
Net Result	(138,428)	\$748,319
Transfer to Revaluation Surplus	-	(1,649,724)
Transfer from/(to) Reserves	<u>(19,447)</u>	<u>(624,003)</u>
Balance as at period end	<u>31,730,800</u>	<u>31,888,675</u>
RESERVES - CASH BACKED		
Balance as at 1 July	4,673,019	4,049,015
Interest on Reserves	180,803	-
Transfer(from)/to Reserves	<u>(161,356)</u>	<u>624,003</u>
Balance as at period end	<u>4,692,465</u>	<u>4,673,019</u>
RESERVES - ASSET REVALUATION		
Balance as at 1 July 2015	114,000,341	112,276,794
Changes on Revaluation of Assets	-	73,823
Transfer from Revaluation Surplus	<u>-</u>	<u>1,649,724</u>
Balance as at period end	<u>114,000,341</u>	<u>114,000,341</u>
TOTAL EQUITY	<u>150,423,606</u>	<u>150,562,035</u>

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF BASSENDEAN
RATING INFORMATION
For the Period Ended 30 June 2017**

Note 2. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2016/17 Actual Rate Revenue \$	2016/17 Actual Interim Rates \$	2016/17 Actual Back Rates \$	2016/17 Actual Total Revenue \$	2016/17 YTD Budget \$
Differential General Rate								
GRV Properties	6.551	5,436	164,778,512	10,794,641	116,424		10,794,641	10,794,640
Interim Rates						1,772	116,424	150,000
Back Rates						1,772	1,772	10,000
Sub-Totals		5,436	164,778,512	10,794,641	116,424	1,772	10,912,836	10,954,640
Minimum Rates								
GRV Properties	1057.00	1,614	22,977,915	1,705,998			1,705,998	1,705,998
Sub-Totals		1,614	22,977,915	1,705,998			1,705,998	1,705,998
Discounts								
Totals								
							12,618,834	12,660,638
							12,618,834	12,660,638
							12,618,834	12,660,638

All land except exempt land in the Town of Bassendean is rated according to its Gross Rental Value (GRV). The general rates detailed above for the 2016/17 financial year 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 and also considering the extent of any increase in rating over the level adopted in the previous year. 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 Rates for 2016/17 were issued on the 22 July 2016. The due date for the payment of rates is August 26 2016, 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 2016/17 are:
 1st: 26 August 2016
 2nd: 26 October 2016
 3rd: 4 January 2017
 4th: 7 March 2017

Town of Bassendean
INFORMATION ON BORROWINGS
For the Period Ended 30 June 2017

Note 4. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-16	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2016/17 Budget \$	2016/17 Actual \$	2016/17 Budget \$	2016/17 Actual \$	2016/17 Budget \$	2016/17 Actual \$		
Loan 156 Civic Centre Redevelopment	169,738	40,414	40,414	129,324	129,324	12,340	12,340		
Loan 157 Ashfield Soccer Club-SSL	23,193	4,035	4,035	19,158	19,158	1,454	1,454		
Loan 160A Civic Centre Redevelopment	426,622	42,239	42,237	384,383	385,615	25,930	25,933		
Loan 160B Civic Centre Redevelopment	167,558	14,550	14,550	153,009	153,008	9,600	9,600		
Loan 162- TADWA SSL	263,973	14,476	14,476	249,498	249,497	17,198	17,198		
	1,051,084	115,713	115,711	935,372	936,603	66,522	66,526		

All debenture repayments are to be financed by general purpose revenue.

(b) New Debentures - 2016/17

Council has no new debentures during 2016/17.

(c) Unspent Debentures

Council has no unspent debentures during 2016/17.

(d) Overdraft

Council has an overdraft facility of \$100,000 with the Commonwealth Bank
It is anticipated that this facility will not be required in the 2016/17 Financial Period.

**Town of Bassendean
Monthly Investment Report
For the Period Ended 30 June 2017**

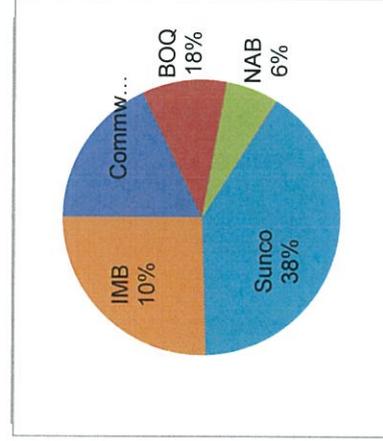
Note 5 : CASH INVESTMENTS

Deposit Ref	Deposit Date	Maturity Date	S & P Rating	Institution	Term (Days)	Rate of Interest	Amount Invested (Days)				Expected Interest
							Up to 30	30-60	60-90	90-120+	
Municipal											
457697	15/06/2017	27/07/2017	A1+	Bank of Queensland	42	1.95%					
4188630	29/06/2017	26/07/2017	A1	Suncorp	27	1.62%	1,300,000	-	-	-	4,488
							1,300,000	2,000,000	-	-	1,558
Reserve											
460103	30/06/2017	29/09/2017	A2	Bank of Queensland	91	2.50%					
4188619	28/06/2017	26/09/2017	A1	Suncorp	90	2.45%					
164115	29/06/2017	30/07/2017	A1+	Commonwealth Bank	31	1.40%	-	1,530,498	-	-	1,820
							-	1,530,498	-	-	1,820
Trust											
089-062126-4	26/06/2017	26/10/2017	A1+	Bankwest	122	2.30%					
94-401-6261	27/06/2017	25/09/2017	A1+	NAB	90	2.44%					
59862	29/06/2017	28/07/2017	A2	Bank of Queensland	29	1.75%	400,000				
4188159	29/05/2017	29/06/2017	A1	Suncorp	31	1.62%		1,500,000	0		
							400,000	1,500,000	882,146	-	7,947
Total							1,700,000	5,030,498	-	4,069,034	10,799,532

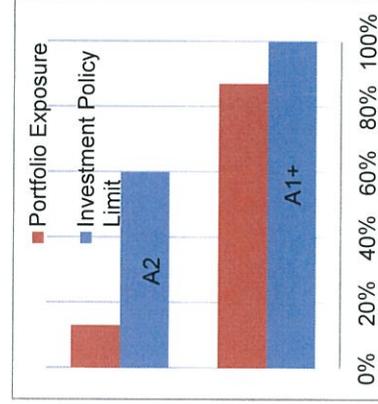
ENVIRONMENTAL COMMITMENT

Depositing Institution	Value Invested
Fossil Fuel Lending ADI	
Commonwealt	\$3,530,498
NAB	\$870,624
Bankwest	\$11,523
	\$4,412,644
Non Fossil Fuel Lending ADI	
B of Queensla	\$1,407,375
IMB	\$0
Suncorp	\$4,979,513
	\$6,386,888
Total Funds	\$10,799,532

