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# MINUTES

## **Ordinary Meeting of Council**

**Tuesday 23 August 2022, 6:00 pm**

in the Council Chamber,

Administration Building

48 Old Perth Road, Bassendean WA 6054

## **1 Declaration Of Opening; Acknowledgment of Country; Acknowledgment of Visitors; Disclaimer**

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 Announcements by The Presiding Person Without Discussion**

Nil

## **3 Attendances, Apologies and Applications for Leave of Absence**

### **Present**

#### **Councillors**

Cr Kathryn Hamilton, Mayor  
Cr Renee McLennan, Deputy Mayor  
Cr Hilary MacWilliam  
Cr Emily Wilding  
Cr Jennie Carter  
Cr Tallan Ames

#### **Officers**

Ms Peta Mabbs, Chief Executive Officer  
Mr Luke Gibson, Director Community Planning  
Mr Paul White, Director Corporate Services  
Mr David Dwyer, Acting Exec Manager Infrastructure  
Ms Nicole Davey, Exec Manager Sustainability & Environment  
Ms Elizabeth Kania, Manager Governance & Strategy  
Mrs Amy Holmes, Minute Secretary

#### **Public**

Two members of the public were in attendance.

### **Apologies**

Cr Paul Poliwka

### **Leave of Absence**

### **Council Resolution – Item 3.1(a)** **OCM 1/8/22**

MOVED Cr Hamilton, Seconded Cr Wilding, that Cr Poliwka be granted a Leave of Absence until 5 September 2022.

CARRIED UNANIMOUSLY 6/0

**Council Resolution – Item 3.1(b)**  
**OCM 2/8/22**

MOVED Cr McLennan, Seconded Cr Ames, that Cr Hamilton be granted a Leave of Absence for 3-5 September 2022.

CARRIED UNANIMOUSLY 6/0

#### **4 Declarations of Interest**

Nil.

#### **5 Presentations or Deputations**

Ms Jane Bremmer of 47 Seventh Avenue, Bassendean addressed the Council on Item 13.1, Use of Glyphosate.

#### **6 Statements by Members of the Public on Agenda Item**

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

As a Bassendean resident actively involved in volunteer bushcare, and a keen gardener I find the Town's "reliance" on Glyphosate based herbicides to be unreasonable and fully support Cr Jennie Carter's Notice of Motion to reduce the use of this toxic product. It is inevitable that this product will be banned for use in urban areas and the Town needs to be proactively engaging alternative methods of weed treatment (such as steam), and also improving some management practises - in particular the method, frequency & timing of mowing within the Town needs to be reviewed with a focus on minimising the spread of weeds through seed dispersal and the creation of "scalped turf" and bare patches of ground which enable weeds to colonise.

#### **7 Questions from Members of the Public**

Ms Nonie Jekabsons, 6 Barton Parade, Bassendean

*What product does the Town of Bassendean currently used to control Bindii and other prickles in turf areas.*

#### **Officer Response**

Selective herbicides are used to control broadleaf weeds (including bindii). This involves use of MCPA and Dicamba. The specific product the Town uses is "Spearhead Selective Herbicide" or "Jolt Selective Herbicide".

Mr Don Yates, 10 Thompson Road, Success Hill

*How many of the Town of Bassendean's administration (Exec staff, labourers and councillors) are 'contractors'.*

*Should confidential conditions, KPI's and related employment terms, conditions and examinations of performance etc be made 'non-confidential', in other words, published on the Town's website so all the ratepayers have an appreciation of the costs and conditions for all people being paid for by the ratepayers, government contracts and the like.*

*Whatever happened with these 2015 Council motions to defer. See information below.*

*What planning progress and budget support have resulted from the original motions. See information below.*

Reference - Ordinary Council Meeting (Minutes 24/02/15)

**10.10 South West Native Title Settlement Agreement – Lot 3003 Lord Street - “Pyrton Site” and Lot 1000 Lord Street - “Bennett Brook Reserve” – Land Base Consultation**

**APPLICATION**

*The purpose of this report was for Council to provide comment on a proposal to include Lot 3003 Lord Street, Eden Hill (Reserve 47783, known as Pyrton site) and “Freehold” Lot 1000 Lord Street, Caversham (known as Bennett Brook Reserve) which are proposed to be included into Noongar Land Base negotiations.*

**OFFICER RECOMMENDATION – ITEM 10.10**

*That Council:*

- 1. Acknowledges the Wadjuk people and their cultural, mythological and heritage connections to the land;*
- 2. Notes the 2012 - 2016 Reconciliation Action Plan proposal to develop a cultural centre to show case aboriginal history, culture and heritage for “Korndin Kulluch place of reconciliation” known as the Pyrton site;*
- 2. Advises the South West Settlement Department of Lands that the proposal to include Lot 3003 Lord Street, Eden Hill; formally known as the Pyrton site and Lot 1000 Lord Street, Caversham; known as Bennett Brook Reserve, is endorsed for consideration into the Noongar Land Base negotiations;*
- 3. Highlights to the South West Settlement Department of Lands that it would be prudent for Lot 22 Lord Street, Eden Hill, if it is not required by the State, to be assessed for consideration into the Noongar Land Base negotiations;*
- 4. Requests that as part of the Noongar Land Base negotiation agreement, that a comprehensive, financial and environmental sustainable land use and servicing plan be developed for Lot 3003 Lord Street, Eden Hill; and Lot 1000 Lord Street, Caversham that includes but not limited to:*
  - a) allocating sufficient financial resources for the environmental management, natural area rehabilitation and on-going land management programs; and*

*b) assurances of on-going public access to the subject land; and*  
*5. Requests the South West Settlement Department of Lands provides to the Town of Bassendean, the draft financial and environmental sustainable land use and servicing plan for comment, prior to being formally adopted.*

*It was agreed to defer this item until the history and significance of this area is provided.*

**COUNCIL RESOLUTION – ITEM 10.10**

*OCM – 17/02/15 MOVED Cr Carter, Seconded Cr Bridges, that this item be deferred until a deputation can be given on the history and significance of this area and the current action from Noongar people.*

**CARRIED UNANIMOUSLY 6/0**

**Officer Response**

Questions 1 to 4 are taken on notice. Mr Yates will be provided with a written response to these questions.

**Mr Aaron Mackay, 33 North Road, Bassendean**

*Why does Council want to take on more land at Point Reserve as it is going to cost ratepayers more money to maintain that section of land. The current Point Reserve maintenance is average so why would you take on more responsibility.*

No response given.

**8 Petitions**

Nil.

**9 Confirmation of Minutes**

<b>9.1 Confirmation of Minutes - 26 July 2022</b>	
<b>Attachments</b>	1. Ordinary Council Minutes 26 July 2022 [9.1.1 - 25 pages]

**Council Resolution/Officer Recommendation – Item 9.1(a)**

**OCM 3/8/22**

MOVED Cr Ames, Seconded Cr Wilding, that the minutes of the Ordinary Council meeting held 26 July 2022, be received.

**CARRIED UNANIMOUSLY 6/0**

**Council Resolution/Officer Recommendation – Item 9.1(b)**  
**OCM 4/8/22**

MOVED Cr Wilding, Seconded Cr Ames, that the minutes of the Ordinary Council meeting held on 26 July 2022, be confirmed as a true record.

**CARRIED UNANIMOUSLY** 6/0

## 10 Business Deferred from Previous Meeting

Nil

## 11 External Committee Reports and Updates

11.1 External Committee Reports and Updates	
Property Address	NA
Landowner/Applicant	NA
File Reference	GOVN/CCLMEET/1
Author	Natasha Dowson
Department	CEO'S Office
Previous Reports	N/A
Authority/Discretion	<b>Information</b> For the Council/Committee to note.
Attachments	Nil

### Purpose

The purpose of this report is for Council to note that no minutes from external Committees and organisations have been received.

**Council Resolution/Officer Recommendation – Item 11.1**  
**OCM 5/8/22**

MOVED Cr Wilding, Seconded Cr McLennan, that Council notes that no documents from external Committees have been received within the reporting period.

**CARRIED UNANIMOUSLY** 6/0

## 12 Officer Reports

It was agreed that items 12.2 & 12.3 be removed from the en-bloc table and considered separately.

### **Council Resolution/Officer Recommendation – Item 12.1** **OCM 6/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council adopts en bloc the following Officer recommendations contained in the Ordinary Council Meeting Agenda:

Item	Report
12.4	Proposed Rescheduling of December 2022 meetings
12.5	Adoption of the Quarterly Report period ending 30 June 2022
12.6	Accounts Paid 31 July 2022
12.7	Monthly Financial Report – July 2022
12.8	Use of Common Seal
12.9	Calendar September 2022

**CARRIED UNANIMOUSLY 6/0**

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

Item	Report
12.2	Use Not Listed (Short Stay Accommodation) - 13A (Lot 1) Gallagher Street, Eden Hill
12.3	Proposed Outbuilding - 86 (Lot 88) Hamilton Street, Bassendean

<b>12.2 Use Not Listed (Short Stay Accommodation) - 13A (Lot 1) Gallagher Street, Eden Hill</b>	
<b>Property Address</b>	13A (Lot 1) Gallagher Street, Eden Hill
<b>Landowner/Applicant</b>	Alyssia Strauss
<b>File Reference</b>	DABC/BDVAPP2021-147
<b>Author</b>	Luke Gibson
<b>Department</b>	Community Planning
<b>Previous Reports</b>	22 February 2022
<b>Authority/Discretion</b>	<b>Quasi-Judicial</b> When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences.
<b>Attachments</b>	1. Cover Letter [12.2.1 - 2 pages]

	2. Revive Wellness Company AirBnB Management Plan [12.2.2 - 61 pages] 3. Schedule of Submissions - 13 A Gallagher Street, Eden Hill [12.2.3 - 3 pages]
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## Purpose

The purpose of this report was for Council to reconsider an application for a Use Not Listed (Holiday House) at 13A Gallagher Street, Eden Hill, at the invitation of the State Administrative Tribunal (SAT). The matter is being referred to Council for determination as it is outside the authority delegated to staff due to the nature of the application being a use that is not listed within the Zoning Table under Local Planning Scheme No. 10 (LPS 10). Further, Council considered the application previously.

## **Council Resolution/Officer Recommendation – Item 12.2** **OCM 7/8/22**

MOVED Cr Ames, Seconded Cr McLennan, that Council, pursuant to Section 31(2)(c) of the *State Administrative Tribunal Act 2004* sets aside its original decision of 22 February 2022 and approves the application for development approval of a Use Not Listed (Holiday House) at 13A (Lot 1) Gallagher Street, Eden Hill, subject to the following conditions:

1. A revised management plan shall be submitted, to the satisfaction of the Town within 60 days of the date of the approval, that addresses the following matters:
  - (i) The logging of noise performance against the *Environmental Protection (Noise) Regulations 1997*;
  - (ii) The reporting of all noise breaches to Town in an agreed format;
  - (iii) The parking plan drawings are to be amended to one parking bay within the garage and one parking bay in the driveway; and
  - (iv) The management plan shall state that the site accommodates a maximum of two vehicles, and that guests are to be made aware that vehicles cannot overhang the footpath.
2. The use must be undertaken in accordance with the submitted management plan at all times to the satisfaction of the Town.
3. The street numbering is to be made larger and more prominent to guests arriving at the property within 60 days of the date of the approval, to the satisfaction of the Town.
4. The approval is valid for a period of 12 months only from the date of the approval. The applicant will be required lodge a subsequent application to extend to the term of the approval and in determining such an application, the Town would have regard to the performance of the accommodation over the previous period. If the Town is not satisfied of the previous performance, the application may not be supported.



5. The contact details of the owner/manager must be prominently displayed at the front of the property as viewed from the street to the satisfaction of the Town.
6. A register of all persons occupying the short stay accommodation is required to be kept and shall be open to inspection on demand by the Town.
7. No more than four persons are permitted to be on the property between the hours of 10:00pm and 7:00am.
8. The spa and spa pump are not to be used between the hours of 10:00pm and 7:00am unless it is demonstrated by an acoustic report that the noise of the spa and spa pump do not exceed the requirements of the *Environmental Protection (Noise) Regulations 1997*. Alternatively, the spa pump is enclosed in an acoustically rated soundproof box to the satisfaction of the Town.

CARRIED UNANIMOUSLY 6/0

<b>12.3 Proposed Outbuilding - 86 (Lot 88) Hamilton Street, Bassendean</b>	
<b>Property Address</b>	86 (Lot 88) Hamilton Street, Bassendean
<b>Landowner/Applicant</b>	Liam and Alicia Kavanagh
<b>File Reference</b>	2022-065
<b>Author</b>	Director Community Planning
<b>Department</b>	Community Planning, Development and Place
<b>Previous Reports</b>	Nil
<b>Authority/Discretion</b>	<b>Quasi-Judicial</b> When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences.
<b>Attachments</b>	1. Proposed Outbuilding - Development Plans [12.3.1 - 4 pages] 2. Justification Letter [12.3.2 - 3 pages]

### Purpose

The purpose of this report was for Council to consider an application for development approval for a proposed outbuilding at 86 (Lot 88) Hamilton Street, Bassendean. The matter is referred to Council for determination as it is outside the authority delegated to staff due to an objection being received during the consultation period.

### **Council Resolution/Officer Recommendation – Item 12.3**

#### **OCM 8/8/22**

MOVED Cr McLennan, Seconded Cr Wilding, that Council approves the application for development approval for an outbuilding at 86 (Lot 88) Hamilton Street, Bassendean subject to the following conditions:

1. The outbuilding shall only be used for domestic purposes associated with the property and not be used for commercial purposes or human habitation;
2. All building works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot; and
3. All stormwater being contained on site. Details of the method of stormwater disposal being submitted for approval in conjunction with the application for a Building Permit.

**CARRIED 5/1**

*Crs McLennan, Wilding, Hamilton, MacWilliam & Ames voted in favour of the motion.  
Cr Carter voted against the motion.*

<b>12.4 Proposed Rescheduling of December 2022 meetings</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	GOVN/CCLMEET/1
<b>Author</b>	CEO
<b>Department</b>	Office of the CEO
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Executive</b> The substantial direction setting and oversight role of the Council.
<b>Attachments</b>	Nil

### **Purpose**

The purpose of this report was to bring forward the Briefing Session and Ordinary Council Meeting and the Audit and Governance Committee meeting proposed for December 2022.

**Council Resolution/Officer Recommendation – Item 12.4**  
**OCM 9/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council reschedules the:

1. December Briefing Session and Ordinary Council Meeting to 6 December and 13 December 2022, respectively; and
2. Audit and Governance Committee from 7 December to 30 November 2022.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

<b>12.5 Adoption of the Quarterly Report period ending 30 June 2022</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	GOVN/CCLMEET/1
<b>Author</b>	Peta Mabbs
<b>Department</b>	CEO
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Legislative</b> Includes adopting local laws, town planning schemes & policies.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Quarterly Report p/e 30 June 2022 [12.5.1 - 25 pages]</li> <li>2. Outstanding Resolutions - Recommend Closure [12.5.2 - 14 pages]</li> </ol>

**Purpose**

The purpose of this report was for Council to receive the Quarterly Report for the period ending 30 June 2022.

**Council Resolution/Officer Recommendation – Item 12.5**  
**OCM 10/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council:

1. Receives the Quarterly Report for the quarter ending 30 June 2022; and
2. Endorses the Council Resolutions recommended for closure attached to the Quarterly Report for the period ending 30 June 2022.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

<b>12.6 Accounts Paid 31 July 2022</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	FINM/CREDTS/4
<b>Author</b>	Paul White
<b>Department</b>	Corporate Services
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Information</b> For the Council/Committee to note.
<b>Attachments</b>	1. List of Payment July 2022 [ <b>12.6.1</b> - 19 pages]

### Purpose

The purpose of this report was for the Council to receive the list of payments for July 2022.

### **Council Resolution/Officer Recommendation – Item 2.6** **OCM 11/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council receive the list of payments for July 2022.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

<b>12.7 Monthly Financial Report – July 2022</b>	
<b>Property Address</b>	NA
<b>Landowner/Applicant</b>	NA
<b>File Reference</b>	FINM/AUD/1
<b>Author</b>	Paul White
<b>Department</b>	Director Corporate Services
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Legislative</b> Includes adopting local laws, town planning schemes & policies.
<b>Attachments</b>	1. Financial Activity Statement at 31 July 2022 [ <b>12.7.1</b> - 12 pages]

## Purpose

The purpose of this report was for Council to receive the Monthly Financial Report for July 2022 which incorporates the Statement of Financial Activity as legislatively required.

### **Council Resolution/Officer Recommendation – Item 2.7** **OCM 12/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council:

1. Notes the Explanation of Material Variances in the Statement of Financial Activity; and
2. Receives the Monthly Financial Report for the period ending 30 July 2022, which incorporates the Statement of Financial Activity for the period to July 2022.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

<b>12.8 Use of Common Seal</b>	
<b>Property Address</b>	Not applicable
<b>Landowner/Applicant</b>	Not applicable
<b>File Reference</b>	INFM/INTPROP/1
<b>Author</b>	Natasha Dowson
<b>Department</b>	Chief Executive
<b>Previous Reports</b>	Not applicable
<b>Authority/Discretion</b>	<b>Executive</b> The substantial direction setting and oversight role of the Council.
<b>Attachments</b>	Nil

## Purpose

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

### **Council Resolution/Officer Recommendation – Item 12.8** **OCM 13/8/22**

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

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

<b>12.9 Calendar September 2022</b>	
<b>Property Address</b>	Not applicable
<b>Landowner/Applicant</b>	Not applicable
<b>File Reference</b>	INFM/INTPROP/1
<b>Author</b>	Natasha Dowson
<b>Department</b>	Chief Executive
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Executive</b> The substantial direction setting and oversight role of the Council.
<b>Attachments</b>	Nil

### Purpose

The purpose of this report was for Council to consider the calendar for September 2022.

### **Council Resolution/Officer Recommendation – Item 12.9** **OCM 14/8/22**

MOVED Cr McLennan, Seconded Cr MacWilliam, that Council adopt the calendar for September 2022.

**CARRIED UNANIMOUSLY BY EN BLOC RESOLUTION OCM 6/8/22 6/0**

## 13 Motions of which Previous Notice has been given

<b>13.1 Notice of Motion - Cr Carter: Use of Glyphosate</b>	
<b>Councillor</b>	Cr Carter
<b>Attachments</b>	Nil

### **Council Resolution – Item 13.1** **OCM 15/8/22**

MOVED Cr Carter, Seconded Cr Wilding, that Council requests the CEO prepare a report within three months, outlining alternative weed control strategies so as to reduce or where possible eliminate the use of glyphosate or other herbicides in or near children's playgrounds.

**CARRIED 4/2**

*Crs Carter, Wilding, Hamilton & McLennan voted in favour of the motion.*

*Crs MacWilliam & Ames voted against the motion.*

## **14 Announcements of Notices of Motion for the next meeting**

Nil.

## **15 Urgent Business**

Nil.

## **16 Confidential Business**

Nil

## **17 Closure**

The next Briefing Session will be held on Tuesday 20 September 2022, commencing at 6pm. The next Ordinary Council Meeting will be held on Tuesday 27 September 2022 commencing at 6pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 7.35pm.



# MINUTES

## **Special Council Meeting**

**Tuesday 20 September 2022, 5:30pm**

in the Council Chamber, Administration Building  
48 Old Perth Road, Bassendean WA 6054



## **1 Declaration Of Opening; Acknowledgment of Country; Acknowledgment of Visitors; Disclaimer**

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 Announcements by the Presiding Person Without Discussion**

Nil

## **3 Attendances and Apologies**

### **Present**

#### **Councillors**

Cr Kathryn Hamilton, Mayor  
Cr Renee McLennan, Deputy Mayor  
Cr Hilary MacWilliam  
Cr Emily Wilding  
Cr Jennie Carter  
Cr Paul Poliwka  
Cr Tallan Ames

#### **Officers**

Ms Peta Mabbs, Chief Executive Officer  
Ms Kathleen Stewart, Manager Organisational Development & HR  
Ms Elizabeth Kania, Manager Governance & Strategy  
Mrs Amy Holmes, Minute Secretary

## **4 Declarations of Interest**

Nil.

## **5 Presentations or Deputations**

### **Council Resolution – Item 5.1(a)** **SCM – 1/09/22**

MOVED Cr McLennan, Seconded Cr Ames, that the meeting go behind closed doors in accordance with Section 5.23 of the Local Government Act 1995, the time being 5.32pm.

**CARRIED UNANIMOUSLY 7/0**

Kathleen Stewart, Manager Organisational Development & HR, addressed the Council on the appointment of a professional recruitment consultant.

**Council Resolution – Item 5.1(b)**  
**SCM – 2/09/22**

MOVED Cr Wilding, Seconded Cr Ames, that the meeting come from behind closed doors, the time being 5.50pm.

CARRIED UNANIMOUSLY 7/0

## 6 Statements by Members of the Public on Agenda Items

Nil

## 7 Questions from Members of the Public

Nil

## 8 Reports

<b>8.1 Appointment of a Recruitment Consultant - Chief Executive Officer Recruitment</b>	
<b>Property Address</b>	Address here
<b>Landowner/Applicant</b>	Owner/s here
<b>File Reference</b>	GOVN/POLCY/2
<b>Author</b>	Manager Organisational Development & HR
<b>Department</b>	Office of the CEO, Human Resources
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Legislative</b> Includes adopting local laws, town planning schemes & policies.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>Standards for CEO Recruitment Performance and Termination Policy [8.1.1 - 12 pages]</li> <li>CEO Standards and Guidelines [8.1.2 - 21 pages]</li> <li>CONFIDENTIAL - BEILBY DT Proposal [8.1.3 - 13 pages]</li> <li>CONFIDENTIAL - MILLS Proposal [8.1.4 - 14 pages]</li> <li>CONFIDENTIAL - Quote evaluation report RFQ HR-02-2022 [8.1.5 - 7 pages]</li> </ol>

## Purpose

The purpose of this report was for Council to appoint a professional recruitment consultant to assist with the recruitment process for a new Chief Executive Officer (CEO).

### **Council Resolution/Officer Recommendation – Item 8.1** **SCM – 3/09/22**

MOVED Cr Hamilton, Seconded Cr Ames, that Council:

1. Appoints Mills (Peter Casey) as the professional recruitment consultant to assist the Council with the recruitment of a new CEO; and
2. Requests the CEO to write to all executive search firms that submitted a proposal to advise them of the request for quote process outcome.

**CARRIED UNANIMOUSLY** 7/0

*Reason: The depth of experience exhibited by the Consultant, as outlined in the report.*

## 9 Closure

There being no further business, the Presiding Member declared the meeting closed, the time being 5.52pm.



# Local Planning Strategy

June 2022







**HOME BY THE SWAN**

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# Local Planning Strategy

## Part 1: Strategy





# 1. Introduction



The Town of Bassendean (Town) local planning strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background information and analysis.

The local planning strategy applies to the area shown in Figure 1: Local Planning Strategy Map (page 24).

This local planning strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission and revokes the Town's preceding local planning strategy, endorsed by the Western Australian Planning Commission on 9 December 2014.

As required by Regulation 11 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), the purpose of the local planning strategy is to:

- (a) Set out the long-term planning directions for the local government;
- (b) Apply any State or regional planning policy that is relevant to the local planning strategy; and
- (c) Provide the rationale for any zoning or classification of land under the local planning scheme.

The local planning strategy forms the strategic basis for the preparation, implementation and review of the Town's Local Planning Scheme No.11 (LPS 11). The following technical appendices have been prepared in support of the local planning strategy:

Document Name	Date Approved by Council
BassenDream Our Future	October 2019
Local Integrated Transport Plan	November 2019
Built Form and Character Study	May 2018
Bassendean Local Economic Overview	March 2018

These technical appendices do not form part of the local planning strategy and have not been endorsed by the Western Australian Planning Commission. Where relevant, recommendations and findings of the technical appendices are referenced in Part 2 of the local planning strategy with a view to informing planning directions and actions as outlined in Part 1.



## 2. Vision

The vision of the local planning strategy is consistent with and represents the land use planning and development response to the Town's Strategic Community Plan.

The Strategic Community Plan (can be viewed [here](#)) outlines the community's long-term vision, values, aspirations and priorities for the Town and has the following land use implications for the local planning strategy:

- Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations; and preserve the suburban character of the broader area;
- Advocate for economic growth of the Bassendean Town Centre;
- Prioritise local employment;
- Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community;
- Ensure access and inclusion to spaces and places through our Town for all, including community members with disabilities, youths, seniors, Indigenous people, and culturally and linguistically diverse people;
- Create an urban forest throughout reserves, gardens and streets;
- Protect existing trees and green spaces;
- Conserve, enhance and repair natural and urban areas;
- Create public spaces and transport routes that encourage people to linger, interact and enjoy; and
- Improve walkability and cycle-ability, including through infrastructure improvements.

### The vision of the local planning strategy:

**‘That the Town of Bassendean is home to vibrant and active mixed use centres based around existing transport nodes and surrounded by suburban streets that reflect the history and heritage of the district and a network of open spaces and safe, tree-lined routes for pedestrians and cyclists. New development in the Town is designed to be environmentally sustainable and maximise the area’s association with the natural landscape and the Swan River and its unique ‘country-town’ identity.’**

The primary purpose of the local planning strategy is to manage land use change and development of the Town. In this regard, key recommendations of the local planning strategy include:

- six planning areas appropriate for land use intensification consistent with principles of urban consolidation;
- three planning areas to review existing coding arrangements;
- the establishment of three heritage areas;
- the continuation of the Ashfield Industrial Area as a regionally significant industrial centre and employment node;
- the preparation of two precinct structure plans to guide the land use, development and subdivision of the Bassendean and Ashfield District Centres;
- local centres being the focus for predominately commercial needs; and
- the investigation of two special control areas for the purposes of managing flood risk and noise attenuation for sensitive land uses subject of road and rail noise.



## 3. Planning Issues/Opportunities

### 3.1 Overview

Consistent with the State Planning Framework, planning issues of relevance to the Town are presented under the following themes:

- Community, urban growth and settlement;
- Economy and employment;
- Environment; and
- Infrastructure.

For each planning issue identified, planning directions and actions have been outlined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale, timeframe and responsible party.

### 3.2 Community, urban growth and settlement

#### 3.2.1 Planning Issue/Opportunity No.1 – Housing

With the exception of the R5 coded area abutting the Swan River foreshore, and some mixed use developments within the Town Centre, the majority of existing residential development within the Town is currently built out to the R17.5 and R20 density code. This has accommodated the Town's population to date, however, the local planning strategy recognises additional housing opportunities to accommodate a range of demographics and increased population. In this regard, the *Central Sub-regional Planning Framework* estimates that by 2050, the Town's population will accommodate 24,300 people.

Some of the key issues for housing within the Town include affordable housing and increased demand for an additional bedroom for home office use. Further, ageing and lone person households are emerging as key demographic groups that present different housing needs and typically, a demand for a smaller housing product. In response, future housing stock can be diversified through a broader range

of density codes and dwelling typologies. To achieve this, and the 10,420-dwelling target set by the *Central Sub-regional Planning Framework*, the local planning strategy proposes six planning areas that focus on increasing residential density around activity centres, urban corridors and train stations, consistent with the principles of urban consolidation. A range of density codes are proposed based on locational attributes and this will contribute to housing diversity and affordability.

Three additional planning areas are proposed for the purposes of reviewing existing residential base and split coding arrangements, however, the development potential within these three areas, is largely proposed to remain. It is also recognised that the split coding arrangements within Planning Areas D, E and F are expected to remain until such time that the investigations for each planning area have been undertaken with the resultant density arrangements incorporated into the local planning scheme.

The proposed planning areas are discussed further in Section 4 of Part 1 and Section 5 of Part 2.

In addition to the planning areas, the local planning strategy outlines actions that will result in changes to the local planning scheme. This includes incorporating:

- land use terms for residential accommodation for ageing persons to facilitate additional housing options;
- land use terms/dwelling typologies consistent with the Residential Design Codes;
- a provision to support non-conforming density arrangements where land has previously been developed to a higher density code than the scheme map designates; and
- a provision in support of facilitating corner lot subdivision and development outcomes, consistent with the Development Control Policy 2.2 – Residential Subdivision.

### 3.2.2 Planning Issue/Opportunity No.2 – Built form and character

Since European settlement, the Town has evolved from largely agricultural based land uses to an established urban area. The Town currently comprises a mix of housing styles (typically low density in character), open space and recreational areas, as well as light industrial and commercial areas.

The residential areas of the Town can be largely grouped into four-character area groups: Post 2000 Housing Developments, Riverfront Character Areas, Village Character Areas and Post 1970's Housing Areas. Each character group is recognised through its unique qualities, including locational attributes, lot sizes, architectural styles, use of natural and traditional building materials as well as streetscape. Street trees and mature tree plantings are also recognised as dominant features and significantly contribute to the Town's streetscape and character.

With the aim of retaining character values as well as minimising impacts on the established urban fabric, the local planning strategy advocates for land use intensification within the six proposed planning areas. While character values are also recognised within the six planning areas, these will be considered further through the detailed planning stages with any resultant development expected to be responsive to the Design WA suite of documents.

To maintain and improve the character values of the Town, the local planning strategy proposes local planning scheme provisions to encourage retention of trees and the establishment of a Design Review Panel. These are to be supplemented by the Town's existing Local Planning Policy No.9 – Design Review Panel and Local Planning Policy No.13 – Tree Retention and Provision framework. A new local planning policy is also proposed to be prepared outlining specific design elements related to character conservation and front boundary fencing.

### 3.2.3 Planning Issue/Opportunity No.3 – Cultural heritage

The Town has a rich cultural heritage profile and an established framework in which heritage is recognised. In this regard, the Town has:

- 288 places on its Municipal Heritage Inventory (Local Heritage Survey);
- 13 places recognised on the State Register of Heritage Places;
- Eight registered Aboriginal Heritage Places and 19 'other heritage places'; and
- Three Heritage Precincts being the Devon Road, the Old Perth Road and the Kenny Street Precincts.

Many of the Town's heritage-protected places are located south of Guildford Road, in the south-east portion of the Town where the predominant land use is residential. Smaller pockets of heritage-protected places are scattered within the residential areas of Ashfield and on Ivanhoe Street to the north of the Town.

By virtue of the extent of the proposed planning areas, the majority of the Town's heritage-protected places are not envisaged to change under the local planning strategy. However, for those heritage-protected places located within a proposed planning area, consideration will need to be given around the integration of heritage with any new land use and development arrangements. Where possible, development should be sympathetic and responsive to context. This will be further considered through detailed planning area investigations with a local planning policy proposed to be prepared to address this matter and guide decision-making in future stages of planning.

The Town is currently undertaking a review of its existing Municipal Heritage Inventory (Local Heritage Survey) and following this, the Town proposes to update its Local Heritage List. The local planning strategy also proposes the Town investigate the potential for the Devon Road, Old Perth Road and Kenny Street Heritage Precincts to be designated as heritage areas to recognise and conserve their cultural heritage significance. A supplemental local planning policy is also proposed to be prepared in support of this approach.

### 3.2.4 Planning Issue/Opportunity No.4 – Activity centres

The Town comprises of four activity centres being the Eden Hill and Ida Street Local Centres and the Ashfield and Bassendean District Centres. Currently, the local planning scheme makes provision for a variety of dwellings within these centres.

As local centres typically provide for the day-to-day needs of local communities, and that sufficient land has been identified elsewhere for anticipated dwelling uptake, residential outcomes on local centre sites are not considered necessary over the life of the local planning strategy. Intensification of residential outcomes may otherwise be appropriate within the centre frame and consideration of these density arrangements will be undertaken through the investigations of Planning Areas D and E. With regard to the Bassendean District Centre, residential outcomes are considered appropriate within the centre core and frame. Residential outcomes, including appropriate density ranges, dwelling composition and specific yield will be considered further at the precinct structure plan stage and through investigations of Planning Area A.

Currently, the Ashfield District Centre is shown on the local planning strategy map as Planning Area B. The ultimate land use arrangements for this area will require further consideration, specifically, land use mix and the extent of the precinct boundary. The preparation of a precinct structure plan is recommended in this regard.

The local shopping zone that applies to the Eden Hill and Ida Street local centres is proposed to be rationalised to a local centre zone under the local planning scheme while the Town Centre zone that applies to the Bassendean District Centre is proposed to be rationalised to the District Centre zone. This will necessitate the consideration of existing land use permissibility arrangements in accordance with the zone objectives.

The local planning strategy also envisages the introduction of the mixed use zone into the local planning scheme in support of integrated development. Mixed use outcomes are considered most appropriate as a transitional arrangement from local and district centres, along urban corridors and closer to the railway line in support of transit oriented development. This will be investigated further through relevant planning areas.

### 3.2.5 Planning Issue/Opportunity No.5 – Public open space and community facilities

There are over 40 areas of open space within the Town, comprised of a mix of regional open space (reserved as Parks and Recreation under the Metropolitan Region Scheme) and small, local, neighbourhood and district spaces, as classified under the Department of Local Government, Sport and Cultural Industries' *Classification Framework for Public Open Space*.

Preliminary investigations undertaken by the Town indicate that the Eden Hill and Ashfield localities have sufficient public open space while the Bassendean locality is deficient. Further studies are needed, however, that consider the current standard and distribution of public open space within the Town, any deficiencies, and if necessary, mechanisms in which to address these matters. In the interim, the local planning strategy indicates the need for cash-in-lieu contributions and the acquisition of land to address deficiencies, however, the suitability of these approaches will require substantiation through a public open space needs assessment.

The local planning strategy also recognises opportunities to rationalise areas of public open space to road reserves to reflect the existing built form arrangements and to reclassify drainage sites to public open space where the drainage function is no longer required or where it can serve both a recreational and service function. These changes can be reflected in the local planning scheme through a reclassification of reserves.

With regard to community facilities and notwithstanding the anticipated population increase, the local planning strategy does not envisage a need for additional facilities to be provided over the life of the local planning strategy. Therefore, no actions are recommended in this regard. The local planning strategy does, however, recognise the opportunity to introduce the private clubs, institutions and places of worship zone into the local planning scheme. This is expected to result in some changes to existing land use classification arrangements to reflect built out and on the ground arrangements.



### 3.2.6 Planning Issue/Opportunity No.6 – Hazards

The Town contains flood prone areas and declared bushfire prone areas. Areas susceptible to flooding are located within and around the Ashfield Flats, the Swan River Foreshore and Bindaring Natural Wetland. Areas declared bushfire prone are located:

- east of Lord Street along the Swan River and Bennett Brook foreshore;
- within and around Bindaring Natural Wetland located 400 metres southeast of Bassendean Town Centre;
- within and around the Ashfield Flats; and
- west of the Eden Hill Local Centre.

To mitigate the impacts of bushfire and flooding on the community, the local planning strategy seeks to avoid land use intensification within declared bushfire prone areas and areas susceptible to flooding. Planning Areas F and H contain land declared bushfire prone while Planning Area H is identified as flood prone.

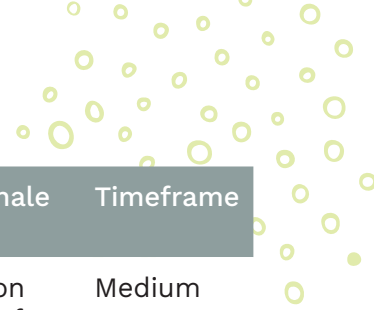
As part of any investigations for these planning areas, the Town will consider bushfire risk, and flood risk, where applicable, to avoid any increase in bushfire risk and/or flood risk to people, property and infrastructure.

**Table 1: Community, urban growth and settlement – planning directions and actions**

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe
Housing	1 Providing a variety of the housing options to support the needs of an ageing population.	1.1 Support the inclusion of aged or dependent persons dwelling, residential aged care facility and independent living complex land uses into the local planning scheme and associated land use permissibility.	Section 4.2.1 of Part 2	Immediate (less than 1 year)
	2 Supporting the continuation of existing density arrangements in recognition of existing built form outcomes.	2.1 Support the inclusion of a local planning scheme provision to recognise the development potential of zoned land where residential development has occurred at a higher density than what is shown on the scheme map.	Section 4.2.1 of Part 2	Immediate (less than 1 year)
	3 Maximising infill opportunities and optimising street frontage of corner lots.	3.1 Support the inclusion of a local planning scheme provision to support corner lot subdivision and development where the land is coded between R10 and R35, consistent with Development Control Policy 2.2 – Residential Subdivision.	Section 4.2.1 of Part 2	Immediate (less than 1 year)

**Table 1: Community, urban growth and settlement – planning directions and actions (continued)**

Issue/ Opportunity		Planning Direction		Action	Rationale	Timeframe
Built form and character	4	Conserving and enhancing the Town's urban tree canopy.	4.1	Support the inclusion of local planning scheme provisions to facilitate the protection and retention of trees.	Section 4.2.2 of Part 2	Short term (1–5 years)
	5	Facilitating high quality and positive built form outcomes that contribute to the Town's character.	5.1	Support the inclusion of local planning scheme provisions relating to the establishment and operation of a Design Review Panel.	Section 4.2.2 of Part 2	Short term (1–5 years)
Cultural heritage	6	Identify places with cultural significance in accordance with the <i>Heritage Act 2018</i> .	6.1	Following adoption of a Local Heritage Survey, prepare a revised Local Heritage List for adoption in the local planning framework.	Section 4.2.3 of Part 2	Short term (1–5 years)
Activity Centres	7	Provide for the coordinated land use, development and subdivision of district level activity centres.	7.1	Prepare precinct structure plans for the Bassendean and Ashfield District Centres.	Section 4.2.4 of Part 2	Short to medium term (1–10 years)
	8	Ensuring consistency with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and providing for integrated development options.	8.1	Introduce the mixed use zone, zone objectives and associated land use permissibility into the local planning scheme.	Section 4.2.4 of Part 2	Short term (1–5 years)
	9	Provide a hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits.	9.1	Introduce the local centre and district centre zone and zone objectives into the local planning scheme.	Section 4.2.4 of Part 2	Short term (1–5 years)
	10	Streamline the local planning framework by integrating relevant local planning policies into a Precinct Structure Plan.	10.1	Revoke LPP 1 – Bassendean Town Centre Strategy and Guidelines and LPP 10 Window Security for Non-Residential Property Façades.	Section 4.2.4 of Part 2	Short term (1–5 years)



Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe		
Public Open Space and Community Facilities	11	Provide the strategic rationale for the Town to pursue the requirement for a cash-in-lieu public open space contribution at the subdivision application stage to ensure a minimum standard and amount of public open space is provided within the Town.	11.1	Undertake a public open needs assessment to determine the standard, the distribution, and any deficiencies of, the Town's public open space.	Section 4.2.5 of Part 2	Medium term (5–10 years)
	12	Ensure residential development within the suburb of Bassendean is complemented by adequate, well-located areas of public open space that will enhance the amenity of the development and provide for the recreational needs of local residents.	12.1	Reserving 27 Hyland Street as Public Open Space.	Section 4.2.5 of Part 2	Medium term (5–10 years)
			12.2	Reviewing the open space reservation that applies to 17 Harcourt Street and 18 Anstey Road.		
			12.3	Investigate reserving select land parcels which are owned by the Town in fee simple, as public open space under the local planning scheme.	Section 4.2.5 of Part 2	Medium term (5–10 years)
			12.4	Investigate the potential of the Town purchasing of residential lots for reclassification to public open space under the local planning scheme.	Section 4.2.5 of Part 2	Medium term (5–10 years)
	13	Reduce the impact of flooding on people, property and infrastructure.	13.1	Investigate the inclusion of a Special Control Area and associated provisions within the local planning scheme for development on land within flood prone areas.	Section 4.2.6 of Part 2	Short term (1–5 years)



### 3.3 Economy and employment

#### 3.3.1 Planning Issue/Opportunity No.7 – Activity Centres

The Eden Hill, Ida Street Local Centres and the Ashfield and Bassendean District Centres provide an employment basis via its retail and commercial functions.

The Ida Street Local Centre contains a number of tenancies, including shops, fast food outlets and a liquor store. This centre is expected to largely continue operating as is and no material changes are proposed. The Eden Hill Local Centre site, however, is recognised as having significant redevelopment potential given the existing building on the site is unoccupied and dilapidated. This is anticipated to have implications for the Town's employment and economic profile.

The Town will need to undertake a retail needs assessment to understand the Town's current and future commercial needs and what the implications are for the local planning scheme. This is expected to occur through the investigations for Planning Areas D and E. In the interim, the existing footprint of the local centres is expected to remain.

The Bassendean District Centre is strategically located in proximity to two railway stations and provides for a mix of shop, restaurant, recreational and civic uses. To accommodate future growth, the Town has identified a need to increase residential development opportunities in the centre. To ensure the mix of land uses permissible in the centre are provided in an integrated manner and are sympathetic to the existing character and surrounding residential area, the Town plans to prepare a precinct structure plan for the area designated as Planning Area A on the Strategy map. To ensure adequate retail floor space is provided in the centre to support the future residential population, the Town will prepare a retail needs assessment to inform the precinct structure plan.

The Ashfield District Centre is currently confined to a small number of shops commensurate to a local centre. Investigations for the area shown as Planning Area B on the Strategy Map will contemplate expansion of the centre and land use mix, to accord with its district centre classification, in the longer term.

#### 3.3.2 Planning Issue/Opportunity No.8 – Industry

The Ashfield Industrial Centre is the only industrial area within the Town and it occupies an area of approximately 135 hectares. The local planning strategy recognises the area as comprising of five precincts, each characterised by industry scale, industry type, age and quality of development. It contains a range of light and general industrial land uses including distribution centres, warehouses, manufacturing, service industry and offices. Given its size, function and proximity to the Perth CBD, is recognised by the Frameworks as a regionally significant industrial area serving as a major employment area and contributing to both the local and broader economy.

Given its strategic importance, the local planning strategy does not contemplate any expansion of, or significant changes to, the Ashfield Industrial Area.

The local planning strategy is also focused on continuing the protection of the area from incompatible land uses by way of appropriate development and zoning controls under the local planning scheme. Land use transition through zoning arrangements and designating appropriate land use permissibility under the local planning scheme is the recommended approach. In addition, the Town's existing Local Planning Policy No.6 – Industrial Development is also intended to continue operating and inform decision-making for industrial proposals within the Ashfield Industrial Centre.

#### 3.3.3 Planning Issue/Opportunity No.9 – Tourism

The Town does not have any designated tourist sites; however, the Railway Museum and Bassendean Markets are recognised as providing local and regional tourism value. The Railway Museum is located within the Ashfield Industrial Area, recognised under the Local Heritage List and is not proposed to change under the local planning strategy. The Bassendean Markets operate year-round from Old Perth Road and within the Bassendean District Centre. There are no direct implications for the Railway Museum and Bassendean Market sites under the local planning scheme.

Inclusion of new short-term accommodation land uses within the local planning scheme will provide additional opportunities for tourism accommodation within the Town and within proximity to the Perth CBD.

**Table 2: Economy and employment – planning directions and actions**

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe
Activity Centres	14 Ensure there is sufficient supply and distribution of retail and commercial floorspace to meet the needs of the Town's current and future population.	14.1 Undertake a retail needs assessment to determine the retail needs for the Town's current and future population, and ensure a sufficient supply of land zoned for commercial purposes is provided under the local planning scheme.	Section 4.3.1 of Part 2	Short term (1–5 years)
		14.2 Zone the Eden Hill and Ida Street centres Local Centre under the local planning scheme to facilitate land uses which provide for the day-to-day retail needs of the local community.	Section 4.3.1 of Part 2	Immediate (less than 1 year)
Tourism	15 Utilise the Town's proximity to the Perth CBD and access to public transport to maximise its tourism opportunities.	15.1 Consider increasing tourist accommodation within the Town by incorporating new short-term accommodation land uses into the local planning scheme.	Section 4.3.3 of Part 2	Immediate (less than 1 year)



**Utilise the Town's proximity to the Perth CBD and access to public transport to maximise its tourism opportunities.**





## 3.4 Environment

### 3.4.1 Planning Issue/Opportunity No.10 – Natural areas


The Town is highly urbanised with the few remaining natural areas within the Town considered to be of high biodiversity value. The natural areas of environmental significance within the Town include the Swan River, the Ashfield Flats, Bindaring Park/Pickering Park and Bennett Brook. These areas provide essential habitat for flora and fauna within the urban environment. Activities which occur in proximity to them can impact upon the health and function of their ecological communities. Therefore, managing the environmental impact of land uses within the Town is essential to conserving and protecting the Town's water resources.