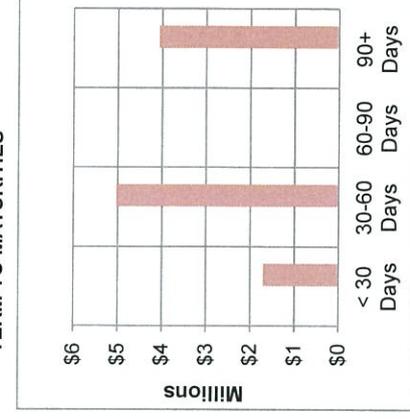
INDIVIDUAL INSTITUTION EXPOSURE



TOTAL CREDIT EXPOSURE



TERM TO MATURITIES

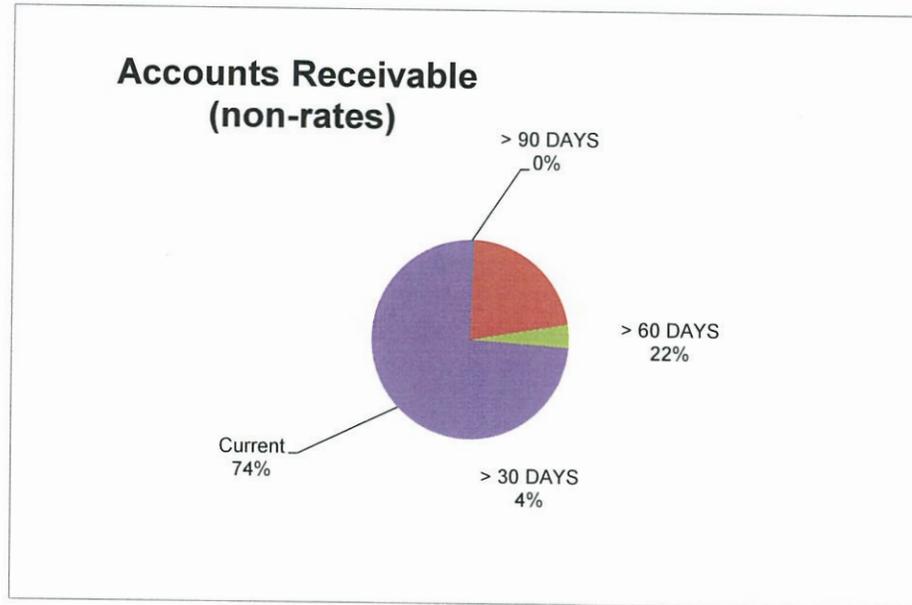


Town of Bassendean
RECEIVABLES (DEBTORS ANALYSIS)
For the Period Ended 30 June 2017

Note 6: Receivables

June 2016/17
 April 2016/17
 May 2015/2016

> 90 DAYS	> 60 DAYS	> 30 DAYS	Current	Total
\$36,174	\$10,997	\$14,580	\$43,283	\$105,034
\$454	\$26,005	\$4,462	\$87,454	\$118,375
\$31,450	\$21,697	\$4,214	\$15,812	\$73,172



**Town of Bassendean
Reserve Funds
For the Period Ended 30 June 2017**

Note 7: Cash Backed Reserves

Name	Budgetted Opening Balance	Actual Opening Balance	Budget Interest Earned	Actual Interest Earned	Revised Budget Transfers In	Actual Transfers In	Revised Budget Transfers Out	Actual Transfers Out	Revised Budget Closing Balance	Actual YTD Closing Balance
Aged Persons Housing Reserve	\$ 528,227	\$ 525,303	\$ 12,497	\$ 14,345	\$ -	\$ -	\$ (70,000)	\$ (69,440)	\$ 467,800	\$ 470,208
Cultural Events Reserve	5,039	5,025	107	137	-	-	-	-	5,132	5,162
Municipal Building & TP Reserve	1,795,832	1,794,264	21,353	49,001	-	-	(550,000)	-	1,265,617	1,843,265
Plant Reserve	366,820	369,025	8,500	10,078	-	-	-	-	377,525	379,103
Recreation Development Reserve	34,202	36,152	800	987	-	-	-	-	36,952	37,139
Self Insurance Reserve	8,002	7,981	171	218	-	-	-	-	8,152	8,199
Unspent Grants & Contributions	123,797	157,514	-	-	50,000	285,141	(67,000)	(106,852)	140,514	335,803
Underground Power Reserve	77,543	77,341	1,653	2,112	-	-	-	-	78,994	79,453
Waste Management Reserve	280,643	281,068	1,241	7,676	-	165,499	-	-	282,309	454,243
Wind in the Willows Reserve	51,970	51,943	228	1,419	-	60,527	-	-	52,171	113,889
Youth Development Reserve	26,867	26,797	573	732	-	-	-	-	27,370	27,529
Drainage Infrastructure Reserve	110,265	111,077	2,124	3,034	-	-	-	-	113,201	114,111
Employee Entitlements Reserve	918,258	922,458	16,249	24,917	60,000	60,000	-	-	998,707	1,007,375
Hacc Asset Replacement Reserve	304,552	307,070	12,712	6,146	-	-	(192,396)	(161,356)	127,386	151,860
	4,632,016	4,673,019	78,208	120,801	110,000	571,167	(879,396)	(337,648)	3,981,830	5,027,338

**Town of Bassendeane
Capital Works Program
For the Period Ended 30 June 2017**

NOTE 8: CAPITAL WORKS							
Summary of Capital Acquisitions							
	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
Property, Plant & Equipment							
Land and Buildings	2,008,927	40,950	2,049,877	2,049,877	363,199	-	363,199
Plant & Equipment	22,000	90,000	112,000	112,000	104,870	-	104,870
Furniture & Equipment	71,953	141,756	213,709	213,709	104,115	-	104,115
Infrastructure							
Roadworks	1,179,700	129,000	1,308,700	1,308,700	951,492	-	951,492
Drainage	300,000	(200,040)	99,960	99,960	83,443	-	83,443
Footpaths	383,500	(137,700)	245,800	245,800	225,017	-	225,017
Parks, Gardens & Reserves	895,000	43,373	938,373	938,373	360,877	-	360,877
Totals	4,861,080	107,339	4,968,419	4,968,419	2,193,014	-	2,193,014

Land for Resale							
Account	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
AL1601	50,000	-	50,000	50,000	50,656	-	50,656
AL1602	81,420	-	81,420	81,420	-	-	-
AL1603	10,000	-	10,000	10,000	-	-	-
Totals	141,420	-	141,420	141,420	50,656	-	50,656