The threats to natural areas within urban areas include erosion, disease, clearing for development, bushfire, high nutrients, pollution and weed invasion. To conserve its natural areas, the Town has a number of

environmental policies, plans and procedures in place, including weed management, revegetation programs, water monitoring and a water sensitive urban design local planning policy.

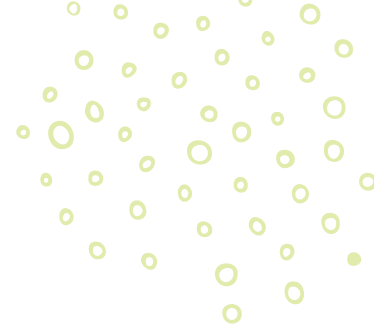
A key objective of the Town's Strategic Community Plan is to conserve, enhance and repair natural areas. Accordingly, the Town will continue to protect and conserve wetland areas such as Bindaring Park via reservation and acquisition of land within the Town Planning Scheme 4A Area.

The Town is also enhancing existing drainage lines by converting open drains into living streams to provide habitat, recreation, cooling benefits and water quality improvements. To recognise the recreational function provided by the conversion of drainage reserves, the Town will consider reclassifying them from Public Purpose to Public Open Space under the local planning scheme.



...these areas provide essential habitat for flora and fauna within the urban environment...





### 3.4.2 Planning Issue/Opportunity No.11 – Climate change

The Town seeks to protect environmental assets and manage environmental impacts by initiating and driving innovative waste management and renewable energy practices and implementing water wise and urban forest projects. The local planning strategy proposes to achieve these aims through changes to the local planning policy framework including the preparation of two local planning policies that focus on sustainable design and building practices.

**Table 3: Environment – planning directions and actions**

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>Natural Environment</b>	16 Protect environmental values within the Town and improve the amenity of natural areas for the community.	16.1 Reclassify drainage reserves upgraded to 'living streams' from Public Purpose to Public Open Space to increase public open space amenity.	Section 4.4.1 of Part 2	Short term (1-5 years)

## 3.5 Infrastructure

### 3.5.1 Planning Issue/Opportunity No.12 – Transport network

The Town contains three train stations being Ashfield Station, Bassendean Station and Success Hill Station, and various high frequency transit corridors. To optimise access to public transport and promote public transport use, the areas around the train stations and high frequency transport corridors are identified for future residential intensification. In respect of the transport network, intensification within these areas will need to address and manage noise, traffic, access, and parking impacts.

Development in proximity to the railway and regional roads will need to address transport noise impacts to ensure acceptable levels of acoustic amenity can be achieved through reasonable design measures. Transport noise impacts are therefore identified as a key consideration for planning areas in proximity to transport infrastructure, to ensure that any significant constraints are considered at the earliest stages of the planning process.

To avoid any adverse impacts upon the operational efficiency of the regional transport network, the local planning strategy recognises that future investigations, undertaken for the planning areas, will need to ensure traffic generated by future development can be appropriately managed. Thus, a traffic impact

assessment will need to be completed to support structure plans or changes to the local planning scheme being implemented.

To manage traffic impacts associated with new development, precinct planning will seek to reduce access points onto regional roads by minimising the creation of new crossovers and providing for existing access arrangements to be rationalised, where possible. In this respect, the Town contains several rights-of-way which present opportunities to provide alternative access to properties fronting regional roads such as Guildford Road or high frequency transit corridor such as Ivanhoe street.

Accordingly, an action of the local planning strategy is to prepare a local planning policy to provide design guidance for upgrades to existing rights-of-ways within the town.

To manage the supply of parking across the Town, particularly within the town centre and surrounds, the Bassendean Transport Study identifies the need to prepare a town-wide parking strategy to replace its 2011 plan. It is intended that the revised plan will incorporate parking caps in recognition of transport orientated design principles and to manage the impact of future traffic associated with anticipated growth.



### 3.5.2 Planning Issue/Opportunity No.13 – Telecommunications

A number of existing telecommunication infrastructure facilities exist within the Town, however, noting the potential amenity impacts associated with ‘high impact’ telecommunications infrastructure, it is the Town’s preference that future telecommunications infrastructure be located within established industrial areas.

The local planning strategy proposes that provision for a telecommunications infrastructure land use be made in all zones within a local planning scheme, consistent with State planning policy. Therefore, land use permissibility will be carefully considered further through the preparation of the new local planning scheme.



### 3.5.3 Planning Issue/Opportunity No.14 – Servicing

Reticulated water, power, gas, drainage and telecommunications infrastructure is available to all areas within the municipality. Much of the municipality is also serviced with reticulated sewerage, although a large part of the industrial area and several localised residential street blocks remain unsewered. The absence of sewer in some areas places localised constraints on development, and in response, residential areas are recommended to remain coded R5.

In response to anticipated dwelling growth, servicing upgrades may be required to the sewer and scheme water system and the gas distribution network. This will need to be considered in consultation with relevant service providers. Through future stages of planning, the Town will also investigate capacity of its stormwater infrastructure to ensure the system can suitably accommodate growth. The Town is also currently exploring options for the undergrounding of power within the suburb of Eden Hill for the purposes of improving streetscape and public safety. Actions with the local planning strategy are recommended accordingly.

**Table 4: Infrastructure – planning directions and actions**

Issue/Opportunity		Planning Direction	Action	Rationale	Timeframe
Transport Network	17	Mitigate traffic impacts on the local road network by utilising existing rights-of-way within the Town to provide alternative access for infill development.	17.1 Undertake a needs assessment to determine the extent of upgrades, if any, to existing rights-of-way to provide vehicular access to infill development.	Section 4.5.1 of Part 2	Short term (1–5 years)
	18	Ensure transport noise impacts are appropriately addressed to ensure acceptable levels of acoustic amenity can be achieved through reasonable design measures.	18.1 Consider establishing a Special Control Area for noise attenuation for land affected by transport noise.	Section 4.5.1 of Part 2	Immediate (less than 1 year)
Telecommunications	19	Ensure provision of telecommunications infrastructure to meet the needs of the community.	19.1 Recommend support for the zoning table within the new Local Planning Scheme to make provision for telecommunications infrastructure in all zones.	Section 4.5.2 of Part 2	Immediate (less than 1 year)
Servicing	20	Ensure provision of essential services to meet the needs of the community.	20.1 Liaise with servicing agencies to determine service infrastructure capacity within the Town and confirm that areas identified for intensification can be appropriately serviced as and when required.	Section 4.5.3 of Part 2	Ongoing
	21	Improve the amenity of the Town's streetscapes.	21.1 Explore options for the undergrounding of power infrastructure within the suburb of Eden Hill.	Section 4.5.3 of Part 2	Short term (1–5 years)





...future housing stock  
can be diversified through a  
broader range of density codes  
and dwelling typologies...



## 4. Planning Areas

### 4.1 Overview

**Consistent with the principles of urban consolidation, the local planning strategy identifies six planning areas for land use intensification. Three additional residential planning areas are proposed for the purposes of reviewing existing base and split coding arrangements.**

The rationale, context, along with the proposed land use and density arrangements for each planning area is summarised in Table 6: Investigation Planning Areas – Planning directions and actions, and discussed further in Section 5 of Part 2.

To provide for a coordinated approach to infill, various land use planning considerations are outlined for each planning area and these will require investigation to inform future stages of planning.

Generally, ad hoc planning proposals within any planning area will not be supported until such time that the relevant planning investigations have been undertaken and where relevant, incorporated into the local planning scheme.

It is also acknowledged that planning areas may be the subject of further minor refinements through these detailed planning stages.

The planning areas are expected to accommodate the dwelling yields as outlined in Table 5: Estimated dwelling yields by planning area. As this is anticipated to occur over a 15-year timeframe, it is acknowledged this demonstrates a staged approach towards achieving the Perth and Peel to 2050 dwelling targets.

**Table 5: Estimated dwelling yields by planning area**

Estimated dwelling growth scenario				
Planning Area		Low-growth	Mid-growth	High-growth
A	Bassendean District Activity Centre	1209	1692	2175
B	Ashfield District Activity Centre	299	418	537
C	Guildford Road Urban Corridor	86	120	155
D	Ivanhoe Street Urban Corridor – North	407	569	732
E	Ivanhoe Street Urban Corridor – South	84	118	151
F	Lord Street Urban Corridor	239	334	429
G	Bassendean – Eden Hill Coding Review	104	145	186
H	Bassendean – Ashfield Coding Review	422	591	760
I	Eden Hill Coding Review	40	56	72
Total		2,888	4,043	5,198



**Table 6: Investigation planning areas – planning directions and actions**

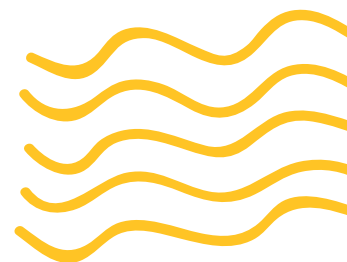
Planning Area	Planning Direction		Action	
Planning Area A: Bassendean District Activity Centre	22	Support urban and economic development of the activity centre by optimising employment opportunities, facilitating land use diversification and accommodating residential intensification.	22.1	Prepare a Precinct Structure Plan.
			22.2	Applying a District Centre zone under the local planning scheme.
Planning Area B: Ashfield District Activity Centre	23	Support urban and economic development of the activity centre by optimising employment opportunities, facilitating land use diversification and accommodating residential intensification.	23.1	Prepare a Precinct Structure Plan.
Planning Area C: Guildford Road Urban Corridor	24	To provide for land use intensification, land use mix and housing diversity within proximity to high frequency public transport amenities.	24.1	Undertake studies to inform zoning, coding and land use permissibility arrangements under the local planning scheme.
Planning Area D: Ivanhoe Street Urban Corridor – South	25	To provide for land use intensification, land use mix and housing diversity within proximity to activity centres and high frequency public transport amenities.	25.1	Undertake studies to inform zoning, coding and land use permissibility arrangements under the local planning scheme.
Planning Area E: Ivanhoe Street Urban Corridor – North	26	To provide for land use intensification, land use mix and housing diversity within proximity to local centres and high frequency public transport amenities.	26.1	Undertake studies to inform zoning, coding and land use permissibility arrangements under the local planning scheme.

Rationale	Matters to be considered	Timeframe
Section 5.1 of Part 2	<ul style="list-style-type: none"> <li>• Density ranges</li> <li>• Heritage</li> <li>• Land use mix</li> <li>• Noise mitigation</li> <li>• Residential interface</li> <li>• Retail needs assessment</li> <li>• Servicing infrastructure capacity</li> <li>• Traffic impacts</li> </ul>	Immediate (less than 1 year)
Section 5.2 of Part 2	<ul style="list-style-type: none"> <li>• Density ranges</li> <li>• Extent of precinct boundary</li> <li>• Industrial Interface</li> <li>• Land use mix</li> <li>• Local government interface</li> <li>• Residential interface</li> <li>• Retail needs assessment</li> <li>• Servicing infrastructure capacity</li> <li>• Traffic impacts</li> </ul>	Medium Term (5–10 years)
Section 5.3 of Part 2	<ul style="list-style-type: none"> <li>• Density ranges</li> <li>• Heritage</li> <li>• Noise mitigation</li> <li>• Traffic impacts</li> <li>• Transitional density arrangements</li> <li>• Servicing infrastructure capacity</li> <li>• Staging and sequencing</li> </ul>	Medium Term (5–10 years)
Section 5.4 of Part 2	<ul style="list-style-type: none"> <li>• Density ranges</li> <li>• Existing split coding arrangements</li> <li>• Industrial interface</li> <li>• Noise mitigation</li> <li>• Traffic impacts</li> <li>• Servicing infrastructure capacity</li> <li>• Staging and sequencing</li> </ul>	Medium Term (5–10 years)
Section 5.5 of Part 2	<ul style="list-style-type: none"> <li>• Density ranges</li> <li>• Existing split coding arrangements</li> <li>• Land use mix</li> <li>• Local government interface</li> <li>• Noise mitigation</li> <li>• Servicing infrastructure capacity</li> <li>• Staging and sequencing</li> <li>• Traffic impacts</li> <li>• Transition of density arrangements</li> </ul>	Medium Term (5–10 years)

**Table 6: Investigation planning areas – planning directions and actions (continued)**

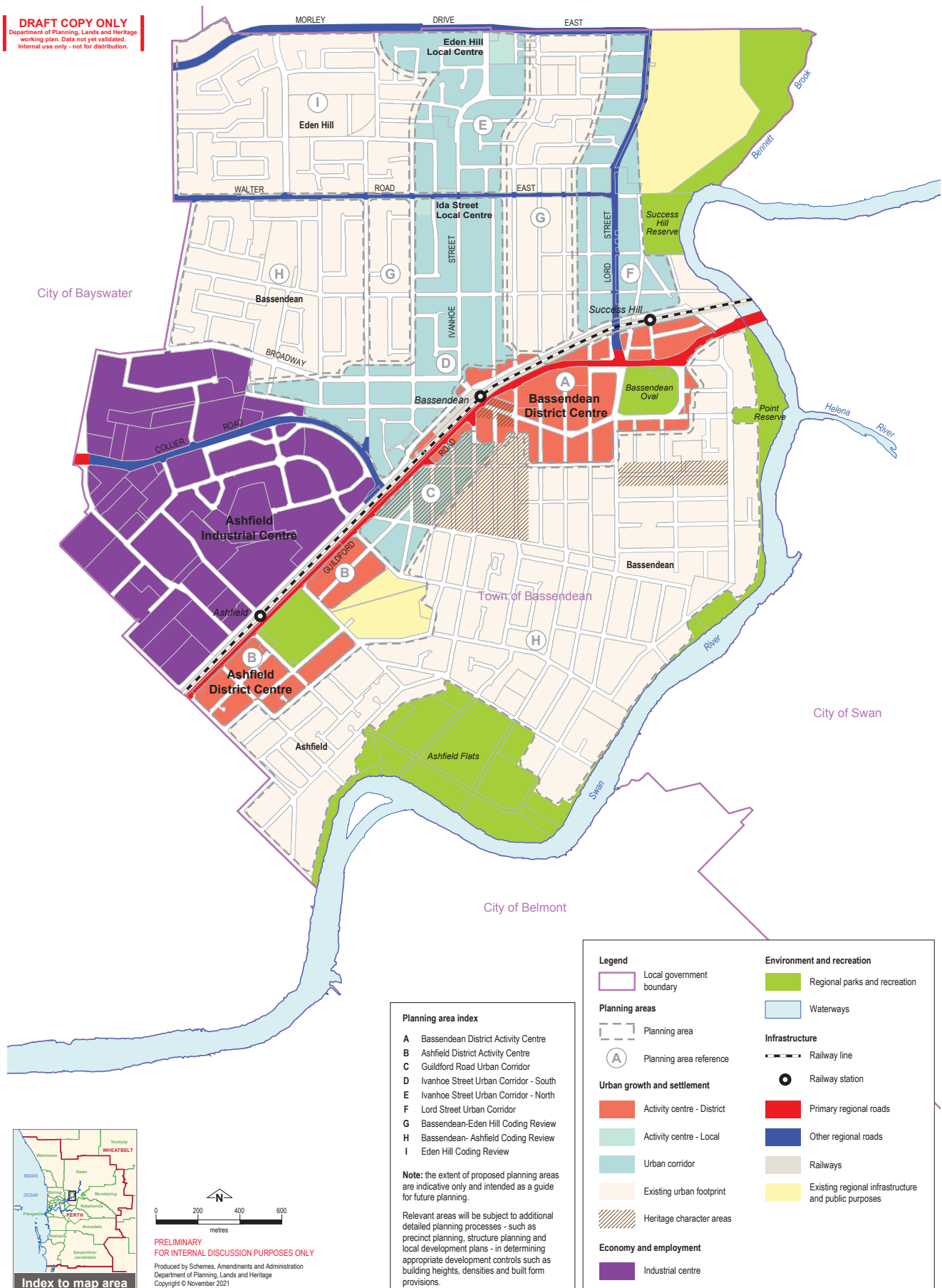
Planning Area	Planning Direction		Action	
Planning Area F: Lord Street Urban Corridor	27	To provide for land use intensification, land use mix and housing diversity within proximity to public transport amenities.	27.1	Undertake studies to inform zoning, coding and land use permissibility arrangements under the local planning scheme.
Planning Area G: Bassendean – Eden Hill Coding Review	28	Retain low density suburban character to contribute to a range of housing typologies within the Town.	28.1	Rationalise existing density arrangements within the existing urban footprint areas by removing dual codes and applying an R20 density code.
Planning Area H: Bassendean – Ashfield Coding Review	29	To provide for transparency and legibility for subdivision and development requirements under the local planning scheme.	29.1	Normalise density arrangements within the existing urban footprint areas by applying a singular density code to sites subject of split coding where build out has occurred.
Planning Area I: Eden Hill Coding Review	30	To reflect the prevailing lot sizes within the local government area and the Perth metropolitan region.	30.1	Normalise density arrangements within the existing urban footprint areas by applying a singular density code to sites subject of split coding where build out has occurred.
			30.2	Increasing the base density code from R17.5 to R20

Rationale	Matters to be considered	Timeframe
Section 5.6 of Part 2	<ul style="list-style-type: none"> <li>• Bush fire</li> <li>• Density ranges</li> <li>• Existing split coding arrangements</li> <li>• Land use mix</li> <li>• Local government interface</li> <li>• Noise mitigation</li> <li>• Traffic impacts</li> <li>• Transition of density arrangements</li> <li>• Servicing infrastructure capacity</li> <li>• Staging and sequencing</li> </ul>	Medium Term (5–10 years)
Section 5.7 of Part 2	<ul style="list-style-type: none"> <li>• Non-conforming density arrangements</li> </ul>	Immediate (less than 1 year)
Section 5.8 of Part 2	<ul style="list-style-type: none"> <li>• Existing built form</li> <li>• Heritage</li> </ul>	Immediate (less than 1 year)
Section 5.9 of Part 2	<ul style="list-style-type: none"> <li>• Bush fire</li> <li>• Existing built form</li> </ul>	Immediate (less than 1 year)



# 5. Strategy map

Figure 1: Local Planning Strategy Map



## 6. Implementation and review

Following the publication of its local planning strategy, the Town will undertake regular monitoring and review to ensure its effective implementation and compliance with the Regulations.

Implementation of the local planning strategy will occur through implementation and review of the actions proposed in Sections 3 and 4 and through local planning scheme preparation, review and administration.

In broad terms, this will involve:

- Implementation of the recommended actions within the specified timeframes;
- The short term preparation of a new Local Planning Scheme No. 11 to replace the existing Local Planning Scheme No. 10;
- Aligning the local planning scheme consistent with the model provisions of the Regulations;
- Every five years, undertaking a comprehensive review of the local planning scheme and local planning strategy in the form of a report for review. The report of review will include a basic assessment of the status of all of the actions from the local planning strategy to confirm whether actions are either completed, in progress, not commenced or no longer relevant.

In addition to the report of review and any outcomes of this process, it is also recognised that an amendment to the local planning strategy may be necessary from time to time. Such circumstances may include, but are not limited to:

- Updating the local planning strategy consistent with manner and form approved by the Commission;
- To apply any new or amended State or regional planning policy;
- To incorporate the recommendations of any study, needs assessment, plan, sub-strategy where they relate to land use planning; and
- To reflect any changes as a result of the review, or creation of a new Strategic Community Plan.



**...The Town has a rich cultural heritage profile and an established framework in which heritage is recognised...**





# Local Planning Strategy

## Part 2: Background Information and Analysis





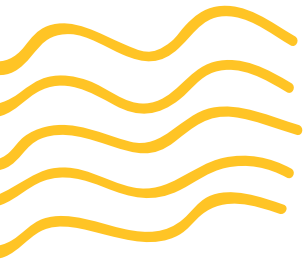
# 1. Introduction



The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the local planning strategy.

This part provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy.

A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Town and the key planning issues and opportunities influencing future development and land use within the Town.



## 2. State and Regional Planning Context

### 2.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity for Western Australia, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

### 2.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. SPPs considered to be specifically relevant to the Town are outlined and described in Table 7.

**Table 7: State Planning Policy Overview and local planning strategy implications and responses**

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 1.0 – State Planning Framework</b>	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision-making on land use and development in Western Australia.</p> <p>The Framework informs the Western Australian Planning Commission (WAPC), local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The Framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The Framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	<p>This Strategy has been prepared having regard to the requirements of the State Planning Framework of Western Australia, including relevant State Planning Policies applicable to the Town.</p>
<b>SPP 2.0 – Environment and Natural Resources Policy</b>	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific State planning policies which supplement SPP 2.0.</p>	<p>The key environmental and natural resources within the Town have been considered in the development of the Strategy.</p> <p>The Strategy provides mechanisms for the protection and retention of trees and to encourage sustainable building practices via the use of a local planning policy and/or Scheme provisions.</p>

**Table 7: State Planning Policy Overview and local planning strategy implications and responses (continued)**

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 2.8 – Bushland Policy for the Perth Metropolitan Region</b>	<p>SPP 2.8 seeks to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making. The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas.</p> <p>The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.</p> <p>The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>	<p>A portion of Bush Forever site 214 covers land owned by the Town on Villiers Street, and encompasses the Ashfield Flats Regional Reserve under the Metropolitan Region Scheme. In partnership with the Department of Planning, Lands and Heritage, the Town will continue to seek protection and manage significant bushland within Bush Forever site 214 and surrounding areas of environmental significance.</p>
<b>Draft SPP 2.9 – Planning for Water</b>	<p>The objectives of draft SPP 2.9 include:</p> <ul style="list-style-type: none"> <li>• Protect and improve the environmental, social, cultural and economic values of the State’s water resources.</li> <li>• Ensure the secure and sustainable supply, use and re-use of water resources.</li> <li>• Ensure future development is resilient to the water-related impacts of climate change.</li> <li>• Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.</li> </ul> <p>Of significant importance to the Town, given its riverside location, the draft Policy seeks to manage the risk of riverine flooding to people, property and infrastructure. The draft policy has a presumption against rezoning, subdividing or proposing additional development that intensifies land use within a defined floodway.</p>	<p>Protect and conserve wetland areas such as Bindaring Park via reservation and acquisition of land within the Town Planning Scheme 4A area.</p> <p>Planning settings are to be applied to limit land use intensification for properties affected by riverine flooding.</p>



State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 3.0 – Urban Growth and Settlement</b>	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement State planning policies which supplement SPP 3.0.</p>	<p>Urban growth shall predominantly be facilitated in the Town's existing centres including Ashfield and Bassendean District Centres to make optimal use of existing infrastructure and services. In addition, this Strategy will provide for targeted increases in density in appropriate locations to provide for additional infill development within the Town.</p>
<b>SPP 3.5 – Historic Heritage Conservation</b>	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	<p>The Strategy recommends the investigation and establishment of Heritage Areas (and an associated local planning policy), under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The development assessment and control of properties, buildings and areas with significant heritage values within the Town is to be guided by this policy, as is the preparation of a future local planning policy addressing built form outcomes for character and heritage areas.</p>

**Table 7: State Planning Policy Overview and local planning strategy implications and responses (continued)**

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 3.6 – Infrastructure Contributions</b>	<p>SPP 3.6 sets out the principles and requirements that apply to both development and community infrastructure in new and established areas. Its primary purpose is to promote the efficient and effective provision of public infrastructure to meet the demands arising from population growth and development. The policy is intended to apply across all development settings, including urban, industrial and greenfield growth areas and regional towns.</p> <p>Implementation of this policy is primarily through local planning schemes, improvement schemes or structure plans as well as subdivision and development proposals. In determining the suitability for infrastructure contributions, decision-makers are required to consider six underlying principles, including need and nexus, transparency, equity, certainty, consistency and accountability.</p> <p>SPP 3.6 is supplemented by the Infrastructure Contribution Implementation Guidelines (the Guidelines) that provide additional information regarding the preparation and operation of development contribution plans (DCPs) in areas where coordinated development of infrastructure and cost-sharing is required.</p> <p>The Guidelines recognise that the DCP must have a strategic basis and be linked to the local planning strategy and strategic infrastructure plan and program which identify the infrastructure and facilities required over the life of the DCP (generally up to 10 years for new greenfield development, or longer for the delivery of citywide Community Infrastructure), and the cost and revenue sources for the provision of the infrastructure.</p>	<p>Future development and redevelopment will require the provision of new and/or upgraded infrastructure, which can be funded in a number of ways. Any Precinct Structure Plans for the Bassendean and Ashfield areas will consider the future infrastructure needs and the merits of establishing a formalised cost sharing arrangement or via the form of delivering contributions as outlined in State Planning Policy 3.6 – Infrastructure Contributions.</p>

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p><b>SPP 3.7 – Planning in Bushfire Prone Areas</b></p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p> <p>SPP 3.7 should be read in conjunction with the deemed provisions, Guidelines for Planning in Bushfire in Prone Areas and Australian Standard 3959: Construction of buildings in Bushfire Prone Areas.</p>	<p>The policy will impact upon land use and development within identified bushfire prone areas, including the surrounds of the Ashfield Flats, Bindaring Park and Success Hill Reserve. Changes in land use or development intensity within these areas will require justification against SPP 3.7. Further residential intensification will be located such that it avoids areas designated as bushfire prone. Land subject to planning areas will be considered following further investigation.</p>
<p><b>SPP 4.1 – Industrial Interface</b></p>	<p>SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts.</p> <p>The policy notes that local planning strategies should:</p> <ol style="list-style-type: none"> <li>Identify areas for strategic, general and light industry;</li> <li>Identify all existing Prescribed Premises and land uses with off-site risks regulated under the relevant regulatory framework and ensure proposals are referred to the regulating agency for technical advice;</li> <li>Identify designated statutory buffers and the compatible land uses appropriate in the buffer; and,</li> <li>Provide a framework for managing potential transitions from industrial zoning to a sensitive zone to avoid conflict between existing industry and new sensitive uses.</li> </ol>	<p>The Strategy recognises the Ashfield Industrial Centre as the only industrial area within the Town and focuses on the protection of this area from incompatible land use. In accordance with the provisions of SPP 4.1, the continued protection of the area and management of transitional interfaces through land use permissibility is identified as a priority.</p>

**Table 7: State Planning Policy Overview and local planning strategy implications and responses (continued)**

State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 4.2 – Activity Centres</b>	<p>SPP 4.2 and its Guidelines applies to the preparation and assessment of the relevant components of planning instruments that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas. SPP 4.2 seeks to provide a consistent approach for the planning and development of a hierarchy and network of activity centres that meets community needs, and provides economic and environmental benefits, enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed used developments.</p> <p>SPP 4.2 encourages the preparation of precinct structure plans for strategic, secondary, district and specialised activity centres. Neighbourhood and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision-maker.</p>	<p>Ashfield and Bassendean Town Centre are identified as District Centres under the SPP 4.2 Framework, reflected in this Strategy. The Strategy designates Eden Hill and Ida Street as Local Centres. Precinct Structure Plans are to be prepared in accordance with the LPS Regulations over the Town's District Centres in accordance with the provisions of this policy and SPP 7.2 Precinct Design, as identified on the strategy map.</p> <p>Further, the Strategy includes a range of actions to ensure proposed activity centres develop in accordance with the functions, characteristics and performance targets outlined under SPP 4.2.</p>
<b>SPP 5.2 – Telecommunications infrastructure</b>	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<p>The Strategy should ensure the zoning table within the new Local Planning Scheme provides for telecommunications infrastructure in all zones, in accordance with the requirements of SPP 5.2</p>





State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 5.4 – Road and Rail Noise</b>	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process for the purpose of avoiding land use conflict and achieving better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.2 is supplemented by the Road and Rail Noise Guidelines.</p>	<p>SPP 5.4 will inform the preparation of the Precinct Structure Plans for the Bassendean and Ashfield District Centres. It will also inform the various investigations provided by the Strategy, particularly in relation to urban corridors.</p>
<b>SPP 7.0 – Design of the Built Environment</b>	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p> <p>The policy contains ten design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>The Strategy recommends LPS 11 include provisions relating to the establishment and operation of a Design Review Panel. Any Design Review Panel is to give due regard to the 10 Design Principles outlined under SPP 7.0 in the assessment of relevant planning frameworks such as Precinct Structure Plans, Local Development Plans and in the assessment of development applications.</p>



State Planning Policy	Policy Overview	Local Planning Strategy Implications and Responses
<p><b>SPP 7.2 – Precinct Design</b></p>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>The Strategy identifies two areas, the Ashfield and Bassendean Town Centre District Centres, which require further detailed planning, potentially through the preparation of a precinct structure plan.</p>
<p><b>SPP 7.3 – Residential Design Codes Volumes 1 and 2 (SPP 7.3)</b></p>	<p>SPP 7.3 – Residential Design Codes Volumes 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p> <p>SPP 7.3 - Residential Design Codes Volumes 1 and 2 should be read in conjunction with the supporting Guidelines.</p>	<p>The Strategy provides for the Town to investigate changes to residential densities in designated planning areas. These investigations shall include a review of the prevailing neighbourhood character and context, as guided by Appendix A2 – Streetscape Character Types of SPP 7.3 (Volume 2), with a view to ensuring that any transition continues to preserve local amenity. Importantly, some specific matters to be considered include density transitions for urban corridors as well as split coding and other non-conforming density arrangements.</p> <p>The Strategy recognises the role of Volumes 1 and 2 of SPP 7.3 in informing such investigations, the preparation of new local planning policies and the preparation of LPS 11. Local planning policies for specific design elements may include those related to character conservation and front boundary fencing.</p>



## 2.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including Regional and Sub-Regional planning strategies and structure plans as well as Regional Planning Schemes.

Regional planning instruments considered to be specifically relevant to the Town are outlined and described in Table 8.

**Table 8: Regional planning instrument overview and local planning strategy implications and responses**

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
<b>Metropolitan Region Scheme</b>	The Metropolitan Region Scheme (MRS) outlines objectives for regional development and provides a statutory mechanism to assist strategic planning, by setting out broad land use zones, setting aside areas for regional open space, protection of environmental values and other regional infrastructure purposes, and assisting in coordinating the provision of major infrastructure. Local government planning (including local planning schemes) is required to be consistent with the broad land uses under the MRS.	Ensure the zones provided within the new Local Planning Scheme are consistent with the zones within the MRS.
<b><i>Perth and Peel @ 3.5 million – Central Sub-regional Planning Framework</i></b>	<p>The <i>Central Sub-regional Planning Framework</i> (Framework) provides high level guidance for the growth of the Central sub-region of the Perth Metropolitan Area, and forms part of the <i>Perth and Peel @ 3.5 Million</i> suite of strategic land use and infrastructure plans.</p> <p>The <i>Central Sub-regional Planning Framework</i> provides high-level guidance regarding where new homes and jobs will be located, how to make best use of existing and proposed infrastructure and how best to protect the natural environment to allow sustainable growth within the Central sub-region.</p>	The Framework establishes the district's dwelling yield target, which is for an additional 4,150 dwellings by 2050. Given that approximately 864 dwellings have already been created during the applicable period, since 2011, a further 3,286 dwellings would need to be provided to ensure that the Town contributes its requisite quota to the housing capacity of the Perth and Peel regions. It is proposed to achieve this required growth within the new Scheme by effectively increasing residential densities in the areas broadly identified on the Strategy Map. Any increases in density will be consistent with the 10 urban consolidation principles.

## 2.4 Operational Policies

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in Table 9.

**Table 9: Operational policies**

Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>Development Control Policy 1.3 Strata Titles</b>	This policy deals with those classes of strata title proposals which require the approval of the WAPC and sets out the criteria to be used in the determination of applications for that approval.	The impacts of these policies may be considered through the preparation of relevant local planning policies and be given due regard during the assessment structure plans, local development plans, subdivisions and development applications, where applicable.
<b>Development Control Policy 1.5 Bicycle Planning</b>	This policy describes the planning considerations which should be taken into account in order to improve the safety and convenience of cycling.	
<b>Development Control Policy 1.6 Planning to Support Transit Use and Development</b>	This policy seeks to maximise the benefits to the community of an effective and well used public transit system by promoting planning and development outcomes that will support and sustain public transport use.	
<b>Development Control Policy 1.11 Community Schemes</b>	Community schemes is an opt-in form of subdivision that can apply throughout the State. This policy sets out the general principles and basic requirements that will be used by the WAPC to clarify the procedure for assessing and determining a statement of grounds and community development statement; and,  Establish criteria for the consideration of a community development statement and the subsequent subdivision and development proposals.	
<b>Development Control Policy 2.2 Residential Subdivision</b>	DC 2.2 sets out the standards for the subdivision of residential land and relates to the site area requirements outlined under SPP 7.3. Historical lot size differences and the application of contemporary R-Codings results in some lots not aligning with allocated minimum and average lot sizes. The variations to lot sizes enabled by this policy are intended to facilitate flexibility to complete subdivision of these lots as intended under the local planning framework.	The Strategy recommends the inclusion of existing provisions allowing variations to average lot size requirements where subdivision occurs on a corner lot coded between R10 and R35 under LPS 11. The framework for these provisions is outlined under DC 2.2 and will provide an opportunity for the Town to facilitate improved density outcomes in appropriate locations.

Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>Development Control Policy 2.3 – Public Open Space in Residential Areas</b>	The basic component of this policy is the requirement that 10 per cent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space. This has been the basis of public open space policy in the State for many years, and emanates from the recommendations of the Plan for the Metropolitan Region Perth and Fremantle.	This Strategy is recommending the preparation of a local planning policy that provides guidance on the circumstances where the Town will pursue a requirement for a cash-in-lieu POS contribution to be made in accordance with the valuation provisions outlined in the <i>Planning and Development Act 2005</i> .

## 2.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out the policy position or advice of the WAPC with respect to a particular planning practice or matter. Guidelines are prepared by the WAPC to provide detailed guidance on the application of WAPC policies. Those position statements or guidelines of the WAPC that are considered relevant are included in Table 10.

**Table 10: Position statement and guidelines**

Position statement/ guidelines	Overview	Local Planning Strategy Implications and Responses
<b>Residential Accommodation for Ageing Persons</b>	This document outlines the Western Australian Planning Commission's requirements to support the provision of residential aged care within the local government planning framework in Western Australia.	Provide for a range of residential densities to provide a variety of housing typologies.  Investigate alternative housing models and the ability to provide for additional aged accommodation, such as independent living complexes.
<b>Fibre Ready Telecommunications Infrastructure</b>	This position statement aims to ensure appropriate internet access in future land development within Western Australia.	Apply the requirements of the Fibre Ready Telecommunications Infrastructure Position Statement in the assessment of subdivision and development applications to ensure NBN infrastructure is provided.
<b>Expenditure of cash-in-lieu of public open space</b>	This position statement provides guidance on the expenditure of cash-in-lieu of public open space in accordance with the <i>Planning and Development Act 2005</i> .	This Strategy is recommending the preparation of a local planning policy that provides guidance on the circumstances where the Town will pursue a requirement for a cash-in-lieu POS contribution to be made in accordance with the valuation provisions outlined in the <i>Planning and Development Act 2005</i> .

## 3. Local Planning Context



### 3.1 Strategic Community Plan

The Town's Strategic Community Plan was adopted on 3 August 2020. Key themes and outcomes which are relevant to land use planning are outlined in Table 11.

**Table 11: Strategic Community Plan Summary**

Themes	Outcomes	Local Planning Strategy Implications and Responses
Strengthening and connecting our community	Ensure access and inclusion to spaces and places throughout our Town for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people.	Review and amend residential density to balance the outcomes of the BassenDream Our Future Engagement exercise and the State Planning Framework, involving the provision of higher residential densities in close proximity to the district's three railway stations and urban corridors and limiting the development potential outside of those areas, to ensure that large portions of the district can remain more suburban, with greater opportunities for tree preservation.
Leading environmental sustainability	Initiate and drive innovative renewable energy practices.	Encourage sustainable building practices that reduce carbon emissions via development standards in a local planning policy.
	Protect existing trees and green spaces and conserve, enhance and repair natural and urban areas.  Create an urban forest throughout reserves, gardens and street.	Provide for the protection and retention of trees via appropriate Scheme provisions.
Creating a vibrant town and precincts	Advocate for economic growth of our Bassendean Town Centre and engage potential government and private sector development partners to realise opportunities within the Town of Bassendean.	Promote the Bassendean Town Centre as a place for future investment via the Bassendean Town Centre Masterplan project.
	Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations.	Provide for the preparation of Precinct Structure Plans over the Town's District level Precincts, as identified on the Strategy Map.



Themes	Outcomes	Local Planning Strategy Implications and Responses
Driving financial sustainability	Prioritise infrastructure projects that generate local employment and support a circular economy.	<p>Provide mixed use land, in a targeted and limited capacity to support the existing limited commercial activity.</p> <p>Protect the industrial area from encroachment of commercial and incompatible land uses via development controls and zoning.</p>
Facilitating people-centred services	Ensure transparent and open discussions with community members.	Ensure the Local Planning Strategy and Scheme are subject to community consultation in accordance with the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Providing visionary leadership and making great decisions	Ensure community engagement processes are implemented in major strategic projects.	Ensure the Local Planning Strategy and Scheme are subject to community consultation in accordance with the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Building community identity by celebrating culture and heritage	Maintain and share the historical stories of the Town of Bassendean.	Undertake a review the Town's Municipal Heritage Inventory.
	Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community.	Following adoption of a Local Heritage Survey, review and potentially amend the local Heritage List.





## 3.2 Previous local planning strategy(s)

Prior to the WAPC's endorsement of this document, the local planning strategy for the Town was the 2015 Local Planning Strategy (WAPC Ref: DP/12/00093). This was revoked on <<INSERT DATE>>.

**Table 12: Key changes from the former Strategy**

Former Strategy	Current Strategy
The Strategy provided for densities of R25 and greater in the more suburban areas of the district.	Provides for consolidation of intensification around the three railway stations, rather than throughout the more suburban areas of the district.
The Strategy provided for split residential density codes.	The Strategy does not provide for split residential density codes.
The Town Centre precinct was generally limited to Old Perth Road.	The Town Centre precinct has been expanded in accordance with the Town Centre Masterplan.

## 3.3 Local Planning Scheme

Local Planning Scheme No. 10 was adopted on 24 June 2008 and is the primary document for controlling land use and development within the Town. A new Local Planning Scheme is being prepared to align with the Local Planning Strategy.

## 3.4 Other planning schemes

Town Planning Scheme No. 4A was gazetted on 20 January 1981 and is a Guided Development Scheme relating to Ashfield Flats, Bindaring/Pickering Park and a number of smaller areas in the district. It runs in parallel to Local Planning Scheme No. 10 and seeks to guide and facilitate the subdivision of vacant land parcels for residential development and to fund the acquisition of private land that is flood-prone, for the purposes of local open space.

There is scope, under a new Local Planning Scheme, to rationalise the proposed local open space reservations, so as to reduce the quantity of land to be acquired by the Town and in turn, the financial burden on the community. Any rationalisation could be offset against the reservation of currently-zoned land that is owned by the Town, and located such that it is of greater environmental value than the parcels that could potentially be rationalised. An action of this Strategy is to investigate such matters and to formalise any desired changes within a new Scheme.



### 3.5 Local Planning Policies

Local planning policies can be prepared by the Town in accordance with Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* in respect of a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the Town's local planning policies and implications for the Local Planning Strategy are provided in Table 13.

**Table 13: Local planning policies**

Name of Local Planning Policy	Date of Adoption/ Last Amendment	Purpose of Local Planning Policy	Local Planning Strategy Implications and Responses
<b>LPP 1 – Bassendean Town Centre Strategy and Guidelines</b>	26 October 2016	To provide a framework for the assessment of applications within the Bassendean Town Centre.	This policy will be revoked and replaced by a Precinct Structure Plan for the Bassendean Town Centre.
<b>LPP 2 – Energy Efficient Design</b>	19 September 2019	To promote energy efficient design and provide design standards relating to energy efficiency when considering higher densities on land zoned with split density code under its Town Planning Scheme.	A recommended action of this Strategy is that this policy is revoked and replaced with a single “Sustainable Development” Policy
<b>LPP 3 – Water Sensitive Design Policy</b>	26 October 2016	To ensure water sensitive design best management practices are implemented for all new development proposals so as to minimise nutrient and other pollutants exported to the Swan–Canning Rivers.	A recommended action of this Strategy is that this policy is revoked and replaced with a single “Sustainable Development” Policy.
<b>LPP 5 – Earlsferry House Design Guidelines</b>	26 October 2016	To ensure development on the land adjacent to Earlsferry House is developed in such a manner as to maintain the historic character of the house.	This policy provides important development controls which remain necessary to ensure the protection of the Earlsferry House Heritage Place. The Strategy does not provide for any further intensification of development nearby.
<b>LPP 6 – Industrial Development</b>	27 October 2020	To provide a framework for the assessment of applications for industrial development and encouraging environmentally sustainable built form outcomes.	The Strategy provides for the continued use of zoned industrial land, noting its critical importance to business and the local economy. Accordingly, it is necessary that this policy continue to operate to guide development outcomes.

**Table 13: Local planning policies (continued)**

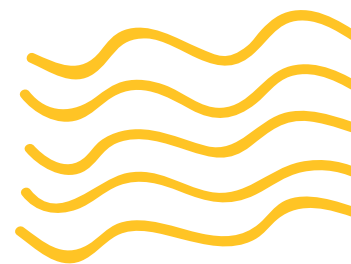
Name of Local Planning Policy	Date of Adoption/ Last Amendment	Purpose of Local Planning Policy	Local Planning Strategy Implications and Responses
LPP 7 – Commercial and Mixed Use Development	24 November 2020	To provide a framework for the assessment of applications for commercial and mixed use development.	The Strategy contemplates the retention of land to be zoned for commercial purposes.
LPP 8 – Car Parking and End of Trip Facilities	25 May 2021	To provide the framework in which car parking ratios are to be applied, incentives to reduce car parking (where appropriate) and the provision of end of trip facilities. It is used to guide decision-making on applications which involve variations to the car parking standards under LPS 10.	Continued operation of the policy under the LPS 11 framework is envisaged.
LPP 9 – Design Review Panel Policy	23 June 2020	To improve the design quality and functionality of new development within the Town through independent expert advice.	Continued operation of the policy under the LPS 11 framework is envisaged and in accordance with guidance provided by State Planning Policy.
LPP 10 – Window Security for Non-Residential Property Facades	26 October 2016	To ensure the character and visual amenity of non-residential buildings is maintained and at the same time providing a level of security.	This policy will be revoked and replaced by a Precinct Structure Plan for the Bassendean Town Centre.
LPP 11 – Anzac Terrace Design Guidelines	28 July 2020	To guide built form development within the subdivision located at Anzac Terrace, Bassendean.	This policy provides development controls which remain necessary to ensure the protection of the streetscape and heritage features present in the Anzac Terrace locality. To preserve streetscape character the Strategy does not provide for any further intensification of development nearby.
LPP 12 – Residential Development and Fencing	2 November 2021 (Council) 7 December 2021 (WAPC)	To provide criteria for fences and development within the street setback area so as to ensure development preserves the character of the existing streetscape and is complementary and/or compatible with existing development.	The Strategy does not propose any change to the form or application of this local planning policy.



Name of Local Planning Policy	Date of Adoption/ Last Amendment	Purpose of Local Planning Policy	Local Planning Strategy Implications and Responses
<b>LPP 13 – Tree Retention and Provision</b>	23 June 2020	To retain existing trees, increase canopy coverage and provide a framework for the retention and provision of trees on privately owned land.	The Strategy contemplates the provision of mechanisms for greater protection and retention of trees via appropriate Scheme provisions.
<b>LPP 14 – Stormwater</b>	27 May 2020	To outline information, construction and maintenance requirements for stormwater systems.	Continued operation of the policy under the LPS 11 framework is envisaged.
<b>LPP 15 – Public Art</b>	22 February 2022	To provide the criteria for the provision or contribution for public art.	Continued operation of the policy under the LPS 11 framework is envisaged.
<b>LPP 16 – Advertising and Signage</b>	22 June 2021	To provide the criteria for the erection, placement or display of advertisements.	Continued operation of the policy under the LPS 11 framework is envisaged.
<b>LPP 17 – Home Based Businesses</b>	27 October 2020	To provide guidance for the assessment of applications for home based businesses.	Continued operation of the policy under the LPS 11 framework is envisaged.
<b>LPP 19 – Parking of Commercial Vehicles</b>	23 February 2021	To provide guidance for the assessment and determination of applications for commercial vehicle parking.	Continued operation of the policy under the LPS 11 framework is envisaged.

### 3.6 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for land within the Scheme area to provide the basis for zoning and subdivision of land. Precinct Structure Plans can also be used to inform built form outcomes and the design of public open spaces. An overview of the structure plan within the Town, and implications for the Local Planning Strategy are provided in Table 14.



**Table 14: Structure plans**

Name of Structure Plan	Date of WAPC Approval/Last Amendment	Purpose of Structure Plan	Mapping Reference	Local Planning Strategy Implications and Responses
Ashfield Gardens	20 September 2006	To guide the subdivision and development of the former Ashfield Tavern site.	N/A	Revoke the Structure Plan and normalise this area in the Local Planning Scheme as full build out has occurred.

### 3.7 Local Development Plans

Local development plans can be prepared in accordance with Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. An overview of the local development plans within the Town, and implications for the Local Planning Strategy are provided in Table 15.

**Table 15: Local development plans**

Name of Local Development Plan	Date of Approval/ Last Amendment	Purpose of Local Development Plan	Mapping Reference	Local Planning Strategy Implications and Responses
The Park Estate	25 May 2007	To provide built form guidance for development within the Park Estate, Bassendean.	N/A	Normalise this area in the new Local Planning Scheme as full build out has occurred.
Lot 3 Morley Drive, Eden Hill	28 November 2013	To provide built form guidance for development within the cell of former Lot 3 Morley Drive East, Eden Hill subdivision.	N/A	Normalise this area in the new Local Planning Scheme as full build out has occurred.



**...community engagement initiatives where local residents and stakeholders were able to share their ideas and have input into the development of a new vision...**



## 3.8 Other relevant Strategies, Plans and Policies

**Table 16: Other relevant strategies, plans and policies**

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
BassenDream Our Future	October 2019	BassenDream Our Future is the name of the Town's community engagement project, which concluded in September 2019. The implementation of BassenDream Our Future was managed by consultants Creating Communities with support from Collaborative Place Design. It comprised of multiple community engagement initiatives where local residents and stakeholders were able to share their ideas and have input into the development of a new vision for Ashfield, Bassendean and Eden Hill, to inform the new Local Planning Framework. In total, there were more than 3,000 individual interactions with community members and other stakeholders, and 1,281 feedback materials received (including postcards, poll and survey responses and feedback forms). These were gathered through a total of 21 engagement initiatives. The 3,000 individual interactions represents a meaningful proportion of the community that participated in establishing the future vision of the area.	Review and amend residential density to ensure they align with the outcomes of the State Planning Framework, involving the provision of higher residential densities in close proximity to the Bassendean and Success Hill railway stations and the Town Centre. Importantly, investigation of residential densities outside of those key nodes should be undertaken to support the preservation of local suburban character and provide greater opportunities for tree retention.
Local Integrated Transport Plan	November 2019	This document is a holistic, multi-modal and integrated study of the movement network internal to and influencing the district. It supports the preparation of this Local Planning Strategy as well as informing the planning of transit-oriented development around the three railway stations. It is also intended to be used as an important document to advocate for strategic priorities.	As is relevant to this Strategy, the Plan recommends that the Town "Investigate mixed-use redevelopment of the Bassendean park-and-ride site contingent on agreement with Public Transport Authority regarding possible reduction in park-and-ride demand associated with Morley–Ellenbrook." Based on the above, the subject site has been included as part of the Bassendean Town Centre precinct, and will therefore be subject to a Precinct Structure Plan.



**Table 16: Other relevant strategies, plans and policies (continued)**

Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
<b>Built Form and Character Study</b>	May 2018	The document provides guidance on shaping Bassendean's future built environment. It catalogues the characteristics of buildings and places that are most valued and should be reflected in future development. It will be used to inform the new Local Planning Strategy, especially in respect of better understanding the elements that have helped shape the built form and character of Bassendean.	The Strategy recommends the review of the Town's Heritage List; building on the recent review of the Town's Municipal Heritage Inventory (Local Heritage Survey) and the establishment of three Heritage Areas (Kenny Street, Devon Road and Old Perth Road) and an associated local planning policy.
<b>Local Economic Overview</b>	March 2018	The document provides a profile of key demographic and economic characteristics of the Town to inform future planning and economic initiatives and to inform the Local Planning Strategy.	This Strategy recommends the retention of existing Commercial and Industrial zoned land in the new Local Planning Scheme to provide for local employment opportunities.
<b>Rights of Way (ROW) Strategy</b>	March 2022	The document guides the ongoing use and management of ROWs within the Town based on the size, condition, tenure, access arrangements, usage, service infrastructure and safety. It has been formulated with regard to the Town's vision to create a more sustainable community both in terms of housing diversity and asset management.	The Strategy recommends the development of a local planning policy which will, among other things, form the statutory basis for imposing conditions requiring financial contributions towards ROW upgrades at the subdivision/development stage.





Name of strategy, plan, policy	Date approved	Purpose	Local Planning Strategy Implications and Responses
<b>Bassendean Town Centre Masterplan</b>	November 2021	<p>In response to the community's strong desire for a more active and vibrant town centre (as conveyed through the 2019 BassenDream Our Future project as well as a subsequent community survey), in July 2020, the Town commenced the Town Centre Masterplan project; a community-informed planning exercise to demonstrate how the Town Centre could be transformed into a vibrant, connected and thriving place. It was also intended to generate excitement about what is possible in Bassendean, now and into the future and in turn, attract private sector and government investment.</p> <p>The three-stage engagement process involved the community, landowners, businesses and other key stakeholders in a collaborative approach to Town Centre revitalisation and activation.</p> <p>This engagement culminated in the preparation of a masterplan which was adopted by Council in November 2021. Appendix 4 provides a link to the masterplan.</p>	<p>The Masterplan is not a statutory tool used to facilitate and regulate development outcomes, but rather, an example of what the Town and community considers possible and desirable. It will be used to inform a future Precinct Structure Plan, as provided for by the Regulations and SPP 4.2.</p>



## 4. Local Government Profile

### 4.1 Demographic Profile and Population Forecast

#### 4.1.1 Demographic Profile

As identified in the 2016 Census, the population of the Town of Bassendean was 15,613 people, comprising marginally more females than males (50.8% and 49.2%, respectively). This has steadily increased from 13,305 in 2001 and increased slightly from 15,179 in 2011. The median age was 39. Children aged 0–14 years made up 17.9% of the population and people aged 65 years and over made up 15.8% of the population. The following table represents the change in median age within the Town, compared to Western Australia.

**Table 17: Age Categories – Town of Bassendean (2016 ABS)**

Age	2011				2016			
	Bassendean		WA		Bassendean		WA	
	No.	%	No.	%	No.	%	No.	%
0–4	986	6.50%	156,415	6.65%	1,076	6.89%	172,998	6.77%
5–9	830	5.47%	147,656	6.27%	967	6.19%	170,150	6.66%
10–14	817	5.38%	148,990	6.33%	792	5.07%	153,380	6.00%
15–19	901	5.94%	154,407	6.56%	852	5.46%	154,833	6.06%
20–24	1,086	7.15%	177,338	7.54%	887	5.68%	173,500	6.79%
25–29	1,088	7.17%	185,344	7.88%	1,128	7.22%	201,703	7.89%
30–34	1,107	7.29%	166,241	7.06%	1,289	8.26%	203,925	7.98%
35–39	1,194	7.87%	168,743	7.17%	1,152	7.38%	177,188	6.93%
40–44	1,081	7.12%	173,520	7.37%	1,149	7.36%	175,961	6.88%
45–49	1,074	7.08%	166,144	7.06%	1,106	7.08%	174,724	6.84%
50–54	1,049	6.91%	157,870	6.71%	1,016	6.51%	165,092	6.46%
55–59	987	6.50%	140,313	5.96%	964	6.17%	152,657	5.97%
60–64	861	5.67%	124,460	5.29%	857	5.49%	133,325	5.22%
65–69	576	3.79%	91,260	3.88%	761	4.87%	117,688	4.60%
70–74	499	3.29%	69,079	2.94%	531	3.40%	83,569	3.27%
75–79	457	3.01%	51,667	2.20%	431	2.76%	61,405	2.40%
80–84	308	2.03%	39,324	1.67%	325	2.08%	41,950	1.64%
85 +	278	1.83%	34,638	1.47%	330	2.11%	41,930	1.64%
All ages	15,179	—	2,353,409	—	15,613	—	2,555,978	—
Median age	38	—	36	—	39	—	36	—

The Town exhibits a population that is ageing faster than that of Western Australia as a whole, as shown above. Demographic changes within the local government area in the preceding 10 years of this Strategy will inform future planning for housing, community infrastructure, open space, service infrastructure, transport and the local economy. Of particular importance is the management of residential growth in such a manner that reflects market and demographic demand for housing within the town, whilst providing capacity for future population growth.

#### 4.1.2 Population Forecast

**Table 18: WA Tomorrow Population Forecast (DPLH 2016)**

Year	Band A	Band B	Band C	Band D	Band E
2016	15,555	15,555	15,555	15,555	15,555
2021	13,750	14,640	15,030	15,390	16,330
2026	13,110	14,220	14,660	15,110	16,260
2031	12,600	13,730	14,170	14,630	15,840

*Western Australia Tomorrow – Population Report No. 11 (2016 to 2031)* contains the latest population forecasts by age and sex, for Western Australia and its regions. They represent the official WA State Government forecasts to 2031. Using a series of simulations to estimate population growth over the period, it forecasts that the population of the Town in 2031 will be between 12,600 and 15,800, with the median growth scenario being a population of 14,170. This contrasts with the WAPC's 2018 *Central Sub-regional Planning Framework*, which estimates a total population of 24,300 within the Town by 2050.

Current population growth within the Town is consistent with Bands D and E of the WA Tomorrow population forecast.

Notwithstanding the above, the rate of population growth between now and 2031 will be dependent on external factors such as, but not limited to:

- The availability of funding from the Town, State Government and private sector to deliver transformational infrastructure to support a growing population;
- Market demand for residential development and the feasibility of development;
- Changes to international and inter-state migration patterns;
- Changes to birth and death rates;

- Employment opportunities and changes within the workforce;
- The development of and competition from other population centres within the Perth Metropolitan Area; and,
- The longer-term impacts of COVID-19.

Regular review and monitoring of strategy actions will ensure the Strategy is able to respond to changing circumstances as they unfold.

#### 4.1.3 Dwelling Yield Analysis

The *Central Sub-regional Planning Framework* requires each local government to meet an infill dwelling target of additional dwelling growth to 2050. The Town must accommodate an additional 4,150 new dwellings by 2050, increasing the population by 9,120 people.

The 2016 census concluded that there were 6,831 dwellings within the Town, which, in addition to the 271 dwellings provided from 1 January 2017 to 31 December 2021, has increased housing stock to 7,102 dwellings.

**Table 19: Details of new (additional) housing within the Town since 2011**

Year	New (additional) Dwellings	Total (new) Dwellings (post 2016 census)
2011	100	N/A
2012	89	
2013	106	
2014	81	
2015	110	
2016	107	
2017	76	76
2018	29	29
2019	35	35
2020	67	67
2021	64	64
<b>Total</b>	<b>864</b>	<b>271</b>

Based on the above, this Strategy is required to facilitate the provision of at least a further 3,286 dwellings so as to meet the target contained within the WAPC's *Central Sub-regional Planning Framework*.



#### 4.1.4 Estimated Dwelling Yields

Table 20 provides a projection of potential dwelling yields to 2050 in low, mid and high-growth scenarios, based on historical dwelling growth within the Town to date.

**Table 20: Estimated Dwelling Yield by Planning Area**

Estimated dwelling growth scenario				
Planning Area		Low-growth	Mid-growth	High-growth
A	Bassendean District Activity Centre	1209	1692	2175
B	Ashfield District Activity Centre	299	418	537
C	Guildford Road Urban Corridor	86	120	155
D	Ivanhoe Street Urban Corridor – North	407	569	732
E	Ivanhoe Street Urban Corridor – South	84	118	151
F	Lord Street Urban Corridor	239	334	429
G	Bassendean – Eden Hill Coding Review	104	145	186
H	Bassendean – Ashfield Coding Review	422	591	760
I	Eden Hill Coding Review	40	56	72
<b>Total</b>		<b>2,888</b>	<b>4,043</b>	<b>5,198</b>

Assumptions:

- Low-growth = 50%, Mid-growth = 70%, High-growth = 90%
- No development would occur on sites that currently accommodate grouped dwellings
- The above figures do not account for corner lot opportunities.

The WAPC's Sub-Regional Framework establishes the district's dwelling yield target, which is for an additional 4,150 dwellings by 2050. Given that approximately 860 dwellings have already been created during the applicable period, a further 3,290 dwellings would need to be provided to ensure that the Town contributes its quota. The targets will be achieved in both the mid and high growth scenarios in alignment with Band D and E of the WA Tomorrow Population forecast.

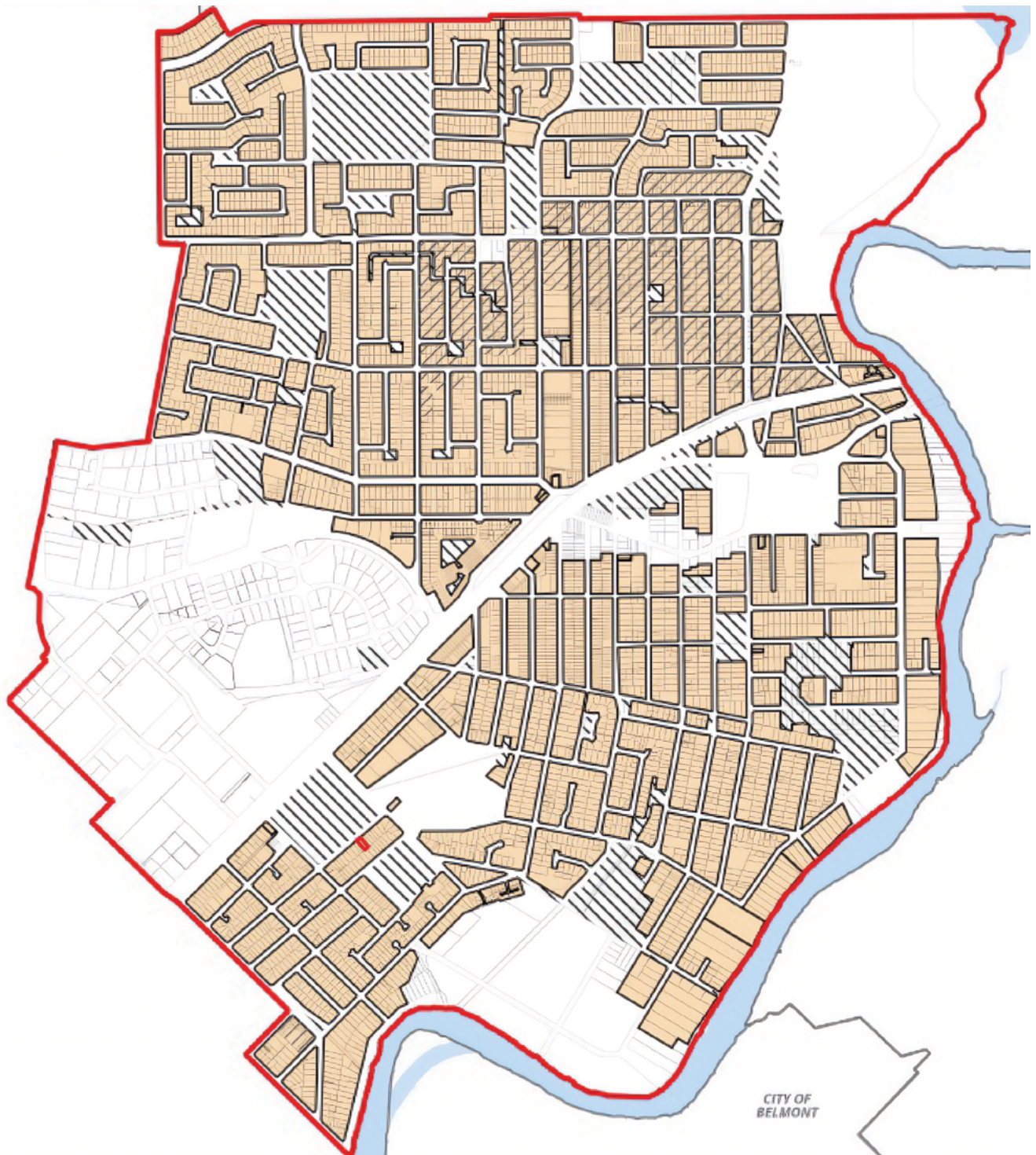


## 4.2 Community, Urban Growth and Settlement

### 4.2.1 Housing

#### Current Housing Stock

With the exception of the consolidated industrial area, and areas reserved for public purpose under the MRS, the vast majority of the district is residential, as illustrated in the following plan, which identifies the land zoned as such under LPS 10.



The varying densities prescribed by LPS 10 (map contained as Appendix 2) has resulted in infill development occurring in all suburbs.



**Table 21: Dwelling and Household Composition (ABS 2016)**

	Bassendean		WA	
Dwelling Composition	No.	%	No.	%
Separate House	4,649	79.02	685,824	79.12
Semi-detached, Row or Townhouse	979	16.64	122,560	14.13
Flat or Apartment	237	4.02	49,084	5.66
Other Dwelling	3	0.00	6,323	0.72
Total Dwellings	5,883	–	866,777	–

	Bassendean		WA	
Household Composition	No.	%	No.	%
Family Household	3,968	67.45	629,882	72.67
Lone-Person Household	1,687	28.67	204,202	23.56
Group Household	239	4.06	32,694	3.77
Total Households	5,883	–	866,777	–

The above shows that the dwelling composition of the Town's current housing stock is reflective of typical inner suburban ranges of dwelling types across the Perth Metropolitan Area. This largely reflects trends observed across the State as a whole, where the overwhelming majority of current housing stock consists of single homes. On average, the Town accommodates 2.4 persons per household. The Town has a higher proportion of lone-person and group households than the State as a whole, which may reflect a potential need for targeted infill development to encourage greater housing diversity, proposed to be addressed by the Strategy in accordance with the urban consolidation principles outlined under the frameworks.

The current housing stock largely defines the residential context of the district. The more suburban areas of the Town, north towards Eden Hill and south towards Ashfield, are still largely characterised by large blocks, mature tree canopy cover and a range of character dwellings listed on the Town's Local Heritage Survey. Whilst some infill grouped dwelling development has occurred, these areas are largely still single storey dwellings. Analysis of subdivision activity also identifies that despite having the ability to subdivide/develop in these locations, landowners have retained single dwellings on large blocks. The ongoing retention of these sites will enable the linking of private open spaces with regional and local parks and foreshore areas, which will conserve the biodiversity of these areas, and provide for the health and wellbeing of the community

in general. This is broadly consistent with the 'Green Network' urban consolidation principle contained within the *Central Sub-regional Planning Framework*.

One issue of note with the existing LPS 10 is the proliferation of split residential codings (including R20/30/60, R20/30/40, R20/40, R25/30 and R17.5/30), many of which are tied to the achievement of prescribed development standards, either within the Scheme and/or within associated local planning policies. Split residential density codings are no longer considered necessary and as such, the Strategy outlines actions to normalise split residential density codings.

As such, it is recommended that split residential coding be discontinued and that for all impacted areas, an assessment be undertaken, having regard to the principles of urban consolidation, as to the most appropriate single residential density code. Such an approach will still enable desirable development outcomes (by virtue of State Planning Policy 7.3 – Residential Design Codes) as well as the application of appropriate local planning policies. Based on the above, the relevant cells have been identified as a Planning Investigation Areas on the Strategy Map.

### Housing Location

The State Government's 2018 *Central Sub-regional Planning Framework* requires each local government to meet an infill dwelling target of additional dwelling growth to 2050. The Town must accommodate an additional

4,150 dwellings by 2050. It also provides that, where possible, these dwellings should be concentrated within and around activity centres, train stations and urban corridors (high frequency public transit routes) in a 'connected city' growth pattern in accordance with the spatial layout of the WAPC's *Central Sub-regional Planning Framework* and the associated 10 principles of urban consolidation.

A key theme identified in BassenDream Our Future was the consolidation of density around railway stations and activity centres, and the retention of character in the suburbs. It is evident that the community has little appetite for any intensification being located more than 400m from the district's three railway stations and/or Bassendean Town Centre. Providing targeted density increases around activity centres will ensure these urban consolidations areas have access to existing high-frequency public transport and will protect green spaces within the suburban areas of the Town. This approach specifically aims to minimise the impact of urban consolidation, in particular, infill development on existing suburbs, and retain the existing, valued, residential character and amenity; allowing the existing urban fabric in these locations to remain largely unchanged.

The Strategy has been developed to deliver a more consolidated urban form and achieve a more cost-effective urban structure that minimises environmental impacts. This is consistent with the 'Protection' urban consolidation principle contained within the WAPC's *Central Sub-regional Planning Framework*, which in part seeks to protect and mitigate environmental values and promote development that contributes to maintaining air quality. Consolidation of density will ensure the landscape features such as mature vegetation and expansive vegetated verges in the more suburban areas of the district are protected; retaining the unique 'sense of place' and contributing to the comfort and appeal of accessing places by cycling and walking. This aligns with the 'Green Network' urban consolidation principle, and is further explained in the consolidated urban footprint section within this Strategy.

Suitable locations for increased density leverage on the existing public transport network within the established urban corridor of Old Perth Road and the Bassendean Town Centre Precinct. Increasing the density, within or on the high street of Old Perth Road, will suitably meet an additional theme from the community of revitalisation of the Old Perth Road Precinct. The Town also acknowledges that increasing density around the Station Precinct provides for differing dwelling typologies such as multiple dwellings, to

address housing choice and affordability. A limited extent of medium density will be retained within close proximity to the Bassendean Railway Station.

The feedback reviewed via BassenDream, and the connected city growth pattern from the *Central Sub-regional Planning Framework*, form the basis of areas identified for future dwelling growth and further planning investigation in the Local Planning Strategy.

### Housing Variety

When considering the variety of dwelling types within the Town, it is important to ensure a range of dwelling types can be accommodated in locations which can meet the forecasted changes to demographics. As noted by the Department's Position Statement – Residential Accommodation for Ageing Persons, there is a forecasted doubling of the number of older (65+) Australians within the next 40 years. At a State level, WA Tomorrow forecasts an 86 per cent increase in people aged over 85 by 2031. At a local level, 15.8% of the population were aged over 65 years in 2016. Accordingly, the variety of dwellings within close proximity to infrastructure and services is a key consideration of this strategy for the Town moving forward. By providing increased dwelling variety, supported by planning instruments such as DesignWA, the Town can provide for a greater diversity in housing to cater for the ageing population as well as different housing types. This will also include a dwelling mix of multiple dwellings concentrated within the Town Centre.

In addition, the Town will investigate alternative housing models and the ability to provide for additional aged accommodation, such as independent living complexes.

The Strategy seeks to create a more consolidated urban form and development within the district by reducing the provision of medium density grouped dwelling style developments within the more suburban areas of the Town, and instead providing high density development around the three railway stations. This will strengthen key employment centres, including activity centres to meet the future needs of commerce and the community.

Whilst it is acknowledged that the draft Medium Density Codes will address a number of concerns with the design of medium density development, there are numerous examples where infill developments have been designed inappropriately and compromised the existing residential character within the Town. High quality built form outcomes that contribute to the existing character of the district is critical in ensuring increased density is supported by the community. Design review has consistently

been shown to improve the design quality of built outcomes and reduce project costs via shortened design development stages and expedited development application approvals. As such, the inclusion of new Scheme provisions supporting the establishment and ongoing operation of a local Design Review Panel is recommended, consistent with State Planning Policy 7.0 – Design of the Built Environment.

Additionally, it is also acknowledged that the Town is unique insofar that it maintains large riverside precincts, with housing variety generally including large residential dwellings on large residential land. This is a point of difference between the Town's built form to other local government areas, which is integral to the character of the Town and is therefore important in maintaining.

### Consolidated Urban Footprint

Built form and streetscape character reflects the dynamic relationship between built form and its setting. It includes key elements in both the public and private land, and it is a combination of these elements that makes an area unique. Built form elements and control makes up only part of the character of a streetscape, with verge treatments, roads and street trees making up a key component of the Town's existing enviable 'village' character.

Maximising opportunities for infill developments are critical in delivering a compact urban form and as such, it is recommended that existing LPS 10 provisions that support the subdivision/development of corner lots at a higher density where the land is coded between R10 and R35, consistent with Development Control Policy 2.2 – Residential Subdivision, be retained. This will facilitate both infill development and improved streetscape outcomes, without compromising the existing character of the local area.

Additional elements such as public art from larger development sites, pedestrian access ways, bulk, scale, materials and setbacks also make up the tapestry of the streetscape. The Town will continue to apply State Planning Policy 7.3 – Residential Design Codes, with respect to addressing issues related to bulk, scale, materiality and setbacks. An action of this Strategy is also to investigate the existing pedestrian accessways throughout the Town, with a view to preparing a local planning policy, which will address matters relating to passive surveillance and materiality for those developments abutting pedestrian access ways.

Acknowledging the current measures in place under State Planning Policy 7.3 (Design WA – Apartments) and foreshadowed future controls

surrounding medium density development, there is a clear desire from BassenDream Our Future respondents to allow for moderate density increases. Increased density needs to be balanced against the desire for adequate and suitable open space and tree preservation.

### 4.2.2 Built Form and Character

The Town of Bassendean contains a number of sites with identified aboriginal and colonial heritage value, some of which have been recognised by the Town's existing Local Heritage Survey. In addition to the individual sites with formal heritage status, the Town recognises the value of its existing neighbourhood character, which is defined by SPP 3.5 as being "identified by built form and age, topography, open space, streetscape, land use and activity, and all areas exhibit some form of urban character". This Strategy seeks to recognise the existing characteristics, heritage and landscape values of the locality along with the drivers for change around built form, housing, and employment opportunities.

To inform the review of the Local Planning Strategy, in 2018, the Town commissioned the Built Form and Character Study to identify and understand the various Character Areas that exist within the Town of Bassendean. The study is contained as Appendix 3 and identified 26 notional character areas; all of which broadly fall within one of four following categories.

#### Village

The 'Village' is one of most significant character areas within the Town often referred to by respondents of the Town's BassenDream Our Future visioning project. The Village is consistent in its dwelling typology, particularly south of Guildford Road, as it contains smaller lots with heritage and older dwelling features such as face brick, weatherboard and timber features, many with original roofing of corrugated steel or terracotta tiles. Most of the Town's recognised heritage dwellings and streetscapes are within this area.

As previously advised, the Town will prepare a local planning policy(s) for specific design elements related to character conservation, which has been included as an action within this Strategy.

The Town will also prepare a Precinct Structure Plan for the Bassendean Town Centre, which encompasses portions of 'the village'. This area also contains the Town's 'high street' of Old Perth Road, which acts as the main commercial strip of the Town. Further north, the lot sizes increase with a greater tendency for more post war development occurring and design features to match. With the exception of limited newer

development, this area comprises modest three bedroom dwellings and some post-2000s apartment living.

### Riverfront

This group of housing typologies varies significantly in scale and form. The lot sizes for these dwellings are comparatively large and vary in topography due to the natural slope to the riverside. Whilst the built form on the northern section, closest to the neighbouring suburb of Guildford, contains some older, significant, turn of the century dwellings, there is no distinct or consistent built form along the entire riverfront. Materials and finishes range from face brick, timber and stone in the more traditional style through to contemporary designs of rendered brick and corrugated steel roofing. The common theme is the large lot sizes, which enjoy close proximity to district and regional levels of open space.

The primary issues or threats to this grouped character area includes the lack of sympathetic development (where development has heritage value, closer to Guildford) and the reduction in areas of soft landscaping and/or loss of vegetation. The loss of the open streetscape is also cited as an issue within some parts of this character area due to the increasing number of dwellings with front boundary fencing. Should these areas be redeveloped in future, the Town will ensure the application of State Planning Policy 7.3 – Residential Design Codes and Local Planning Policy No. 12, to reduce the dominance of garages and ensure the provision of landscaped areas for tree provision. Otherwise, there is no pressing need for a Strategy response.

### Post-1970s development

This area is predominantly located to the north west of the Town, with some limited extent of development to the south of the Bassendean Town Centre towards Ashfield. Double brown brick and concrete or terracotta roof tiles on low-pitched hip and gabled roofs are the typical built form of the era. The majority of dwellings enjoy larger lot sizes than that of the typical 'Village' character area. The key themes of this area, with some limited exception, is large and open street setback areas with parkland dispersed throughout the area.

The primary issues evident within this character area is the loss/removal of trees as well as period replication of character dwellings. Additionally, the loss of an open streetscape with the introduction of inconsistent fencing, lack of soft landscaping, buildings on the boundary and dominant vehicle parking structures also influence the evolving character of this area.

Given the geographic location of this area (being outside the core intensification and investigation areas of this strategy), there is unlikely to be a major change to the housing stock beyond isolated replacement of existing single houses. In those instances, the Town will ensure the application of State Planning Policy 7.3 – Residential Design Codes and Local Planning Policy No. 12, to reduce the dominance of garages and ensure the provision of landscaped areas for tree provision.

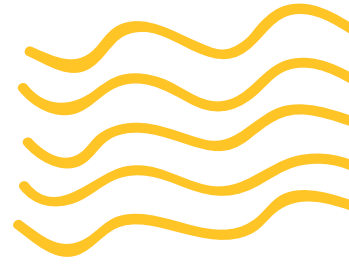
### Small lot post-2000s development

This style generally includes contemporary dwelling designs with materials consisting of face brick and render with corrugated steel or concrete tile roof finishes. The predominant size of these dwellings are three or four bedrooms with two bathrooms and an enclosed garage. This character is primarily evident within the larger contemporary sites of the 'Austral Subdivision', which straddles the Bassendean Railway Station to the immediate north and west as well as the 'Lot 3 Morley Drive East, Eden Hill' subdivision.

The primary issues impacting this character area include enclosed primary streetscapes, visually dominant garages as well as reduced or non-existent areas for tree canopy retention or areas for soft landscaping. This area is also significantly encumbered by a lack of clear building design elements, which link to the Town's core characteristics.

Of the four groups, the riverfront and village character areas are distinct and central to Bassendean's identity. Fundamental to these areas are consistent materials, connection and proximity to the Swan River, a low dominance of car parking structures on the streetscape, mature trees, retention of significant building fabric and modest workers cottages.

In response, the Strategy recommends that the Town pursue Scheme provisions to facilitate the protection and retention of existing, mature, vegetation. It should be noted that the concepts of heritage and character are intrinsically linked and the stated action is in addition to other actions contained in the following Section 4.2.3 (Cultural Heritage).





### 4.2.3 Cultural Heritage

Cultural diversity and migration have made a strong and positive contribution to the Perth and Peel regions' continued prosperity. Council has acknowledged the importance of history and heritage in its Strategic Community Plan 2020-2030, which seeks to create a community closely connected to its history and heritage and ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community.

The Department of Planning, Lands and Heritage Aboriginal Heritage Inquiry System confirms that there are nine registered Aboriginal sites within the Town, ranging from meeting places to sites of mythological significance. All sites are on existing reserved land and therefore there are no implications for these sites as part of this Strategy.

In respect to built form heritage, the Town has a significant number of historical buildings and landscapes that needs to be preserved for future generations, given they reflect the history and character of the locality. These heritage places provide a tangible link with the past and can give the community a strong sense of place.

Through BassenDream Our Future, respondents expressed a desire to protect Aboriginal and European heritage and neighbourhood character within the Town, particularly heritage protection in the face of increased density and infill development. Acknowledging this rich history within areas within close proximity to the Town Centre and the potential for redevelopment of these areas, a key recommendation of the strategy is the review of the Town's Heritage List; building on the recent review of the Town's Municipal Heritage Inventory (Local Heritage Survey) and the establishment of three Heritage Areas (Kenny Street, Devon Road and Old Perth Road) and an associated local planning policy, under the *Planning and Development (Local Planning Schemes) Regulations 2015*.



**...there are nine registered  
Aboriginal sites within the Town,  
ranging from meeting places to  
sites of mythological significance...**



**Table 22: The Town contains the following Heritage sites**

No.	Site	Description	Significance
2	16 Anstey Road, Bassendean	Holmehouse	Category 1
37	7 Daylesford Road, Bassendean	Daylesford	Category 1
55	1 Earlsferry Court, Bassendean	Earlsferry	Category 1
62	Guildford Road, Bassendean	Guildford Road Bridge	Category 1
161	1 Old Perth Road, Bassendean	Padbury's Buildings	Category 1
172	140 Old Perth Road, Bassendean	Bassendean Oval Entrance Gate	Category 1
173	140 Old Perth Road, Bassendean	Bassendean Oval	Category 1
174	140 Old Perth Road, Bassendean	MacDonald Grandstand	Category 1
175	140 Old Perth Road, Bassendean	Bassendean Oval Grandstand	Category 1
177	10 Parker Street, Bassendean	Bassendean Fire Station	Category 1
204	1 River Street, Bassendean	Success Hill Lodge	Category 1
215	1 Surrey Street, Bassendean	Pensioner Guard Cottage	Category 1
218	Surrey Street and North Road, Bassendean	Town Pillar Box	Category 1
276	25 Wilson Street, Bassendean	Bassendean Masonic Lodge (fmr)	Category 1
5	34 Anzac Terrace, Bassendean	Success Store (fmr)	Category 2
16	2 Barton Parade, Bassendean	House No. 2	Category 2
17	6 Barton Parade, Bassendean	House No. 6	Category 2
21	Bassendean Parade, Bassendean	Pickering Park and Bindaring Park	Category 2
33	9 Brook Street, Bassendean	House No. 9	Category 2
34	8 Carnegie Road, Bassendean	House No. 8	Category 2
38	1-50 Devon Road, Bassendean	Devon Road Precinct	Category 2
59	60 Eileen Street, Bassendean	House No. 60	Category 2
67	173 Guildford Road, Bassendean	House No. 173	Category 2
71	83 Ida Street, Eden Hill	House No. 83	Category 2
72	85 Ida Street, Eden Hill	House No. 85	Category 2
83	83 Ivanhoe Street, Eden Hill	Eden Hill Primary School	Category 2
84	4 James Street, Bassendean	St Michael's School	Category 2
85	13 James Street, Bassendean	House and Shop	Category 2
94	1 Kathleen Street, Bassendean	House No. 1	Category 2
108	20 Kenny Street, Bassendean	House No. 20	Category 2
144	1 North Road, Bassendean	House No. 1	Category 2
149	27 North Road, Bassendean	House No. 27	Category 2
151	32 North Road, Bassendean	House No. 32	Category 2
152	40 North Road, Bassendean	House No. 40	Category 2
153	41 North Road, Bassendean	House No. 41	Category 2
156	93 North Road, Bassendean	House No. 93	Category 2
162	1-42 Old Perth Road, Bassendean	Old Perth Road Commercial Precinct	Category 2

**Table 22: The Town contains the following Heritage sites (continued)**

No.	Site	Description	Significance
163	25 Old Perth Road, Bassendean	Bassendean Hotel	Category 2
164	31 Old Perth Road, Bassendean	Bassendean Post Office (fmr)	Category 2
165	43 Old Perth Road, Bassendean	Commercial Premises	Category 2
166	45-51 Old Perth Road, Bassendean	Hyde Buildings	Category 2
168	77-83 Old Perth Road, Bassendean	Shops	Category 2
189	1 Parnell Parade, Bassendean	House No. 1	Category 2
191	1 Prowse Street, Bassendean	House No. 1	Category 2
207	21 Rosetta Street, Bassendean	House No. 21	Category 2
212	Seventh Avenue, Bassendean	Success Hill Reserve	Category 2
221	8 Thompson Road, Bassendean	House No. 8 and Moreton Bay Fig Tree	Category 2
243	70 West Road, Bassendean	Bassendean Primary School	Category 2
250	122 West Road, Bassendean	House No. 122 (The Bakehouse)	Category 2
251	147 West Road, Bassendean	Winery (fmr)	Category 2
254	168 West Road, Bassendean	House No. 168 and Gardens	Category 2
256	10 Whitfield Street, Bassendean	Bassendean Croquet Club (fmr)	Category 2
264	62 Whitfield Street, Bassendean	Smallman Furniture Manufacture	Category 2
270	Wilson Street and Guildford Road, Bassendean	Bassendean Improvement Committee Reserve	Category 2
271	Wilson Street and Guildford Road, Bassendean	Bassendean War Memorial	Category 2
272	2 Wilson Street, Bassendean	St Mark the Evangelist Church	Category 2
273	4 Wilson Street, Bassendean	Anglican Rectory (fmr)	Category 2



**Category 1** places are considered to have exceptional significance and are essential to the heritage of the locality. These places are a rare or outstanding example of a heritage place and are recommended for inclusion on the State Register of Heritage Places.

**Category 2** places are considered very important to the heritage of the locality. They display a high degree of integrity and authenticity, and conservation of the place is highly desirable.

#### 4.2.4 Activity Centres

Activity centres are a key focal point for commercial and social activity and service delivery to residents, as well as a major driver of new jobs located within communities where people live.

The Town accommodates two designated district level centres under the *Central Sub-regional Framework* (Bassendean and Ashfield District Centres) and both of these centres will need to build on existing infrastructure, such as the established road network, community facilities and larger retail offerings to leverage community use and job creation. Both centres play a significant role in employment and entertainment opportunities, however, are currently lacking in respect to alternative and varied forms of housing. This Strategy seeks to build on the existing centres to increase the available housing and future population increases, to not only support the centres but to also deliver connected and sustainability places for future generations. Both centres will require a Precinct Structure Plan in accordance with State Planning Policy 4.2, with such plans to appropriately provide for the orderly and coordinated development (including residential and mixed use development) and subdivision of and within the cells.

For the Bassendean Town Centre, it is envisaged that the Plan would Align with Planning Area A on the Strategy Map, and address the following:

- Significantly increased residential densities within the three “frame” areas surrounding the core of Old Perth Road. Given the locations relative to existing railway stations and the commercial centre, it is anticipated that residential densities will be increased to between R60 and R160, in accordance with the relevant principles of urban consolidation.
- Investigating potential service issues that could act as a constraint to future development, particularly in relation to on-site drainage and the capacity within the Town’s existing stormwater infrastructure to accommodate off-site connections. Existing drainage systems may be modified to incorporate best practice for water-sensitive design and nutrient management.
- Advocating for intense redevelopment opportunities for a number of Crown land parcels, including the underutilised Wilson Street carpark (Park Lane Reserve) site (on the corner of Guildford Road and Wilson Street). With access to public transport and to support the economic growth of the Town Centre, the redevelopment of these sites is seen to be a catalyst for additional foot traffic and vibrancy to the Town Centre.

For the Ashfield Centre, it is envisaged that the Plan would Align with Planning Area B – Ashfield District Activity Centre on the Strategy Map, and address the following:

- Significantly increased residential densities within the cell. Given the locations relative to existing railway station and the commercial centre, it is anticipated that residential densities will be increased to between R40 and R100, in accordance with the relevant principles of urban consolidation.
- Development controls, particularly in relation to the built form outcomes around Ashfield Reserve.
- Investigating potential service issues that could act as a constraint to future development, particularly in relation to on-site drainage and the capacity within the Town’s existing stormwater infrastructure to accommodate off-site connections. Existing drainage systems may be modified to incorporate best practice for water-sensitive design and nutrient management.

It is noted that the precinct, as designated on the Strategy Map, differs from the Sub-Regional Framework. This is due to the framework being based on the Commission’s 2010 ‘Ashfield Precinct Plan’, which was predicated upon several significant infrastructure changes, including the realignment of Guildford Road (generally along Railway Parade), the relocation of Ashfield Railway Station further south-west and the sinking of the railway line. The Department has since advised that that Plan is no longer applicable, and as a result, the requisite Precinct Structure Plan will be focused further north-west, centred around the existing railway station, and will exclude land that is reserved as Industrial under the MRS (north of the railway line) and Ashfield Reserve (south of the line).

More broadly, the Town recognises need to provide a hierarchy and network of activity centres that meets community needs, as well as providing social, economic and environmental benefits. To facilitate the range of land uses typical of high performing activity centres and to provide for integrated development opportunities, it is important to have a range of appropriate mixed use zones (specifically, mixed use, local centre and district centre zones), zone objectives and associated land use permissibility within the Scheme. It is therefore recommended that those elements be included in LPS 11.

## 4.2.5 Public Open Space

The *Central Sub-regional Planning Framework* sets out the 'Green Network' urban consolidation principle which aims for the preservation and enhancement of the green network, sport and recreation areas and facilities for active open space to support the health and wellbeing of the community.

The provision of recreation opportunities and open space is a key requirement of urban planning. In providing and managing these areas, local governments assist in increasing physical activity, promoting social inclusion and providing an important landscape in built up areas. The Town's existing parks and reserves are at the core of the Town's community, providing an attractive area for people to connect, recreate and enjoy.

The Town accommodates over 40 areas of open space; comprised of a mix of regional open space (reserved as Parks and Recreation under the Metropolitan Region Scheme) and small, local, neighbourhood and district spaces, as classified under the Department of Local Government, Sport and Cultural Industries' *Classification Framework for Public Open Space*.

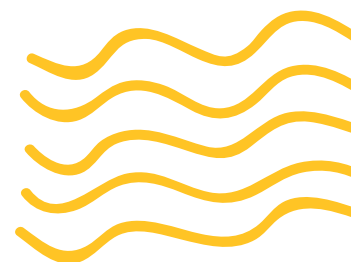
A list of the open spaces and an associated location plan follow.