Buildings							
Account	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
AB1601	670,000	-	670,000	670,000	4,900	-	4,900
AB1602	70,000	-	70,000	70,000	106,144	-	106,144
AB1603	15,000	-	15,000	15,000	14,044	-	14,044
AB1604	980,000	-	980,000	980,000	-	-	-
AB1605	25,000	-	25,000	25,000	24,993	-	24,993
AB1606	12,000	-	12,000	12,000	7,990	-	7,990
AB1607	20,000	-	20,000	20,000	17,668	-	17,668
AB1608	5,000	(3,300)	1,700	1,700	-	-	-
AB1610	7,000	(1,300)	5,700	5,700	10,582	-	10,582
AB1611	15,000	(3,000)	12,000	12,000	26,846	-	26,846
AB1612	30,000	(12,450)	17,550	17,550	36,360	-	36,360
AB1613	18,507	(1,000)	17,507	17,507	17,419	-	17,419
AB1615	-	15,000	15,000	15,000	14,833	-	14,833
AB1616	-	15,000	15,000	15,000	-	-	-
AB1617	-	12,000	12,000	12,000	11,643	-	11,643
AB1618	-	20,000	20,000	20,000	19,122	-	19,122
Totals	1,867,507	40,950	1,908,457	1,908,457	312,544	-	312,544

**Town of Bassendeau
Capital Works Program
For the Period Ended 30 June 2017**

Plant & Equipment							
Account	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
AF1602	\$ 22,000	\$ -	\$ 22,000	\$ 22,000	\$ 19,491	-	19,491
AF1604	-	90,000	90,000	90,000	85,379	-	85,379
Totals	22,000	90,000	112,000	112,000	104,870	-	104,870

Furniture & Equipment							
Account	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
AE1601	\$ 50,000	-	50,000	50,000	\$ -	\$ -	\$ -
AE1602	15,953	-	15,953	15,953	16,242	-	16,242
AE1603	6,000	-	6,000	6,000	5,529	-	5,529
AE1604	-	2,359	2,359	2,359	2,359	-	2,359
AE1605	-	20,152	20,152	20,152	24,229	-	24,229
AE1606	-	70,000	70,000	70,000	38,562	-	38,562
AE1607	-	27,000	27,000	27,000	-	-	-
AE1608	-	17,200	17,200	17,200	17,194	-	17,194
AE1609	-	5,045	5,045	5,045	-	-	-
Totals	71,953	141,756	213,709	213,709	104,115	-	104,115

Roads							
Account	Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
AR1601	\$ 390,000	\$ -	\$ 390,000	\$ 350,000	\$ 233,382	\$ -	\$ 233,382
AR1602	285,000	(40,000)	285,000	285,000	213,291	-	213,291
AR1603	50,000	4,000	54,000	54,000	23,787	-	23,787
AR1604	73,000	(15,000)	58,000	58,000	27,623	-	27,623
AR1605	80,000	-	80,000	80,000	58,292	-	58,292
AR1606	200,000	-	200,000	200,000	168,558	-	168,558
AR1607	30,000	-	30,000	30,000	18,779	-	18,779
AR1608	40,000	-	40,000	40,000	411	-	411
AR1609	31,700	(7,000)	24,700	24,700	24,498	-	24,498
AR1610	-	80,000	80,000	80,000	67,217	-	67,217
AR1611	-	42,000	42,000	42,000	48,286	-	48,286
AR1612	-	65,000	65,000	65,000	67,369	-	67,369
Totals	1,179,700	129,000	1,308,700	1,308,700	951,492	-	951,492

**Town of Bassendean
Capital Works Program
For the Period Ended 30 June 2017**

Drainage		Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
Account								
AD1601	ANZAC TCE DRAINAGE PROJECT	\$ 300,000	\$ (300,000)	-	-	-	\$ -	\$ -
AD1602	CLARKE WAY DRAINAGE LINE	-	9,960	9,960	9,960	9,953	-	9,953
AD1603	DRAINAGE ANZAC TCE-IOLANTHE TO LORD STREET (AR1606)	-	90,000	90,000	90,000	73,490	-	73,490
	Totals	300,000	(200,040)	99,960	99,960	83,443	-	83,443

Footpaths		Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
Account								
AT1601	FAULKNER/ WALKINGTON FOOTPATH & INSTALLATION OF SOLAR BOLLARD	28,500	(12,700)	15,800	15,800	15,780	-	15,780
AT1602	RAILWAY PDE FOOTPARH UPGRADE	70,000	(35,000)	35,000	35,000	34,846	-	34,846
AT1604	BEST STREET FOOTPATH UPGRADE	5,500	(5,500)	-	-	-	-	-
AT1605	ENTRY TO SHOPPING CENTRE - WEST ROAD	5,000	-	5,000	5,000	1,982	-	1,982
AT1606	CUMBERLAND WAY FOOTPATH UPGRADE	3,000	5,500	8,500	8,500	11,242	-	11,242
AT1608	LORD STREET FOOTPATH RENEWAL	30,000	(17,700)	12,300	12,300	12,246	-	12,246
AT1609	REID STREET FOOTPATH RENEWAL	33,000	(10,300)	22,700	22,700	22,635	-	22,635
AT1611	TPS 4A END REQUIREMENT FOOTPATH (HATTON COURT - BRIDSON ST) IM	35,000	-	35,000	35,000	15,119	-	15,119
AT1612	NEW FIPATH PROG (HANWELL WAY - FROM BROADWAY TO FAIRFORD) C/O	72,500	(13,000)	59,500	59,500	59,320	-	59,320
AT1613	NEW FOOTPATH PROGRAM (WHITFIELD ST - UP TO REID C-SC) C/O 15-16 (A	44,500	(44,500)	-	-	-	-	-
AT1614	NEW FOOTPATH PROGRAM (FAULKNER STREET) C/O 15-16 (AT1510)	56,500	(4,500)	52,000	52,000	51,848	-	51,848
	Totals	383,500	(137,700)	245,800	245,800	225,017	-	225,017

Parks, Gardens & Reserves		Original Budget	Budget Amendments	Current Amended Budget	YTD Budget	Expenditure Actual	Order Value	TOTAL ACTUAL
Account								
AP1601	SUCCESS HILL FISHING PLATFORM RE-LOCATE AND REPAIR SOLAR LIGHT	\$ 10,000	\$ (2,300)	7,700	7,700	7,696	-	7,696
AP1602	SANDY BEACH NATURE BASE PLAYGROUND(STAGE 1)	290,000	-	290,000	290,000	-	-	-
AP1603	BORE & PUMP RENEWAL - SUCCESS HILL	235,000	15,000	250,000	250,000	239,476	-	239,476
AP1604	STAGE 1 PLAYGROUND RENEWAL- MARY CRESEENT	250,000	-	250,000	250,000	-	-	-
AP1605	RETICULATION EXTENSION- PARK ESTATE	32,000	-	32,000	32,000	18,873	-	18,873
AP1606	RETICULATION UPGRADE- MARY CRESCENT	20,000	10,000	30,000	30,000	29,605	-	29,605
AP1607	RETICULATION UPGRADE- JUBILEE RESERVE	10,000	-	10,000	10,000	6,722	-	6,722
AP1608	CRICKET PITCH CHAIN MESH- JUBILEE RESERVE	6,000	-	6,000	6,000	6,000	-	6,000
AP1609	RETICULATION UPGRADE- OLD PERTH ROAD	22,000	-	22,000	22,000	14,335	-	14,335
AP1610	FENCING & SOLAR BOLLARD- JUBILEE RESERVE	20,000	-	20,000	20,000	18,095	-	18,095
AP1611	BASSENDAN OVAL GATES & TURNSTYLES	-	20,673	20,673	20,673	20,075	-	20,075
	Totals	895,000	43,373	938,373	938,373	360,877	-	360,877

**Town of Bassendean
Trust Fund
For the Period Ended 30 June 2017**

Note 10: TRUST FUND - Restricted Cash

Funds held at balance date which are included in this statement are as follows:

Description	Opening Balance 1-Jul-16	Amount Received	Amount Paid	For the Period Ended 30 June 2017
<i>TRUST FUNDS CONTROLLED</i>	\$	\$	\$	\$
Public Open Space Contributions	847,877	22,746	-	870,623
Trust Funds - No Control	847,877	22,746	-	870,623
Hyde Retirement Village Retention Bonds	224,350	57,750	(108,500)	173,600
Donations Community Bus	450	-	-	450
Lyneham Hostel Residents Trust	1,050	-	-	1,050
Iveson Hostel Residents Trust	18	-	-	18
Sundry	173,573	96,231	(35,659)	234,145
Securities	801,261	300,536	(316,090)	785,707
Hall Hire Bonds	25,541	48,750	(46,150)	28,141
Crossover Deposits	104,675	-	-	104,675
Development Bonds	711,225	72,751	(161,127)	622,849
Stormwater Deposits	21,326	8,790	(6,770)	23,346
Trust Funds - Controlled	2,063,469	584,808	(674,296)	1,973,980
Total Trust Funds	2,911,346	607,553	(674,296)	2,844,603

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 30 June 2017

Note 11 : Balance Sheet Notes	2016/2017 \$	2015/2016 \$
CASH AND CASH EQUIVALENTS		
Unrestricted	3,783,755	2,758,762
Restricted	6,691,367	6,736,487
	10,475,122	9,495,249
The following restrictions have been imposed by regulations or other externally imposed requirements:		
Leave Reserve	7 1,007,375	922,458
Plant & Equipment Reserve	7 379,102	369,024
Recreation Development Reserve	7 37,139	36,151
Muni Building & T P Reserve	7 1,843,265	1,794,264
Waste Management Reserve	7 288,744	281,068
Wind in the Willows Reserve	7 53,361	51,942
Aged Persons Reserve	7 470,210	525,304
Youth Development Reserve	7 27,529	26,797
Cultural Events Reserve	7 5,163	5,026
Self Insurance Reserve	7 8,199	7,981
Underground Power Reserve	7 79,452	77,340
Drainage Reserve	7 114,111	111,078
HACC Assets Replacement	7 151,861	307,071
Unspent Portion of Grants	7 251,875	157,514
Hyde Retirement Village Retention Bonds	10 173,600	224,350
Other Bonds & Deposits	10 1,800,380	1,839,119
	6,691,367	6,736,486
TRADE AND OTHER RECEIVABLES		
Current		
Rates Outstanding	754,709	530,935
Sundry Debtors - General	123,652	185,915
GST Receivable	112,759	85,880
Accrued Interest	4,446	2,871
Sundry Debtors - SSL	19,779	18,511
Long Service Leave Due from Other Councils	52,633	52,633
Sundry Debtors - Other	8,000	8,000
Provision for Doubtful Debts	(52,956)	(52,956)
	1,023,023	831,790
Non-Current		
Rates Outstanding - Pensioners	323,008	314,808
Loans - Clubs/Institutions	248,877	268,656
Other Deferred Debtors - Clubs Contributions	-	8,000
	571,885	591,464
Investments - Government House	125,220	125,220
Investments- EMRC	7,275,989	7,275,989

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

For the Period Ended 30 June 2017

Note 11 : Balance Sheet Notes continued	2016/2017 \$	2015/2016 \$
INVENTORIES		
Current		
Fuel and Materials	13,333	19,878
	<u>13,333</u>	<u>19,878</u>
PROPERTY, PLANT AND EQUIPMENT		
Land and Buildings		
- Independent Valuation 2013 - Level 2	21,929,540	21,878,884
Buildings at:		
- Independent Valuation 2013 - Level 3	17,789,867	17,789,867
- Additions after valuation - cost	1,297,502	984,958
Less: accumulated depreciation	<u>(7,301,045)</u>	<u>(3,791,564)</u>
	11,786,324	14,983,261
Total Land and Buildings	<u>33,715,863</u>	<u>36,862,145</u>
Furniture and Equipment - Management Valuation 2016		
- Additions after valuation - cost	165,239	165,239
Less Accumulated Depreciation	104,115	-
Less Accumulated Depreciation	<u>(95,764)</u>	<u>(79,284)</u>
	173,590	85,955
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	104,870	-
Less Accumulated Depreciation	<u>(1,538,536)</u>	<u>(1,475,658)</u>
	1,179,265	1,137,273
Art Works		
- Independent Valuation 2015 - Level 2	62,620	62,620
	<u>62,620</u>	<u>62,620</u>
	<u>35,131,338</u>	<u>38,147,993</u>
INFRASTRUCTURE		
Roads - Independent Valuation 2013	78,932,337	78,932,337
- Additions after valuation - cost	3,419,925	2,468,433
Less Accumulated Depreciation	<u>(15,181,450)</u>	<u>(9,062,215)</u>
	67,170,813	72,338,555
Footpaths - Independent Valuation 2013		
- Additions after valuation - cost	7,901,488	7,901,488
Less Accumulated Depreciation	750,808	525,791
	<u>(3,002,330)</u>	<u>(2,782,978)</u>
	5,649,966	5,644,301