**Table 23: Town of Bassendean Public Open Spaces**

Ref	Reserve Name	Hierarchy Class.	Function
<b>ASHFIELD</b>			
A1	Ashfield Reserve	District	Sport
A2	Gary Blanch Reserve	Small	Recreation
<b>BASSENDEAN</b>			
B1	Bindaring Park (and surrounds)	District	Nature
B2	Iveson Place Reserve (and surrounds)	District	Nature
B3	BIC Reserve	District	Recreation
B4	Broadway Arboretum	Neighbourhood	Nature
B5	Culworth/Mickleton Reserve	Neighbourhood	Recreation
B6	Park Estate Reserve (Prospectus Loop POS)	Local	Recreation
B7	Palmerston Square Park	Local	Recreation
B8	Troy Street Reserve	Local	Recreation
B9	Anzac Terrace Reserve	Local	Recreation
B10	BIC Reserve North	Local	Nature
B11	Kelly Park	Small	Recreation
B12	Parmelia Way Reserve	Small	Recreation
B13	Third Avenue Public Open Space	Small	Recreation
B14	Carman Way Reserve	Small	Recreation
B15	Hatton Court Reserve (Pinzone Park)	Small	Recreation

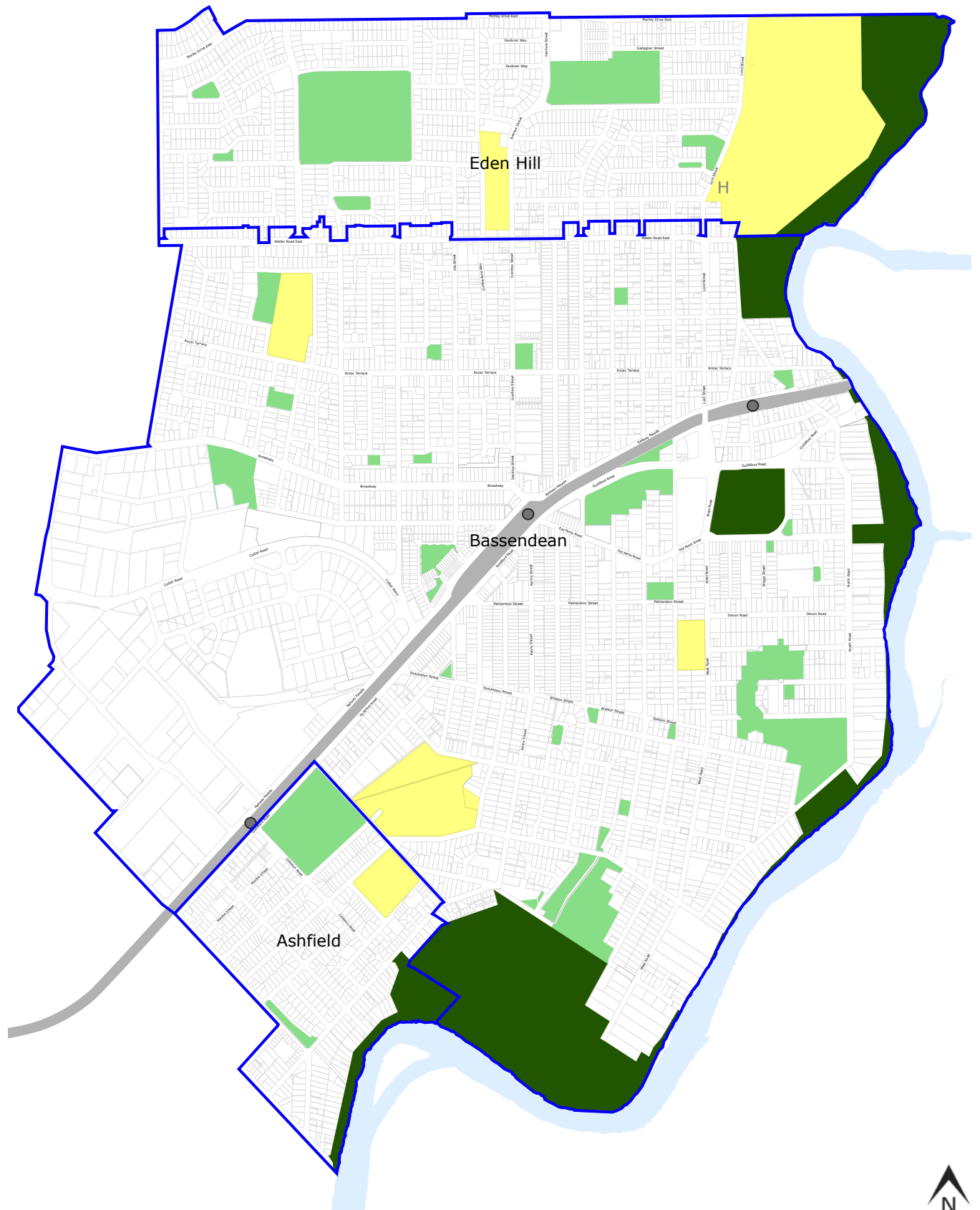


Ref	Reserve Name	Hierarchy Class.	Function
B16	May Holman Reserve	Small	Recreation
B17	Bridson/Elder Reserve	Small	Recreation
B18	Freiberg Reserve	Small	Recreation
B19	Abell Reserve (Clarke Way Reserve)	Small	Recreation
B20	Hamilton Street Reserve North	Small	Recreation
B21	Surrey Street Public Open Space	Small	Recreation
B22	Link Park	Small	Recreation
B23	Christie Park	Small	Recreation
B24	Calnon Street Public Open Space	Small	Recreation
B25	Watson Street Public Open Space	Small	Recreation
<b>EDEN HILL</b>			
E1	Jubilee Reserve	District	Sport
E2	Mary Crescent Reserve	District	Recreation
E3	Lord/ Schofield Reserve	Neighbourhood	Recreation
E4	Padbury Way Reserve	Local	Recreation
E5	Freeland Square	Local	Recreation
E6	Colin Smith Reserve	Small	Recreation
E7	Bradshaw Reserve	Small	Recreation
E8	Padbury Place Public Open Space	Small	Recreation
<b>REGIONAL</b>			
R1	Ashfield Flats	MRS Regional	Nature
R2	Ashfield Parade Reserve	MRS Regional	Nature
R3	Bassendean Oval	MRS Regional	Sport
R4	Pickering Park	MRS Regional	Recreation
R5	Point Reserve	MRS Regional	Recreation
R6	Sandy Beach Reserve	MRS Regional	Recreation
R7	Success Hill Reserve	MRS Regional	Recreation





## Locations of Public Open Spaces





In 1955, the State government adopted the *Plan for the Metropolitan Region Perth and Fremantle* (Stephenson-Hepburn Plan). This established a number of recommendations for the provision of POS, including that developers set aside 10% of the subdivisional area for public recreation, which would ultimately be managed by the relevant local government. The 10% requirement was eventually formalised via the Western Australian Planning Commission's *Development Control Policy DC 2.3 – Public Open Space in Residential Areas*.

The table below illustrates the current provision of POS (excluding Regional Open Space) within the Town, relative to quantity of residential zoned land in each suburb.

**Table 24: Current provision of POS (excluding Regional Open Space) within the Town, relative to quantity of residential zoned land in each suburb**

Suburb	Total POS and Regional Open Space (ROS)	Total POS	Gross Subdivisible Area	POS @ 10% GSA	Current percentage of POS
Ashfield	14.22 ha	8.07 ha	60.04 ha	6.0 ha	13.44%
Bassendean	94.44 ha	32.71 ha	406.81 ha	40.68 ha	8.04%
Eden Hill	37.81 ha	22.08 ha	154.23 ha	15.42 ha	14.31%

As demonstrated above, Ashfield and Eden Hill satisfy the requisite 10%, with Bassendean having less than 10% POS. That being the case, this Strategy recommends securing additional areas of open space, to ensure that it achieves the State Government's open space target. Given the infill nature of subdivision activity within the Town (meaning that the Town has little genuine prospect of obtaining additional land for POS via subdivision activity), it is envisaged that this increase will be achieved by:

- acquisition of land within the TPS 4A area that is reserved as open space under the Local Planning Scheme;
- reserving select land parcels (which are owned by the Town in fee simple) as POS under the Local Planning Scheme;
- closing redundant portions of road reserves that can be incorporated into abutting POS;
- the proactive purchase of appropriate residential lots for conversion to POS.
- the identification of Living Streams (a project being pursued in collaboration with the Water Corporation) as POS, both for the purposes of the Scheme map, as well as the assessment of the quantity of POS within the district.

The Town has undertaken a preliminary evaluation of the current POS provision in terms of its quality; measured based upon design, functionality, infrastructure provision, accessibility, surveillance and maintenance standard.

The findings of the assessment revealed an overall underperformance in the quality of POS throughout the Town. The key areas of concern included functionality, with lack of infrastructure constraining sports and recreation usages. Some POS had infrastructure, however displayed signs of ageing and degradation, indicating a maintenance issue. POS with infrastructure also somewhat lacked co-located safety infrastructure including lighting and shading. This issue was exacerbated by a lack of passive surveillance.

This deficiency in quality can be addressed, but requires meaningful financial resources. Therefore, the Strategy recommends the preparation of a public open space needs assessment to determine the standard, distribution and any deficiencies of the Town's public open space network in accordance with the Department of Local Government, Sport and Cultural Industries *Classification Framework for Public Open Space*. This information will be prepared in support for the requirement of a cash-in-lieu POS contribution to be made in accordance with the valuation provisions outlined in the *Planning and Development Act 2005* and Development Control Policy 2.3 – Public Open Space in Residential Areas.

## 4.2.6 Hazards

### Bushfire

Whilst not as prominent within the Town as other districts, there are some areas designated as bushfire prone and therefore subject to the requirements of State Planning Policy 3.7 – Planning in Bushfire Areas. These areas are restricted to areas to the east of Lord Street, the Bindaring natural wetland (located approximately 400m to the southeast of the Bassendean Town Centre Precinct) as well surrounding the Ashfield Flats.

The Policy applies to land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as highlighted on the Map of Bushfire Prone Areas or land otherwise identified in the guidelines that accompany the policy. The Map of Bushfire Prone Areas is given statutory effect through and amendment to the *Fire and Emergency Services Act 1998* and is as an additional overlaid control, meaning local governments are not required to adopt the map or provisions into their Local Planning Scheme. To align with the ‘Protection’ urban consolidation principle contained within *Central Sub-regional Planning Framework*, the investigations associated with Planning Area F will need to consider bushfire risk and it may be that that cell is not subject to significant increases in density for that reason.

### Flood

Portions of the Town (predominately south of Guildford Road) are considered to be part of the Swan River floodway and floodplain, as evaluated by the Department of Water and Environmental Regulation. The Department’s Floodplain Mapping Tool (which details the areas subject to flooding) is updated from time to time.

Subdivision and development of lots within flood affected areas is limited and not proposed to change under this Strategy, consistent with the presumption against any further intensification as is broadly provided for by draft State Planning Policy 2.9 – Planning for Water. Notwithstanding, further investigation may be considered for the long-term planning and control of those areas affected by flooding. Investigating the inclusion of Special Control Areas and associated provisions in the Scheme may be one such means of ensuring the ongoing protection of property and infrastructure within flood affected areas. This is represented as an action in Part 1 of the Strategy.



**...further investigation may be considered for the long-term planning and control of those areas affected by flooding...**

## 4.3 Economy and Employment

### 4.3.1 Activity Centres

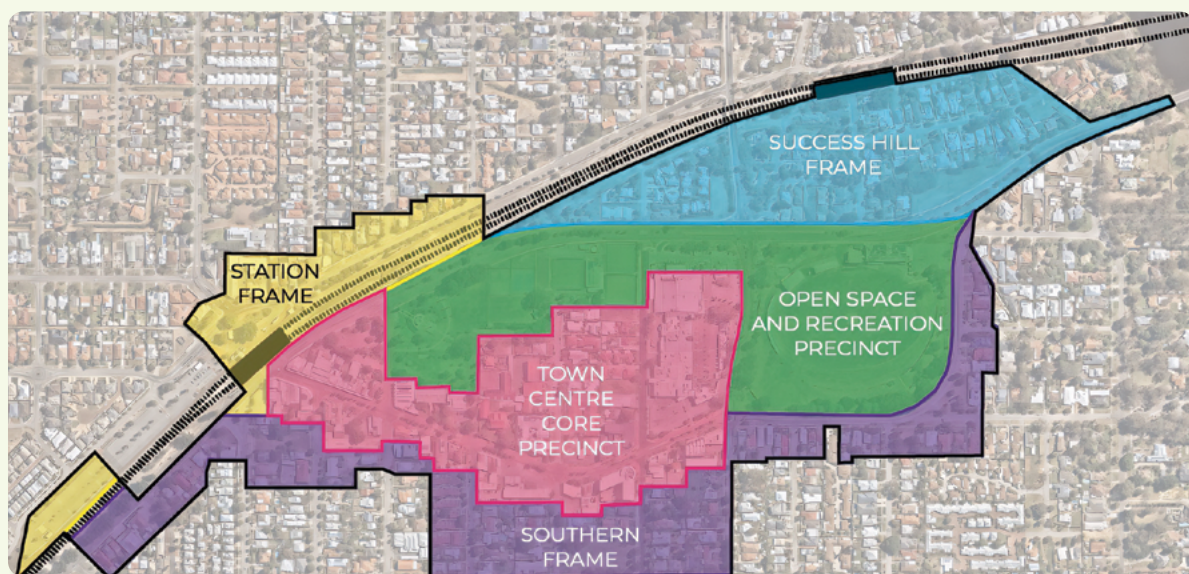
#### Bassendean District Centre

The Bassendean Town Centre represents the major retail and commercial hub of the municipality. In the hierarchy of commercial centres, Bassendean Town Centre functions as a district centre, with regional shopping centres at nearby Morley and Midland. It is characterised by retail, commercial and civic uses extending along some 800 metres of Old Perth Road, generally confined to the “Town Centre Core Precinct”, as identified below.

The Sub-Regional framework identifies the centre as being a District centre precinct, which therefore requires the preparation of a Precinct Structure Plan.

This Strategy recommends that such a Plan be prepared.

In addition to the matters noted earlier, it is envisaged that the Plan would involve a review of the extent of commercial and mixed use development opportunities within the cell (particularly on the south side of Old Perth Road), with a view to focusing such opportunities to the “Town Centre Core Precinct” and “Station Frame”, rather than spreading into the other peripheral frame areas. This will likely require a retail needs/sustainability assessment to ensure the provision of an appropriate quantity of retail floorspace.



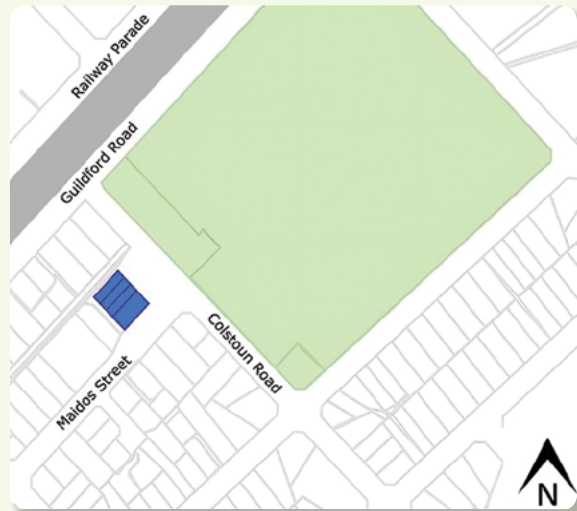


### Ashfield District Centre

The centre includes four commercial tenancies with some multiple dwellings located above the commercial land uses. Located close to the Ashfield Train Station and Ashfield reserve, with a medium sized public carpark servicing the commercial activities, the centre presents as largely underused with enviable public transport and public open space access. The land immediately abutting the centre is predominately zoned Residential, however some commercial activity is seen towards Guildford Road.

The Sub-Regional framework identifies the centre as being part of a broader District centre precinct, which therefore requires the preparation of a Precinct Structure Plan. This Strategy recommends that such a Plan be prepared.

In addition to the matters noted earlier, it is envisaged that the Plan would involve a review of the extent of commercial and mixed use development opportunities



within the cell, with a view to focusing such opportunities to area centres around the intersection of Colstoun Road and Maidos Street, rather than spreading into the other peripheral frame areas. This will likely require a retail needs/sustainability assessment to ensure the provision of an appropriate quantity of retail floorspace.

### Eden Hill Centre

The Eden Hill centre, located on the corners of Morley Drive East and Ivanhoe Street, is currently zoned Local Shopping under LPS 10 but is currently vacant; having previously accommodated a shopping centre and later, a Place of Worship.

Whilst currently inactive (with the only structure on site being vacant and derelict), the lot represents a potentially

significant mixed use opportunity in the northern part of the district. Whilst the normal development assessment process will ensure the improvement of amenity and services of the precinct and facilitate integration with medium density housing development, this Strategy simply recommends that the sites be rezoned to Local Centre in accordance with the *Planning and Development (Local Planning Schemes) Regulation 2015*.



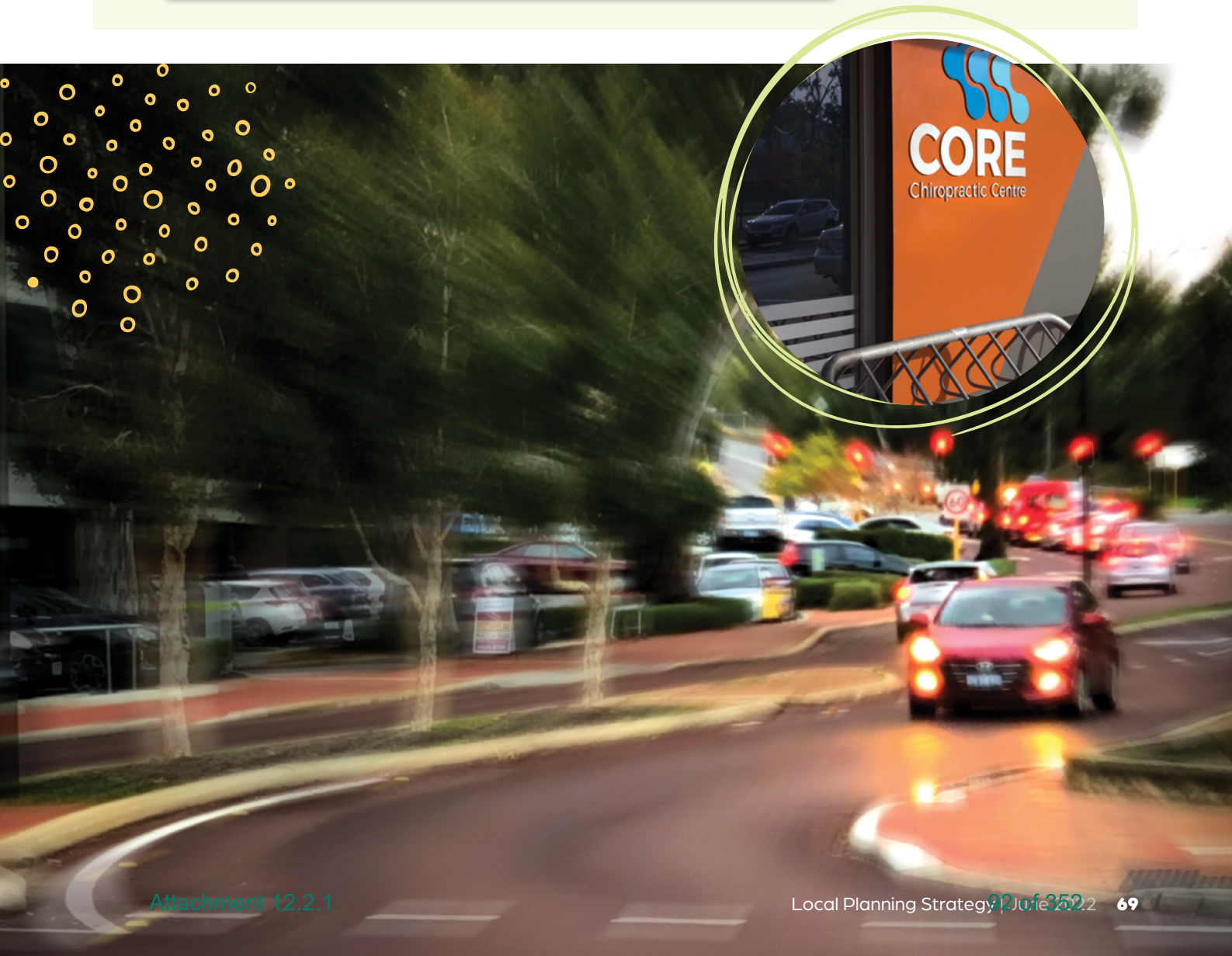
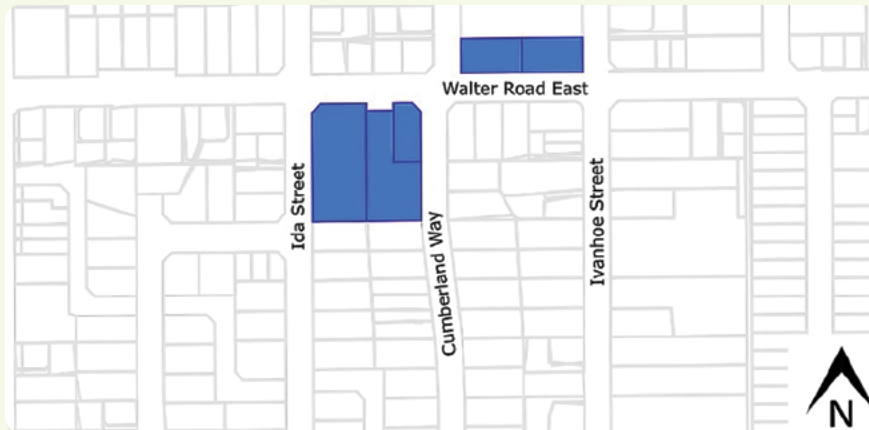


### Ida Street/Walter Road East Shopping Precinct

The Ida Street/Walter Road East local shopping precinct represents a comparatively medium sized local shopping area. As the precinct is split in two by Walter Road East, (and is somewhat disjointed as a consequence of this) the majority of economic activity occurs on the lots south of Walter Road East.

Redevelopment on the two northern lots is somewhat hindered by:

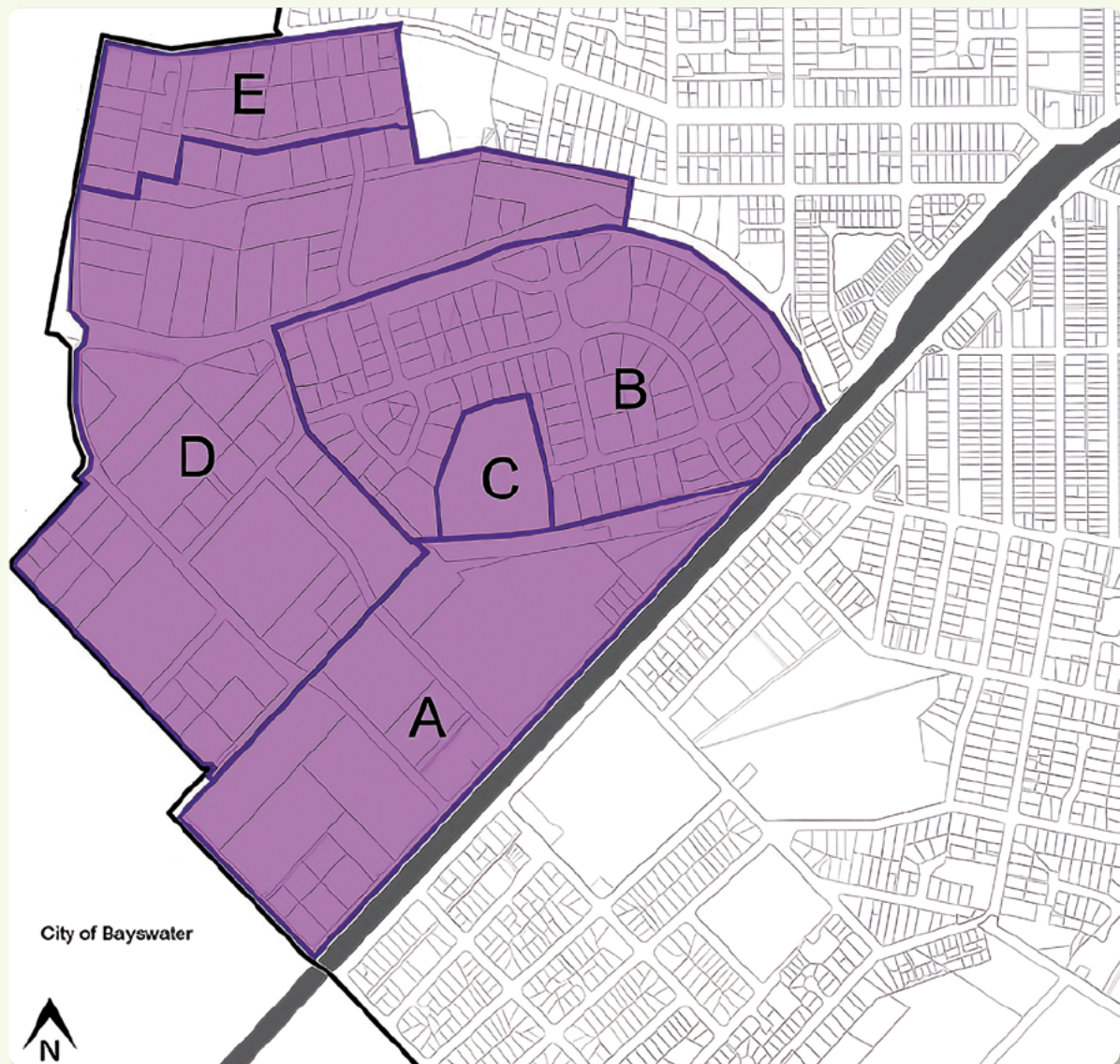
- (i) the size of the land parcels;
- (ii) access requirements to Walter Road East, being an Other Regional Road under the MRS; and
- (iii) the presence of the existing primary school to the immediate north of the sites.



### 4.3.2 Industry

To ensure alignment with the *Central Sub-regional Planning Framework*, this Strategy seeks to strengthen key employment centres, including activity centres and industrial centres to meet the future needs of industry, commerce and the community.

The Bassendean industrial area occupies approximately 135 hectares of land positioned generally between Collier Road and the railway line, extending westward up to Tonkin Highway, and hence is extremely accessible both to the local community and to the broader region. A location plan follows.



The area provides a diverse mix of lot sizes that has enabled a range of businesses to agglomerate and function together as a diverse industrial precinct of regional significance. This characteristic highlights the fact that with industrial land, it is not necessarily subdivision potential that drives change

and redevelopment. Industrial change and strategic location are the prime causes for redevelopment of industrial areas such as Bassendean. The industrial area is one of the major employment centres within the Town and contributes towards the local economy.



**Broadly, the Bassendean industrial area comprises some five (5) precincts, each characterised by industry scale, industry type, age and quality of development.**

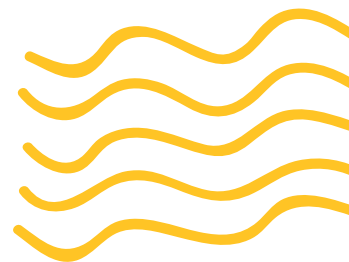
These precincts are summarised as follows:

- **Area A:** A group of large older industries fronting the railway line on large land holdings comprising distribution centres, mining, Detroit Diesel, older warehousing etc.;
- **Area B:** The new Tonkin Park Industrial area which commences at the junction of Collier Road and Railway Parade and comprises new and predominantly light and service industrial developments on smaller land holdings;
- **Area C:** Lot 857 Yelland Way, Bassendean is a vacant industrial lot adjoining the new Tonkin Business Park, which is currently used as a Containment Cell for soil contaminated with pyritic cinders and other waste associated with historical fertiliser manufacturing. The cell accommodates approximately 250,000m<sup>3</sup> of contaminated pyritic cinders and demolition waste and is lined and capped with clay and set at 2m above seasonal high groundwater levels. The containment of waste within the cell was completed in April 2005, with land use at the site restricted to that of an engineered containment cell, with ongoing leachate and groundwater monitoring and management. It is expected that the Containment Cell will remain in situ until the fill is removed, after which, the site will require remediation to allow it to be used for normal industrial purposes.
- **Area D:** The general industrial area flanking either side of Collier Road western side of the overall industrial area, comprising a mix of manufacturing industries, service industries, transport industries, offices and warehousing located on small to medium size lots and including both older and new redeveloped sites. There are a minimal number of vacant landholdings within this precinct and some opportunities for redevelopment of older sites;
- **Area E:** The light industrial area to the north interfacing with the residential areas on the opposite side of Grey Street and Broadway. This area comprises predominantly light industries, smaller factories, office and warehousing on relatively small lots.

Due to the historic development which has occurred throughout the Town's Industrial Area, the vast majority of the precinct area, with the exception of Area C, is built out.

This Strategy does not seek to facilitate any material change in this industrial area, but rather, simply seeks to protect the industrial land uses from encroachment of commercial and other incompatible land uses, via development controls and zoning under the local planning scheme.

**The industrial area is one of the major employment centres within the Town and contributes towards the local economy ...**



### 4.3.3 Tourism

In respect of Tourism, the Swan River, the Bassendean Markets, Railway Museum and the Town's locational attributes are recognised as providing tourism value. To optimise the Town's proximity to both the Perth CBD and the Swan Valley and access to public transport, the Strategy identifies opportunity to consider increasing tourist accommodation within the Town by incorporating new short-term accommodation land uses under the scheme. It is noted that no land use planning changes are proposed that would affect the continued operation of the Railway Museum and Bassendean Markets.

## 4.4 Environment

Bassendean is located some 20 kilometres from the coast with its eastern boundary and portions of its southern boundary adjoining the Swan River. Several significant areas of land adjacent to the Swan River represent good agricultural soils that are low lying and hence subject to inundation. In other parts, the margin of river front land is well elevated and hence suitable for development. Further back from the river, the more elevated land is characterised by poorer quality soils and dunes with interdune swales that can become waterlogged and swampy in areas.

### 4.4.1 Natural Areas

The natural areas of environmental significance within the Town include the Swan River Foreshore, Ashfield Flats, Bindaring Park/Pickering Park and Bennett Brook. Given the relatively developed nature of the district, the vast majority of environmentally-important land is in public care and control; reserved as Parks and Recreation under the MRS and LPS 10, and managed by the Town and/or the DPLH.

One issue that requires action from a Natural Areas perspective is the finalisation of Town Planning Scheme No. 4A (TPS 4A) – a guided development scheme that seeks to acquire land in and around Bindaring Park. As part of the review of the Scheme, it was identified that it is appropriate to rationalise the proposed open space within Bindaring Park, specifically:

- reserving the 27 Hyland Street as Local Open Space on the basis that it accommodates remnant vegetation, does not have typical access to the public road network (access is via abutting open space) and has already been acquired by the Town. This will result an additional 1,369m<sup>2</sup> of open space; and
- offsetting the above by removing the open space reservation from 17 Harcourt Street and 18 Anstey Road on the basis that the portions

are privately owned and each have frontage to a constructed public road. This will result in a reduction of 1,470m<sup>2</sup> of open space.

The above changes would result in a superior environmental outcome, a net decrease of only 101 m<sup>2</sup> of land, and importantly, reduce the impact on a private landowner, relieve the Town of the obligation to acquire the land and allow swift cessation of TPS 4A.

Therefore, actions are recommended in Part 1 to Investigate the rationalisation of the proposed local open space reservations as recognised by TPS 4A under the local planning scheme.

### 4.4.2 Climate Change

The Town recognises that a key theme of the responses from BassenDream Our Future related to sustainability and addressing the issue of climate change. Both within and outside the local planning framework, the Town seeks to protect environmental assets and manage environmental impacts by initiating and driving renewable energy practices and implementing waterwise and urban forest projects.

This Strategy aims at improving the Town's sustainability through the planning process by creating a more compact urban environment that reduces sprawl, makes better use of existing services, facilities and infrastructure and reduced travel distances to access work, shopping and recreational opportunities. It is important that this does not come at the cost of reducing the urban tree canopy cover and existing green spaces, which are required to be protected in accordance with the 'Green Network' urban consolidation principle of the *Central Sub-regional Planning Framework*. It is intended that new development will need to, in accordance with Local Planning Policy No. 13, contribute to the urban forest; minimising the heat island effect caused by intense urban development and the loss of private green space. By encouraging development within concentrated areas within the Town, this will ensure the balance of private green space and canopy cover will remain unaffected by infill redevelopment, consistent with the 'Protection' urban consolidation principle of the *Central Sub-regional Planning Framework*.

One of the most pressing sustainability issues within the district relates to the loss of trees as a result of development; a concern that has been raised by the community for some time, not only via BassenDream Our Future but as a broader issue that requires attention. As such, this Strategy contemplates the potential for greater regulatory controls to address tree retention. It is intended that these controls be formalised via appropriate scheme provisions within LPS 11.

## 4.5 Infrastructure

### 4.5.1 Transport Network

The Fremantle to Midland Railway passes through the Town of Bassendean, providing commuter links to Perth and Midland, whilst also servicing the Bassendean industrial area with small spur lines. The Town maintains access to one large (Bassendean) and two supplementary (Ashfield and Success Hill) railway stations, a primary regional road (Guildford Road) and several smaller other regional roads (Walter Road East, Morley Drive East, Lord Street and Collier Road). Guildford Road runs parallel to the railway line, and represents the major traffic thoroughfare. Tonkin Highway is aligned marginally west of the municipal boundary, providing strong linkages into the area. The existing road hierarchy is defined, with the majority of the local road network being a grid pattern.

The Local Integrated Transport Plan (LITP) was adopted by Council on 26 November 2019 and is contained as Appendix 5. It identifies a number of strengths and weaknesses which are present in the Town for future increases and redistribution in density. Predominately, these strengths revolve around an enviable level of access to public transport. Weaknesses include the location of Guildford Road in proximity to the railway line, resulting in multiple at-grade level crossings within the Town.

The railway stations within the Town will be required to be upgraded to accommodate additional carriages. The Public Transport Authority will adjust its operations in line with increases in demand for public transport services, subject to funding.

One of the most strategically pressing issues from a road transport infrastructure perspective is the need to resolve the access constraints affecting the Success Hill South cell. In line with the urban consolidation principles within Perth and Peel @ 3.5 million, this cell should accommodate intensive infill redevelopment, however, it is only provided a single point of access to Guildford Road, via Thomson Road. Main Road Western Australia has provided preliminary comment in relation to traffic matters; advising that it does not support intensification in that location until such time as it upgrades Guildford Road. In providing that advice, it was not able to confirm when that upgrade would occur and in all likelihood, the upgrade would not occur within the life of this iteration of the strategy. Therefore, to adequately assess the traffic and access impacts of new development at the proposed densities and to respond to the 'Infrastructure' urban consolidation principle,



the Town will, at the precinct structure plan and development application stage, assess each proposal in accordance with the WAPC's Transport Impact Assessment Guidelines and Instrument of Delegation DEL 2017/02. This is considered a pragmatic approach that appropriately balances the suitability of the precinct for further intensification, with the need to ensure new development does not exceed the capacity of the supporting infrastructure.

More broadly, the road and rail transport network, while vital, can and does have an adverse impact on human health and the amenity of nearby communities, by way of noise and vibration. To ensure a balanced approach is taken in land use planning and development, this Strategy recommends that consideration be given to establishing a Special Control Area, or some similar statutory control, in relation to noise attenuation for affected properties. This course of action is contemplated in Clause 6.5.2 of State Planning Policy 5.4.

### 4.5.2 Telecommunications

The Town has a number of telecommunications infrastructure throughout the Town, however in recognising the amenity loss associated with 'high impact' telecommunications infrastructure, future telecommunications infrastructure should be located within established industrial areas. The Town will continue to apply the requirements of State Planning Policy 5.2 – Telecommunications Infrastructure in this respect, which ensures that a telecommunications infrastructure land use is included in the zoning table, in all zones. This Strategy also recommends the application of the requirements of the Fibre Ready Telecommunications Infrastructure Position Statement in the assessment of subdivision and development applications to ensure NBN infrastructure is provided.



### 4.5.3 Servicing

#### Sewerage

Whilst the majority of the Town enjoys connection to deep sewer, a number of properties within close proximity to the Swan River do not, such as lots along North Road and Bassendean Parade. As per the established Government Sewerage policy framework, which seeks to ensure that all properties are provided with access reticulated deep sewer, for a number of these sites the cost for connection is not feasible. As a result, this presents an access issue and limitation on further subdivision and development. In any instance, this Strategy recommends the retention of the R5 coding in these areas, to ensure the lots comply with the State Government Sewerage Policy.

The Water Corporation's sewerage system may require some upgrading for the Bassendean Sewer District in the long term if dwelling growth exceeds approximately 6,500 dwellings in the suburb of Bassendean (i.e. about 2,500 more dwellings than existing). This will be assessed on a case-by-case basis and as part of a future Precinct Structure Plan.

It is also noted that a large part of the industrial area remains unsewered, however, the industrial area is largely built-out and this is not considered to place any further constraints on development.

#### Water

Due to the Town's location within the Perth Metropolitan Region, the vast majority of lots enjoy access to reticulated water sources (scheme water). It is not considered a hindrance to future development and subdivision on this basis, however, further consultation with the Water Corporation is required at these stages. The Water Corporation will monitor the existing water supply system and make adjustments as necessary to accommodate growing demand.

#### Drainage

Under natural conditions, stormwater disposal and runoff within the Town is relatively straightforward, with the majority of stormwater able to directly infiltrate into the soil. In the southern and eastern portions of the Town, however, the proximity to the Swan River and the high clay content of the soil makes onsite infiltration more difficult. As a result, new development is often required to be supported by a connection to the Town's existing stormwater and drainage system.

Further investigation into the capacity of the Town's stormwater infrastructure is required (which can be undertaken for each individual

development proposal, but will also be completed as part of future Precinct Structure Plans), to ensure the system has adequate capacity to cater for the development as well as meet the objectives of the State's Better Urban Water Management framework and the Town's relevant local planning policy.

#### Power

The Town is dissected by a 132kV power line, which runs from Morley Drive East, Eden Hill, down Iolanthe Street and then runs parallel to the Perth to Midland Train Line between the Collier Road and Railway Parade junction. Smaller intermediate power infrastructure is present throughout the Town, some of which originate at the Town's only electrical substation located on land abutting the level crossing on Collier Road.

Whilst the majority of the residential areas throughout the Town are provided with overhead power, the Town is currently exploring options for the undergrounding of power within the suburb of Eden Hill. Understanding the potential benefits to the streetscape and power security that underground power brings, the Town has signalled its desire for this to occur in other areas across the Town. However, this has obvious implications and subsequent limitations on household cost of undergrounding existing infrastructure.

In terms of electricity distribution, Western Power has acquired a site in the northwest quadrant of the intersection of Guildford Road and Tonkin Highway (Bayswater) to secure a zone substation. At this time, Western Power does not have specific plans to establish a zone substation on the site (or on another site in the general vicinity). Western Power will continue to monitor and forecast load requirements for the area, and will take actions as appropriate to ensure sufficient supply capacity.

#### Gas

Gas is available throughout the Town, via a high-pressure subterranean gas pipeline which straddles the Perth to Midland rail line, terminating at the Bassendean Railway Station.

The gas distribution network operated by WA Natural Gas may need strengthening with the new installation of two Pressure Regulating Stations (PRS) subject to suitable sites being identified and available. In addition, the pressure of gas supply in some portions of the study area may need to be increased.

## 5. Planning Areas



### 5.1 Planning Area A – Bassendean District Activity Centre

The Bassendean District Activity Centre is the key node of commercial activity within the district. Old Perth Road forms a boulevard from the Bassendean Railway Station, with the Federation period shop fronts acting as the entrance to the Town. Buildings to the north of Old Perth Road are single storey facing the street, and the Bassendean Hotel influences a two-storey building scale along the southern side of the streetscape.

The area east of Wilson Street, along Old Perth Road, includes the Town's major civic buildings, schools, aged care facilities, main shopping centres and mixed residential apartment buildings. Acting as a green fringe to the above sections are the Bassendean Oval, BIC Reserve and other sporting grounds. This fringe edges Guildford Road and forms a secondary, green entrance to the Town Centre.

Planning Area A proposes the redevelopment and land use intensification of the Bassendean District Activity Centre area with a focus on optimising employment opportunities, land use diversity and accommodating residential outcomes. The Strategy recognises that Planning Area A requires a precinct structure plan and that the land is to be zoned and coded accordingly. The Town progressed and Council adopted the Bassendean Town Centre Masterplan which will inform the preparation of a Precinct Structure Plan. The Town proposes to prepare the Precinct Structure Plan and investigate the matters such as density, land use mix, servicing capacity, traffic impacts, interface and retail needs in the immediate term.

### 5.2 Planning Area B – Ashfield District Activity Centre

Portions of Ashfield are identified as a District Centre under the *Central Sub-regional Planning Framework*, which envisions the area becoming a more significant employment-focused strategic centre. The area designated as District Centre under the Frameworks currently contains an expansive area of district level open space, a local commercial centre with limited commercial opportunities, low density residential (with the exemption of one site owned by the Department of Communities), and industrial development on the northern side of the Perth-Midland Railway Line. Whilst Ashfield Railway Station will require upgrading to meet current accessibility standards, the station provides access to adjacent

employment opportunities and provides the opportunity to integrate passenger rail lines with future residential intensification.

Planning Area B proposes land use intensification within the Ashfield District Activity Centre with a focus on optimising employment opportunities, land use diversity and accommodating residential outcomes. The Strategy recognises that Planning Area B requires a Precinct Structure Plan in accordance with SPP 4.2 and that land is to be zoned and coded accordingly. The Town proposes to prepare the precinct structure plan and investigate the matters such as density, land use mix, servicing capacity, traffic impacts, interface and retail needs in the medium term.



### 5.3 Planning Area C – Guildford Road Urban Corridor

Key transport corridors will be required to transition into multi-functional corridors to achieve a more compact and diverse urban form. The southern side of Guildford Road predominantly contains existing single or grouped dwellings, with access either directly to Guildford Road, or via rear laneways and secondary streets where available.

Area C proposes to facilitate land use intensification, land use mix and housing

diversity within proximity to centres and/or high frequency public transport, consistent with the principles of urban consolidation.

Matters requiring consideration in these areas vary given locational characteristics, however, include bushfire, density ranges, land use mix, interface arrangements, traffic and noise impacts. Investigations are proposed in the medium term.

### 5.4 Planning Area D – Ivanhoe Street Urban Corridor – South

The integration of key centres with high quality public transport networks is a fundamental principle of the frameworks. The character of this Planning Area is an urban corridor under the *Central Sub-regional Planning Framework*, dominated by existing grouped dwelling developments, including larger multi-unit grouped dwelling strata complexes facilitated by the existing split density R20/40 coding of the land. The cell is within close proximity to the Bassendean Railway Station and therefore access to high quality public transport linkages is readily available.

Planning Area D proposes to facilitate land use intensification, land use mix and housing diversity within proximity to centres and/or high frequency public transport, consistent with the principles of urban consolidation.

Matters requiring consideration in these areas vary given locational characteristics, however, include density ranges, land use mix, interface arrangements, traffic and noise impacts. Investigations are proposed in the medium term.

## 5.5 Planning Area E – Ivanhoe Street Urban Corridor – North

The northern portion of the Ivanhoe Street Urban Corridor also has access to public transport, similar to the southern portion, however walkability to the Bassendean Railway station is less likely and reliance on bus services is required to ensure the viability of this corridor. Bus services are an important part of a comprehensive and integrated public transport network. Improving connectivity between bus and rail networks will increase accessibility to the Perth CBD and key centres and reduce commuting times.

This cell is characterised by low density residential development, and an underutilised and largely vacant existing local centre in the northern portion of the cell at Eden Hill. Future planning for this local centre, likely in the form of a local development plan, will guide future development and ensure an appropriate interface to the adjacent district level open space at Mary Crescent Reserve.

Future intensification along Morley Drive East, the northern edge of the Planning Area and the boundary to the local government area, will need to consider impacts of transport noise and access, given this is designated as an 'Other Regional Road' under the Metropolitan Region Scheme.

Planning Area E proposes to facilitate land use intensification, land use mix and housing diversity within proximity to centres and/or high frequency public transport, consistent with the principles of urban consolidation.

Matters requiring consideration in these areas vary given locational characteristics, however, include bushfire, density ranges, land use mix, interface arrangements, traffic and noise impacts. Investigations are proposed in the medium term.

## 5.6 Planning Area F – Lord Street Urban Corridor

Planning Area F is fragmented into two district areas by Lord Street, which is an 'Other Regional Road' under the Metropolitan Region Scheme and will play an important role in the regional road network, connecting future development to the north of the district to the amenities within the Bassendean Town Centre. The western portion provides for low density existing residential development, whilst the eastern portion contains low density residential development and land reserved for Parks and Recreation and Public Purposes. The existence of mature vegetation on the eastern portion of this corridor abutting the Swan River and associated designation as a bushfire prone area will likely limit the future development potential, in addition to access constraints onto Lord Street.

Provision of a network of paths for cyclists and pedestrians offers commuters an alternative to private car

trips, as well as providing recreation opportunities and associated health benefits. Future consideration to upgrades to Lord Street for this purpose is envisioned to provide a safer transport route which provides for these alternative modes of transport.

Planning Area F proposes to facilitate land use intensification, land use mix and housing diversity within proximity to centres and/or high frequency public transport, consistent with the principles of urban consolidation.

Matters requiring consideration in these areas vary given locational characteristics, however, include bushfire, density ranges, land use mix, interface arrangements, traffic and noise impacts. Investigations are proposed in the medium term.



## 5.7 Planning Area G – Eden Hill Coding Review

This area predominantly represents a post-c.1960s subdivision and is characterised by single storey dwellings of that era. This cell is wedged between the Lord Street and Ivanhoe Street Urban Corridors, although does not have the immediate access to high frequency public transport experienced by the corridors. Land in the southern portion of this cell is impacted by transport noise from the Perth–Midland Railway and Guildford Road.

Planning Area G proposes to investigate recoding sites from R20/30 and R20/40 to R20 within Bassendean and Eden Hill.

This will result in the loss of development potential for lots that have not been developed while other lots previously developed at the higher coding will retain their development potential through a proposed clause under the new Local Planning Scheme. The purpose of this approach is to redirect higher density outcomes to activity centre and urban corridor planning areas, consistent with the principles of urban consolidation. Investigations are proposed in the immediate term.