TOWN OF BASSENDEAN

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT

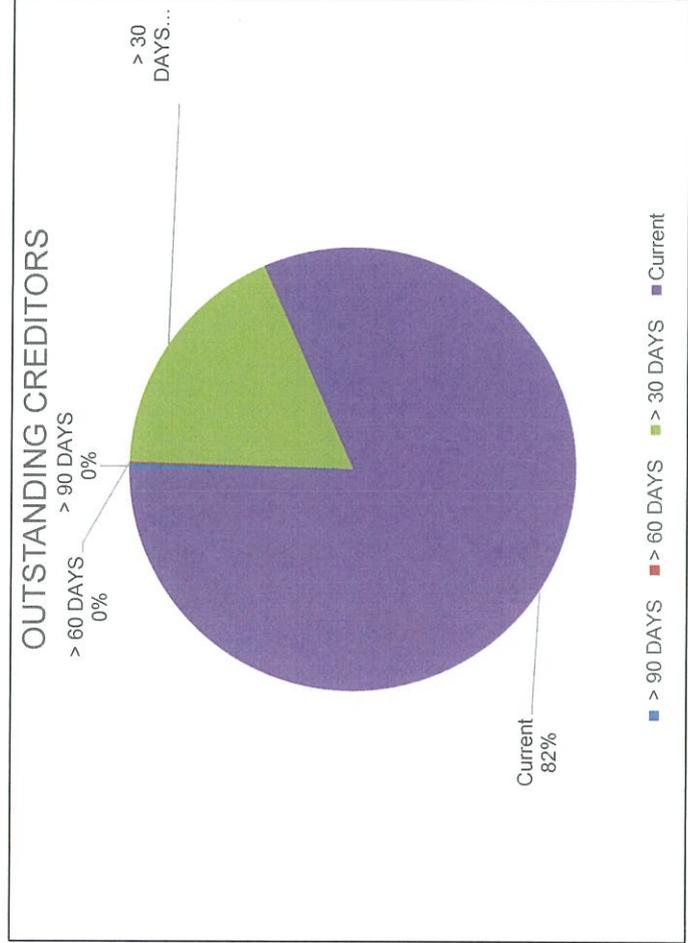
For the Period Ended 30 June 2017

Note 11 : Balance Sheet Notes continued	2016/2017	2015/2016
	\$	\$
INFRASTRUCTURE		
Drainage - Independent Valuation 2013	22,060,547	22,060,547
- Additions after valuation - cost	338,288	254,845
Less Accumulated Depreciation	<u>(16,891,455)</u>	<u>(7,342,401)</u>
	5,507,381	14,972,991
Parks & Ovals - Independent Valuation 2015	13,667,875	13,667,875
- Additions after valuation - cost	920,712	559,835
Less Accumulated Depreciation	<u>(7,024,609)</u>	<u>(6,631,766)</u>
	7,563,978	7,595,944
	<u>85,892,137</u>	<u>100,551,791</u>
 TRADE AND OTHER PAYABLES		
Current		
Sundry Creditors	1,050,259	1,067,199
Accrued Interest on Debentures	5,703	6,548
Accrued Salaries and Wages	122,668	71,974
Rates in Advance	250,300	218,413
Income in Advance	-	41,768
Bonds & Other Deposits	1,800,380	1,839,118
Hyde Retirement Village Bonds	173,600	224,350
	<u>3,402,911</u>	<u>3,469,370</u>
 LONG-TERM BORROWINGS		
Secured by Floating Charge		
Loan Liability - Current	123,994	115,711
	<u>123,994</u>	<u>115,711</u>
 Non-Current		
Secured by Floating Charge		
Loan Liability - Non Current	811,380	935,374
	<u>811,380</u>	<u>935,374</u>
 PROVISIONS		
Current		
Provision for Annual Leave	983,994	760,719
Provision for Long Service Leave	1,168,736	1,002,048
	<u>2,152,731</u>	<u>1,762,767</u>
 Non-Current		
Provision for Long Service Leave	224,203	194,119
	<u>224,203</u>	<u>194,119</u>

Town of Bassendean
OUTSTANDING CREDITORS (CREDITORS ANALYSIS)
For the Period Ended 30 June 2017

Note 12: Payables

	> 90 DAYS	> 60 DAYS	> 30 DAYS	Current	Total
June 2016/17	\$3,946	\$1,451	\$186,709	\$851,216	\$1,043,322
April 2016/17	\$0	\$6,477	\$5,665	\$154,924	\$167,065
May 2015/2016	\$42,123	\$4,382	\$92,146	\$520,316	\$658,965



Town of Bassendean
LIST OF PROJECTS & CONSULTANCIES
For the Period Ended 30 June 2017