## 5.8 Planning Area H – Ashfield Coding Review

Planning Area H proposes to investigate normalising various split coding arrangements to a single density code where build out has occurred within Bassendean and Ashfield. This is to provide for transparency and legibility under the new Local Planning Scheme.

The matters requiring consideration in this area are existing built form outcomes and heritage with investigations proposed in the immediate term.

## 5.9 Planning Area I – Eden Hill Coding Review

Similar to Planning Area G, this area predominantly represents a post-c.1960s subdivision and is characterised by single storey dwellings of that era. Maximising areas of soft landscaping, encouraging the retention of large trees and existing parking and ensuring new development references single and two storey building elements is critical in retaining the existing character of the locality.

Planning Area I proposes to investigate normalising various split coding

arrangements to a single density code where build out has occurred in Eden Hill. Additionally, the base density code of R17.5 is proposed to be increased to R20 to reflect servicing capacity and the prevailing minimum lot size within the local government area and the Perth metropolitan region.

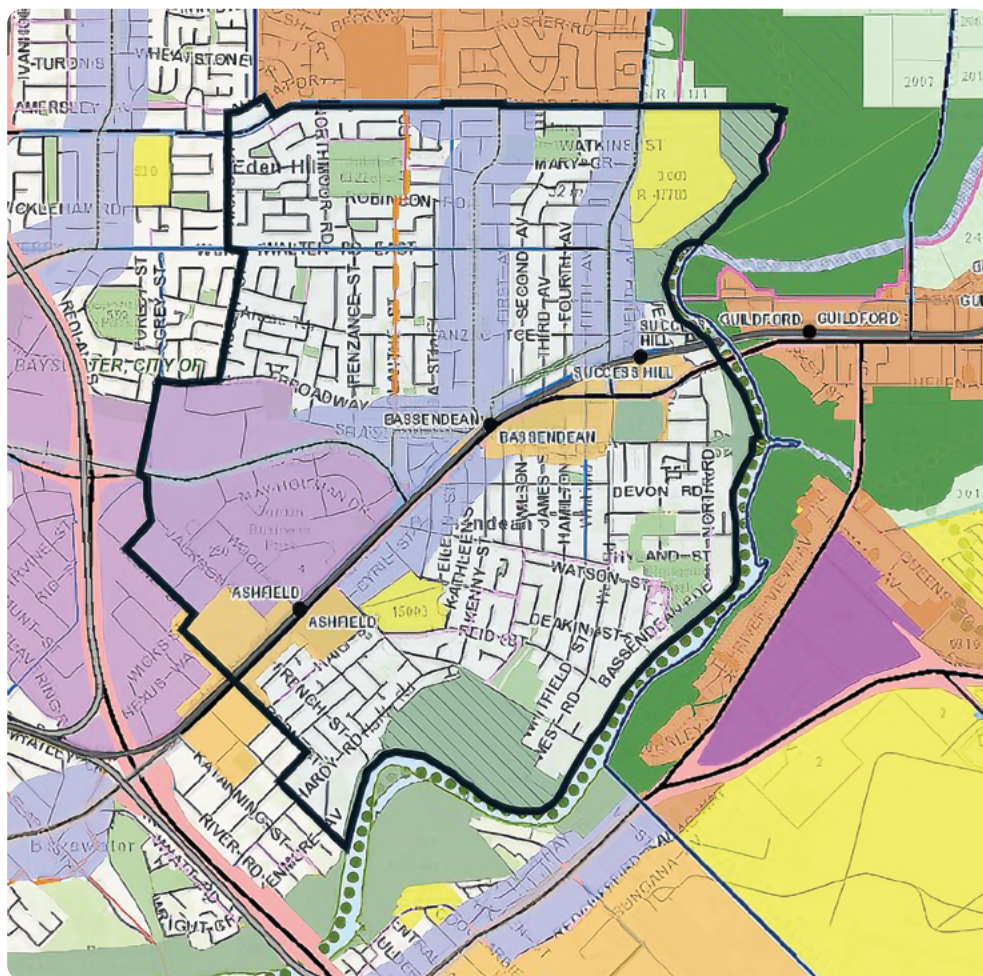
The matters requiring consideration in this area are existing built form outcomes and investigations are proposed in the immediate term.

# Local Planning Strategy

## Appendices



## Appendix 1: Central Sub-regional Planning Framework plan as it relates to the Town of Bassendean (DPLH, March 2018)



## Appendix 2: Local Planning Scheme No. 10 Scheme Map

[https://www.dplh.wa.gov.au/getmedia/700c97be-03eb-475a-a442-2b4232163708/Map-01\\_Bassendean-North](https://www.dplh.wa.gov.au/getmedia/700c97be-03eb-475a-a442-2b4232163708/Map-01_Bassendean-North)

[https://www.dplh.wa.gov.au/getmedia/2a8c64cc-4381-480f-8fc7-866d79291838/Map-02\\_Bassendean-South](https://www.dplh.wa.gov.au/getmedia/2a8c64cc-4381-480f-8fc7-866d79291838/Map-02_Bassendean-South)

## Appendix 3: Built Form and Character Study (May 2018)

[https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Document-Centre/Strategic\\_Planning/Bassendean\\_Built\\_Form\\_\\_Character\\_\\_FINAL\\_DRAFT\\_\\_090320.pdf](https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Document-Centre/Strategic_Planning/Bassendean_Built_Form__Character__FINAL_DRAFT__090320.pdf)

## Appendix 4: Bassendean Town Centre Master Plan

<https://www.bassendean.wa.gov.au/Profiles/bassendean/assets/moduledata/consultations/f985f7b0-842e-4798-b9d5-823e61ceeb5f/4.8/Concept-Plans-Town-Centre-Masterplan.pdf>

## Appendix 5: Local Integrated Transport Plan (October 2019)

[https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Document-Centre/Strategic\\_Planning/191122\\_Bassendean-Transport-Study\\_Phase-2-LITP\\_Final\\_issue\\_Rev3.pdf](https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Document-Centre/Strategic_Planning/191122_Bassendean-Transport-Study_Phase-2-LITP_Final_issue_Rev3.pdf)



## HOME BY THE SWAN





## Schedule of Submissions - Draft Local Planning Strategy

<b>1</b>	<b>Affected Property:</b> 10 Thompson Road, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the draft strategy. The draft Local Planning Strategy has somewhat executed the State Planning Policy 4.2: Activity Centres and Urban Corridors. It is very similar to the October 2018 proposals which were deferred by Council. Older population should be able to downsize and able to be accommodated while advancing Bassendean's renewal for developers.		Noted.

<b>2</b>	<b>Affected Property:</b> 2 Whitfield Street, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the draft strategy as it would improve the town centre to be liveable, improving connections between Bassendean Oval, shopping centre and the train station.		Noted.

<b>3</b>	<b>Affected Property:</b> 27 Ida Street, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the draft strategy.		Noted.

<b>4</b>	<b>Affected Property:</b> 13 Lamb Street, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the draft strategy. It will give the area the boost it needs.		Noted.

<b>5</b>	<b>Affected Property:</b> 37 Kathleen Street, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the draft strategy. Main wish is that Old Perth Road is fully developed and all vacant buildings are filled with businesses. An important part of the Town for us is being able to walk down to the local butcher, pub and cafes. Attracting a couple key tenants to attract foot traffic. Having lived in the suburb for three years, so many shops along this precinct have opened and closed. Make it more attractive for tenants to want to set up their businesses in Bassendean, including short term leases, development and renovation / fit out of stores.		Noted.



<b>6</b>	<b>Affected Property:</b> 17 Mary Crescent, Eden Hill <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the local planning strategy.		Noted.

<b>7</b>	<b>Affected Property:</b> 35 Guildford Road, Ashfield <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the local planning strategy. Intention of the property is to develop it for a higher density use, most likely terrace or apartment dwellings. In support of the Town delivering housing choice for residents and bringing people and investment into the Town.		Noted.
The Ashfield District Centre Precinct Plan doesn't look to be a priority in the medium to long term. This should occur in parallel with the Bassendean Precinct Plan.		The Town does not have the capacity to progress a Precinct Structure Plan for Ashfield in the short term. It is open, however, for landowners to progress the required planning.

<b>8</b>	<b>Affected Property:</b> 14 Barton Parade, Bassendean <b>Submission:</b> Support	
<b>Summary of Submission</b>		<b>Comment</b>
In support of the local planning strategy. Makes sense to focus larger development within the centre of Bassendean. Importance of good quality development.		Noted.

<b>9</b>	<b>Affected Property:</b> 84 Anzac Terrace & 72 First Avenue, Bassendean <b>Submission:</b> Objection	
<b>Summary of Submission</b>		<b>Comment</b>
In the opinion that removing the split density coding will not support the effort to maintain character of Bassendean. It will remove the ability for property owners and developers to subdivide in close proximity to train stations. This will reverse the work which has been done to promote sustainable accessibility for the growing population. It also increases the risk of character homes being demolished within the vicinity of town centres and train stations, to satisfy medium/lower density housing, particularly subdivisions. This would go against the work that has already been done to retain heritage homes. The split density coding creates an opportunity for first home buyers who would prefer to buy a smaller lot size, creating a low maintenance and sustainable house. This promotes population growth of younger people, further developing the existing sense of community.		This matter is discussed in the report.

<b>10</b>	<b>Affected Property:</b> N/A <b>Submission:</b> Objection	
Summary of Submission		Comment
<p>In the opinion that removing the split density coding will not support the effort to maintain character of Bassendean. It will remove the ability for property owners and developers to subdivide in close proximity to train stations. This will reverse the work which has been done to promote sustainable accessibility for the growing population. It also increases the risk of character homes being demolished within the vicinity of town centres and train stations, to satisfy medium/lower density housing, particularly subdivisions. This would go against the work that has already been done to retain heritage homes. The split density coding creates an opportunity for first home buyers who would prefer to buy a smaller lot size, creating a low maintenance and sustainable house. This promotes population growth of younger people, further developing the existing sense of community.</p>		<p>This matter is discussed in the report.</p>

<b>11</b>	<b>Affected Property:</b> N/A <b>Submission:</b> Objection	
Summary of Submission		Comment
<p>In the opinion that removing the split density coding will not support the effort to maintain character of Bassendean. It will remove the ability for property owners and developers to subdivide in close proximity to train stations. This will reverse the work which has been done to promote sustainable accessibility for the growing population. It also increases the risk of character homes being demolished within the vicinity of town centres and train stations, to satisfy medium/lower density housing, particularly subdivisions. This would go against the work that has already been done to retain heritage homes. The split density coding creates an opportunity for first home buyers who would prefer to buy a smaller lot size, creating a low maintenance and sustainable house. This promotes population growth of younger people, further developing the existing sense of community.</p>		<p>This matter is discussed in the report.</p>



<b>12</b>	<b>Affected Property:</b> N/A <b>Submission:</b> Objection	
Summary of Submission		Comment
<p>In the opinion that removing the split density coding will not support the effort to maintain character of Bassendean. It will remove the ability for property owners and developers to subdivide in close proximity to train stations. This will reverse the work which has been done to promote sustainable accessibility for the growing population. It also increases the risk of character homes being demolished within the vicinity of town centres and train stations, to satisfy medium/lower density housing, particularly subdivisions. This would go against the work that has already been done to retain heritage homes. The split density coding creates an opportunity for first home buyers who would prefer to buy a smaller lot size, creating a low maintenance and sustainable house. This promotes population growth of younger people, further developing the existing sense of community.</p>		<p>This matter is discussed in the report.</p>

<b>13</b>	<b>Affected Property:</b> 15 Anstey Road, Bassendean <b>Submission:</b> Objection	
Summary of Submission		Comment
<p>Objects to the draft strategy. Strongly objects to rezoning of Lot 130 Anstey Road to Residential R20, therefore removing the existing Public Open Space zoning. Bindaring Park has environmental significance and Lot 130 is a key part of this Public Open Space. The environmental values of this lot is greater than 27 Hyland Street, listed as a contaminated site, and the justification of rezoning this lot as an offset for the purchased of 27 Hyland Street is not correct.</p>		<p>This is discussed in the report. In any event, 27 Hyland Street is not identified as a contaminated site.</p>
<p>It (Lot 130) has also been subject to many environmental surveys, which concluded the presence of listed threatened species. It is also a carbon sink promoting carbon sequestration. Rezoning will create a carbon source.</p>		<p>Whilst there have been environmental reports prepared for Bindaring Reserve, those reports have not have not included Lot 130.</p>
<p>Approved by Council at the July meeting, 17 and 19 Anstey Road will be returned to public open space, from residential, in recognition of their environmental value. Same thing should occur for 18 Anstey Road.</p>		<p>The comment is noted.</p>

<b>14</b>	<b>Affected Property:</b> 77 Chesterton Road, Bassendean <b>Submission:</b> Objection	
<b>Summary of Submission</b>		<b>Comment</b>
Objects to the draft strategy, particularly in establishment of the three heritage areas. Doesn't agree with the majority of the buildings recorded on the local heritage register.		Council has already resolved to adopt the Local Heritage Survey and to establish the three Heritage Areas.
Everywhere within 2 kilometre of train station should be coded at R30 at minimum, particularly considering Morley Train Station which will be approximately 1.5km or less from many houses located on the western side of Bassendean.		Such an approach would apply to 100% of the district, which would be inconsistent with the State Government's sub-regional framework and the outcomes of the <i>Bassendream Our Future</i> consultation exercise.
Success Hill Station may be closed in the long term so be wary when recoding properties close by to this transport connection.		The Town has not been made aware of an proposal to close the station. Further, the Statutory Planning Committee has endorsed the draft Strategy for the purpose of advertising; suggesting that there is no intention to close the station.

<b>15</b>	<b>Affected Property:</b> 303/85 Old Perth Road <b>Submission:</b> Objection	
<b>Summary of Submission</b>		<b>Comment</b>
Very concerning and doesn't seem to take into consideration the nature habitat and wetland reserve of Bindaring Park. It is very valuable to the Town and should be preserved.		The comment is noted.

<b>16</b>	<b>Affected Property:</b> 10 and 12 Watson Street, 29 Hyland Street and Lot 211 Carnegie Road, Bassendean <b>Submission:</b> Objection	
<b>Summary of Submission</b>		<b>Comment</b>
I am astounded that the Town of Bassendean mentions the significance of natural areas of environment. Yet the Town are considering a rezoning of natural bush that is zoned recreational to residential for a swap out of land zoned residential R25/30, that cost the ratepayers a considerable amount of money and due to demolition will be turned into cleared land.		Noted.
17 Harcourt St and 18 Anstey Rd have a higher threat to bushfire, being amongst the bush and they are in a flood zone.		Both sites would be subject to bushfire threat. The Anstey Road / Harcourt Street area is within the floodplain (flood fringe).
Why do 17 Harcourt St and 18 Anstey Rd get preference (of a land swap out) over our proposal for land swap? When clearly it does not support the environment.		This is discussed in the report.
It's a blatant lie that with a decrease of 101sqm of land that these changes "result in a superior environmental outcome."		This is discussed in the report.

<b>17</b>	<b>Affected Property:</b> 34 Bridson Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Badly written. There is a lack of clear language and the specifics which at this stage isn't good. For example, doesn't specifically rule out high rise buildings. These must be ruled out at the strategy stage otherwise 3+ storey buildings will be built, and Bassendean's character will be lost.		The draft Strategy contemplates medium and high density development in accordance with the Council-adopted Town Centre Masterplan.
Obscures whether the Town will try to go for a minimum 10% green space, or whether it will be considered then give up. The Town has done a lot of good, and there seems to be an intention to do more but the document is too loose to achieve it.		The draft Strategy identifies the need for a Public Open Space Needs Assessment (Strategy), which will consider this matter in detail.

<b>18</b>	<b>Affected Property:</b> 64 Wilson Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Table 6 – no mention of proactive tree retention and management.		See Action 4.1 in Table 1.
In relation to SPP 3, urban infill density limits would be useful to avoid widespread hotspots, albedo effects and tree cover loss.		The comment is noted but beyond the scope of the draft Local Planning Strategy.
In relation to SPP 5.4, noise mitigation should include vegetation and trees which will lead to improved air quality as pollution rises.		The comment is noted but beyond the scope of the draft Local Planning Strategy.
Provision for single / two bedroom low cost housing for long term rental use only.		The draft Strategy seeks to facilitate a range of housing types, although the ownership and tenure arrangements are beyond the control of a local government.
The dwelling targets are too high for such a small local government with it being impossible to maintain the character.		The target was established by the State Government's sub-regional framework.
I have read the comments from Friends of Bindaring Wetland and support them.		Noted.

<b>19</b>	<b>Affected Property:</b> 59 North Road, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
I agree with the comments made by the Friends of Bindaring Park and wish to echo them. Objects to the rezoning of properties on low lying land at Anstey and Harcourt Street.		Noted.

<b>20</b>	<b>Affected Property:</b> 21 Chapman Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
In response to the Living Streams initiative, and the Town should consider that two Water Compensating Basins located within Chapman Street. There are already existing basins at either side of Kathleen and Eileen Streets. They are both managed by Water Corporation. They are small areas but have been neglected for several years with weed growth. However they also contain a large variety of frog species which would be suitable for this project. Bassendean Preservation Group is willing to assist, but we would need the resources from the Water Corporation. This would significantly improve water quality and biodiversity.		Noted. The sites can be investigated pursuant to draft Action 16.1.

<b>21</b>	<b>Affected Property:</b> 153 Whitfield Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Wilson Street Carpark is definitely not underused.		Noted. It is recommended that this be amended accordingly.
Need for more carparking at Sandy Beach Reserve due to the opening of the playground.		The comment is noted but does not relate to the draft Local Planning Strategy. In any event, the demand for car parking at Sandy Beach Reserve will be monitored so as to determine what , if any, changes are required.
Addition of a coffee van at Sandy Beach in the afternoons and during weekends could add to the family enjoyment of the area.		The comment is noted but does not relate to the draft Local Planning Strategy. In any event, provision was made for mobile food vendors at Sandy Beach Reserve.

<b>22</b>	<b>Affected Property:</b> 34 Hardy Road, Ashfield <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Agree with general contents of the document. Will a further draft be prepared following consideration, and will this be presented to Council?		The matter is now presented to Council for final adoption.
The hierarchy of plans and policies may best be illustrated as in diagrammatic format. Addition of a glossary of terms as some of even the frequently used words may not be well understood by the public.		Given only one submission was lodged to this effect, the proposed changes are not considered necessary.
What is the status of the Built Form and Character Study? Are the recommendations about the Character Areas going to be apart of the approved planning policy when development applications are being considered?		The Built Form and Character Study was finalised in May 2018 and was used to inform Local Planning Policy No. 4 – Heritage and Character, which was adopted by Council in May 2022.



Supportive of the additions to dealing with climate change and the protection of biodiversity are part of the Strategy. How is the Town intending to implement the ban on dark roofs and other measures to increase use of renewable energy and water conservation?	In May 2022, Council resolved to adopt Local Planning Policy No. 2 - Sustainable Development which prescribes a series of policy measures relating to roof colour, solar systems and water re-use.
Supportive of proposal to increase housing density around transport nodes. Hoping to include apartment blocks that could overlook the commercial area and Ashfield Reserve. Passive surveillance may reduce some of the current anti social behaviour.	Noted.
Opportunity to reduce crime through design should be explored and consideration given to the design and location of 'connecting' paths.	Noted.

<b>23</b>	<b>Affected Property:</b> 22 Fisher Street, Bassendean <b>Submission:</b> Comment	
	<b>Summary of Submission</b>	<b>Comment</b>
	Strongly support the Built Form and Character Provisions proposed in the LPS. The Design Review Panel could be a resource for residents, builders and developers looking to extend and build a new home. In support of the Town subsidising the DRP through rates so it is an accessible pre-lodgement step. The DRP should include sustainability experts so they can advise on that part of the development early in the design process.	The composition of the Design Review Panel is determined by the City of Bayswater.
	In support of the tourism initiatives proposed. It is ideally located to accommodate tourists and leverage off tourism. Currently advertised LPP for Short Stay Accommodation does not align with this. It is both an essential and appropriate use in residential areas provided it is managed properly. Limiting this would reduce opportunities for visitors to stay in Bassendean, increase prices for short stay accommodation and reduce opportunities for responsible owners to run short stay businesses. Resulting in less tourism, stifled small business and reduced opportunities for visitors to stay close by. The walkable catchment from train stations to short stay accommodation should be increased to 800m.	Noted. The specific controls regarding short stay accommodation are contained within the draft Local Planning Policy, which will be determined separately to the draft Local Planning Strategy.
	Town works with the State Government on the Ashfield District Centre. In support of the Precinct Structure Plan proposed, provided State Government provides improvements to Ashfield Station and Guildford Road. Density should not be increased around the Ashfield Town Centre until these infrastructure changes and the Precinct Structure Plan is in place.	The zonings and densities are not proposed to be changed at this time.
	Planning Areas C – Guildford Road Urban Corridor, D & E – Ivanhoe Street Urban Corridor and F – Lord Street Urban Corridor should propose high density on the properties fronting the major roads.	The zonings and densities are not proposed to be changed at this time, but rather, will be subject to future Planning Investigations.

The density surrounding the town centre and train stations need to be increased dramatically – Apartment developments on bigger lots protect more trees, delivers better landscaping, more sustainable homes while creating a stronger community and providing more housing diversity.	Agreed.
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<b>24</b>	<b>Affected Property:</b> 2 West Road <b>Submission:</b> Comment	
Summary of Submission		Comment
In support of increasing residential population within the Town Centre which will add to the vibrancy and support a day / night time economy. This would also have flow on economic benefits.		Noted.
The Bassendean Activity Centre is well established offering a variety of retail / commercial services, there is no need for another District Centre of the same sized within less than 500m. The establishment of 2 District Centres would potentially dilute investment within the Town Centre.		The draft Strategy simply reflects the State Government's sub-regional framework.
The local centre zoning for the Eden Hill Centre is not supported and requires reconsideration in respect to the hierarchy of activity centres.		The subject site is currently zoned Local Shopping under Local Planning Scheme No. 10. The draft Strategy provides for only minor, largely immaterial, changes for the subject site.
Supportive of creating better pedestrian and cycling connections – the passenger railway line and Guildford Road create an unfriendly pedestrian and cycling environment. Connecting pedestrians and cyclists to Success Hill Station to support better utilisation.		Noted.
Does not support any changes to Guildford Road which would restrict access to Hawaiians or the Town Centre.		Noted.
The Town Centre Masterplan vision encompasses residential development throughout the Town Centre including surrounding Bassendean Oval. These should be reflected in the draft LPS.		Whilst the Town Centre Masterplan identifies parts of Bassendean Oval reserve as appropriate for redevelopment, it is currently reserved as Parks and Recreation under the Metropolitan Region Scheme.
Should consider development bonuses to achieve critical mass of residential development.		Such matters can be considered as part of the preparation of a Precinct Structure Plan.
Consideration of additional residential development at the intersection of West Road and Old Perth Road to assist the Town in creating a square / multipurpose space for community events. Residential development is less likely to be acoustically impacted by road and rail noise.		The draft Strategy contemplates identified residential development within the town centre area, including around the intersection of West Road and Old Perth Road.
New commercial development should be directed to already established centres rather than development of new activity centres where the population are not sufficient to support activity.		Noted. Draft State Planning Policy 4.2 provides that major development should not unreasonably impact upon existing centres. Any such application would require the submission of an impact test to demonstrate compliance with the above.
Preparation of a Precinct Structure Plan is supported for the Bassendean Town Centre and Hawaiian would welcome engagement.		Noted.

<b>25</b>	<b>Affected Property:</b> N/A (on behalf of the Friends of Bindaring Wetland) <b>Submission:</b> Comment	
Summary of Submission		Comment
Object to the trading of public open space for its residential zoning. Objections include: <ul style="list-style-type: none"> <li>- Entire block was purchased by the Town to secure the lower portion to re-establish the continuous wetland link. Higher land has been subdivided retaining its residential zoning.</li> <li>- High portion currently has low or no conservation value. It has conservation potential, but it would need to be developed.</li> <li>- It is understood that there is an opportunity for residential development and while it currently has no road access, this could be an investment for the future.</li> </ul>		This is discussed in the report.
Swapping 17 Harcourt Street and 18 Anstey Road to residential zoning would find them subject to bushfire and flood risk. Direct contradiction to Planning Direction 13 to reduce flooding impacts and Section 6 which addresses the strategy to reduce it.		This is discussed in the report.
Instead of being asked to consider changes incrementally, the whole scenario should be laid out in regard to lifting the reserve status from constructed roads within the park.		This is discussed in the report.
Town Planning Scheme 4a has delivered a continuous wetland which can support viable fauna species. Is there a Strategy to be put in place so that it can remain in place in the future?		The draft Scheme will provide for the reservation of land for public purposes.
Can a Strategy be put in place which focusses on the impacts of climate change on natural areas within the Town?		The Town has undertaken a climate risk assessment based on the south west flatlands region (which Perth is within) climate projections for 2030 and 2090. This includes identification of risks and consequences potentially impacting natural areas based on each climate risk variable, and existing and future controls. In future, climate risks can be included in the 10 Year Management Plans for each natural area.
Need for the Town to formulate a similar vision for Bindaring Wetland to DBCA's management plan for Ashfield Flats.		The Town has developed a 10 Year Management Plan for Bindaring Park, which provides a general overview of the management of the wetlands for the next 10 years. It is however considered beneficial to develop an updated overall vision for the site, once the new Local Planning Scheme is gazetted.

<b>26</b>	<b>Affected Property:</b> 55 The Broadway, Bassendean <b>Submission:</b> Comment	
Summary of Submission		Comment
Concerned with the future of Bindaring Park to enhance and preserve the unique wetlands. Swapping zoning on 27 Hyland St and land in Anstey Road/Harcourt Street is bizarre.		This is discussed in the report.

Anstey Road / Harcourt Street is highly flood prone, while 27 Hyland Street is well above the flood danger line.	The Anstey Road / Harcourt Street area is within the floodplain (flood fringe).
As well as this, Anstey Road / Harcourt Street has local remnant vegetation on it while the other property has none. 27 Hyland Street could be developed into good quality housing, safe from floods and bushfires instead.	This is discussed in the report.

<b>27</b>	<b>Affected Property:</b> N/A (on behalf of the Bassendean Preservation Group) <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Planning Direction 12.4 – Excellent strategy if land is adjacent to drain reserves so that there is potential to expand the public area and increase biodiversity of the drain.		Noted.
Planning Direction 16 – Wants to support the Town in this, maximising the potential of land in drainage reserves for environmental enrichment and community benefit.		Noted.
Table 23 POS – Jubilee Reserve has a significant function which deserves recognition as ‘Nature’ – can you find a way to make that visible in the classification.		Whilst the primary function of the reserve (based on land area) is “Sport”, that is not intended to diminish any natural values that exist on the site. In any event, there is no implication for the draft Local Planning Strategy.
Supports the Friends of Bindaring Wetland’s comments.		Noted.

<b>28</b>	<b>Affected Property:</b> 127a Whitfield Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Planning Direction 13 – Special Control Area for development in the flood plain is a good measure to prevent unsuitable or potentially dangerous elements in areas that have been undesignated in the former floodway.		Noted.
Would like to see attention drawn to the retention of the natural soil profile that is buried when developers are required to comply with floor levels on flood plain. Are there methods of construction that don’t obliterate the natural assets of these areas.		Yes, there are a variety of methods for achieving the required vertical separation.
4.3.3 – Bassendean is not a tourism destination, and I don’t support the encouragement of short stay accommodation in residential properties.		The draft Strategy simply provides the incorporation of new short-term accommodation land uses into the local planning scheme. The specific matter of development control will be considered as part of a future local planning policy.
General support, particularly with improvements to building design, tree protection and retention.		Noted.



29	<b>Affected Property:</b> 8 Carnegie Road, Bassendean <b>Submission:</b> Comment	
Summary of Submission		Comment
Concerned with the proposed zoning changes on a couple of lots in the Bindaring Park area. Lot 27L Hyland Street is currently occupied by a derelict house and it is devoid of any remnant vegetation, despite what appears in the LPS.		This is discussed in the report.
Almost the whole lot is covered by bitumen and an old brick house. The value of the lot to the park is negligible. This site is not known to flood and it has always been zoned residential as it was out of the wetland even with the known access challenges. This proposal should be removed.		This is discussed in the report.
The accompanying proposal to rezone land on 17 Harcourt Street and 18 Anstey Road is out of alignment with several parts of the draft LPS. The land is currently zoned POS, proposed to be residential. It does have real remnant vegetation, with some introduced species. It sits about 2m AHD level and had been zoned POS under the TPS 4A. It would cut down the park area, reducing the amount of mature native vegetation and probably increase local fire risk.		This is discussed in the report.
Page 5, Dot Point 4 in Colum 1 – “Utilised by the community.’ Does this apply only to those in public ownership (local, state and / or Commonwealth) or is the Council proposing to commandeer private property. I suggest reclarifying.		Agreed. It is recommended that is be reworded as follows: <i>“Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and appropriately utilised”;</i>
Page 6 – Poor expression and attempts to sound technical in the end that fall flat. “built out,” “smaller housing product,” and “dwelling typologies.”		The opinion is noted.
Design Review Panel – Questions whether the Town has resources (money and ‘experts’) to support such a body.		For some time, the Town has had access to the City of Bayswater’s Design Review Panel.
Page 10, item 4.1 – I suggest that the Town should encourage and facilitate the protection and retention of trees. Rather than just facilitating them. Same applies to Point 5.		Agreed. It is recommended that is be reworded to be <i>“Support the inclusion of local planning scheme provisions to protect trees. “</i>
Page 62 – Should be Prospector Loop, not Prospectus Loop.		Agreed. It is recommended that is be correct.
Removal of contaminated soil from within the Town – strategy dealing with this in conjunction with the state government.		Private landowners are responsible for disposal of contaminated soils, as guided by the Department of Water and Environmental Regulation.
Page 73 – Mention of encouragement of bike use, rearrangement of bus routes, bus types and use in conjunction with railway stations, stopping of ‘rat run’ use of Town’s roads and dealing with the upgrade of Lord Street.		The issue of cycling is addressed within the Vision (page 5), the upgrading of Lord Street is addressed within Section 5.6 (page 77), while issues relating to bus routes are managed by the Public Transport Authority.

<b>30</b>	<b>Affected Property:</b> 13 Maidos Street, Ashfield <b>Submission:</b> Comment	
Summary of Submission		Comment
<p>In full support of increasing zoning densities of Planning Area B: Ashfield District Activity Centre. In identified Planning Area B – considering the proximity to Perth CBD with a majority of R20 zonings, the Town should get more land owner support for rezoning rather than waiting – Number of neighbours and I are waiting for increased density before we apply for any future development on large sized blocks. Sooner rather than later, we must decide whether to demolish existing dwellings due to the age and condition. Holding off developing in anticipation of future high density potential. If the Town holds off, land owners may object if they have spent money and built new dwellings in the meantime.</p>		<p>The Town does not have the capacity to progress a Precinct Structure Plan for Ashfield in the short term. It is open, however, for landowners to progress the required planning.</p>

<b>31</b>	<b>Affected Property:</b> 161 Altone Road, Beechboro <b>Submission:</b> Comment	
Summary of Submission		Comment
<p>Establishment of a Local Centre at Eden Hill is doubtful based on the demand analysis contained within the Local Economic Overview (LEO), which demonstrates only an additional 336m2 of floorspace is required to 2031.</p>		<p>Noted.</p>
<p>The Macroplan assessment of the Concept Plan previously prepared for the Eden Hill Local Centre demonstrated that the establishment of a Shopping Centre would have significant and detrimental impact on surrounding Activity Centres both within and outside of the Town. The Macroplan assessment and LEO both clearly demonstrate that there is no demand for significant retail / commercial floor space, and the development of a Shopping Centre as proposed in the Concept Plan would have detrimental impact on established Activity Centres which is inconsistent with Draft SPP4.2.</p>		<p>Noted. Draft State Planning Policy 4.2 provides that major development should not unreasonably impact upon existing, committed and planned public and private investment. Any such application would require the submission of an impact test to demonstrate compliance with the above.</p>
<p>The proposed Local Centre zoning of the Eden Hill Centre is not supported. The proposed Local Centre zoning of Eden Hill Centre is expected to allow for the Shop use as a 'P' use. Given the development foreshadowed by the Concept Plan for the Eden Hill Centre, it is appropriate and consistent with orderly and proper planning to determine the viability of retail / commercial floor space for the Centre and impact on surrounding Activity Centres before foreshadowing a zone in a future Local Planning Scheme.</p>		<p>The subject site is currently zoned Local Shopping under Local Planning Scheme No. 10, under which, the land use of Shop is a Permitted ("P") use. The draft Strategy provides for only minor, largely immaterial, changes for the subject site.</p>

<b>32</b>	<b>Affected Property:</b> 6 Barton Parade, Bassendean <b>Submission:</b> Comment	
Summary of Submission		Comment
The map on Page 24 – “Strategy Map” depicts roads which do not exist.		The Strategy maps depicts all road reserves, whether or not they are constructed. With regard to Bindaring Park, Council recently resolved to support the formal closure of the southern portion of Carnegie Road and all of Forfar Road.
Item 3.4.1 should include Success Hill Reserve in the first paragraph.		Noted. It is recommended that this be amended accordingly.
Neither Pickering Park or Bindaring Park / Wetland are labelled on any of the maps.		Noted.
In support of the Friends of Bindaring Wetland but would add that it should not be a requirement of the 4A Scheme to have a balanced budget. The Town should be retaining and enhancing as much POS as possible, particularly when it has high ecological value. The Town’s residents have made it clear that the natural areas are valued.		Council is required to govern for the whole of the district, for both the current community and for the future. It is therefore required to have regard to the financial implication of its decision-making.
There are many areas of Bassendean and Ashfield still under water due to recent rainfall. With climate change the risks of flood, fire and sea level rise (and salinity) are affecting Bassendean directly, and those levels we have seen over the last week may well become more frequent. It is irresponsible to intensify development in these areas.		This is discussed in the report.
Encouraging to see mention of Water Sensitive Urban Design in the draft strategy.		Noted.

<b>33</b>	<b>Affected Property:</b> 150 West Road, Bassendean <b>Submission:</b> Comment	
Summary of Submission		Comment
Express concern, dismay and objection to the proposal to swap 27 Hyland Street for parts of 17 Harcourt St and 18 Anstey Road. Swapping these zonings now is to undermine 40 years of community expectation.		Noted.
Future development of 27 Hyland St will not require extensive fill and retaining walls, while providing passive surveillance. Land should be retained as residential until it can be sold who can provide access from Watson St.		This is discussed in the report.
17 Harcourt St and 18 Anstey Road are both flood and fire prone and part of the connected Bindaring Park Wetland. This land has never been developed and contains both endemic species and garden plantings. The adjacent property, 16 Anstey Road, is a Category 1 Heritage Listing and to rezone a strip of POS to residential between it and the parkland defies reason. This also contradicts statements on Page 9. The Minister for Planning will be made aware of community concerns about the proposed swap.		This is discussed in the report.

Page 8 states - Preliminary investigations undertaken by the Town indicate that the Eden Hill and Ashfield localities have sufficient public open space while the Bassendean locality is deficient. While the actual percentages are listed on Page 65. The swap from residential to POS will result in a further loss of POS.	This is discussed in the report.
Strongly support the Town purchasing residential properties (with degraded houses and trees) on the north side of Bassendean Station for conversion to pocket parks. This area is particularly deficient of POS and destined for intense residential development.	Noted.
Against that the Town owned a 371sqm park, next to the RSL hall, and rezoned from POS to high density residential.	The subject site is identified by the Council-adopted Town Centre Masterplan as appropriate for residential development. In any event, the matter will be considered as part of the future Precinct Structure Plan.
The landowner's offer was never presented to Council and is a matter that should be corrected.	This is incorrect. Council was made aware of the offer in December 2019.

<b>34</b>	<b>Affected Property:</b> 20 Briggs Street, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
Strongly support the submission you have received from the Friends of Bindaring Wetland regarding the proposed strategy affecting the Park and surrounding blocks.		Noted.

<b>35</b>	<b>Affected Property:</b> Lot 600 Railway Parade, Bassendean <b>Submission:</b> Comment	
<b>Summary of Submission</b>		<b>Comment</b>
<p>While we generally support the Town's draft LPS we respectfully request modifications in wording and graphical demonstration as it relates the Ashfield Industrial Area adjacent to the Ashfield Train Station. These improvements include:</p> <ul style="list-style-type: none"> <li>• Rewording of Planning Issue/Opportunity No. 4 and 7 to include reference to the Ashfield District Centre extending to the northern side of the railway reserve;</li> <li>• Updating the map at Figure 1 to extend planning area B to the northern side of the railway reserve, reflecting text changes made prior; and</li> <li>• Modifying Planning Issue/Opportunity No. 8 to reflect provision for intensified and diversified employment within the section of the Ashfield Industrial Area around Ashfield Station (within the extent of an activity centre) while preserving the remainder of the current industrial area.</li> </ul>		Noted.



<p>The above modifications are requested for the following reasons:</p> <ul style="list-style-type: none"> <li>• To help further achieve the strategic goals set out by the draft LPS itself as well as the Town's other strategic documents including the Strategic Community Plan 2020 – 2030;</li> <li>• It will help focus development within activity centres and around transport nodes in addition to increasing the diversity of uses, in line with State strategic planning directives;</li> <li>• Local employment will be prioritised as it will help create a higher density of jobs within the Ashfield District Centre, providing more opportunity for people to work (and live) within the Town of Bassendean; and</li> <li>• Increased employment diversity within the Ashfield Industrial Area will promote employment resilience and contribute to the Town's long-term economic sustainability.</li> </ul>	<p>This is discussed in the report.</p>
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## Schedule of Submissions - Draft Local Planning Strategy

<b>1</b>
<b>Address: 10 Thompson Road, Success Hill</b>
<p>The pending draft Local Planning STRATEGY (the wish list) is a reasonable execution of the Central Sub-regional Planning Framework as released in March 2018 that included the State Planning Policy 4.2 Activity Centres and Urban Corridors, to define how Bassendean might accommodate the 4150 additional dwellings to align with the Perth and Peel @ 3.5 Million Directions policy.</p> <p>The disappointing fact is that the pending Local Planning STRATEGY is very similar to the October 2018 Scenario 1 and 2 proposals THAT WERE DEFERRED by then Mayor McLennan. If the October 2018 Strategic Concepts had been adopted some 4 years ago, the ratepayers of Bassendean would have been so much further advanced in lifestyle choices and the community would have conserved almost a million dollars in planning initiatives and outcomes that have not advanced much more than October 2018.</p> <p>The community is looking forward to the complementary Local Planning SCHEME 11 with density zonings, (the rule book), so the older population can make lifestyle choices like downsizing, and the interest from potential developers to look at increased density options can be advanced as part of the Town's 'renewal' can advance.</p>
<b>2</b>
<b>Address: 2 Whitfield Street, Bassendean</b>
I fully support it. I believe this local planning strategy would bring the sense of livable town center to be closer to the Bassendean oval and shopping center along the rail line. It will be good for the community overall.
<b>3</b>
<b>Address: 27 Ida Street, Bassendean</b>
I support it
<b>4</b>
<b>Address: 13 Lamb Street, Bassendean</b>
<p>Fully support the proposed changes.</p> <p>I think this will give the suburbs the boost it needs in all the right areas.</p>
<b>5</b>
<b>Address: 37 Kathleen Street, Bassendean</b>
<p>My main wish for The Town of Bassendean is that Old Perth Road is fully developed, and all the vacant buildings are filled with tenants. We love walking down to the local butcher and (soon to be finished) pub, cafes etc. This strip could really be a mini Maylands if these shops were all tenanted. We need a couple of key tenants to attract the foot traffic (similar to a Last Crumb for example).</p> <p>I've lived in Bassendean for 3 years now and so many shops have opened and closed during this time. Enough is enough, maybe we need to make it more attractive for tenants to want to set up their businesses in Bassendean. Consider short term leases, development and renovation/fit out of stores. Anything to attract the foot traffic</p>
<b>6</b>
<b>Address: 17 Mary Crescent, Eden Hill</b>
I support it
<b>7</b>
<b>Address: 35 Guildford Road, Ashfield</b>
To whom it may concern,

I am the property owner of 35 Guildford Road and have both lived in the property and now rent it out as an investment property. Our intention for the property since purchasing it in 2016 was to develop the property for a higher and better use, most likely being terrace or apartment dwellings.

We are pleased to see the local government strategy is supporting these aspirations to deliver housing choice for residents and importantly bring people and investment to the town. Our property has a rear laneway, adjoins the commercial precinct and is ideally located 20m from the Ashfield train station. We were amazed that a 1000sqm lot with a chicken coup out the back only 9kms from the Perth CBD was not developed or at least zoned accordingly. We see an exciting opportunity to potentially amalgamate both 1000sqm lots either side of us to create a 3000sqm development site for the market. My neighbours have been supportive of the higher densities and would like to see the rezoning progressed asap.

The problem we see is that the Ashfield District Centre Precinct Plan does not look to be a priority and is a medium to long term play. The Ashfield Precinct Plan should happen in parallel with the Bassendean Precinct Plan to ensure a consistent approach is adopted and flexibility is provided to land owners to time the market and make arrangements to deliver density / retail / commercial land uses. The Bassendean district centre is land locked by a couple of owners and the ability to redevelopment this in the short term may be limited. We would be supportive of delivering both precinct plans and combining consultant costs / investigations and resources to ensure it's done properly and together. The uplift in rates and additional residents / business to the town with the Ashfield district centre would be welcomed by all.

Lastly, we are just a mum and dad investor who have great aspirations for our property and the town of Bassendean. We would encourage the town to be bold and push ahead with the rezoning and precinct plans around the train stations to unlock this land and allow the market / industry to deliver the needed residential density to address housing affordability. We would be open to any early discussions around the potential rezoning of our property to maximise it's impact and value.

Thanks again for the opportunity for us to comments and we look forward to a proactive and forward looking agenda for Ashfield.

**8**

**Address: 14 Barton Parade, Bassendean**

This is the best proposal I've seen the Town produce for many years. Makes sense to focus larger development within the central town. Only issue will be to get GOOD QUALITY development in these areas as opposed to the cheap and nasty development already happening in Old Perth Rd and the rest of the town.

**9**

**Address: 84 Anzac Terrace & 72 First Avenue, Bassendean**

Please accept this as a formal comment from a concerned resident and property owner within the Town of Bassendean regarding the Draft Local Planning Strategy currently in consultation for review and comment.

I object to the current proposal within the draft local strategy plan to remove the split residential coding, particularly within the vicinity of the major train stations.

It is my opinion that removing the split density coding will oppose the Town's efforts to maintain the culture/character as well as provide greater accessibility to the main transport networks/stations for a greater number of the town's growing/future population.

Reasons for my objection is as follows:

1) Removing R20/R40 split density coding removes the ability of properties with subdivision potential under the coding and within vicinity to train stations to subdivide. This in effect creates less opportunity to promote population growth with accessibility (at walking distance) to major public transport systems (Bassendean/Success hill train station), which is arguably less sustainable and an attractive factor about the Town's positioning to major employment hubs e.g. the Perth CBD.

2) Where residential developments/subdivisions may take place in the Town, removing the split density coding increases the risk of character homes being knocked down within vicinity of the major train stations and Town Centre to satisfy the medium/lower density coding lot sizing requirements. This would go against the Town's strategy to maintain/promote renovation of character homes, which is very much a part of the Town's charm and history. Leaving the split density coding in place would maintain the opportunity for subdivision to take place on lot sizes which can satisfy the higher density zoning requirements whilst maintaining existing dwellings of character.

3) Smaller lot sizes are currently on trend (particularly for many first home buyers) as they create an opportunity to develop low maintenance and sustainable homes. The split density zoning creates opportunity for more lots with sustainable access to public transport to become available at an affordable/entry level price (as currently priced in Bassendean). This can promote population growth of residents who are young couples and families, promoting even greater vibrance and use of the Town Centre, Schools and public open spaces, further developing the existing sense of community.

Proposed alternative:

1) I propose the Town does not remove the split zoning particularly within a 1000m – 1500m radius of the major train stations (Bassendean, Success Hill, Ashfield station). This will maintain the appropriate density and development within a sustainable distance to transport networks and the Town Centre, accommodating a growing population with reduced risk of character homes being demolished.