Note 13

PROJECT		2016/17 Original Budget	2016/17 Revised Budget	2016/17 Actual	FUNDING SOURCE
RECREATION & CULTURE					
121561	SPORT & REC - ACTIVE ABILITIES	\$0		\$0	COUNCIL
121562	SPORT & REC - CLUB CONNECT	\$5,000	\$2,000	\$4,364	COUNCIL
121563	SPORT & REC - KIDS SPORT	\$5,000	\$19,000	\$17,346	\$5,000 GRANT
121359	SPORT & REC - EVENT CONSULTANT	\$12,000	\$12,000	\$23,915	COUNCIL
121359	SPORT & REC - FACILITY NEEDS ASSESSMENT	\$40,000	\$40,000	\$0	COUNCIL
131390	CONSULTANT TO DESIGN NEW PLAYGROUND	\$175,000	\$175,000	\$68,996	COUNCIL
131479	CONSULTANT STREET AUDIT/CANOPY MAPPING	\$60,000	\$60,000	\$37,570	COUNCIL
151359	PENSIONER GUARD COTTAGE	\$40,000	\$40,000	\$35,881	COUNCIL
151360	CULTURE - CULTURAL COMMUNITY PROJECTS	\$20,000	\$20,000	\$6,800	COUNCIL
151360	CULTURE - REVIEW CULTURAL PLAN	\$15,000	\$15,000	\$0	COUNCIL
151595	GLOBAL CITIZENRY	\$10,000	\$10,000	\$9,607	\$10,000 GRANT
181496	PUBLIC EVENTS - 2 MAJOR EVENTS	\$80,000	\$80,000	\$79,004	COUNCIL
181496	PUBLIC EVENTS - VINTAGE CYCLING EVENT	\$5,000	\$5,000	\$0	COUNCIL
181501	PERTH AUTUMN FESTIVAL	\$0	\$0	\$213	COUNCIL
181507	PUBLIC EVENTS - CHILDREN WEEK	\$1,600	\$1,600	\$1,618	COUNCIL
181504	PUBLIC EVENTS - NAIDOC DAY	\$55,000	\$55,000	\$46,949	\$10,000 GRANT
181505	PUBLIC EVENTS - AUSTRALIA DAY	\$113,000	\$113,000	\$113,278	\$11,000 GRANT
181506	PUBLIC EVENTS - COMMUNITY EVENTS SPONSORSHIP	\$5,000	\$5,000	\$4,670	COUNCIL
181508	PUBLIC EVENTS - VISUAL ART AWARD	\$50,000	\$47,000	\$42,653	\$7,000 FEES
181509	PUBLIC EVENTS - SENIORS WEEK	\$4,100	\$5,700	\$5,900	COUNCIL
181510	PUBLIC EVENTS - AVON DECENT	\$1,600	\$3,774	\$2,453	COUNCIL
181511	PUBLIC EVENTS - ANZAC DAY	\$15,000	\$15,000	\$12,997	COUNCIL
181512	PUBLIC EVENTS - SUMMER OUTDOOR MOVIES	\$20,500	\$20,500	\$21,371	COUNCIL
	TOTAL RECREATION & CULTURE	\$732,800	\$744,574	\$535,586	
LIBRARY					
141302	TOWN OF BASSENDEAN HISTORY BOOK PRODUCTION	\$45,000	\$45,000	\$11,276	COUNCIL
	TOTAL LIBRARY	\$45,000	\$45,000	\$11,276	COUNCIL
ASSET SERVICES					
211309	ASSET MANAGEMENT & VALUATIONS	\$60,000	\$60,000	\$85,240	COUNCIL
211309	FOOTPATH STUDY (DEPT TRANSPORT)	\$30,000	\$30,000	\$33,348	\$15000 GRANT
211309	DRAINAGE REPORT	\$50,000	\$50,000	\$45,312	COUNCIL
211309	UNDERGROUND POWER CONSULTANT	\$0	\$0	\$0	COUNCIL
211309	GREENHOUSE EMISSIONS AUDIT	\$10,000	\$10,000	\$0	COUNCIL
211309	STREETScape PROJECT	\$30,000	\$30,000	\$4,089	COUNCIL
211359	GRAFFITI REMOVAL PROGRAM	\$30,000	\$30,000	\$19,520	COUNCIL
261361	LAND REMEDIATION - LOT 14 IVERSON PLACE	\$100,000	\$100,000	\$0	COUNCIL
211503	STEAM WEEDING OF ROADS	\$130,000	\$130,000	\$17,645	COUNCIL
	TOTAL ASSET SERVICES	\$440,000	\$440,000	\$205,154	
DEVELOPMENT SERVICES					
261359	SWAN RIVER TRUST PRECINCT PLAN REVIEW	\$5,000	\$5,000	\$0	COUNCIL
261359	MUNICIPAL HERITAGE INVENTORY	\$10,000	\$5,000	\$8,190	COUNCIL
261359	TREE ASSESSMENT	\$2,000	\$1,000	\$0	COUNCIL
261359	LTPS 10 SCHEME REVIEW	\$0	\$0	\$0	COUNCIL
261359	STRATEGIC PLANNING FRAMEWORK STAGE 1	\$262,000	\$262,000	\$13,570	COUNCIL
261359	APPEALS CONSULTANT	\$0	\$0	\$8,550	COUNCIL
261359	INTRAMAPS IMPLEMENTATION	\$30,000	\$30,000	\$10,513	COUNCIL
261359	CONTRACT SERVICES - RELIEF STAFF	\$22,000	\$5,000	\$0	COUNCIL
251356	SWIMMING POOL INSPECTIONS	\$0	\$0	\$0	POOL OWNERS
251359	CONTRACT SERVICES - STAFF RELIEF	\$25,000	\$20,000	\$10,782	COUNCIL
	TOTAL DEVELOPMENT SERVICES	\$356,000	\$328,000	\$51,605	
ECONOMIC DEVELOPMENT					
271502	ECONOMIC DEVELOPMENT- DEVELOPMENT PLAN	\$15,000	\$14,422	\$43,375	COUNCIL
271502	TOWN CENTRE BRANDING	\$30,000	\$30,000	\$0	COUNCIL
271504	OLD PERTH RD INITIATIVES	\$40,000	\$40,000	\$43,637	COUNCIL
271506	OLD PERTH RD ACTIVITIES	\$27,500	\$20,550	\$15,462	COUNCIL
271508	EMRC PROJECTS - ECONOMIC DEVELOPMENT	\$8,000	\$8,000	\$13,418	COUNCIL
271508	EMRC PROJECTS - REGIONAL EVENTS	\$5,418	\$5,418	\$0	COUNCIL
	TOTAL ECONOMIC DEVELOPMENT	\$125,918	\$118,390	\$115,892	

Town of Bassendean
LIST OF PROJECTS & CONSULTANCIES
For the Period Ended 30 June 2017

Note 13

PROJECT		2016/17 Original Budget	2016/17 Revised Budget	2016/17 Actual	FUNDING SOURCE
GOVERNANCE					
401361	EMPLOYEE ASSISTANCE PROGRAM	\$36,000	\$36,000	\$30,213	COUNCIL
401605	RECONCILIATION ACTION PLAN CONSULTATION	\$50,000	\$50,000	\$43,812	COUNCIL
401606	ASHFIELD ACTION PLAN - ASHFIELD CAN	\$10,000	\$10,000	\$10,250	COUNCIL
401333	GOVERNANCE INTEGRATED PLANNING	\$17,000	\$17,000	\$34,550	COUNCIL
391401	2015 COUNCIL ELECTIONS	\$0	\$0	\$0	COUNCIL
401494	OCCUPATIONAL HEALTH & SAFETY	\$49,000	\$49,000	\$34,775	COUNCIL
811237	INTEGRATED CHILDRENS FACILITY	\$0	\$0	\$0	COUNCIL
391361	COMMUNITY STRATEGIC PLAN (SURVEY)	\$25,000	\$25,000	\$21,575	COUNCIL
391361	DEVELOP NEW WEBSITE	\$25,000	\$25,000	\$27,372	COUNCIL
TOTAL GOVERNANCE		\$217,000	\$217,000	\$207,546	
HEALTH					
741465	MOSQUITO CONTROL PROGRAM	\$40,000	\$40,000	\$19,437	COUNCIL
741466	PEST - RAT ERADICATION PROGRAM	\$2,400	\$2,400	\$936	COUNCIL
TOTAL HEALTH		\$42,400	\$42,400	\$20,372	
RANGERS					
541504	DFES - NDFR GRANT FOR FLOOD MARKINGS	\$10,000	\$10,000	\$0	\$10,000 GRANT
541504	EMRC FLOOD PROJECT	\$10,000	\$10,000	\$12,332	COUNCIL
TOTAL RANGERS		\$20,000	\$20,000	\$12,332	
ENVIRONMENT					
751354	NATURAL BUSH PROJECTS	\$150,000	\$110,000	\$73,226	COUNCIL
751359	CONTAMINATED SITES INVESTIGATIONS	\$180,000	\$180,000	\$42,973	COUNCIL
751504	(ACER) CARBON EMISSION REDUCTION PROGRAM	\$16,743	\$18,743	\$18,113	COUNCIL
751506	INTEGRATED TRANSPORT STUDY	\$5,728	\$5,728	\$5,728	COUNCIL
751508	WATER CAMPAIGN	\$12,488	\$12,488	\$12,438	COUNCIL
751510	SCHOOLS WASTE EDUCATION PROGRAM	\$5,000	\$5,000	\$0	COUNCIL
751513	WATER QUALITY MONITORING & IMPROVEMENT	\$650	\$650	\$650	COUNCIL
751516	FUTURE PROOFING CLIMATE CHANGE	\$15,450	\$15,450	\$15,450	COUNCIL
TOTAL ENVIRONMENT		\$386,059	\$348,059	\$168,579	