Personal example:

I use my property, 84 Anzac Tce Bassendean, as an example to justify the above reasoning. I purchased this property (corner lot) in February 2022 due to its accessibility to the train station/Town Centre as well as the beautiful character of the Anzac Tce facing 1940's built home. Furthermore, being a corner lot of 680sqm, and in consultation with the Town/planning Authority at the time, it has subdivision potential under the current R20/R40 zoning plan. This allows me to maintain the existing dwelling with the ability to subdivide and provide a street facing (R40) lot on Second Ave ~250sqm, within walking distance to the Bassendean and success hill stations (welcoming another sustainable residence into the town). The subdivision potential was one of the main factors contributing to the purchasing the property, like I am sure it is for many others buying within Bassendean looking for other reasons to justify investment. Removing split density would mean I cannot satisfy the R20 zoning requirements (nor R25 being a corner lot) and would require me to demolish the existing Anzac Tce facing character home to satisfy the lesser/medium density requirements. This is potentially the case for others and would mean an increase in demolition of character homes to maintain accessibility to the town center/stations as population grows.

I hope this objection is considered seriously and am more than happy to discuss further with anyone in person or over the phone.

10

Address: N/A

Please accept this as a formal comment and objection regarding the Town of Bassendean's Draft Local Planning Strategy currently in consultation for review and comment.

I object to the current proposal within the draft local strategy plan to remove the split residential coding, particularly within the vicinity of the major train stations.

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2. Where residential developments/subdivisions may take place in the Town, removing the split density coding increases the risk of character homes being knocked down within vicinity of the major train stations and Town Centre to satisfy the medium/lower density coding lot sizing requirements. This would go against the Town's strategy to maintain/promote renovation of character homes, which is very much a part of the Town's charm and history. Leaving the split density coding in place would maintain the opportunity for subdivision to take place on lot sizes which can satisfy the higher density zoning requirements whilst maintaining existing dwellings of character (R20/R40 split)

3. Smaller lot sizes are currently on trend (particularly for many first home buyers) as they create an opportunity to develop low maintenance and sustainable homes. The split density zoning creates opportunity for more lots with sustainable access to public transport to become available at an affordable/entry level price (as currently priced in Bassendean). This can promote population growth of residents who are young couples and families, promoting even greater vibrance and use of the Town Centre, Schools and public open spaces, further developing the existing sense of community.

4.

Proposed alternative:

1. I propose the Town does not remove the split zoning particularly within a 1000m – 1500m radius of the major train stations (Bassendean, Success Hill, Ashfield station). This will maintain the appropriate density and development within a sustainable distance to transport networks and the Town Centre, accommodating a growing population with reduced risk of character homes being demolished.

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I hope this objection is considered seriously and am more than happy to discuss further with anyone in person or over the phone.

**13**

**Address: 15 Anstey Road, Bassendean**

I strongly object to rezoning the entirety of 18 (Lot 130) Anstey Road as Residential R20 (removing the existing Public Open Space reservation). The Local Planning Strategy (June 2022) Section 3.2.5 clearly stipulates that Bassendean is in a public open space deficit and that additional studies are

required to address the concern. Further to this, Section 3.4.1 recognises the environmental significance of Bindaring Park which Lot 18 Anstey road is a key part of. Section 3.4.1 clearly states 'a key objective of the Strategic Community Plan is to conserve, enhance and repair natural areas. Accordingly, the Town will continue to protect and conserve wetland areas such as Bindaring Park via reservation and acquisition of land.'

Rezoning the entirety of Lot 18 Anstey Road as Residential contravenes such explicit statements and does not promote the enhancement nor conservation of natural areas with significant environmental values. The environmental values of Lot 18 Anstey Road are far more significant than those of 27 Hyland Street which is listed as a Contaminated Site as per the Contaminated Sites Act 2003. The proposed justification of rezoning Lot 18 Anstey as an offset to the purchase of 27 Hyland Street and the statement as per Section 4.1.1 of the Local Planning Strategy (June 2022) that the change would 'result in a superior environmental outcome' is erroneous and scientifically fallacious.

As aforementioned, Lot 18 Anstey Road is part of a key ecological linkage of Bindaring Park which has been subject to Environmental surveys (Bamford 2017 - Fauna Survey) which substantiated the significant environmental values of the Park and its immediate surrounds including the presence of listed Threatened Species as protected under the EPBC Act 1999. It is also a carbon sink which promotes carbon sequestration; rezoning as residential and the prospect of future construction would create the loss of the significant environmental values, fragmentation of an important ecological linkage and promote the creation of a carbon source. All these scenarios contravene the strategic intentions of the Local Planning Scheme (June 2022).

Further to this, and as an approved amendment to the Draft Local Planning Scheme No 11 as passed in the Ordinary Council meeting on 26th July 2022 by majority vote, Lots 17 and 19 Anstey Road will be returned to public open space (from residential) in recognition of their significant environmental values. The same approach should be applied to Lot 18 which is directly opposite on Anstey Road, again in recognition of the significant environmental values.

**14**

**Address: 77 Chesterton Road, Bassendean**

I object to the proposed strategy, specifically the establishment of three heritage areas. The heritage areas preserve white colonists housing built on stolen land, which are often riddled with asbestos, energy inefficient, improperly insulated and promote the continued maintenance of low density housing within 1km of a rapid transit rail station.

Everywhere within 2km of a train station should be coded as R30 at a minimum. This should include and consider the opening of the Morley Train Station which will be around 1.5km or less from many houses on the western side of the Bassendean boundary.

Any new scheme should also likewise, if possible in the planning framework, prohibit a gas connection.

Page 7 3.2.2. "Since European Settlement" should be amended to say "Since the genocide, invasion and theft of the lands of the Bassendean area by Europeans colonists from the first Australians..."

I oppose action 6.1, except for buildings such as the Bassendean hotel which are iconic to the area, the majority of what is recorded on the local heritage register is in my view, superfluous. Heritage is used as an excuse to prevent density and desperately needed infill. Bassendean has 3 train stations within it, with a 4th being built close nearby.

I think in relation to coding reviews, I would strongly encourage for housing within 2km of Morley station, however I would be wary in relation to Success Hill Station as I expect that station may be removed in the long term as it is too small a gap between its neighbouring stations and the stress that applies to the new trains and the current B-Series may make it unworkable.

**15**

**Address: 303/85 Old Perth Road, Bassendean**

The Local Planning Strategy draft is very concerning and does not seem to value the nature habitat and wetland reserve that is Bindaring Park. This area is very valuable to Bassendean and should be preserved and protected and enhanced.
<b>16</b>
<b>Address: 10 &amp; 12 Watson Street, 29 Hyland Street and Lot 211 Carnegie Road, Bassendean</b>
<p>After reading the local Planning Strategy, June 2022, page 72, and your email. I am astounded that the Town of Bassendean mentions the significance of natural areas of environment. Yet the Town are considering a rezoning of natural bush that is zoned recreational to residential for a swap out of land zoned residential R25/30, that cost the ratepayers a considerable amount of money and due to demolition will be turned into cleared land.</p> <p>These changes are not part of the TPS 4a. When you email us in regard to our properties the context of those emails are all about the TPS 4a, bushfire zone and the proximity to a CCW (Which The Department of Conservation and Land Management have no issues with) 17 Harcourt St and 18 Anstey Rd have a higher threat to bushfire, being amongst the bush and they are in a flood zone.</p> <p>Why do 17 Harcourt St and 18 Anstey Rd get preference (of a land swap out) over our proposal for land swap? When clearly it does not support the environment.</p> <p>It's a blatant lie that with a decrease of 101sqm of land that these changes "result in a superior environmental outcome."</p> <p>In your email you mentioned two options that can be put forward to the Council for consideration. Can you please answer, by return email, if the proposal of a land swap of the whole of Lot 211 Carnegie Street, 1219sqm, and more than half of 29 Hyland Street, for 27 Hyland Street. Has that proposal been provided to council for consideration?</p>
<b>17</b>
<b>34 Bridson Street, Bassendean</b>
<p>Badly written. Many vague gloopy expressions used. And this could mean trouble. Much sounds good (if I have interpreted the gloop well enough.) And I realize this is a strategy. But the lack of clear language and some specifics at this very stage is not good.</p> <p>For instance this wordy gloop DOES NOT specifically RULE OUT out awful high rise buildings. These must be ruled out at at the strategy stage otherwise some devious developer will sneak in some 3+ storey high buildings in, and then there will be a free for all, and Bassendean's character will be lost.</p> <p>The gloop also obscures whether the town will even try to go for ten per cent green space. Minimum. OR merely consider it and then, having seemed to have tried, just give up.</p> <p>The town has done a lot of good things and there seems to be intention to do more, but this document is too loose about achieving it</p>
<b>18</b>
<b>64 Wilson Street, Bassendean</b>
<p>Table 6 - No mention of proactive tree retention and management. SPP 2.0 SPP2.8 - support 2.9 - support SPP 3.0 - urban infill density limits would be useful to avoid wide spread hotspots, albedo effects and tree cover loss. SPP 5.4 - noise mitigation should include vegetation, trees, bush etc leads to improved air quality as pollution rises. SPP 7.3 - provision for single/ two bedroom low cost housing for long term rental use only. Section - targets are too high for such a small suburb, it will be impossible to maintain Bassendean character with 3286 more dwellings seeing the devastation reeked by 864 so far. I have read the remarks regarding Bindaring Wetland and support them.</p>
<b>19</b>
<b>59 North Road, Bassendean</b>
I have read the comments made by the Friends of Bindaring Park and and agree with an wish to echo them. I especially object to the rezoning of the properties on low lying land at Anstey and Harcourt st.



<b>20</b>
<b>21 Chapman Street, Bassendean</b>
<p>In response to the 'Living Streams' initiative proposed within the Draft Local Planning Strategy for the TOB, I would like to also add for consideration two Water Compensating Basins located in Chapman St, Bassendean. These are located at either side of the road between Kathleen and Eileen Sts. One sits adjacent to TOB/ Education Department managed property at Cyril Jackson Senior College. They are both managed by the Water Corporation and are part of one of the main water drainage systems to the Swan River in this area.</p> <p>These are only small land areas ( approx. 2,000 sqm combined), however they have been neglected for several years now and have rampant weed growth ( mostly kikuyu grass and self-seeded saplings). Despite this, they contain a large variety of frog species including Banjo Frogs and I believe would be very suitable to be included in this project.</p> <p>Whether the fences remain in place would be open to discussion, but the one adjacent to Cyril Jackson would be particularly suited to passive, recreation use by locals. Bassendean Preservation Group (a local Environmental Group), have offered to assist with plant propagation and planting if this project goes ahead. Water Corporation would also need to provide resources for weed removal and ongoing maintenance.</p> <p>This would improve water quality flowing into the Swan River and protect some remnant habitat for frogs and small invertebrates in particular. As they are only small areas, I believe that their environmental rehabilitation would be cost effective. It would also maintain their original purpose as water drainage points and enhance the local environment and the Swan River water quality.</p> <p>Please add these two areas to your considerations in the new Town Planning Scheme.</p>
<b>21</b>
<b>153 Whitfield Street, Bassendean</b>
<ol style="list-style-type: none"> <li>1. Wilson St car park is definitely not under utilised.</li> <li>2. There is a need for more parking at Sandy beach reserve due to the opening of the wonderful play ground.</li> <li>3. A coffee van at Sandy Beach at least in the afternoon and during weekends would add to family enjoyment of the area .</li> </ol>
<b>22</b>
<b>34 Hardy Road, Bassendean</b>
<p>Whilst I agree with the general contents of the document and what it proposes for the Town of Bassendean, there are a few points which I would be grateful if you could clarify.</p> <p>Firstly, I don't think it is always easy to appreciate the status of what I presume to be a 'Draft Strategy'. Although it is noted on page 4 that the document will not become operational until it is endorsed by the West Australian Planning Commission, I am curious to know if a further draft is likely to be prepared following consideration of representations, to and if this will be presented to the Council for endorsement?</p> <p>As reference is made to a considerable number of documents, it would be useful to know the current and future status of each of these and how they relate to each other. This 'hierarchy of plans and policies' might best be illustrated in diagrammatic format.</p> <p>It would also be useful to have a glossary of terms. The planning system is not always easily understood and a definition of the most frequently used terms might aid better understanding of how the system works in practice. As part of this, it would be useful to know e.g.what a right of way is, (as referred to on page 48 of the Strategy).</p> <p>Although the introduction to the Strategy notes that the technical appendices do not form part of the local planning strategy, I would like to know in particular the status of the Appendix dealing with the Built Form and Character Study, and if the recommendations about the various Character Areas are going to become part of the approved planning policy when development applications are being considered.</p> <p>It is very important that policies dealing with climate change as well as the protection of biodiversity are part of the Strategy and in this respect the importance given to the area adjacent to the Swan River and Ashfield Flats is welcome. With regard to climate change, I would be curious to know how</p>

the Town intends to implement the ban on dark roofs and other measures intended to increase the use of renewable energy and water conservation.

The proposals to increase density of housing around transport nodes including Ashfield precinct is welcome and I would hope that proposals for future housing in this area might include apartment blocks that could overlook the present small commercial area and Ashfield Reserve. Natural surveillance of these areas may go some way to reducing current anti social behaviour in this general location. As a more general comment, the opportunity to reduce crime through design should be explored and careful consideration given to the design and location of 'connecting' paths, which, whilst aiding pedestrian movement, can also assist criminals.

I trust that these comments are useful and look forward to hearing from you in due course.

**23**

**22 Fisher Street, Bassendean**

Thank you for the opportunity to comment on the LPS.

We strongly support the Built Form and Character provisions proposed in the LPS. The Design Review Panel could be a fantastic resource for residents, builders and developers looking to extend and build a new home and we would support the Town subsidising the DRP through rates so it is accessible prelodgement when plans are being developed. The DRP should include sustainability expertise that can advise on this part of development early in the design process.

We are supportive of the Tourism initiatives proposed. Bassendean is ideally located and place to both accommodate tourist and leverage off tourism. The currently advertised draft Short Stay Accommodation Policy does not align with these tourism initiatives as it essentially would ban short stay accomdoation outside of the town centres. Short stay accommodation is both an essential and appropriate use in residential areas, provided it is managed properly. Though technically classified as a commercial use, practically it is a form of residential accommodation that provides for transient workers, visiting family and friends and tourism. Limiting this type of accommodation so severely would reduce the opportunities for visitors to stay in Bassendean, push up the prices of short stay accommodation and reduce the opportunities for responsible owners to run short stay businesses. The outcome would be less tourism, stifled small businesses and reduced opportunity for visiting family and friends to stay close by.

Hosted short stay accommodation is extremely low risk and should be treated differently to unhosted accommodation. The City of Vincent exempts hosted accommodation in all areas through a policy, without any concerns being raised by neighbours in the 6 years I have worked there and I would like to see the same approach taken in Bassendean.

The 400 metre walkable catchment from train stations used to define where short stay accommodation can be considered is far too small. It is well established that 800 metres is a distance the majority of residents are willing to walk rather than drive for train. With Bassendean's trains lining directly into Perth, Guildford and soon the Airport, it is far more appropriate for the 800 metre walkable catchment to be used as the area where short stay accommodation can be considered, particularly where other non-commercial uses occur, such as adjoining and adjacent to educational establishments. There would be little need for many guests to need a vehicle in these areas given Bassendean's amazing public transport and location.

We were strong supporters of the State Government's Ashfield Precinct Plan. With the airport train line connection coming off the Bayswater Station and the development of the CHB site into industrial we understand that this plan has now been abandoned, which has been a massive lost opportunity for Ashfield.

We would like to see the Town work with the State Government on the Ashfield District Centre and we support the Precinct Structure Plan proposed on this basis, provided the State Government delivers infrastructure improvements to the Ashfield Station and Guildford Road as part of this plan. We obviously would like to see this project prioritised to improve the service available in our area but it should be aligned with the State Government's appetite to provide these infrastructure upgrades and so we would be happy to wait.

It is essential that the density of the Ashfield Town Centre and surrounding area is not increased until this infrastructure and the precinct structure plan is put in place, otherwise subdivision would undermine the future potential redevelopment of the Town Centre into truly high density mixed use, which would be another lost opportunity for Ashfield.

Planning Areas C - Guildford Road Urban Corridor, D & E - Ivanhoe Street Urban Corridor and F Lord Street Urban Corridor, should propose high density on the properties directly fronting the major roads (Guildford Road, Lord Street and Morley Drive).

The density of the areas surrounding the Town Centres and train stations needs to be increased dramatically and the LPS needs to make the vision for these areas to be high density clear. These areas already have all of the services and infrastructure needed to support high density development. The current low to medium density is leading to subdivisions that are undermining the ability for the area to be developed for apartments that deliver a far superior outcome in every way to medium density grouped dwelling subdivision. Apartment development on bigger lots protects more trees, delivers more landscaping, provides more sustainable homes, creates stronger community and provides more housing diversity. This should be clearly stated in the LPS and should be the vision we have for a Town with so much going for it.

Thank you again for the opportunity to comment.

24

#### 2 West Road, Bassendean

element act on behalf of Hawaiian Investments Pty Ltd (Hawaiian) in respect to a submission on the Draft Local Planning Strategy (Draft Strategy).

Hawaiian are the owners of Hawaiian's Bassendean which is located within the Town Centre at 2 West Road, Bassendean.

##### **Bassendean District Centre**

Bassendean District Centre is identified as one of the Activity Centres within the Town. Clause 3.2.4 of the draft LPS identifies that residential development outcomes are considered appropriate within the Bassendean Town Centre with residential densities to be determined at the Precinct Structure Plan (PSP) stage.

Hawaiian is supportive of increasing the residential population within the Town Centre which will add to the vibrancy of the Town Centre and support a day and night time economy. Increasing the residential population within the Town Centre also has flow on local economic benefits.

It is noted that a PSP will be prepared for the Bassendean Town Centre which we understand will build upon the Town Centre Master Plan previously prepared. A Retail Needs Analysis (RNA) will be prepared in concert with the PSP. Please refer to comments later within this submission regarding the preparation of a RNAs.

##### **Ashfield District Centre**

Ashfield District Centre is the second District Centre contained within the Town. The Ashfield District Centre is identified in the Western Australian Planning Commission's (WAPC) Centre Sub-Regional Framework. The District Centre's focus is the Ashfield Railway Station with the boundaries of the District Centre stretching into the industrial area north of the railway line and also to south of Guildford Road into the existing residential area. However, a reduced District Centre area is proposed by the draft LPS stretching in a lineal manner along the southern side of Guildford Road. At this juncture the commercial / retail development is centred on Colstoun Road with a small selection of retailers and a small IGA Supermarket. Residential development surrounding the site has a relatively low residential density of R20. It is considered that given the Bassendean Activity Centre is a well established District Centre offering a variety of retail / commercial services there is not likely to be demand for another District Centre sized Centre within the life of the draft LPS. It is our view that it is questionable that two District Centres at Ashfield and Bassendean would be sustainable within less than 500m (closest point) of each other. This is further in the context that the Ashfield industrial area to the north and open space within the Ashfield locality erodes the catchment area to sustain a District Centre sized development. This is demonstrated in Figure 1 below from the draft LPS noting the extensive industrial area (purple

coloured). Moreover, Morley Galleria which contains Coles, Woolworths, ALDI, Kmart and Target is approx. 3.8 kilometres to the north west which would capture the residential population west of the Bassendean industrial area given the diversity of its service offer. The Swan River to the south east is a significant barrier to a catchment population farther afield noting however Belmont Forum will still

likely affect trade within this area. The establishment of two District Centres would potential dilute investment within the Town Centre which is better serviced by two Railway Stations and is already the focus for commercial / retail and higher density residential development. This is noting that the Town Centre is yet to mature in terms of a high-density residential population and supporting services.

### **Eden Hill Local Centre**

The draft LPS proposes to rationalise the Local Centre zone under a future local planning scheme for the Eden Hill Centre. The draft LPS comments at page 68:

...this strategy simply recommends that the sites be rezoned to Local Centre in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

It is noted that a Concept Plan was considered by Council at its Ordinary Meeting of 23 April 2019 and envisaged the redevelopment of Eden Hill Centre as follows:

- Provision of shop retail floorspace totalling 3,840m<sup>2</sup>, consisting of a 3,200m<sup>2</sup> supermarket and additional specialty retail;
- A total of 184 car parking bays, consisting of 169 bays on-site and an additional 15 street bays; and
- Proposed residential apartments and grouped dwellings along the eastern and southern perimeter of the development site.

The Town's Local Commercial Strategy (LCS) is contained within the Town's Local Planning Strategy (LPS) as endorsed by the Western Australian Planning Commission (WAPC) in December 2014 and updated in February 2015. The LCS previously advised in respect to the Eden Hill site that: Identify the Eden Hill, Walter Road and Ashfield local centres as local shopping zones under the Local Planning Scheme and make provision for limited retail and commercial uses to service local needs only; Furthermore, the LCS questions the viability of the Eden Hill Centre as follows:

Eden Hill Shopping Centre has had its growth and trading capacity restricted due to the impact of other shopping facilities, including the relatively new local centre along Morley Drive in the City of Swan. The draft Bassendean Local Economic Overview (LEO) was prepared by FAR lane, to inform the preparation of the Town's Economic Development Plan 2017-2022 and Local Planning Strategy 2017-2030.

The LEO at section 5.1 includes a Commercial Floorspace Demand Analysis which uses a gravity model to model the projected demand for shop retail floorspace for each of the Town's commercial centres. Figure 43 of LEO provides an illustration of the projected floorspace. Figure 43 from the LEO is provided below.

The LEO only indicates that 366m<sup>2</sup> of floorspace is required within Eden Hill to 2031. Given there is an IGA within 800m of the Eden Hill at Kiara Shopping Centre it is questionable as to whether a further Local Centre can be sustained in this locality.

Previously, Urbis on behalf of our Client, prepared a Preliminary Need and Demand Assessment. The analysis outlined in this report indicates that there is no demonstrable market need and demand for the proposed 3,840m<sup>2</sup> Neighbourhood Centre, including a full-line supermarket of 3,200m<sup>2</sup>. This was based on the following:

- Residents in the Eden Hill area already have convenient access to neighbourhood scale centres and full-line supermarkets. Within 2 km of the Eden Hill site, 95% of residents can travel to an existing activity centre (with a full-line supermarket) within 5 minutes. The average travel time for these residents is only 3 minutes.
- Within 3 km of the site of the proposed Eden Hill Village centre there are 7 supermarkets and the supply of supermarket floorspace in the region of relevance to Eden Hill is currently above the Perth average.
- With the addition of a 3,200 sq.m supermarket the provision of supermarket floorspace would be 24% above the Perth average. Residents therefore already have access to supermarkets and everyday shopping needs.
- The size of the potential catchment and market demand for the Eden Hill Village centre would not be large enough to adequately support the proposed centre.
- Given the lack of sufficient market need and demand for the proposed Eden Hill Village centre, if this centre was developed as per the masterplan it would be expected have an adverse impact on the established activity centre hierarchy.

Bold is for emphasis.

It is important to acknowledge that development in accordance with the Concept Plan has not proceeded. This is likely to be representative of the lack of demand for additional shop retail floorspace



in the locality. It appears at this time that the subject site is being utilised for storage / laydown area for plant and equipment.

Having regard to the above, the Local Centre zoning for the Eden Hill Centre is not supported and requires reconsideration in respect to the Activity Centre hierarchy. The Activity Centre hierarchy is inclusive of Activity Centres within the Town and adjoining City of Swan including but not limited to the Bassendean Town Centre, Kiara Neighbourhood Centre and Altone Park Shopping Centre.

### **Transport Planning**

Hawaiian is supportive of creating better pedestrian and cycling connections to the Town Centre. The passenger railway line and especially Guildford Road create a significant barrier and unfriendly pedestrian and cycling environment. A better pedestrian / cycling connection with the Success Hill Railway Station is particularly important to create better utilisation of the public transport asset and draw people into the locality. It will further improve amenity and support the potential for residential development opportunities at Bassendean Oval. Hawaiian does not support modifications to Guildford Road that would restrict access to Hawaiian's Bassendean, or the Town Centre more broadly.

### **Town Centre Master Plan**

The Town Centre Master Plan (TCMP) previous prepared by the Town envisages residential development opportunities throughout the Town Centre including surrounding Bassendean Oval. These residential development opportunities should be reflected in the draft LPS. Densification of residential development is important to maintain a day and night time economy within the Town Centre. In order to achieve a critical mass of residential development the PSP or new town planning scheme should consider development bonuses to deliver of community benefits (linked to a needs analysis) as part of development proposals. This is to incentivise new residential development and reinforce the primacy of the Bassendean Town Centre. Consideration of additional residential development at the intersection of West Road and Old Perth Roads should be given to frame the entrance to Bassendean Oval and to assist in creating a town square / multiple purpose space for community events. Moreover, residential development in this locality is less likely to be acoustically impacted by the passenger railway line and Guildford Road. Retail Needs Assessment and Supporting Viable Activity Centres Hierarchy. It is understood that RNAs are to be prepared for PSPs for the Bassendean and Ashfield District Centres. Such RNAs however, should look holistically at demand for retail / shop floorspace throughout the Scheme area. Having regard to the matters raised within this submission, it is considered in the first instance that new development should be directed to established centres within the Activity Centre hierarchy. This will consolidate and provide certainty as to public and private investment, creation of employment opportunities and to create active and vibrant spaces for the community to enjoy. Development activity in the first instance, needs to be consolidated within existing centres prior to the development of new Activity Centres where population catchments (existing or planned) are not sufficient to support increased activity. Dilution of activity risks dispersion of investment and development opportunities that would otherwise consolidate and support existing Centres. This is particular important for the Bassendean Town Centre which is the 'heart' of Bassendean.

### **Conclusions**

Having regard to the matters raised in this submission:

- Further development of the Bassendean Town Centre as envisaged in the draft LPS inclusive of intensification residential development is supported.
- Bassendean Town Centre must be the focus of activity and higher density residential development as the 'heart' of Bassendean. This will consolidate and provide certainty as to public and private investment, creation of employment opportunities and to create active and vibrant spaces for the community to enjoy.
- The establishment of new Activity Centres that would dilute investment and activity should be discouraged to allow the Bassendean Town Centre to mature.
- Preparation of a PSP for the Bassendean Town Centre is supported, and Hawaiian would welcome engagement during the preparation of the PSP.
- RNAs prepared to support Activity Centres should holistically consider the need for retail / shop development within the Town and adjoining Local Government areas. In particular:
  - o The Bassendean Town Centre should be the focus of commercial / retail and residential development to reinforce the locality as the 'heart' of Bassendean.
  - o The development of a District Centre at Ashfield requires review as it is questionable as to whether two District Centres (Ashfield and Bassendean) would be viable within 500m of each other. Furthermore, the Ashfield District Centre has a limited catchment population owing to the Ashfield industrial area to the north and competing Centres

outside of the Town. Establishment of two District Centres has potential to dilute investment and activity.

- Establishment of a Local Centre at Eden Hill is doubtful based on the demand analysis contained within the LEO, which demonstrates only an additional 366m<sup>2</sup> of floorspace is required to 2031. Furthermore, a Preliminary Need and Demand Assessment previously prepared by Urbis concluded that there is no demonstrable market need and demand for the proposed 3,840m<sup>2</sup> Neighbourhood Centre, including a full-line supermarket of 3,200m<sup>2</sup> which was proposed in the Concept Plan. Having regard to this, the proposed Local Centre zoning of the Eden Hill Centre is not supported as it has the potential to facilitate a development on the nature proposed by the Concept Plan which would be detrimental to the Activity Centre hierarchy.

- Improved connections between the Bassendean Town Centre and Success Hill Railway Station across Guilford Road and the railway line are supported.

- Restriction of access to the Bassendean Town Centre from Guildford Road is not supported.

- The outcomes of the Town Centre Master Plan in respect to residential development surrounding Bassendean Oval should be reflected in the draft LPS.

We would welcome the opportunity to discuss this submission.

**25**

**Address: N/A**

Submission is made on behalf of the Friends of Bindaring Wetland, Bassendean:

The Friends of Bindaring Wetland group has met to discuss the surprise inclusion of a new proposal to bring completion of Scheme 4a closer to being finalised.

Finalisation of the 4a Scheme

1. While the inclusion of Lot 27L, the high end of 27 Hyland Street, would be a nice addition to the reserve, we consider the idea of trading POS for its residential zoning unacceptable. Our objections to the idea are:

- The entire block was purchased by the Town in order to secure the lower portion to re-establish the continuous wetland link. The higher land has since been subdivided, retaining its residential zoning, in anticipation of the completion of the Scheme.

- The high portion (27L), currently has low or no conservation value. We are not impressed by the statement that it would be a superior conservation outcome – it is more accurate to say it has conservation potential which would need to be developed.

- It has been understood to be an opportunity for a residential development and while it currently has no road access it is possible that this can become available from a property in Wilson St at some future time – an investment for the future.

2. Swapping the Reserved blocks - 17 Harcourt St & 18 Anstey Rd – to Residential zoning would find them subject to the development constraints of the known hazards of Bushfire Attack Level and flood risk. This is direct contradiction to Planning Direction 13 to reduce flooding impacts and Section 6 which addresses a strategy to reduce these risks.

3. As with the recent proposal to lift the reserve status from constructed roads within the park we are again being asked to consider changes incrementally when we do not have a complete picture mapped out.

It seems to be only a part of the story as there are two other adjacent blocks still to be acquired to complete the scheme in this part of the park – lots 29 and 211. If the community is being asked to consider the swap-outs then the whole scenario needs to be laid out, especially if we are being asked to consider it for financial reasons.

4. The 4a Scheme has stood for 40 years – it is a good one that has delivered us a rare asset - a continuous wetland reserve of a size that can support viable nature reserve with sustainable populations of fauna in our urban midst. We look to Council to provide a Strategy to deliver it intact into the future.

Climate Change

5. We would like to see a Strategy that focusses on the impacts of climate change on natural areas, Bindaring Wetland in particular.

DBCA is working towards a management plan/strategy to buffer the Ashfield Flats from negative impacts from rising sea levels and increasing salinity. There have been discussions that the Town could draw on that research to formulate a similar vision for Bindaring. It would be good if our 2022 Strategy would include that (as well as the completion of the 4a scheme).

26

**Address: 55 Broadway, Bassendean**

Dear Peta

Just trying to work out from the Local Planning Strategy document thats really pretty big for anyone to work out in trying to read it all and seeing the signs around the town asking for community input. I really think there are a very serious issues that I would like to bring to your attention, considering what I think is one we need to be looking at for future of Bindaring Park is to enhance and preserve this unique wet lands here in Bassendean.

The idea that the zoning on 27 Hyland St on page 11 could be “swapped” with zoning on land in Anstey Road/Harcourt Street seems bizarre . One has to ask did the person proposing this and not notice that one is about 3 meters above the other – one highly flood prone (Anstry/Harcourt) and the other well above the flood danger line (27 Hyland st);

Re vegetation : one has local remnant vegetation on it (Anstey/Harcourt) and the other has none (27 Hyland st)? There are very good reasons why they have their current zonings and Council staff should try to make a far better planning rationales that went into the TPS 4A before they consider tampering with it now or in the future.

I really think draft Local Planning Strategy has been badly thought out on this swapped land proposal idea There is now a recommended vision for the future that doesn't make any good sense and would be an embarrassment to this Council down the track to then consider possible spending \$700,000 to buy 27 Hyland and then spend probably more than another \$100,000 to remove the derelict house and all the surrounding bitumen and concrete to add nothing of value to the park and POS. The block could be developed into really good housing, safe from floods and bush fires. We know that access to the block is not easy but this is what the Council should be putting its serious effort into making it work. here are several several alternatives available that would acceptable for housing for that location. One would hope that good developers would make it work well in the local unique environment at Bindaring Park.

I have included a selection of photos that shows Bindaring Park Wet Lands and also the fenced off house at 27 Hyland street, the high water flood levels at the moment from Swan River has been providing a very good habitat for bird life at this time of the year, what we have can now be enhanced and preserved for many generations to enjoy in the future , the last thing we want is to regret not having a decent planning strategy for Bindaring Park

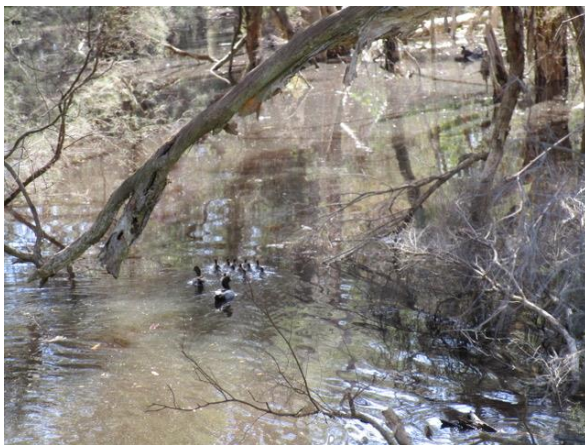
yours sincerely















**27**

**Address: N/A**

The committee Bassendean Preservation Group Inc. submits the following comments:

- Planning direction 12.4

This will be an excellent strategy if this land is adjacent to drain reserves where there is potential to expand the public area and increase the biodiversity of the drain through landscape, combining these initiatives with Planning direction 16.

- Planning direction 16

BPG is keen to support the Town in this endeavour, maximising the potential of the land tied up in drainage reserves for environmental enrichment and community benefit.

- Table 23 POS

E1 Jubilee Reserve has a significant function that deserves recognition as 'Nature' – please can you find a way to make that visible in the classification?

- BPG supports the thrust of the Friends of Bindaring Wetland's comments but leaves the detail to them with respect to the complex proposals in this Strategy.

**28**

**Address: 127A Whitfield St, Bassendean**

In addition to supporting the issues covered in the submissions from Friends of Bindaring Wetland and the Bassendean Preservation Group I would like to make the following comments:

- Planning Direction 13.

A Special Control Area for development in the floodplain is a good mechanism to prevent unsuitable or potentially dangerous elements in areas that have been un-designated in the 'former floodway'. I would also like to see this include some attention to retention of the natural soil profile that is buried when developers are required to comply with finished floor levels in the floodplain. I'd like to find a way to encourage methods of construction that do not obliterate the natural assets of these areas.

- 4.3.3

The Railway Museum is a great regional asset and the 1 Surrey St/Pensioner Guard Cottage has that potential but even with the Oval as a major concert venue Bassendean is not a tourism destination and I do not support encouragement for short-stay accommodation in residential properties (as differentiated from the Hotel and Guest Houses where services are provided).

- General support

There are many things that I am pleased to see in this strategy - to do with efforts to improve building design, tree protection in particular - and I'd like to express appreciation that the town is moving towards better outcomes in these areas. I apologise for not taking the time to identify them individually but you may appreciate that my attention has been taken by the detail of finalising the 4a Scheme.

29

**Address: 8 Carnegie Road, Bassendean**

Overall there are many things that I could comment on about this poorly written strategy document, but because of time limitations I will mainly concentrate on one aspect. That is the proposals around changing zonings on a couple of parcels of land in the Bindaring Park area.

- The proposal to change the zoning on the land that is described in the strategy as "27 Hyland Street" is unjustifiable. Perhaps its unjustifiability is demonstrated by the fact that the draft contains at least one patently untrue statement about the land to try to justify it.

The land in question is actually Lot 27L Hyland Street. It is currently occupied by a derelict house (the former residence of the Evans family) and the land is totally devoid of "remnant vegetation", despite what appears in the draft LP Strategy. It has Hibiscus. It has Japanese Pepper. It has Oleander. It has a Queensland Box tree. It has non-native grasses. What it does not have, is "remnant vegetation". Almost the whole lot is covered by bitumen and an old brick house. The value of this lot to the park, even if it is cleared of the house and the bitumen and the local non-native vegetation (i.e., all the vegetation), is negligible.

The surface of this lot is well above the current 1% AEP line and is indeed above the previous, higher, 1 in 100 year flood line as it was called then. The land has always been zoned as residential under the 4A TPS because it is out of the wetland and makes a good housing site, despite the well-known, but solvable in various ways, access challenges. It makes no sense for the Council to spend probably over \$800,000 by the time that it has added the cost of demolition and clearing to the purchase price to produce negligible benefit to the park and have downgraded the housing potential in the town in doing so.

I believe that this proposal should be taken out of the draft LP Strategy. There is nothing strategic about it and its removal would have no effect on the things that are properly strategic in the draft.

- The accompanying, and again non-strategic, proposal to zone land described (page 11) as parts of 17 Harcourt Street and 18 Anstey Road is certainly out of alignment with several parts of real strategy in the draft LPS. This land is currently zoned POS and it is proposed to zone it to residential. It does have real remnant (i.e., local) vegetation on it, albeit along with some introduced species. It sits at about the 2m AHD level and for that reason had been zoned POS under the TPS 4A. Zoning it to residential would cut down on the park area, reduced the amount of mature native vegetation and probably increase the local fire risk.

2

- The notion of having some sort of equivalence by swapping the zonings of 27L Hyland Street and this land at Anstey Rd/Harcourt St is absurd. The former is above the 1% AEP flood line, well situated for housing that would provide park surveillance, is devoid of remnant vegetation and by being zoned for housing enhances the usefulness of the same zoning on adjacent land (as a simple inspection of the cadastral and zoning maps shows) while the latter is highly floodprone, does have native vegetation on it and does have value from an ecological point of view, to the park.

Once again, I suggest withdrawing this proposal from the draft LPS. There is nothing strategic about it. It is a tactic which undermines the overall strategy of creating better parks and living environments for the current and future people of Bassendean – as envisioned in BassenDream.

Now, to other matters briefly:

- Page 5, dot point 4 in column 1 “utilised by the community”. Surely this applies only where to these are in public ownership (local, state and/or commonwealth) or is the Council proposing to commandeer private property. I suggest that some clarifying words are required.
  - Page 6, we have here an example (and there are many others in the document) of poor expression and apparent attempts to sound technical and high falutin that in the end fall very flat. We have “built out”, “smaller housing product” and “dwelling typologies” where “built”, “smaller dwellings” and “types of dwellings” would be more appropriate. Surely there are more able writers among the staff of the Town of Bassendean.
  - In regard to the proposal for a Design Review Panel, I seriously question whether the Town has the capacity (money and sufficiently expert people) to support such a body.
  - Page 10 item 4.1 I suggest that the Town should “encourage and facilitate” not just “facilitate” the protection and retention of trees. The same applies to point 5.
  - Page 62 – should be “Prospector Loop” not “Prospectus Loop”
  - I would like to see in the document something to do with removal of contaminated soil from within the Town. There should be a strategy for dealing with this, perhaps in conjunction with the state government.
  - Page 73 – re Transport Network. There is not much imagination here. There could be mention of
    - o encouragement of bicycle use
    - o rearrangement of bus routes
- 3
- o rearrangement of bus type and use in conjunction with the railway stations
  - o stopping of “rat run” use of the town’s roads
  - o dealing with the upgrade of Lord Street

**30**

**Address: 13 Maidos St, Ashfield**

I and the co-owners of 13 Maidos St are in full support of increasing the zoning density of the 'Planning Area B: Ashfield District Activity Centre'.

Considering the proximity to Perth CBD & infrastructure with a majority R20 zoning in the identified planning area B, I feel that the town of Bassendean is in a unique position to perhaps get more land owner support for re-zoning at this point in time rather than waiting.

I feel that this is so because we and (after speaking to) numerous neighbours are basically waiting for increased density before we apply for any future development on our larger sized blocks.

In our situation we have to decide sooner than later whether to demolish the existing property and rebuild a new property because of the age and condition of the existing dwelling. We have been holding off any new development for some time now in anticipation of future higher density potential and the 'Bassendream' project realising the proximity to the train station and CBD considering the large block/ land size.

My concern is that if the Town of Bassendean decides to increase zoning densities in the longer term that there may be more objection from land owners if they have spent a lot of money and built new dwellings in the meantime.

Thank you for your time and consideration.

Please don't hesitate to contact me at any time should you wish to discuss or for me to clarify anything further.

**31**

**Address: 161 Altone Road, Beechboro**

element act on behalf of Firmus Pte. Ltd (Firmus) in respect to a submission on the Draft Local Planning Strategy (draft Strategy).

Firmus are the owners of Altone Park Shopping Centre, which is located at 161 Altone Road, Beechboro. The Shopping Centre contains twenty-four retail stores, a Woolworths Supermarket and ALDI Store. Please refer to the below for the location of the Shopping Centre.

**Eden Hill Local Centre**

The Eden Hill Centre is located approximately 1.8km from the Altone Park Shopping Centre and will have an overlapping retail expenditure catchment. Firmus is therefore, an affected stakeholder in relation to the draft LPS, notwithstanding the Altone Park Shopping Centre's location within the City of Swan.

The draft LPS proposes to rationalise the Local Centre zone under a future local planning scheme for the Eden Hill Centre. The draft Strategy comments at page 68:

...this strategy simply recommends that the sites be rezoned to Local Centre in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

In the Local Centre zone, a 'Shop' use is expected to be a 'P' or permitted use.

It is noted that a Concept Plan was considered by Council at its Ordinary Meeting of 23 April 2019 and envisaged the redevelopment of Eden Hill Centre as follows:

- Provision of shop retail floorspace totalling 3,840m<sup>2</sup>, consisting of a 3,200m<sup>2</sup> supermarket and additional specialty retail;
- A total of 184 car parking bays, consisting of 169 bays on-site and an additional 15 street bays; and
- Proposed residential apartments and grouped dwellings along the eastern and southern perimeter of the development site.

The Town's Local Commercial Strategy (LCS) is contained within the Town's current Local Planning Strategy (LPS) as endorsed by the Western Australian Planning Commission (WAPC) in December 2014 and updated in February 2015.

The LCS previously advised in respect to the Eden Hill site that:

Identify the Eden Hill, Walter Road and Ashfield local centres as local shopping zones under the Local Planning Scheme and make provision for limited retail and commercial uses to service local needs only.

Furthermore, the LCS questions the viability of the Eden Hill Centre as follows:

Eden Hill Shopping Centre has had its growth and trading capacity restricted due to the impact of other shopping facilities, including the relatively new local centre along Morley Drive in the City of Swan.

The draft Bassendean Local Economic Overview (LEO) was prepared by FAR lane to inform the preparation of the Town's Economic Development Plan 2017-2022 and Local Planning Strategy 2017-2030.

The LEO at section 5.1 includes a Commercial Floorspace Demand Analysis which uses a gravity model to model the projected demand for shop retail floorspace for each of the Town's commercial centres. Figure 43 of LEO provides an illustration of the projected floorspace. Figure 43 from the LEO is provided below:

The LEO only indicates that 366m<sup>2</sup> of floorspace is required within Eden Hill to 2031. Given there is an IGA within 800m of the Eden Hill Centre at Kiara Shopping Centre it is questionable as to whether a further Local Centre can be sustained in this locality, in particular, an additional Supermarket.

Further to the above, Firmus previously engaged Macroplan to undertake an assessment of trading impacts of the previous Supermarket and Speciality Retail proposal at the Eden Hill Centre as described in the Concept Plan.

Macroplan's assessment examined the impact of the proposed development of the Eden Hill Centre on existing retail centres. The assessment included the following:

- Details the existing and projected population levels within the defined trade area;
- Summarises the socio-demographic profile of the trade area population;
- Provides a summary of the per capita spending levels for residents within the main trade area, and from this, projects retail expenditure capacity for residents by retail category; and
- Identifies the estimated trading impact on specific centres within the primary and secondary trading areas of the Eden Hill Centre.

Macroplan's report determined that the development of Eden Hill Centre in the manner proposed within the Concept Plan would have significant impacts on Activity Centres within the trade area by 2023. The impacts are summarised in the following table:

Based on the above, it is evident that development of the Eden Hill Centre would result in an unsustainable and detrimental impact on the viability of existing Activity Centres. That is, the development of the Eden Hill Centre in a manner as shown in the Concept Plan has significant potential to detrimental impact upon surrounding Activity Centres.

Further to the above, it is important to note that the Draft State Planning Policy 4.2 (SPP4.2) Implementation Guidelines August 2020 (SPP4.2 Implementation Guidelines) comments as follows in respect to the establishment of Supermarkets:

The planning and location of supermarkets should support the established and planned activity centre hierarchy.

**Bold is for emphasis.**



Clearly, based on Macroplan's assessment the establishment of a Supermarket at Eden Hill which would be facilitated by a future Local Centre zone would not be consistent with draft SPP4.2 Implementation Guidelines.