ATTACHMENT NO. 13

Schedule 2.1 — Provisions about creating, changing the boundaries of, and abolishing districts

[Section 2.1(2)]

1. Terms used

In this Schedule, unless the contrary intention appears —

affected electors, in relation to a proposal, means —

- (a) electors whose eligibility as electors comes from residence, or ownership or occupation of property, in the area directly affected by the proposal; or
- (b) where an area of the State is not within or is not declared to be a district, people who could be electors if it were because of residence, or ownership or occupation of property, in the area directly affected by the proposal;

affected local government means a local government directly affected by a proposal;

notice means notice given or published in such manner as the Advisory Board considers appropriate in the circumstances;

proposal means a proposal made under clause 2 that an order be made as to any or all of the matters referred to in section 2.1.

2. Making a proposal

- (1) A proposal may be made to the Advisory Board by —
 - (a) the Minister; or
 - (b) an affected local government; or
 - (c) 2 or more affected local governments, jointly; or
 - (d) affected electors who —
 - (i) are at least 250 in number; or
 - (ii) are at least 10% of the total number of affected electors.
- (2) A proposal is to —
 - (a) set out clearly the nature of the proposal, the reasons for making the proposal and the effects of the proposal on local governments; and
 - (b) be accompanied by a plan illustrating any proposed changes to the boundaries of a district; and
 - (c) comply with any regulations about proposals.

[Clause 2 amended by No. 49 of 2004 s. 67(2).]

3. Dealing with proposals

- (1) The Advisory Board is to consider any proposal.
- (2) The Advisory Board may, in a written report to the Minister, recommend* that the Minister reject a proposal if, in the Board's opinion —
 - (a) the proposal is substantially similar in effect to a proposal on which the Board has made a recommendation to the Minister within the period of 2 years immediately before the proposal is made; or
 - (aa) where the proposal was made by affected electors under clause 2(1)(d), that the majority of those electors no longer support the proposal; or
 - (b) the proposal is frivolous or otherwise not in the interests of good government.

* Absolute majority required.

- (3) If, in the Advisory Board's opinion, the proposal is —
- (a) one of a minor nature; and
 - (b) not one about which public submissions need be invited,
- the Board may, in a written report to the Minister, recommend* that the Minister reject the proposal or that an order be made in accordance with the proposal.

** Absolute majority required.*

- (4) Unless it makes a recommendation under subclause (2) or (3), the Advisory Board is to formally inquire into the proposal.

[Clause 3 amended by No. 64 of 1998 s. 52(2); No. 49 of 2004 s. 67(3).]

4. Notice of inquiry

- (1) Where a formal inquiry is required the Advisory Board is to give —
- (a) notice to affected local governments, affected electors and the other electors of districts directly affected by the proposal; and
 - (b) a report to the Minister.
- (2) The notice and report under subclause (1) are to —
- (a) advise that there will be a formal inquiry into the proposal; and
 - (b) set out details of the inquiry and its proposed scope; and
 - (c) advise that submissions may be made to the Board not later than 6 weeks after the date the notice is first given about —
 - (i) the proposal; or
 - (ii) the scope of the inquiry.
- (3) If, after considering submissions made under subclause (2)(c), the Advisory Board decides* that the scope of the formal inquiry is to be significantly different from that set out in the notice and report under subclause (1), it is to give —
- (a) another notice to affected local governments, affected electors and the other electors of districts directly affected by the proposal; and
 - (b) another report to the Minister.
- (4) The notice and report under subclause (3) are to —
- (a) set out the revised scope of the inquiry; and
 - (b) advise that further submissions about the proposal, or submissions about matters relevant to the revised scope of the inquiry, may be made to the Board within the time set out in the notice.

** Absolute majority required.*

5. Conduct of inquiry

- (1) A formal inquiry is to be carried out, and any hearing for the purposes of the inquiry is to be conducted, in a way that makes it as easy as possible for interested parties to participate fully.
- (2) In carrying out a formal inquiry the Advisory Board is to consider submissions made to it under clause 4(2)(c) and (4)(b) and have regard, where applicable, to —
- (a) community of interests; and
 - (b) physical and topographic features; and

- (c) demographic trends; and
- (d) economic factors; and
- (e) the history of the area; and
- (f) transport and communication; and
- (g) matters affecting the viability of local governments; and
- (h) the effective delivery of local government services,

but this does not limit the matters that it may take into consideration.

6. Recommendation by Advisory Board

- (1) After formally inquiring into a proposal, the Advisory Board, in a written report to the Minister, is to recommend* —
 - (a) that the Minister reject the proposal; or
 - (b) that an order be made in accordance with the proposal; or
 - (c) if it thinks fit after complying with subclause (2), the making of some other order that may be made under section 2.1.

** Absolute majority required.*

- (2) The Advisory Board is not to recommend to the Minister the making of an order that is significantly different from the proposal into which it formally inquired unless the Board has —
 - (a) given* notice to affected local governments, affected electors and the other electors of districts directly affected by the recommendation of its intention to do so; and
 - (b) afforded adequate opportunity for submissions to be made about the intended order; and
 - (c) considered any submissions made.

** Absolute majority required.*

7. Minister may require poll of electors

In order to assist in deciding whether or not to accept a recommendation of the Advisory Board made under clause 6, the Minister may require that the Board's recommendation be put to a poll of the electors of districts directly affected by the recommendation.

8. Electors may demand poll on recommended amalgamation

- (1) Where the Advisory Board recommends to the Minister the making of an order to abolish 2 or more districts (the *districts*) and amalgamate them into one or more districts, the Board is to give notice to affected local governments, affected electors and the other electors of districts directly affected by the recommendation about the recommendation.
- (2) The notice to affected electors has to notify them of their right to request a poll about the recommendation under subclause (3).
- (3) If, within one month after the notice is given, the Minister receives a request made in accordance with regulations and signed by at least 250, or at least 10%, of the electors of one of the districts asking for the recommendation to be put to a poll of electors of that district, the Minister is to require that the Board's recommendation be put to a poll accordingly.
- (4) This clause does not limit the Minister's power under clause 7 to require a recommendation to be put to a poll in any case.

[Clause 8 amended by No. 64 of 1998 s. 52(3).]

9. Procedure for holding poll

- (1) Where, under clause 7 or 8, the Minister requires that a recommendation be put to a poll —
 - (a) the Advisory Board is to —
 - (i) determine the question or questions to be answered by electors; and
 - (ii) prepare a summary of the case for each way of answering the question or questions;
 - and
 - (b) any local government directed by the Minister to do so is to —
 - (i) in accordance with directions by the Minister, make the summary available to the electors before the poll is conducted; and
 - (ii) subject to subclause (2), declare* the Electoral Commissioner, or a person approved by the Electoral Commissioner, to be responsible for the conduct of the poll under Part 4, and return the results to the Minister.

** Absolute majority required.*

- (2) Before making a declaration under subclause (1)(b)(ii), the local government is to obtain the written agreement of the Electoral Commissioner.

[Clause 9 amended by No. 49 of 2004 s. 67(4) and (5).]

10. Minister may accept or reject recommendation

- (1) Subject to subclause (2), the Minister may accept or reject a recommendation of the Advisory Board made under clause 3 or 6.
- (2) If at a poll held as required by clause 8 —
 - (a) at least 50% of the electors of one of the districts vote; and
 - (b) of those electors of that district who vote, a majority vote against the recommendation,the Minister is to reject the recommendation.
- (3) If the recommendation is that an order be made and it is accepted, the Minister can make an appropriate recommendation to the Governor under section 2.1.

10A. Recommendations regarding names, wards and representation

- (1) The Advisory Board may —
 - (a) when it makes its recommendations under clause 3 or 6; or
 - (b) after the Minister has accepted its recommendations under clause 10,in a written report to the Minister, recommend the making of an order to do any of the things referred to in section 2.2(1), 2.3(1) or (2) or 2.18(1) or (3) that the Board considers appropriate.
- (2) In making its recommendations under subclause (1) the Advisory Board —
 - (a) may consult with the public and interested parties to such extent as it considers appropriate; and
 - (b) is to take into account the matters referred to in clause 8(c) to (g) of Schedule 2.2 so far as they are applicable.

[Clause 10A inserted by No. 64 of 1998 s. 52(4).]

11. Transitional arrangements for orders about districts

- (1) Regulations may provide for matters to give effect to orders made under section 2.1 including —
 - (a) the vesting, transfer, assumption or adjustment of property, rights and liabilities of a local government;
 - (b) the extinguishment of rights of a local government;
 - (c) the winding up of the affairs of a local government;
 - (d) the continuation of actions and other proceedings brought by or against a local government before the taking effect of an order under section 2.1;
 - (e) the bringing of actions and other proceedings that could have been brought by or against a local government before the taking effect of an order under section 2.1;
 - (f) if the effect of an order under section 2.1 is to unite 2 or more districts, the determination of the persons who are to be the first mayor or president, and deputy mayor or deputy president, of the new local government;
 - (g) the continuation of any act, matter or thing being done under another written law by, or involving, a local government.
- (2) Subject to regulations referred to in subclause (1), where an order is made under section 2.1 any local governments affected by the order (including any new local government created as a result of the order) are to negotiate as to any adjustment or transfer between them of property, rights and liabilities.
- (3) Where an order is made under section 2.1 the Governor may, by order under section 9.62(1), give directions as to any of the matters set out in subclause (1) if, and to the extent that, those matters are not resolved by regulations referred to in that subclause or by negotiation under subclause (2).
- (4) A contract of employment that a person has with a local government is not to be terminated or varied as a result (wholly or partly) of an order under section 2.1 so as to make it less favourable to that person unless —
 - (a) compensation acceptable to the person is made; or
 - (b) a period of at least 2 years has elapsed since the order had effect.
- (5A) The value of compensation required to be made under subclause (4)(a) to a person whose contract of employment with a local government is terminated or varied is not to exceed in total —
 - (a) in the case of a person whose contract of employment is terminated —
 - (i) if the person's employment is governed by a written contract in accordance with section 5.39, the maximum amount of money to which the person is entitled, under that contract, if the contract is terminated before the expiry date; or
 - (ii) in any other case, the value of the person's final annual remuneration, as calculated in accordance with regulations made for the purposes of section 5.50(3);
 - or
 - (b) in the case of a person whose contract of employment is varied, the lesser of —
 - (i) the amount that the person would have been entitled to if the person's contract of employment had been terminated before the expiry date; or
 - (ii) the value of the person's annual remuneration for the year ending on the date of the variation, calculated in accordance with regulations made for the

purposes of section 5.50(3) as if the person's contract of employment had terminated on that date.

- (5B) For the purposes of subclause (5A), the total value of the compensation required to be made to a person includes all amounts to which the person is entitled under a contract of employment or award relating to the person as an employee of the local government.
- (5) The rights and entitlements of a person whose contract of employment is transferred from one local government to another, whether arising under the contract or by reason of it, are to be no less favourable to that person after the transfer than they would have been had the person's employment been continuous with the first local government.
- (6) If land ceases to be in a particular district as a result of an order under section 2.1, any written law that would have applied in respect of it if the order had not been made continues to apply in respect of the land to the extent that its continued application would be consistent with —
 - (a) any written law made after the order was made; and
 - (b) any order made by the Governor under subclause (8).
- (7) Regulations may make provision as to whether or not, or the modifications subject to which, a written law continues to apply in respect of land under subclause (6).
- (8) The Governor may, in a particular case, by order, vary the effect of subclause (6) and regulations made in accordance with subclause (7).

[Clause 11 amended by No. 64 of 1998 s. 52(5); No. 26 of 2016 s. 23.]

12. Registration of documents

- (1) In this clause —
relevant official means —
 - (a) the Registrar of Titles under the *Transfer of Land Act 1893*; or
 - (b) the Registrar of Deeds and Transfers under the *Registration of Deeds Act 1856*; or
 - (c) the Minister administering the *Land Administration Act 1997*; or
 - (d) any other person authorised by a written law to record and give effect to the registration of documents relating to transactions affecting any estate or interest in land or any other property.
- (2) The relevant officials are —
 - (a) to take notice of an order of the kind referred to in clause 11(3) relating to property, rights and liabilities; and
 - (b) to record and register in the appropriate manner the documents necessary to show the effect of the order as it relates to those matters.

[Clause 12 inserted by No. 26 of 2016 s. 24.]