Importantly, in accordance with draft SPP4.2 Implementation Guidelines a turnover impact of greater than 10% is considered to be significant. Where there is a moderate or significant impact identified the proposal should indicate how the development will deliver net community benefit and support the objectives of draft SPP4.2. Whilst the development of the Eden Hill Centre is not at the development approval stage it is prudent to explore the likely impacts of the development of the Activity Centre.

It is considered having regard to the above, that the draft Strategy needs to foreshadow or provide for restrictions on retail floorspace at Eden Hill. It is evident from the LEO and Macroplan assessment that there is limited demand for retail floorspace and should a proposal of similar nature to that foreshadowed by the Concept Plan progress it would have significant impacts on hierarchy of Activity Centres, including the Altone Shopping Centre.

It would be contrary to orderly and proper planning for the draft LPS to not give due consideration to potential effect of the draft LPS facilitating a development outcome that based on the Macroplan assessment and LEO has the potential for significant and detrimental impact. We further note that in accordance with Draft SPP4.2, the function of a Local Centre is as follows:

Local centres provide for the day to day needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.

Bold is for emphasis.

The development of the Eden Hill Centre in accordance with the Concept Plan is considered to be a service beyond the 'day to day' needs of the local community. The draft LPS should set an expectation as to the extent of development that can be undertaken on the site relative to its function in the hierarchy of Activity Centres. The previous Concept Plan prepared for the site, elevated the status of the Eden Hill Centre to a Neighbourhood Centre. The functions of a Neighbourhood Centre in accordance with SPP4.2 are as below:

Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local communities.

Bold is for emphasis.

The draft LPS should foreshadow that development of the Eden Hill Centre should be reflective of the demand for retail / commercial services. Based on the assessment completed by Macroplan and the LEO it appears that the proposed development outcomes, as shown in the Concept Plan, do not align with the proposed Local Centre zoning under a future Local Planning Scheme.

It is important to acknowledge to our understanding that development in accordance with the Concept Plan has not proceeded. This could be representative of the absence of demand for additional retail floorspace / commercial in the locality. It appears at this time that the subject site is being utilised for storage / laydown area for plant and equipment.

Having regard to the above, it is considered that whether the Local Centre zoning for the subject site is appropriate zone should be tested through an RNA. This is further considering existing retail / commercial floorspace within the Bassendean Town Centre, Kiara Neighbourhood Centre and a number of Centres within the adjoining City of Swan which will influence trade areas and demand. Ideally, the requirement for an RNA should be provided in the draft Strategy or foreshadowed as a requirement to be inserted into a new Town Planning Scheme. This is considering that a development of the nature proposed in the Concept Plan has significant potential to undermine the hierarchy of existing Centres and would not be consistent with the Local Centre zone proposed within the draft Strategy.

### **Conclusion**

element act on behalf of Firmus in respect to a submission on the draft Strategy. In respect to the draft Strategy:

- Establishment of a Local Centre at Eden Hill is doubtful based on the demand analysis contained within the LEO, which demonstrates only an additional 336m<sup>2</sup> of floorspace is required to 2031.
- The Macroplan assessment of the Concept Plan previously prepared for the Eden Hill Local Centre demonstrated that the establishment of a Shopping Centre would have significant and detrimental impact on surrounding Activity Centres both within and outside of the Town. Having regard to the above:
- The proposed Local Centre zoning of the Eden Hill Centre is not supported. The Macroplan assessment and LEO both clearly demonstrate that there is no demand for significant retail /

commercial floor space, and the development of a Shopping Centre as proposed in the Concept Plan would have detrimental impact on established Activity Centres which is inconsistent with Draft SPP4.2.

- The proposed Local Centre zoning of Eden Hill Centre is expected to allow for the Shop use as a 'P' use. Given the development foreshadowed by the Concept Plan for the Eden Hill Centre, it is appropriate and consistent with orderly and proper planning to determine the viability of retail / commercial floor space for the Centre and impact on surrounding Activity Centres before foreshadowing a zone in a future Local Planning Scheme

**32**

**Address: 6 Barton Parade, Bassendean**

Thank you for the opportunity to comment on the ToB drsft LPS August 2022.

Some comments:

- The strategy, being a draft, should have each page watermarked with "draft"
- The map on page 24 "Strategy Map" depicts roads which do not exist.
- Item 3.4.1 should include Success Hill Reserve in the first paragraph.
- Neither Pickering Park nor Bindaring Park / Wetland are labelled on any of the maps.

With regards to the draft strategy and it's potential impact on the Bindaring Conservation Category Wetland and surrounding natural areas and park specifically, in principle I agree with the comments made by Friends of Bindaring Wetland, but would also take that sentiment further, in that I do not think it should be a requirement of the 4A Scheme to have a 'balanced' budget. The best possible outcome would be for the Town to retain and enhance as much Public Open Green Space as possible, particularly where it is of high value as natural habitat such as remnant bush or wetland, flood buffer zone / amelioration or where residential development in the vicinity may need to be constrained or may become financially unviable (or uninsurable) due to proximity to or being within flood and or fire prone areas. ToB residents have made it clear that the natural areas of our Town are valued highly, and there is a public desire to see these areas maintained and enhanced into the future.

As I write this there are many areas of Bassendean and Ashfield still under water due to recent rainfall in the catchment. This water level is not even as high as the minor flooding of 2017, which was considered a 1:5 AEP event. With climate change the risks of flood, fire and sea level rise (and salinity) are affecting Bassendean directly, and those levels we have seen over the last week may well become more frequent. It is irresponsible to intensify development in these areas.

It is encouraging to see mention of WSUD (Water Sensitive Urban Design) in the draft strategy - examples of this are still thin on the ground in this Town and we need more of it.

**33**

**Address: 150 West Road, Bassendean**

There is much to be commended in this strategy but I wish to express my concern, dismay and objection to the proposal to 'swap out' 27 Hyland St for parts of 17 Harcourt St and 18 Anstey Rd. The higher land at 27 Hyland St (excuse the pun) and the adjacent lot have been zoned residential and the sections of 17 Harcourt St and 18 Anstey Rd zoned Public Open Space (POS) since the Town Planning Scheme (TPS) 4a was adopted in January 1981. To swap these zonings now is to undermine over 40 years of community expectation. It is moving the goal posts in the last 5 minutes of the final quarter and is wrong.

Town owned 27 Hyland St is coded R25/30, with an area of 1,367m<sup>2</sup>, and contains a brick house on high ground well above the 1% AEP (formerly known as the 100 year flood line) with a north facing aspect overlooking POS. This and the adjacent Kepinski owned section (also zoned residential) have the ability to be accessed from Watson St via a battle axe leg from a number of residential properties, two of which are also owned by the Kepinski family. This land is within the Bushfire Attack Level (BAL) zone but is distant from the trees fringing the wetland. With the causeway link to Hyland St (which is made up of imported soil, foundry slag and building rubble across POS) removed there is clear separation from the vegetation fringing the wetland leaving both adjacent residential lots surrounded by mown grass. That the Town claims this site contains remnant vegetation is patently untrue. There are just the untended remains of a former garden and the house is to be demolished. Future development of this location will not require extensive fill and retaining walls and would provide protective 'eyes on the park'. This land should be retained as residential until such time as it can be sold to a property owner who can provide access from Watson St and so allow Council to achieve a return on its purchase price of \$680,000 in 2018. To rezone this land to POS denies the possibility of recovering this expenditure.

The privately owned POS zoned parts of 17 Harcourt St and 18 Anstey Rd have also held this zoning since 1981. The combined land area is 1,470m<sup>2</sup>. Both of these lots are officially both flood and fire prone and clearly part of the connected Bindaring Park wetland. This land has never been developed and contains both endemic species and garden plantings. The adjacent Holmehouse, at 16 Anstey Rd, has a Categories 1 listing (the highest) under the Town's Municipal Heritage Inventory (see top of P59 of this strategy) and to rezone a strip of POS land to residential between it and the parkland setting defies reason.

Page 8 states - Preliminary investigations undertaken by the Town indicate that the Eden Hill and Ashfield localities have sufficient public open space while the Bassendean locality is deficient. The actual percentages are listed on P65 as Ashfield 13.44% Bassendean 8.04% and Eden Hill 14.31%. This strategy purports to rezone 27 Hyland St being 1,369m<sup>2</sup> to POS in exchange for rezoning parts of 17 Harcourt St and 18 Anstey Rd being 1,470m<sup>2</sup> from POS to residential. This is a further loss of 101m<sup>2</sup> of POS to Bassendean.

Personally I would strongly support the Town purchasing residential properties (with degraded housing stock and trees) on the north side of Bassendean station for conversion to pocket parks. This area is totally deficient of POS and destined for intensive development and the appropriate area to make up the Bassendean POS deficiency.

I am gobsmacked that the tiny Town owned 371m<sup>2</sup> park, next to the RSL hall, in recent years rezoned to POS and near the station is to be recoded as intense residential in proposed TPS 11.

Rezoning flood and fire prone 17 Harcourt St and 18 Anstey Rd as residential also directly contradicts statements on page 9 -

To mitigate the risk of bushfire and flooding on the community the local planning strategy seeks to avoid land use intensification within declared bushfire prone areas and areas susceptible to flooding.

. . . the Town will consider bushfire risk, and flood risk, where applicable, to avoid any increase in bushfire risk and/or flood risk to people, property and infrastructure. This concern is repeated on P11 as Planning Direction 13 – Reduce the impact of flooding on people, property and infrastructure.

Also stated -

A key objective of the Town's Community Strategic Plan is to conserve, enhance and repair natural areas. Accordingly the Town will continue to protect and conserve wetland areas such as Bindaring Park via reservation and acquisition of land within the TPS 4A Area. (P14)

On page 33 this document refers to State Planning Policy 3.7 – Planning in Bushfire Prone Areas and states - The policy emphasises the need to identify and consider bushfire risks in decision making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management methods, biodiversity conservation and environmental protection. Then - directly referring to Bindaring Park and other reserves states – Changes in land use or development potential in these areas will require justification against SSP 3.7. Further residential intensification will be located such that it avoids areas designated as bushfire prone.

Rest assured that the Minister for Planning will be made aware of community concerns about this proposed 'swap out'.

That the Kepinski's offer to swap the portions of their other two lots zoned POS, that the Town is still obliged to and intending to purchase, for the now Town owned 27 Hyland St and that this offer was never presented to Council is a matter that should be corrected or referred to the Department of Local Government for investigation as to why this didn't occur at the time.

**34**

**Address: 20 Briggs Street, Bassendean**

I would like to let you know that I strongly support the submission you have received from the Friends of Bindaring regarding the proposed strategy affecting Bindaring Park and surrounding blocks.  
Thank you

**35**

**Address: Lot 600 Railway Parade, Bassendean**

Further to our meeting on 16 August 2022 element on behalf of our client, VDA Holdings Pty Ltd (landowner of Lot 600 Railway Parade, Bassendean within the Ashfield industrial area), is pleased to provide the following submission to the Town of Bassendean (the Town) on its draft Local Planning Strategy (LPS). Thank you for permitting a minor extension of time for our submission.

We have reviewed the LPS and understand it is a high-level strategic document to guide and manage

population and activity growth in the Town over the next 10 to 15 years. The LPS provides the long term strategic direction for the Town, setting out actions and objectives to inform the preparation of a new local planning scheme and the Town's strategic planning priorities over the next five years. This submission outlines items within the LPS that we support, and elements of the Town that we believe should be acknowledged given their strategic potential in accordance with the goals and objectives outlined by the LPS and supporting planning documentation.

#### **Activity Centre Planning: Ashfield District Centre**

The draft LPS outlines the need to focus development on activity centres and train stations:

"Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations; and preserve the suburban character of the broader area."

We wholly support this component of the strategy and believe that it creates opportunities to not only provide development opportunity to these centres, but also opportunities for increased and diversified employment within the Town when it approaches comprehensive planning of these centres:

"The preparation of two precinct structure plans to guide the land use, development and subdivision of the Bassendean and Ashfield District Centres."

We understand the Town seeks to have a comprehensive approach to the planning of these two centres which have the potential to deliver transit-oriented development. We believe that expanding the Ashfield District Centre to include the northern side of the train line (bringing it in line with the Perth Metropolitan Sub-Regional Planning Framework) will help the Town to deliver the diversity and intensity of employment land uses required to support the ongoing viability of the Ashfield Train Station.

Furthermore, acknowledging the northern aspect of Ashfield Train Station as part of the wider Ashfield District Centre will further align the strategy with the State Planning Policy 3.0: Urban Growth and Settlement, by clustering employment, retail, commercial, health, education, etc. around activity centres and public transit nodes, in addition to residential. These transit-centric activity centres should capitalise on the strategic benefits of being located close to rapid-transit which could be done by bringing the station to the centre of the activity centre rather than at the boundary. It is also acknowledged that a large proportion of the Ashfield District Centre as drawn comprises Ashfield Reserve.

#### **Ashfield Industrial Area**

We understand the importance the Ashfield Industrial Area holds to the Town, being an enduring inner-middle suburban industrial estate. The LPS currently states:

"Given its strategic importance, the local planning strategy does not contemplate any expansion of, or significant changes to, the Ashfield Industrial Area."

"The local planning strategy is also focused on continuing the protection of the area from incompatible land uses by way of appropriate development and zoning controls under the local planning scheme."

Currently, the land use mix contemplated under the local planning scheme for the General Industry zone is limited. The LPS seeks to continue to support and protect land-extensive, low-intensity employment general industries adjacent to the Ashfield Train Station. We believe that components of the draft LPS that relate to the future planning of Ashfield Industrial Area, and particularly the section surrounding Ashfield Station, should better reflect the goals of the LPS itself as mentioned above as part of activity centre planning.

Offering diversity and intensity of employment and services within the Ashfield Industrial Area can create employment resilience through decreased reliance on heavy industries. Diversity and intensity of employment can be achieved through maintaining much of the industrial area as is, and allowing for a finer grain mix of commercial, retail and service land uses within an activity centre surrounding Ashfield Station. This will further help meet the objectives of the Town's Strategic Community Plan 2020-2030 which strives for financial sustainability, increased local employment and increased diversity of uses.

Figure 1 – Site Context Plan demonstrates the opportunities for land within the Ashfield Industrial Area adjacent to the Ashfield Train Station to support such a strategic employment node, having regard for likely future redevelopment, land use interfaces, enhancement of character and context, and accessibility to the Bayswater Junction and Airport Line, Bassendean Town centre and major transport links.

#### **Suggested Modifications to the Draft LPS**

This submission acknowledges that the draft LPS directs the Town's planning and development in a positive direction but request the following modifications to better meet its proposed objectives. (Additions to wording are bolded).



Planning Issue/Opportunity No. 4 – Activity Centres (& Planning Issue/Opportunity No. 7)

Currently, the Ashfield District Centre is shown on the local planning strategy map as Planning Area B. The ultimate land use arrangements for this area will for this area will require further investigation, specifically, land use mix and the extent of the precinct boundary, including north of the railway reserve.

\*Map should be altered to reflect an updated extent of the Ashfield District Centre within the Ashfield Industrial Area\*

Planning Issue/Opportunity No. 8 – Industry

Given its strategic importance, the local planning strategy does not contemplate any expansion of, or significant changes to, the Ashfield Industrial Area, however, seeks to optimise the diversity and intensity of employment and economic potential of the area adjacent to the Ashfield Train Station.

The local planning strategy is also focused on continuing the protection for much of the area from incompatible land uses by way of appropriate development and zoning controls under the local planning scheme. Any employment densification and diversification for the Ashfield Industrial Area should be concentrated around the Ashfield District centre and Train Station which will be controlled through detailed precinct planning.

**Summary of Submission**

While we generally support the Town's draft LPS we respectfully request modifications in wording and graphical demonstration as it relates the Ashfield Industrial Area adjacent to the Ashfield Train Station. These improvements include:

- Rewording of Planning Issue/Opportunity No. 4 and 7 to include reference to the Ashfield District Centre extending to the northern side of the railway reserve;
- Updating the map at Figure 1 to extend planning area B to the northern side of the railway reserve, reflecting text changes made prior; and
- Modifying Planning Issue/Opportunity No. 8 to reflect provision for intensified and diversified employment within the section of the Ashfield Industrial Area around Ashfield Station (within the extent of an activity centre) while preserving the remainder of the current industrial area.

The above modifications are requested for the following reasons:

- To help further achieve the strategic goals set out by the draft LPS itself as well as the Town's other strategic documents including the Strategic Community Plan 2020 – 2030;
- It will help focus development within activity centres and around transport nodes in addition to increasing the diversity of uses, in line with State strategic planning directives;
- Local employment will be prioritised as it will help create a higher density of jobs within the Ashfield District Centre, providing more opportunity for people to work (and live) within the Town of Bassendean; and
- Increased employment diversity within the Ashfield Industrial Area will promote employment resilience and contribute to the Town's long-term economic sustainability.

We trust that our submission will be taken into consideration by the Town during its assessment of its draft LPS and look forward to consulting with the Town on its draft local planning scheme to address the matter on a statutory basis

## Schedule of Submissions

### Draft Local Planning Policy – Rights of Way

<b>1</b>	<b>Affected Property:</b> 20/14 Ivanhoe Street, Bassendean
<b>Summary of Submission</b>	<b>Comment</b>
Supportive of the proposal and the retention/paving of the ROW behind the property.	Noted.

<b>2</b>	<b>Affected Property:</b> 30 Elsfield Way, Bassendean
<b>Summary of Submission</b>	<b>Comment</b>
No Objection.	Noted.

<b>3</b>	<b>Affected Property</b> 61A Second Avenue, Bassendean
<b>Summary of Submission</b>	<b>Comment</b>
<p>As part of the right of way review process, it would be wonderful if you could consider these options:</p> <ul style="list-style-type: none"> <li>- Keeping our right of way as a wildlife-friendly nature space, in line with the Town's commitment to the 'One Planet Living' framework and plans to have wildlife friendly gardens/support urban cooling/have a town that is green and natural. This could be a range of things from leaving it as it is now, to a community garden space or a slightly more cultivated natural space with natives etc. We could be the ground-breaking area with community gardens running behind houses all over the suburb! It's such a great opportunity to do something special.</li> </ul> <p>Or</p> <p>Selling the right of way to the connected properties - we'd love to buy the land specifically behind our house if it was available and that would remove the maintenance cost from the council. Options to avoid paving/concreting would be ideal. The right of way behind us is not currently used - we have lived here a little over a year and have never heard/seen anyone use it, and it's actually been blocked off by a developer for 3-6 months and this doesn't seem to</p>	<p>Comments pertained to the construction standards and the Town's Rights of Way strategy. No comments were made on the policy itself.</p> <ul style="list-style-type: none"> <li>- The Town's Right of Way strategy identifies the strategic intention for each Right of Way. The submitter abuts ROW 2, which identifies the ROW for the purpose of retaining and upgrading of the ROW to a trafficable standard.</li> <li>- Options regarding what the trafficable standard will be, are currently being considered to by Council, which will include investigations into the retention of trees where possible.</li> <li>- Further information on the ROW strategy can be found at the following link: <a href="https://bassendean.wa.gov.au/files/2022/07/Final_ROW_Strategy_2022.pdf">Final ROW Strategy 2022.pdf</a> (<a href="https://bassendean.wa.gov.au">bassendean.wa.gov.au</a>)</li> </ul>

<p>have caused any notable issues. If for some reason it does have to be paved (though I can't imagine why it would), we would really appreciate if you could make every effort to retain the trees that are currently in the right of way. We have a beautiful old Peppermint (I think) tree behind our house that we absolutely love. It creates beautiful shade and is home to so many birds - it's full of rosellas, kookaburras, honeyeaters and more and it would be awful to see it cut down to make way for an unneeded paved space. I've seen this handled in other right of ways (see photo attached). A little quirky perhaps, but much nicer than paved spaces with no nature :)</p>	
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<b>4</b>	<b>Affected Property:</b> 63 Second Avenue, Bassendean	
<b>Summary of Submission</b>		<b>Comment</b>
<ul style="list-style-type: none"> <li>- Against the adoption of the right of way policy. Concerned regarding the possible security implications regarding any body or vehicle being able to access the property at night-time.</li> <li>- The height of fencing is too low to provide adequate security.</li> <li>- The policy allows for carports and garages to be provided at the rear of the property; however, Second Ave already has setbacks which allow for vehicles to be parked in a driveway / carport. This means that there is little impediment to streetscape amenity.</li> <li>- If waste is being collected from the right of way. Smells generated from the bins, particularly in the warmer months will reduce use and enjoyment of backyard.</li> <li>- Do not support residents having to provide financial contributions for the upgrades of the ROWs.</li> </ul>		<ul style="list-style-type: none"> <li>- Noted. Upgrading the standards of the rights of way will improve accessibility and opportunities to develop off the right of way. This will improve passive surveillance to the ROW and safety.</li> <li>- Noted. The height of the fencing prescribed within the policy meets the height of a sufficient fence under the Town's Local Law and is considered appropriate.</li> <li>- Noted. The Policy would not prohibit vehicle access from the primary street, being second avenue.</li> <li>- The concern is noted, however, there is currently nothing that would prohibit the storage of bins within someone's back yard.</li> <li>- Noted. This is discussed within the Council report.</li> </ul>

<b>5</b>	<b>Affected Property:</b> 35 Second Avenue, Bassendean	
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Summary of Submission	Comment
<ul style="list-style-type: none"> <li>- No interest in developing the rear of the property, therefore who has the responsibility of maintaining the right of way?</li> </ul>	<p>Whilst the comment is noted, it does not pertain to the draft policy.</p> <p>As per the Right of Way strategy, in many cases the ROWs are not maintained. The ROW strategy looks to deal with these matters by either dedicating or closing the ROW. Further information on the ROW strategy can be found at the following link:</p> <p><a href="#">Final ROW Strategy 2022.pdf (bassendean.wa.gov.au)</a></p>

<b>6</b>	<b>Affected Property:</b> 37 Second Avenue, Bassendean
Summary of Submission	Comment
<ul style="list-style-type: none"> <li>- Residents should be given the option to buy back their part of the lane way. The resident behind our property took our part of the laneway, and although our property was sold with easement benefit, we have no access to it.</li> <li>- The laneways should not be opened up again as negative impacts arise including regular car and home invasions due to the proximity to the train station. Opening the laneways would encourage more of this behaviour.</li> </ul>	<ul style="list-style-type: none"> <li>- Whilst the comment is noted, it does not pertain to the draft policy. Information on the ROW closure process can be found within the ROW Strategy, which can be found at the following link. <a href="#">Final ROW Strategy 2022.pdf (bassendean.wa.gov.au)</a></li> <li>- Landowners can request the closure of the ROW through the proper process, however, if it is contrary to the adopted ROW Strategy, it is unlikely that Council will support the closure.</li> </ul>

<b>7</b>	<b>Affected Property:</b> 6 Ivanhoe Street, Bassendean
Summary of Submission	Comment
<ul style="list-style-type: none"> <li>- ROW 3A and 3B are recommended for upgrade, however further information indicates that these will be retained, not retained and upgraded. Please clarify.</li> <li>- We agree that the ROWs should have lighting, however objection of the ceding of land if it required contributions from the Church as the ROWs are not the sole or main access point.</li> </ul>	<ul style="list-style-type: none"> <li>- This comment does not pertain to the draft policy and pertains to the ROW strategy. As per 9.2 of the Row Strategy ROW 3a and 3B are to be retained and upgraded.</li> <li>- Noted. This is discussed within the Council report. If land is required to be ceded it will be to ensure that the right of way is sufficient in width, this will be determined through detailed designs. The contribution would be for the upgrading of the ROW to a trafficable standard. The contribution would be applied, whilst it would not service your main access point, use of the ROW would be to your benefit.</li> </ul>



<ul style="list-style-type: none"> <li>- If the dedication process occurred over ROW 3A, what does it mean by uninterrupted access? It is thought that ROW 3A had bollards installed which prevented cars from travelling its full length.</li> <li>- If the Church would like to complete any further development (even if it is not near either ROW), that contributions will be sought by the Town of Bassendean for work along both ROWs, which will be excessive and goes against the policy that retrospective contributions cannot be sought where substantial development has already occurred.</li> </ul>	<ul style="list-style-type: none"> <li>- Uninterrupted access means that any persons could traverse by vehicle through the ROW without obstructions (i.e., there will be no bollards). There are currently no obstructions within 3A.</li> <li>- Noted. The Town would consider it unreasonable to put a requirement on an adjoining landowner to make a financial contribution if the development did not give rise to the need for the upgrade. The Town has provided additional clarification within the draft Local Planning Policy to provide clarification regarding this matter on when a contribution would be sought. I.e., when the development is proposing vehicle or pedestrian access from the ROW.</li> </ul>
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<b>8</b>	<b>Affected Property:</b> 16 Kenny Street, Bassendean	
<b>Summary of Submission</b>		<b>Comment</b>
<ul style="list-style-type: none"> <li>- Concerned regarding how much the financial contribution will be towards upgrading the full width of the ROW.</li> <li>- The rear of the property is effectively a T-junction of rear laneways, therefore where does my section of the road begin and end?</li> <li>- Setback should not be required due to the location of my garage because there is sufficient turning circle.</li> <li>- In replacing my existing garage that wouldn't be the same design, is it considered to be development? In having the garage replaced, I assume I am not impacted regarding 6.3(e), regarding a waste management plan.</li> <li>- Requesting also that a maximum panel height be more than 1.8m for safety. Very poor visibility and minimal incidental traffic to notice anything untoward.</li> </ul>		<ul style="list-style-type: none"> <li>- Noted. The contribution value has not yet been calculated but it will be a proportionate share of the cost of upgrading the ROW. This is discussed further within the Council report.</li> <li>- The proportionate share would be the frontage of the site abutting the ROW for half the width of the ROW. This can be determined at the development application stage. This is confirmed in the report to Council.</li> <li>- Noted. The policy could be varied if it is demonstrated that there is sufficient turning area.</li> <li>- If waste cannot or is not proposed to be collected from the ROW, and waste will be collected from the primary street, no waste management plan will be required.</li> <li>- A 1.8m high fence is consistent with the Towns Local Law for a sufficient fence and is considered appropriate.</li> </ul>

<b>9</b>	<b>Affected Property:</b>
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	5/63 Eileen Street, Bassendean	
Summary of Submission		Comment
<ul style="list-style-type: none"> <li>- No feedback regarding the Right of Way Strategy itself. Resident wants to erect a new Colourbond fence which runs 2.5m wider, parallel to the existing asbestos fence on property line. This would still allow 3.5m for other traffic needs. This would include access gates at the front of the unit and would finish and be closed off adjacent to the Water Corporation catchment area.</li> </ul>		<ul style="list-style-type: none"> <li>- Whilst the comment is noted, it does not pertain to the draft policy. Fencing within the Right of Way is not permitted, and fencing shall be confined to the landowner's own boundary.</li> </ul>

<b>10</b>	<b>Affected Property:</b> 9 Broadway, Bassendean	
Summary of Submission		Comment
<ul style="list-style-type: none"> <li>- Where the subdivision relies on the ROW as its primary access, there should be 500mm portion of land removed to ensure the ROW width is appropriate.</li> <li>- ROW Strategy should address that Council will be responsible for maintenance as the ROW ownership transferred from existing owners to Council.</li> <li>- Lighting and passive surveillance should be considered to improve safety along ROWs.</li> <li>- Naming laneways so that emergency services can easily locate dwellings in case of emergency.</li> </ul>		<ul style="list-style-type: none"> <li>- Noted. In relation to Ceding of land requirements, to enable vehicle access this will be determined when detailed designs have been completed for the Rights of Ways. Notwithstanding the policy prescribes standards to ensure suitable vehicle access can be achieved.</li> <li>- Noted. This comment does not pertain to the Right of Way Policy and pertains to the Right of Way Strategy. When the Town is the owner for a ROW as a result of the dedication process it will be responsible for the maintenance.</li> <li>- Noted. This will be considered as part of the design phased of the ROWs.</li> <li>- Noted. This will occur as part of the dedication of the ROW process.</li> </ul>

<b>11</b>	<b>Affected Property:</b> <b>ATCO Gas</b>	
Summary of Submission		Comment
No objection to the proposed policy.		Noted.

<b>12</b>	<b>Affected Property:</b> <b>Water Corporation</b>	
Summary of Submission		Comment
<b>Wastewater Assets</b> – Where sewerage reticulation is located within subject land, an easement may be required to protect the asset.		Noted.

<p>Relocation of asset may be an option available to the developer where an easement may not satisfy the needs of development.</p> <p><b>Water Supply Assets</b> – Where a water main is situated within a ROW, the asset is regarded as essential infrastructure, and if costs aren't prohibitive, the water main may be relocated. If the ROW is closed, the portion containing Water Corporation infrastructure will need to be rezoned Public Purposes.</p> <p><b>Drainage Assets</b> – Where there are drainage assets located in ROWs, the Water Corporation would object to closures or relocations due to these assets being difficult to move.</p>	
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<b>13</b>	<p><b>Affected Property:</b> 55 Broadway, Bassendean</p>
Summary of Submission	Comment
<ul style="list-style-type: none"> <li>- What is the relevance of your letter to the closing of Laneway No. 5 that has been passed by Council?</li> </ul>	<ul style="list-style-type: none"> <li>- Minimal relevance. The policy will only apply where the ROW is proposed to be retained and upgraded. However, given that the right of way has not yet been closed the Town was required to refer the draft policy.</li> </ul>

<b>14</b>	<p><b>Affected Property:</b> 37 Second Avenue, Bassendean</p>
Summary of Submission	Comment
<ul style="list-style-type: none"> <li>- Laneways which have already been closed, should stay closed due to safety reasons. Concerned about the access to the rear of the property – crime. Can the existing laneways which have already been blocked off be put up for sale for purchase from adjoining landowners?</li> </ul>	<ul style="list-style-type: none"> <li>- Whilst the comment is noted, it does not pertain to the draft policy. Information on the ROW closure process can be found within the ROW Strategy, which can be found at the following link. <a href="https://bassendean.wa.gov.au/~/media/2022/05/Final_ROW_Strategy_2022.pdf">Final ROW Strategy 2022.pdf (bassendean.wa.gov.au)</a>. Landowners can request the closure of the ROW through the proper process, however, if it is contrary to the adopted ROW Strategy, it is unlikely that Council will support the closure.</li> </ul>

<b>15</b>	<p><b>Affected Property:</b> 65 First Avenue, Bassendean</p>
Summary of Submission	Comment

<ul style="list-style-type: none"> <li>- How does this effect my rear entrance to my property and garage? I don't want my garage cut off from street access.</li> </ul>	<ul style="list-style-type: none"> <li>- The policy looks to guide future development adjoining ROWs, it will not remove any existing access arrangements to properties.</li> </ul>
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<b>16</b>	<b>Affected Property:</b> 99 Second Avenue, Bassendean	
<b>Summary of Submission</b>		<b>Comment</b>
<ul style="list-style-type: none"> <li>- In support of the ROWs. Concerned that making ROWs more vehicle friendly will attract antisocial behaviour.</li> <li>- Introducing speed humps or another measure to reduce the likelihood of people using it as a thoroughfare. Otherwise, reduce use to resident, the Town, utility and emergency services only with adjustable bollards to be installed at either end with a key to open.</li> <li>- Installation of CCTV cameras set up at either end.</li> </ul>		<ul style="list-style-type: none"> <li>- Whilst the comments are noted, they pertain to the Right of Way strategy and not the Right of Way Policy.</li> <li>- Noted. The Town will consider design treatments to reduce the risk of people using it as a thoroughfare and antisocial behaviour.</li> <li>- Noted. The Town will consider design treatments to reduce the risk of people using it as a thoroughfare and antisocial behaviour.</li> </ul>

<b>17</b>	<b>Affected Property:</b> 31 Second Avenue, Bassendean	
<b>Summary of Submission</b>		<b>Comment</b>
<ul style="list-style-type: none"> <li>- Objectives of the policy doesn't discuss diversity of dwelling typology including multi-generational housing, energy efficient development and ROW fronted ancillary dwellings.</li> <li>- If a property owner should wish to develop abutting the ROW, and incurs an imposed financial contribution, the property owner opposite across the ROW is relieved of contributing to the resurfacing. Policy addition, that the Town should seek 50% of costs from the neighbouring landowner for costs to the property width of the ROW.</li> <li>- Policy fails to make sure that developers / builders developing sites abutting the ROW incurs fees for ROW resurfacing. Instead, it illustrates that purchasers of the properties will be subject to incurring</li> </ul>		<ul style="list-style-type: none"> <li>- Noted. Policy Objective 3(c) is to support a greater diversity of dwelling typology in the Town through alternative pedestrian and vehicle access arrangements. Energy Efficient development within the Town's district is covered under Local Planning Policy No. 2 – Sustainable Design.</li> <li>- Noted. Financial contributions will be calculated on a proportionate share basis. This has been clarified within the policy under 6.3(c).</li> <li>- Contributions will be for the upgrading of the ROW to a trafficable standard will be collected at the time a development application is approved. Development may have access off the ROW before the</li> </ul>



<p>it. It should be the responsibility of the landowner / developer / builder that makes an application to the Town.</p> <ul style="list-style-type: none"> <li>- Point 6.3(g) will remove vegetation and trees which run along boundaries of existing lots. This will negatively impact the urban environment. Requirement for car parking for mixed used developments should be removed within 800m radius of train stations.</li> <li>- This policy is needed in the Town but the way it has been done in a backward way, not for the future of responsible development / infill. There is built form which can occur along ROWs.</li> </ul>	<p>ROW is upgrade. It is acknowledged within the policy that the presentation of the ROW may be low until such time as the ultimate upgrade takes place.</p> <ul style="list-style-type: none"> <li>- 6.3(g) is required to ensure A pedestrian access leg to the primary street is a required feature in some instances where waste and mail and is required to be collected from the primary street (i.e., where it cannot be collected/delivered via the laneway). The policy reinforces this requirement. Development onsite will still need to adhere to the Town's Local Planning Policy No. 13 – Tree Retention and Provision to ensure appropriate canopy cover is provided onsite.</li> <li>- Noted.</li> </ul>
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<b>18</b>	<p><b>Affected Property:</b> Department of Planning, Lands and Heritage</p>	
Summary of Submission		Comment
<p>The Department has undertaken a high-level review of the draft LPP and notes that it is intended to be read in conjunction with the ROW Strategy adopted by the Town in March 2022. The Department previously advised the Town that the Western Australian Planning Commission's (WAPC's) Local Planning Strategy Guidelines require all issues and opportunities within a local government area to be considered through a single consolidated local planning strategy, as opposed to a series of individual issue-based strategies.</p> <p>There is a risk that the Town's current and proposed ROW framework will not be implemented at subdivision stage by the WAPC, because the guidance being prepared by the Town is not contained within WAPC-endorsed instruments. Accordingly, the Department recommends that the Town reconsider the use of a LPP in its ROW framework. As the Town's draft local planning strategy is currently being advertised, the Town could incorporate guidance regarding ROW matters into its local planning strategy and if appropriate, its local planning scheme.</p>		<ul style="list-style-type: none"> <li>- Noted. The ROW strategy is an informing document to the Local Planning Strategy and is an appendix to the Strategy Document.</li> <li>- Noted. The Towns Draft Local Planning Strategy and Draft Local Planning Scheme provide guidance ROW matters.</li> </ul>

<p>One of the main LPP objectives is to <i>"form a statutory basis for Council to impose conditions requiring financial contributions towards the cost of upgrading ROWs to a suitable standard"</i>. Any trigger for financial contributions should be supported by appropriate provisions in the Town's local planning scheme, ensuring these are consistent with <i>State Planning Policy 3.6 - Infrastructure Contributions</i> (SPP 3.6).</p> <p>Further, the Town should consider undertaking ROW upgrade works and reimbursing itself over time as developer contributions are received. This is because developer contributions from subdivision and development is unlikely to generate sufficient funds to enable upgrading works to be completed in a timely manner consistent with SPP 3.6.</p> <p>The Department recommends that consideration also be given to the following relevant matters:</p> <ul style="list-style-type: none"> <li>- The amount of financial contributions likely to be received from subdivision and development, and whether sufficient funds will be generated to enable ROW upgrading within a reasonable time;</li> <li>- The draft LPP contains a number inflexible provisions, namely specific "policy requirements" that do not reflect the purpose and status of LPPs as non-statutory instruments that guide local government discretion;</li> <li>- A LPP is not an appropriate instrument to levy a financial contribution, which is to be based on a demonstrated need and nexus, and levied in accordance with SPP 3.6 and the local planning scheme</li> <li>- ROW widening, ceding of land, upgrading standards and timing of works, and the apportionment of costs between the Town and landowners;</li> <li>- liability for a financial contribution should be based on sufficient need and nexus between the subdivision or proposed development and ROW upgrading;</li> </ul>	<ul style="list-style-type: none"> <li>- Noted. Draft Local Planning Scheme No. 11 can include this requirement.</li> <li>- Noted. The Town will consider this option and determine if ROW's can be constructed prior to the contributions being received. This will be dependent on capital works funding available through the budget. Notwithstanding this, the policy notes that the presentation of the ROW may be low until such time as the ultimate upgrade takes place.</li> <li>- Noted. This is yet to be determined and will be subject to detailed drawings for the ROW and will also impact on the Town's ability to undertake the works prior to collection of contributions.</li> <li>- It is implicit that the provisions are flexible acknowledging the 'due regard' status that Local Planning Policies have.</li> <li>- Noted. The provisions within draft Local Planning Scheme No. 11 shall be provided further reinforce the requirement of the policy that a contribution is required.</li> <li>- Noted. The costs of the works are yet to be determined. Any contribution made by an adjoining landowner will be based on a proportionate share basis.</li> <li>- Noted. The policy shall be amended to provide clarification that the contribution shall only be collected when development proposes vehicle or pedestrian access to the ROW.</li> </ul>
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<ul style="list-style-type: none"> <li>- section 6.3 (d) should be reviewed as it is not appropriate to accept financial contributions unless there is certainty that the upgrading will occur within a reasonable time; and</li> <li>- section 6.6 (a) and (b) are not consistent with the planning framework as it relates to subdivision.</li> </ul>	<ul style="list-style-type: none"> <li>- Noted. Matters around timing of the works are not contemplated by the policy, the policy is to provide an ability to collect a contribution.</li> <li>- Noted, the provisions are to prevent the fragmentation of land until the Town can be satisfied that the resultant lots can meet the requirements of the local planning policy.</li> </ul>
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**Policy Number:** Local Planning Policy No **xx**  
**Policy Title:** Rights of Ways

**1. Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy No. **xx** - Rights of Ways.

**2. Policy Statement**

Rights of Ways (ROWs) were created as part of the original subdivision of the surrounding properties, and are generally in private ownership. They are private rather than public streets, and generally may only be legitimately used by the landowners of adjoining properties. In addition to providing convenience access and containing public infrastructure, they can allow carports and garages to be provided at the rear of the properties that can lead to improved streetscapes.

This Policy should be read in conjunction with the Council-adopted ROW Strategy (adopted 22 March 2022).

**3. Policy Objectives**

- (a) Prescribe the design standards for development and subdivision that abuts a ROW;
- (b) Facilitate sufficient access from ROWs, including the use of building setbacks for swept paths for vehicles, or ceding of land;
- (c) Support a greater diversity of dwelling typology in the Town through alternative pedestrian and vehicle access arrangements;
- (d) Promote high quality urban design by diverting vehicles off street frontages via rear access arrangements;
- (e) Utilise the ROW assets in the Town to create a unique sense of place; and
- (f) Form the statutory basis for imposing conditions requiring financial contributions to the cost of upgrading the ROW to a suitable standard (i.e., trafficable surface, drainage, lighting etc.).

**4. Application**

This policy applies to all applications for subdivision and development abutting ROWs that have been identified for retention.



## 5. Definitions

Right of Way: *means a laneway, private street, or other use of land (not being a public street or road) that provides vehicular access to a development site.*

## 6. Policy Requirements

### 6.3 All Development

- (a) All development on lots located on the intersection of the ROW and another street are to be designed to provide for a 1m x 1m corner truncation.
- (b) ~~All development is required to provide a common letterbox facility at the Primary Street, with the street numbering to be based on that Primary Street. All letterbox facilities are to be located adjacent to the Primary Street, with the street numbering to be based on that Primary Street.~~
- (c) Any fencing along the common boundaries between private property and the ROW is to be:
  - (i) of uniform construction with either masonry, timber or metal panels;
  - (ii) have a maximum panel height of 1.8m; and
  - (iii) be protected by anti-graffiti coating.
- (d) In approving any application for the development of land abutting the ROW and that development obtains vehicular access from the ROW, a condition will be imposed requiring a financial contribution to be made to the upgrading of the full width of the ROW for the full length of the lot and to an urban standard. The contribution will be a proportionate share of the total cost and will be as per the Council-adopted schedule of fee and charges.
- (e) In approving any application for the development of land abutting the ROW, a condition will be imposed requiring satisfactory arrangements to be made to advise prospective purchasers that the standard of presentation of the ROW may be low until such time as the ultimate upgrade takes place.
- (f) In approving any application for the development of land abutting the ROW, a condition will be imposed requiring the submission of a Waste Management Plan, to the satisfaction of the Town, which stipulates the manner by which all waste (regular waste, recycling, FOGO and bulk collections) are to be collected from the site.

### 6.4 Single House and Grouped Dwellings

- (a) Where a site has frontage to both a Primary Street and a ROW identified for retention, at least one proposed dwelling shall obtain vehicle access from the ROW.
- (b) ~~The car parking for the rear grouped dwelling(s) or sites on the corner of the ROW and the primary street are to be accessed solely from the ROW. In this regard, All garages and carports are to be setback to achieve a minimum of 6.0 metres from the edge of the garage or outside edge of the carport to the rear of the ROW, to enable sufficient reversing distances.~~

- (c) The dwelling(s) referred to in (a) above are to be provided with a minimum 1.5m wide pedestrian access leg to the Primary Street for postal services, visitor access, rubbish collection and utilities. The pedestrian access leg may be reduced to 1.0m wide where an existing dwelling on the front lot is to be retained. Where the pedestrian access leg is gated, visually permeable gates must be used.
- (d) The dwelling(s) referred to in (a) above are to have direct pedestrian access to both the ROW and the primary street. The pedestrian access to the ROW must not be in the form of a garage door.
- (e) The dwelling(s) referred to in (a) above (excluding the associated garage or carport) are to be setback a minimum of 2.5m from the ROW.
- (f) The dwelling(s) referred to in (a) above are to provide for at least one major opening being orientated towards the ROW so as to provide passive surveillance.

## 6.5 Multiple Dwellings and Mixed Use Development

- (a) All car parking for the residential component of multiple dwellings and mixed use development is to be accessed solely from the laneway.
- (b) All multiple dwellings and mixed use developments are to provide at least two major openings which provide passive surveillance of the ROW / car parking area.

## 6.6 Subdivision

- (a) Where an application for subdivision approval proposes the creation of vacant lots, the Town will recommend any approval is subject to a condition requiring the preparation of a Local Development Plan pursuant to Clause 47(a) of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- (b) Where an application for subdivision approval proposes the creation of vacant lots, the Town will recommend any approval is subject to a condition requiring satisfactory arrangements to be made to inform prospective purchasers of the development requirements prescribed by this Policy.

## Document Control

<b>Directorate</b>	Community Planning
<b>Business Unit</b>	Development and Place
<b>Inception Date</b>	[Insert OCM RESOLUTION NO & DATE]
<b>Version</b>	
<b>Next Review Date</b>	[Insert date – maximum 2 years generally is considered good practice]

**Policy Number: Local Planning Policy No xx**  
**Policy Title: Rights of Ways**

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This Policy should be read in conjunction with the Council-adopted ROW Strategy (adopted 22 March 2022).

**3. Policy Objectives**

- (a) Prescribe the design standards for development and subdivision that abuts a ROW;
- (b) Facilitate sufficient access from ROWs, including the use of building setbacks for swept paths for vehicles, or ceding of land;
- (c) Support a greater diversity of dwelling typology in the Town through alternative pedestrian and vehicle access arrangements;
- (d) Promote high quality urban design by diverting vehicles off street frontages via rear access arrangements;
- (e) Utilise the ROW assets in the Town to create a unique sense of place; and
- (f) Form the statutory basis for imposing conditions requiring financial contributions to the cost of upgrading the ROW to a suitable standard (i.e., trafficable surface, drainage, lighting etc.).

**4. Application**

This policy applies to all applications for subdivision and development abutting ROWs that have been identified for retention.

## 5. Definitions

Right of Way: *means a laneway, private street, or other use of land (not being a public street or road) that provides vehicular access to a development site.*

## 6. Policy Requirements

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- (b) All letterbox facilities are to be located adjacent to the Primary Street, with the street numbering to be based on that Primary Street.
- (c) Any fencing along the common boundaries between private property and the ROW is to be:
  - (i) of uniform construction with either masonry, timber or metal panels;
  - (ii) have a maximum panel height of 1.8m; and
  - (iii) be protected by anti-graffiti coating.
- (d) In approving any application for the development of land abutting the ROW and that development obtains vehicular access from the ROW, a condition will be imposed requiring a financial contribution to be made to the upgrading of the full width of the ROW for the full length of the lot and to an urban standard. The contribution will be a proportionate share of the total cost and will be as per the Council-adopted schedule of fee and charges.
- (e) In approving any application for the development of land abutting the ROW, a condition will be imposed requiring satisfactory arrangements to be made to advise prospective purchasers that the standard of presentation of the ROW may be low until such time as the ultimate upgrade takes place.
- (f) In approving any application for the development of land abutting the ROW, a condition will be imposed requiring the submission of a Waste Management Plan, to the satisfaction of the Town, which stipulates the manner by which all waste (regular waste, recycling, FOGO and bulk collections) are to be collected from the site.

### 6.4 Single House and Grouped Dwellings

- (a) Where a site has frontage to both a Primary Street and a ROW identified for retention, at least one proposed dwelling shall obtain vehicle access from the ROW.
- (b) All garages and carports are to be setback to achieve a minimum of 6.0m from the edge of the garage or outside edge of the carport to the rear of the ROW, to enable sufficient reversing distances.



- (c) The dwelling(s) referred to in (a) above are to be provided with a minimum 1.5m wide pedestrian access leg to the Primary Street for postal services, visitor access, rubbish collection and utilities. The pedestrian access leg may be reduced to 1.0m wide where an existing dwelling on the front lot is to be retained. Where the pedestrian access leg is gated, visually permeable gates must be used.
- (d) The dwelling(s) referred to in (a) above are to have direct pedestrian access to both the ROW and the primary street. The pedestrian access to the ROW must not be in the form of a garage door.
- (e) The dwelling(s) referred to in (a) above (excluding the associated garage or carport) are to be setback a minimum of 2.5m from the ROW.
- (f) The dwelling(s) referred to in (a) above are to provide for at least one major opening being orientated towards the ROW so as to provide passive surveillance.

## 6.5 Multiple Dwellings and Mixed Use Development

- (a) All car parking for the residential component of multiple dwellings and mixed use development is to be accessed solely from the laneway.
- (b) All multiple dwellings and mixed use developments are to provide at least two major openings which provide passive surveillance of the ROW / car parking area.

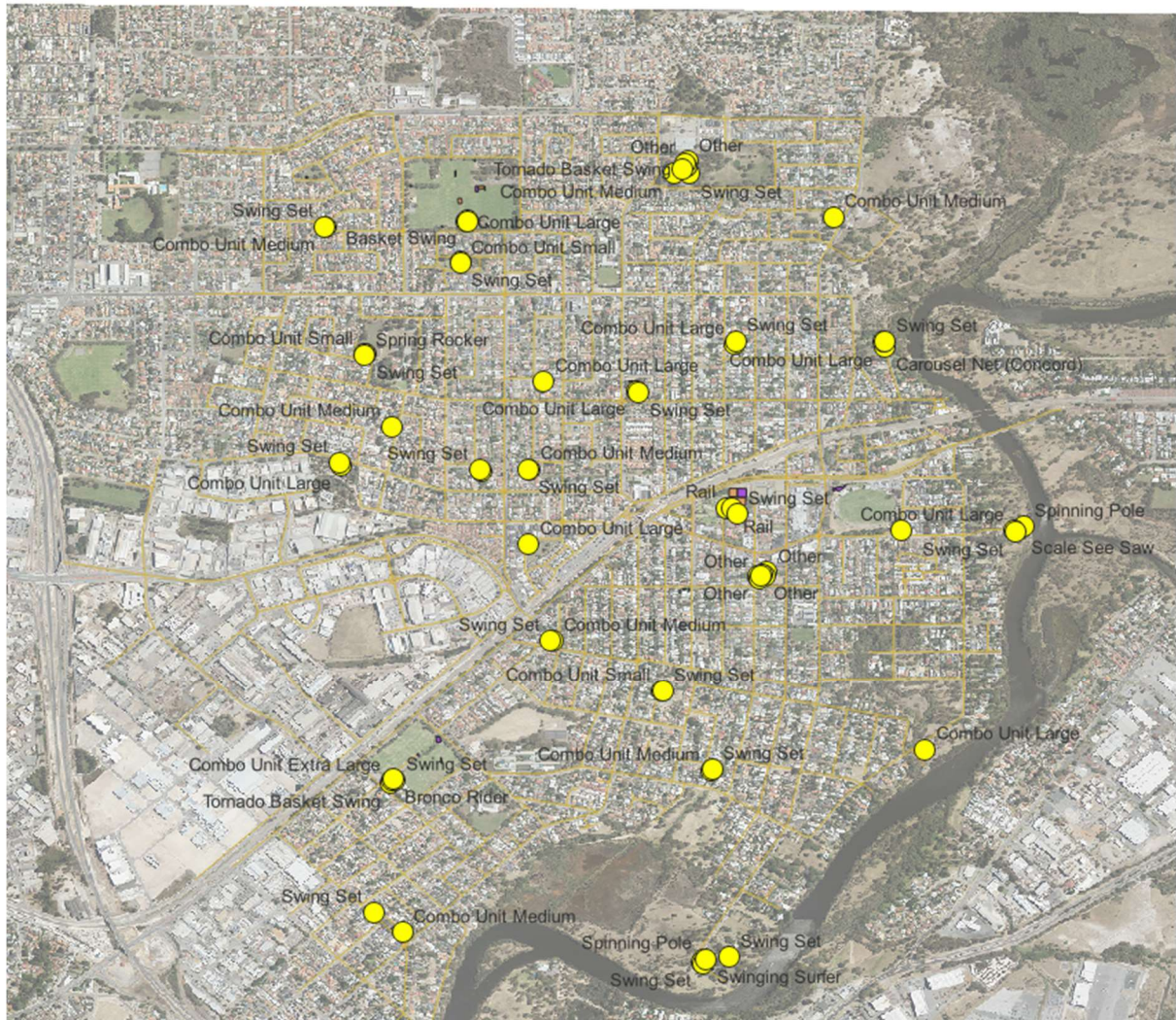
## 6.6 Subdivision

- (a) Where an application for subdivision approval proposes the creation of vacant lots, the Town will recommend any approval is subject to a condition requiring the preparation of a Local Development Plan pursuant to Clause 47(a) of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- (b) Where an application for subdivision approval proposes the creation of vacant lots, the Town will recommend any approval is subject to a condition requiring satisfactory arrangements to be made to inform prospective purchasers of the development requirements prescribed by this Policy.

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<b>Directorate</b>	Community Planning
<b>Business Unit</b>	Development and Place
<b>Inception Date</b>	[Insert OCM RESOLUTION NO & DATE]
<b>Version</b>	
<b>Next Review Date</b>	[Insert date – maximum 2 years generally is considered good practice]

## Attachment 12.5.1



## Playground Maintenance and Treatments

Location	Asset ID	Number of Locations	Address	Suburb	Edging type and weed management: within 5m of play equipment/ softfall surface
Anzac Terrace Reserve	3002	2	Anzac Tce	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Ashfield Community Centre	2003	1	2 Colstoun Rd	Ashfield	Contractor undertakes works over the weekend where there is no usage and uses minimal amounts of spot spraying where mechanical means is not sufficient
Ashfield Reserve	3004	4	2 Colstoun Rd	Ashfield	Whipper snipped, rubber softfall
Bassendean Skate Park	1067	1	West Rd	Bassendean	Whipper snipped
BIC Reserve	3006	1	James St	Bassendean	Whipper snipped and one annual herbicide treatment in adjacent turf
Broadway Arboretum	3010	2	Broadway	Bassendean	Whipper snipped
Carman Way Reserve	3012	1	Carman Way	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Abell Reserve	3015	2	Clarke Way	Ashfield	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Colin Smith Reserve	3016	2	Blackthron Rd	Eden Hill	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Culworth/Mickleton Reserve	3017	2	Culworth Way	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Freiberg Avenue Reserve	3021	2	Freeland Square	Eden Hill	Kerbing to be replacement with limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Gary Blanche	3022		Pearson St	Ashfield	Whipper snipped
Hatton Court Reserve	3024	2	Hatton Crt	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Jubilee Reserve (inc. Gym Equipment)	3026	1	Robinson Rd	Eden Hill	Main playground - glyphosate (in adjacent turf) /whipper snipped. Gym - whipper snipped and all softfall
Lord/Schofield Reserve	3030	1	Schofield St	Eden Hill	Whipper snipped
Mary Crescent Reserve (inc Alf Faulkner)	3032	4	Mary Crs	Eden Hill	Regular herbicide treatment (garden beds, mulched areas)
May Holman Reserve	3033	2	Mann Way	Bassendean	Concrete kerb to be replaced with limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Padbury Way Reserve	3035	3	Padbury Way	Eden Hill	Limestone retainer and whipper snipped, woodchipped area herbicide
Palmerston Square Reserve	3036	2	Palmerston Way	Bassendean	Kerbing whipper snipped and glyphosate for poplar suckers
Park Estate Reserve	3037	1	Prospector Loop	Bassendean	Whipper snipped
Parmelia Way Reserve	3039	2	Parmelia Way	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Pickering Park	3040	1	Bassendean Pde	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Point Reserve	3041	4	North Rd	Bassendean	One limestone retainer whipper snipped and two playgrounds with pine wooden retainers glyphosate in adjacent turf.
Sandy Beach Reserve	3042	N/A	West Rd	Bassendean	No herbicide applied within the limestone wall or kerbing.
Success Hill Reserve	3043	3	Seventh Ave	Bassendean	Glyphosate in garden beds
Surrey Street POS	3044	1	Surrey St	Bassendean	One limestone retainer whipper snipped and two play equipment with rubber softfall, herbicide in adjacent turf
Third Avenue Reserve	3045	2	Third Ave	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Troy Street Reserve	3047	1	Troy St	Bassendean	Limestone retainer and whipper snipped. No herbicide applied within the limestone wall or kerbing.
Wind in the Willows	2023	1	28-30 Wilson	Bassendean	Damaged kerbing to be replaced with limestone retainer and whipper snipped.
					Contractor undertakes works over the weekend where there is no usage and uses minimal amounts of spot spraying where mechanical means is not sufficient

Contains garden beds/ woodchipped areas, where weeds are controlled using herbicide





# Corporate Business Plan 2022-2026

Draft as at 19 August 2022





## Introduction

The Corporate Business Plan (CBP) provides an overview of actions and projects that are resourced and linked to the Town of Bassendean's Strategic Community Plan. Importantly, the CBP does not represent a compilation of all the activities undertaken by the Town as part of its day-to-day operations. The CBP 2022/23 Review follows Councils approval of the annual budget on 5 July 2022.

## Statutory Context

As a local government, the Town of Bassendean is responsible for delivering a wide range of economic, human, recreational and property services as well as developing and maintaining essential community infrastructure. Local governments have legislative responsibility to perform a range of statutory functions for the local community.

The *Local Government (Administration) Regulations 1996* provides that:

- (3) *A corporate business plan for a district is to —*
- (a) *set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and*
  - (b) *govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and*
  - (c) *develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.*

The Regulations also requires that '*a local government is to review the current corporate business plan for its district every year*'.



## Day-to-Day Activities Delivered by the Town of Bassendean

Directorate	Activities
<b>Office of the CEO</b>	<b>Provide oversight and compliance with the Local Government Act and Regulations; drive organisational performance and culture</b>
Human Resources	Delivery of human resource and organisational development services in relation to workforce planning, recruitment and selection, occupational health and safety, training and development and recognition and wellbeing
Governance	Coordinate election process and education programs for councillors; management of meetings and decisions; local laws; delegations; policy reviews; risk management; Annual Report; and governance advice Monitor, report and review the Strategic Community Plan and Corporate Business Plan
Strategic Communications	Provision of strategic advocacy and media management
Council and Executive Support	Support the Mayor and Elected Members
<b>Corporate Services</b>	<b>Deliver financial management and good governance</b>
Customer Services	Respond to customer requests and enquiries
Finance Services	Efficient, effective and compliant accounting services, financial management and reporting; long term financial plan Manage the application and payment of approved rates to properties across the Town
Information Management	Plan and manage IT resources to support the business; provide systems to promote compliance with the State Records Act and FOI requirements
Procurement Services	Coordinate and manage the procurement of goods and services, in compliance with legislation and policy
Children's Services	Manage two early childhood education centres

**Plan and deliver services and facilities for the community and undertake prescribed regulatory functions**

**Community Planning**

Community Development	Coordinate civic events, management of recreation facilities, provision of recreation and volunteering programs; support of community groups and initiatives and provide opportunities for community inclusion and connection. Manage the Hyde Retirement Village
Ranger Services	Provision of parking and traffic management control; management of public amenity; animal control; and emergency management
Statutory Planning and Development Services	Provision of statutory planning and development; development of Local Planning Strategy and Scheme; issue building approvals and undertake building compliance
Environmental Health Services	Regulate and deliver public health; food safety; and mosquito control
Library Services	Support the recreational, educational and technological needs of the community
Youth Services	Provision of youth programs and support

**Facilitate development and implementation of asset management plans; deliver and maintain infrastructure within the Town**

**Infrastructure**

Engineering Design Services	Provide safe, efficient and effective infrastructure including roads, paths, drainage, lighting, traffic management and associated structures
Parks and Gardens	Maintenance of parks and reserves, playing fields, garden beds and tree planting
Facilities Management	Day to day management of the Town's facilities and playgrounds
Asset Planning and Management	Development and management of asset plans aligned to the Strategic Community Plan and Corporate Business Plan
Project Delivery	Development and delivery of civil construction projects and contract management
Works	Maintenance of roads, paths drainage, rights of way and carparks

**Develop, manage and implement plans for the future sustainability of our environment**

**Sustainability and Environment**

Waste Management and Recycling	Coordinate the Town's collection, processing and disposal agreements and develop and implement strategies and engagement to reduce waste. Implement Waste Plan
Sustainability	Develop and implement strategies to reduce the organisation and District's water use and carbon footprint
Environment	Improve the water quality of the river and catchment areas; develop and implement plans to improve the

	natural environment including urban forest and natural area reserves
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## PRIORITY AREA 1 STRENGTHENING AND CONNECTING OUR COMMUNITY

Objective 1.1	Success Measures
Fostering a culture of collaboration and trust between the organisation and community	<ul style="list-style-type: none"> <li>Greater community support for decision making</li> </ul>

### Strategies (How the Town will do this)

1.1.1 Provide opportunity to listen and involve our community in decisions that affect them

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Undertake a review of the SCP to consider community survey results		●			

Objective 1.2	Success Measures
Establishing partnerships with the community that build capacity, connection and sense of belonging	<ul style="list-style-type: none"> <li>Increased percentage of services delivered by community groups compared to the Town</li> <li>Increased social return on investment using an agreed approach</li> <li>Increased volunteer participation rates</li> <li>Town staff hours result in greater return for time in volunteer management</li> </ul>

#### Strategies (How the Town will do this)

- 1.2.1 Identify community members and organisations with the capacity to deliver projects and programs
- 1.2.2 Build capacity of community groups to deliver social return on investment
- 1.2.3 Identify and deliver community funding
- 1.2.4 Foster volunteering to provide services for our community and to build connections
- 1.2.5 Build capacity of volunteers to deliver programs and services with limited input from the Town

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26

#### Project actions now operationalised as BAU in 22/23 CBP Review

*Implement Community insurance cover for community groups*  
*Deliver community capacity building initiatives / workshops*  
*Revise and re-launch Sponsorship and Grants*  
*Promote grant opportunities to community groups*

<b>Objective 1.3</b>	<b>Success Measures</b>
<b>Treating people equitably with access to programs and services, regardless of advantage or ability</b>	<ul style="list-style-type: none"> <li>• Alignment between services delivered and community needs</li> <li>• Diversity (in terms of demographic, ability, culture, background) of community members accessing spaces, places, programs and services is reflective of community structure</li> </ul>

### Strategies (How the Town will do this)

1.3.1 Ensure access and inclusion to spaces and places throughout our Town for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

1.3.2 Enable programs and services that cater for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Prepare a new Access and Inclusion Plan for beyond 2023/24			●		

### Project actions now operationalised as BAU in 22/23 CBP Review

*Undertake and implement recommendations of service review of Seniors and Disability Services (complete)*

<b>Objective 1.4</b>	<b>Success Measures</b>
<b>Creating an environment where people feel welcome and safe</b>	<ul style="list-style-type: none"> <li>• Increased use of public transport by different demographics</li> <li>• Increased active transport by different demographics</li> <li>• Reduced antisocial incidents</li> </ul>

#### Strategies (How the Town will do this)

1.4.1 Create public spaces and transport routes that encourage people to linger, interact and enjoy (including evening use)

1.4.2 Encourage the adoption of a collective responsibility towards safety

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Facilitate Western Power in delivering Eden Hill Underground Power Project		●			
Approval of new Path Network Policy		●			
Implement and evaluate Old Perth Road Pedestrian-Zone Trial (RAC grant)		●			



<b>Objective 1.5</b>	<b>Success Measures</b>
<b>Supporting healthy lifestyles throughout our Town</b>	<ul style="list-style-type: none"> <li>Increased use of public open spaces and other amenities</li> <li>Improved health and wellbeing of residents</li> </ul>

### Strategies (How the Town will do this)

#### 1.5.1 Improve functionality of amenities and lifestyle options

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Develop a Public Open Space Strategy	●			
Develop a Public Health Plan	●			
Creation of BIC Reserve Master Plan (RoC)	●			
Implementation of select components of the future BIC Reserve Master Plan	●	o		
Prepare a secondary (Stage 2) concept plan for Sandy Beach Reserve; providing various additional elements based up community feedback and user demand	●			

#### Project actions now operationalised as BAU in 22/23 CBP Review

*Advocate for external funding of Jubilee Masterplan*

*Complete construction of nature play based Playground and Ablutions at Sandy Beach Reserve (complete)*

O – empty dot denotes funding source to be confirmed

<b>Objective 1.6</b>	<b>Success Measures</b>
<b>Creating a resilient and adaptable community</b>	<ul style="list-style-type: none"> <li>Community organisations with their own crisis preparedness strategies</li> <li>Increased proportion of local workers who are local residents</li> <li>Clarity on prioritisation of services</li> </ul>

#### Strategies (How the Town will do this)

1.6.1 Support community organisations in crisis preparedness and recovery

1.6.2 Prioritise local employment

1.6.3 Identify essential and non-essential services for clear prioritisation

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Review of the local emergency management arrangements	●			

<b>Objective 1.7</b>	<b>Success Measures</b>
<b>Facilitating community connection</b>	<ul style="list-style-type: none"> <li>Increased participation rates in volunteering, community activities and events</li> </ul>

#### Strategies (How the Town will do this)

1.7.1 Prioritise projects that bring people together and strengthen community connectedness

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Develop and implement project proposal for Youth Engagement projects in Ashfield (RoC)		●			

**Project actions now operationalised as BAU in 22/23 CBP Review**

*Deliver or promote community events and/ or activations*

*Implement Community Awards Policy*



## PRIORITY AREA 2 LEADING ENVIRONMENTAL SUSTAINABILITY

Objective 2.1	Success Measures
<b>Demonstrate strong leadership in waste reduction and carbon neutrality</b>	SHORT TERM <ul style="list-style-type: none"> <li>State Government targets are met</li> <li>Waste generated per capita is reduced by 10%</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>70% of waste is diverted from landfill by 2030</li> <li>On track to achieve carbon neutrality by 2030</li> </ul>

### Strategies (How the Town will do this)

2.1.1. Initiate and drive innovative waste management practices

2.1.2 Initiate and drive innovative renewable energy practices

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Develop an Emissions Reduction Strategy for the Community		●	●		
Conduct an audit of the sports lighting to determine more efficient options		●			
Undertake verification of the Town’s Carbon Account		●			
Roll out FOGO to commercial properties		●			

### Project actions now operationalised as BAU in 22/23 CBP Review

*Implement Emissions Reduction Strategy for organisation*

<b>Objective 2.2</b>	<b>Success Measures</b>
<b>Be innovative in responses to sustainability challenges</b>	SHORT TERM <ul style="list-style-type: none"> <li>Examples of being first adopters are evident</li> </ul>

#### Strategies (How the Town will do this)

2.2.1 Embed sustainability considerations in Council decision making

2.2.2 Practise early uptake of suitable new technologies and innovations

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Conduct annual assessment to transition fleet to electric		●	●	●	●

#### Project actions now operationalised as BAU in 22/23 CBP Review

*Review environmental sustainability policies*

*Consider power purchasing agreements including through WALGA's Energy and Renewables Project*

*Implement the purchase of Green Power and /or carbon offsets for the Town's emissions*

<b>Objective 2.3</b>	<b>Success Measures</b>
<b>Foster an empowered community that drives sustainability</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased community support for sustainable initiatives</li> </ul>

#### Strategies (How the Town will do this)

2.3.1 Increase community support for sustainability considerations

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26



Implement actions as outlined in Natural Environment and Sustainability Action Statement		●	●	●	●
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<b>Objective 2.4</b>	<b>Success Measures</b>
<b>Conserve, protect and enhance our natural environment and biodiversity</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased number and rate of participation of environmental volunteers</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Restoration and revegetation measures improve</li> </ul>

### Strategies (How the Town will do this)

2.4.1 Conserve, enhance and repair natural and urban areas

2.4.2 Facilitate management of reserves by Friends groups

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Finalise Town Planning Scheme 4A including land acquisitions (2022 – 2024)		●	●		
Develop a plan for the future of Point Reserve and progress staged implementation <sup>1</sup>		●	○	○	○
Partner with State Government to respond to Ashfield Flats Hydrology Study		●			
Complete works on Success Hill drainage design and construction		●	●		
Develop Sandy Beach foreshore restoration plan		●			
Undertake design for Success Hill foreshore stabilisation programme		●	●		
Implement Bushcare Volunteer Manual		●	●	●	●

### Project actions now operationalised as BAU in 22/23 CBP Review

*Progress stage 2 of Bindaring Wetland restoration (complete the 22/23 capital budget allocation is for the path only)*

*Implement and regularly review 1 year and 10 year Natural Area Plans*

*Undertake annual river and foreshore assessment condition*

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<sup>1</sup> Staged implementation will be subject to grant funding



<b>Objective 2.5</b>	<b>Success Measures</b>
<b>Value and conserve and protect our water resources and waterways</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Gold Waterwise Council status is retained</li> <li>• Quality of water flows into Swan River improves</li> <li>• Stream restoration measures improve</li> </ul>

### Strategies (How the Town will do this)

2.5.1 Implement Waterwise initiatives and policies for residents, businesses and other organisations

2.5.2 Convert drains into living streams

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Develop a Waterwise Bassendean Strategy	●			
Repurpose open drain between Second and Third Avenue to create a Living Stream (Stage 1)	●			
Repurpose open drain between Third and Fourth Avenue to create a Living Stream (Stage 2)	○	○		
Review the outcomes of the living stream project to assess future works	●	●		
Develop the Bassendean foreshore precinct plan and advocate for the creation of a foreshore Regional Park within the Lower and Middle Swan Localities	●			

<b>Objective 2.6</b>	<b>Success Measures</b>
<b>Support the creation of a more green and shaded Town</b>	SHORT TERM <ul style="list-style-type: none"> <li>Fewer trees lost during development</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Increased proportion of tree cover</li> <li>Reduced heat island effect</li> </ul>

### Strategies (How the Town will do this)

2.6.1 Create an urban forest throughout reserves, gardens and streets

2.6.2 Protect existing trees and green spaces

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Develop longer term tree planting and biodiversity corridors program		●			
Assess and map our existing trees to better plan for the future – <ul style="list-style-type: none"><li>our verge trees</li><li>our reserve trees</li></ul>		●			
Develop Tree Canopy Action Plan (include provision for annual update of the retention rate of newly planted trees)		●			
Develop and implement Plan for Tree Planting on Old Perth Road (RoC)		●	●		
Plant native cover and plantings at Palmerston Reserve		●			
Develop a Plan for Tree Planting and new footpath for Lord Street		●			

### Project actions now operationalised as BAU in 22/23 CBP Review

*Implement tree succession focussing on verge trees for planting in winter*





### PRIORITY AREA 3 CREATING A VIBRANT TOWN AND PRECINCTS

Objective 3.1	Success Measures
Support the town centre to thrive	<p>LONG TERM</p> <ul style="list-style-type: none"> <li>Increased number of developments within the town centre</li> <li>Increased population within the Town</li> <li>Improved retention of existing businesses</li> <li>Increased number and retention of new businesses</li> <li>Increased local employment</li> </ul>

#### Strategies (How the Town will do this)

3.1.1 Advocate for economic growth of our Bassendean town centre

3.1.2 Engage potential government and private sector development partners to realise opportunities within the Town of Bassendean

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Develop Streetscape Plan for Old Perth Road		●			
Develop EOI process for development of 35 Old Perth Road (RoC)		●			

#### Project actions now operationalised as BAU in 22/23 CBP Review

*Advocate for the town centre to attract investors and developers*

<b>Objective 3.2</b>	<b>Success Measures</b>
<b>Increase the residential population close to centres and train stations</b>	<p>LONG TERM</p> <ul style="list-style-type: none"> <li>• Meet obligations under State population targets</li> <li>• Appropriately located development</li> <li>• Increased dwelling numbers and diversity of dwelling types</li> <li>• Enhanced quality of development outcomes</li> </ul>

### Strategies (How the Town will do this)

3.2.1 Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Amend the Local Planning Strategy and create a new Local Planning Scheme		●	●		
Prepare Precinct Structure Plan for the Bassendean Town Centre		●	o		



## PRIORITY AREA 4 DRIVING FINANCIAL SUSTAINABILITY

Objective 4.1	Success Measures
Ensure there is sufficient, effective and sustainable use of assets	<p>SHORT TERM</p> <ul style="list-style-type: none"> <li>• All Town-owned buildings increased in their utilisation</li> <li>• Defined position and strategy of when buildings need renewal</li> </ul> <p>LONG TERM</p> <ul style="list-style-type: none"> <li>• Consolidated infrastructure footprint</li> <li>• Enhanced sustainability footprint</li> <li>• Clear indications of whole-of-life costs</li> </ul>

### Strategies (How the Town will do this)

4.1.1 Assess assets (including review of portfolio, landholdings and facility condition, use and capacity) to optimise and rationalise

4.1.2 Ensure financial planning has a long-term outlook and a focus on land asset rationalisation

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Review Long Term Financial Plan	●	●		
Integrate Long Term Financial Plan with SCP, CBP, AMPs, informing strategies and plans	●	●	●	
Review the Land Asset Strategy	●			
Formalise new Management Arrangements for HRV Tenancy	●			
Undertake subdivision of Town-owned land on Hamilton Street, Bassendean (RoC)	●	●		

<b>Objective 4.2</b>	<b>Success Measures</b>
<b>Ensure community facilities are accessible to and well utilised by a diverse range of community members</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased use of facilities</li> <li>Increased shared use of spaces/diversity of use</li> </ul>

#### Strategies (How the Town will do this)

4.2.1 Community Infrastructure Strategy (use of community spaces, shared or individual hubs, appropriate number of facilities)

4.2.2 Leasing, Licensing and Hiring Strategy

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Upgrade lighting at Bassendean Oval		●	●		
Upgrade lighting at Ashfield Reserve		●			
Renew Ashfield Flats boardwalk		●			

<b>Objective 4.3</b>	<b>Success Measures</b>
<b>Support the local economy</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased local employment, relative to non-local employment</li> <li>Increased local supply-chain use, relative to non-local supply</li> </ul>

#### Strategies (How the Town will do this)

4.3.1 Prioritise infrastructure projects that generate local employment and support a circular economy

4.3.2 Ensure the local economy is positioned to recover from crises

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26







## PRIORITY AREA 5 FACILITATING PEOPLE-CENTRED SERVICES

Objective 5.1	Success Measures
Ensure community members know where and how to access services	SHORT TERM <ul style="list-style-type: none"> <li>• Clarity within the community and local government regarding who deals with different types of decision</li> <li>• Clarity and consistency around complaints procedure</li> </ul>

### Strategies (How the Town will do this)

5.1.1 Improve communication regarding where community members can receive services, advice and provide feedback

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Installation of Notice Boards (RoC)		●			
Launch Thrive digital		●			

<b>Objective 5.2</b>	<b>Success Measures</b>
<b>Deliver efficient and well-connected internet and computer technology systems</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Improved efficiency of online services for community</li> <li>• Improved efficiency of online services for administration</li> <li>• Increased customer base for online services</li> </ul>

### Strategies (How the Town will do this)

5.2.1 Improve efficiency of internet and computer technology systems for community- facing services

5.2.2 Explore online options for services that currently require physical presence

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Undertake Records Management review to align to ICT strategy		●			
Upgrade audio visual equipment in Council Chambers		●			
Facilitate online applications, lodgements and payments		●			
Implementation of e-rates		●			



## PRIORITY AREA 6 PROVIDING VISIONARY LEADERSHIP AND MAKING GREAT DECISIONS

Objective 6.1	Success Measures
<b>Make brave decisions in line with a risk appetite</b>	SHORT TERM <ul style="list-style-type: none"> <li>Efficient and effective Council meetings</li> <li>Defensible decision making that is based on the identification of opportunities and benefits as well as negative impacts</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Examples of being first adopters</li> </ul>

### Strategies (How the Town will do this)

6.1.1 Early identification of potential risks / issues/ opportunities

6.1.2 Embed opportunity cost considerations

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Facilitate Regulation 17 Review				●	
Implement the Fraud and Corruption Control Plan		●	●	●	

<b>Objective 6.2</b>	<b>Success Measures</b>
<b>Ensure major decision making is informed by community feedback</b>	<ul style="list-style-type: none"> <li>Ensure community engagement processes are implemented in major strategic projects</li> </ul>

#### Strategies (How the Town will do this)

##### 6.2.1 Ensure community engagement processes are implemented in major strategic projects

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26

#### Project actions now operationalised as BAU in 22/23 CBP Review

*The above strategy is BAU.*

<b>Objective 6.3</b>	<b>Success Measures</b>
<b>Ensure operational activities reflect the strategic focus of Council</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Openness and transparency of decision making</li> <li>• Enhanced staff morale</li> <li>• Staff have appropriate strategic direction</li> <li>• Agreement on the link between projects and Strategic Community Plan</li> <li>• General alignment regarding values</li> </ul>

#### Strategies (How the Town will do this)

6.3.1 Ensure clear communication and flow of information from decision makers to operational staff

6.3.2 Implement a framework on decision making that identifies delegated authority for different levels of decision

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Review of Delegations (Annual)	●	●	●	●
Review Communications Policy (following Council election)		●		



<b>Objective 6.4</b>	<b>Success Measures</b>
<b>Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Openness and transparency of decision making</li> <li>• Enhanced staff morale</li> <li>• Staff have appropriate strategic direction</li> <li>• Agreement on the link between projects and Strategic Community Plan</li> <li>• General alignment regarding values</li> </ul>

#### Strategies (How the Town will do this)

6.4.1 Build understanding and support for the vision and Strategic Community Plan

6.4.2 Demonstrate clear connections between the Strategic Community Plan, project and business-as-usual services and operations

6.4.3 Create an organisational culture of performance, innovation and excellence

6.4.4 Develop shared values between Council, administration and the community

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Develop and deliver induction program for new Council			●		

<b>Objective 6.5</b>	<b>Success Measures</b>
<b>Foster an environment of innovation and leadership</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Councillors and staff feel empowered to make appropriate decisions</li> <li>• Professional development for staff and councillors</li> <li>• Inductions to professional networks</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>• Recognition of excellence by other organisations</li> </ul>

#### Strategies (How the Town will do this)

6.5.1 Foster an environment of innovation, where people are encouraged to contribute

6.5.2 Foster leadership: harness the talent of individuals

6.5.3 Recognise and reward innovation and leadership

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Deliver Annual Staff Awards Program aligned to Corporate Values		●	●	●	●

<b>Objective 6.6</b>	<b>Success Measures</b>
<b>Respond effectively and efficiently to crises</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Clarity of impacts to business continuity among elected members and staff prior to crisis situations</li> <li>• Clarity amongst the community of local government, organisation and community responses</li> </ul>

#### Strategies (How the Town will do this)

6.6.1 Implement crisis management framework

6.6.2 Communicate the impacts to business continuity

Project/ Actions	Timeframe				
		22/23	23/24	24/25	25/26
Implement a new Disaster Recovery Plan		●			



## PRIORITY AREA 7 BUILDING COMMUNITY IDENTITY BY CELEBRATING CULTURE AND HERITAGE

Objective 7.1	Success Measures
<b>Appreciate, celebrate and engage with Noongar Boodjar (land), history, culture and people</b>	<ul style="list-style-type: none"> <li>Noongar people being active participants during projects and direction, in collaboration with the Town of Bassendean</li> <li>Increased understanding of Noongar Boodjar, history, culture and people among nonindigenous community</li> </ul>

### Strategies (How the Town will do this)

7.1.1 Enhance partnerships with Noongar people – be guided by Traditional Owners in the appreciation, celebration and participation of Noongar Boodjar, history, culture and people

7.1.2 Enhance participation and engagement of local Noongar people in community life and decision making

7.1.3 Enhance participation and engagement of local Noongar people in caring for the land

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Develop Indigenous Cultural Program	●			
Establish regular engagement meetings with Noongar Aboriginal people	●	●	●	●

### Project actions now operationalised as BAU in 22/23 CBP Review

*Celebrate NAIDOC and Reconciliation week (subject to Council funding)*

<b>Objective 7.2</b>	<b>Success Measures</b>
<b>Create a community closely connected to its history and heritage</b>	SHORT TERM <ul style="list-style-type: none"> <li>Local studies collection actively accessed by the community</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Historical and heritage facilities are well used by the community</li> <li>Heritage sites and buildings are visible to locals and visitors</li> </ul>

### Strategies (How the Town will do this)

7.2.1 Maintain and share the historical stories of the Town of Bassendean

7.2.2 Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community

7.2.3 Implement initiatives, events and activities that focus on a range of cultural and artistic endeavours (not limited to entertainment)

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Plan for a Riverpark interpretation node via partnership with DBCA's River Journeys Project, to capture the river's natural and cultural heritage while enriching visitors' experiences and encouraging custodianship of the area.		o	o	o
		o	o	o

O – empty dot denotes funding source to be confirmed



<b>Objective 7.3</b>	<b>Success Measures</b>
<b>Engage the community in arts and culture</b>	<ul style="list-style-type: none"> <li>Community participation in arts and cultural programs and activities</li> </ul>

#### Strategies (How the Town will do this)

7.3.1 Implement arts and cultural programs and activities that reflect the unique history of the Town of Bassendean and are relevant to its community

Project/ Actions	Timeframe			
	22/23	23/24	24/25	25/26
Commission public art	o			
Investigate Aboriginal dual naming for various sites	●			
Investigate incorporation of cultural elements at Sandy Beach Reserve	o			

O – empty dot denotes funding source to be confirmed



# Corporate Business Plan 2021-2025 (2021/22 Review)

As at 23 November 2021



## Introduction

The Corporate Business Plan (CBP) provides an overview of actions and projects that are resourced and linked to the Town of Bassendean's Strategic Community Plan. Importantly, the CBP does not represent a compilation of all the activities undertaken by the Town as part of its day-to-day operations. The CBP 2021/22 Review follows Councils approval of the annual budget on 29 July 2021.

## Statutory Context

As a local government, the Town of Bassendean is responsible for delivering a wide range of economic, human, recreational and property services as well as developing and maintaining essential community infrastructure. Local governments have legislative responsibility to perform a range of statutory functions for the local community.

The *Local Government (Administration) Regulations 1996* provides that:

- (3) *A corporate business plan for a district is to —*
- (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and*
  - (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and*
  - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.*

The Regulations also requires that '*a local government is to review the current corporate business plan for its district every year*'.



## Day-to-Day Activities Delivered by the Town of Bassendean

Directorate	Activities
<b>Office of the CEO</b>	<b>Provide oversight and compliance with the Local Government Act and Regulations; drive organisational performance and culture</b>
Human Resources	Delivery of human resource and organisational development services in relation to workforce planning, recruitment and selection, occupational health and safety, training and development and recognition and wellbeing
Governance	Coordinate election process and education programs for councillors; management of meetings and decisions; local laws; delegations; policy reviews; risk management; Annual Report; and governance advice
Strategic Communications	Provision of strategic advocacy and media management
Integrated Planning and Reporting	Monitor, report and review the Strategic Community Plan and Corporate Business Plan
Council and Executive Support	Support the Mayor and Elected Members
<b>Corporate Services</b>	<b>Deliver financial management and good governance</b>
Customer Services	Respond to customer requests and enquiries
Finance Services	Efficient, effective and compliant accounting services, financial management and reporting; long term financial plan
Rating Services	Manage the application and payment of approved rates to properties across the Town
Information Management	Plan and manage IT resources to support the business; provide systems to promote compliance with the State Records Act and FOI requirements
Procurement Services	Coordinate and manage the procurement of goods and services, in compliance with legislation and policy
Children's Services	Manage two early childhood education centres
Seniors Services	Manage the Hyde Retirement Village and provision of in-home care for seniors

<b>Community Planning</b>	<b>Plan and deliver services and facilities for the community</b>
Community Development	Coordinate civic events, management of recreation facilities, provision of recreation and volunteering programs; support of community groups and initiatives and provide opportunities for community inclusion and connection.
Ranger Services	Provision of parking and traffic management control; management of public amenity; animal control; and emergency management
Statutory Planning and Development Services	Provision of statutory planning and development; development of Local Planning Strategy and Scheme; issue building approvals and undertake building compliance
Environmental Health Services	Regulate and deliver public health; food safety; and mosquito control
Library Services	Support the recreational, educational and technological needs of the community
Youth Services	Provision of youth programs and support

<b>Infrastructure</b>	<b>Facilitate development and implementation of asset management plans; deliver and maintain infrastructure within the Town</b>
Engineering Design Services	Provide safe, efficient and effective infrastructure including roads, paths, drainage, lighting, traffic management and associated structures
Parks and Gardens	Maintenance of parks and reserves, playing fields, garden beds and tree planting
Facilities Management	Day to day management of the Town's facilities and playgrounds
Asset Planning and Management	Development and management of asset plans aligned to the Strategic Community Plan and Corporate Business Plan
Project Delivery	Development and delivery of civil construction projects and contract management
Works	Maintenance of roads, paths drainage, rights of way and carparks

<b>Sustainability and Environment</b>	<b>Develop, manage and implement plans for the future sustainability of our environment</b>
Waste Management and Recycling	Coordinate the Town's collection, processing and disposal agreements and develop and implement strategies and engagement to reduce waste. Implement Waste Plan
Sustainability	Develop and implement strategies to reduce the organisation and District's water use and carbon footprint
Environment	Improve the water quality of the river and catchment areas; develop and implement plans to improve the natural environment including urban forest and natural area reserves





## PRIORITY AREA 1 STRENGTHENING AND CONNECTING OUR COMMUNITY

Objective 1.1	Success Measures
Fostering a culture of collaboration and trust between the organisation and community	<ul style="list-style-type: none"><li>Greater community support for decision making</li></ul>

### Strategies (How the Town will do this)

1.1.1 Provide opportunity to listen and involve our community in decisions that affect them

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Undertake Community Survey to inform future service delivery and investment	●			

#### Key

●	Funded
○	Subject to future funding

Objective 1.2	Success Measures
Establishing partnerships with the community that build capacity, connection and sense of belonging	<ul style="list-style-type: none"> <li>Increased percentage of services delivered by community groups compared to the Town</li> <li>Increased social return on investment using an agreed approach</li> <li>Increased volunteer participation rates</li> <li>Town staff hours result in greater return for time in volunteer management</li> </ul>

#### Strategies (How the Town will do this)

- 1.2.1 Identify community members and organisations with the capacity to deliver projects and programs
- 1.2.2 Build capacity of community groups to deliver social return on investment
- 1.2.3 Identify and deliver community funding
- 1.2.4 Foster volunteering to provide services for our community and to build connections
- 1.2.5 Build capacity of volunteers to deliver programs and services with limited input from the Town

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Implement Community insurance cover for community groups	●	○	○	○
Deliver community capacity building initiatives/ workshops	●	●	●	●
Revise and re-launch Sponsorship and Grants	●			
Promote grant opportunities to community groups	●	○	○	○

#### Key

●	Funded
○	Subject to future funding

<b>Objective 1.3</b>	<b>Success Measures</b>
<b>Treating people equitably with access to programs and services, regardless of advantage or ability</b>	<ul style="list-style-type: none"> <li>• Alignment between services delivered and community needs</li> <li>• Diversity (in terms of demographic, ability, culture, background) of community members accessing spaces, places, programs and services is reflective of community structure</li> </ul>

### Strategies (How the Town will do this)

1.3.1 Ensure access and inclusion to spaces and places throughout our Town for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

1.3.2 Enable programs and services that cater for all, including community members with disabilities, youth, seniors, Indigenous people, and culturally and linguistically diverse people

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Undertake and implement recommendations of service review of Seniors and Disability Services	●	●		
Prepare a new Access and Inclusion Plan for beyond 2023/24			●	

### Key

●	Funded
○	Subject to future funding

<b>Objective 1.4</b>	<b>Success Measures</b>
<b>Creating an environment where people feel welcome and safe</b>	<ul style="list-style-type: none"> <li>Increased use of public transport by different demographics</li> <li>Increased active transport by different demographics</li> <li>Reduced antisocial incidents</li> </ul>

#### Strategies (How the Town will do this)

1.4.1 Create public spaces and transport routes that encourage people to linger, interact and enjoy (including evening use)

1.4.2 Encourage the adoption of a collective responsibility towards safety

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Right of Way Strategy	●			
Facilitate Western Power in delivering Underground Power Project	●	●		
Develop a Path Network Policy	●			

#### Key

●	Funded
○	Subject to future funding

<b>Objective 1.5</b>	<b>Success Measures</b>
<b>Supporting healthy lifestyles throughout our Town</b>	<ul style="list-style-type: none"> <li>Increased use of public open spaces and other amenities</li> <li>Improved health and wellbeing of residents</li> </ul>

### Strategies (How the Town will do this)

#### 1.5.1 Improve functionality of amenities and lifestyle options

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Prepare Jubilee Masterplan	●			
Advocate for external funding of Jubilee Masterplan	●	●	●	
Develop a Public Open Space Strategy	●			
Develop a Public Health Plan	●			
Creation of B.I.C. Reserve Concept Plan	●	o <sup>1</sup>		
Complete construction of nature play based Playground and Ablutions at Sandy Beach Reserve	●			

<sup>1</sup> Signals implementation - subject to funding

#### Key

●	Funded
o	Subject to future funding



<b>Objective 1.6</b>	<b>Success Measures</b>
<b>Creating a resilient and adaptable community</b>	<ul style="list-style-type: none"> <li>Community organisations with their own crisis preparedness strategies</li> <li>Increased proportion of local workers who are local residents</li> <li>Clarity on prioritisation of services</li> </ul>

#### Strategies (How the Town will do this)

1.6.1 Support community organisations in crisis preparedness and recovery

1.6.2 Prioritise local employment

1.6.3 Identify essential and non-essential services for clear prioritisation

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25

<b>Objective 1.7</b>	<b>Success Measures</b>
<b>Facilitating community connection</b>	<ul style="list-style-type: none"> <li>Increased participation rates in volunteering, community activities and events</li> </ul>

#### Strategies (How the Town will do this)

1.7.1 Prioritise projects that bring people together and strengthen community connectedness

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Deliver or promote community events and/ or activations	●	○	○	○
Review Community Awards Policy	●			

#### Key

●	Funded
○	Subject to future funding



## PRIORITY AREA 2 LEADING ENVIRONMENTAL SUSTAINABILITY

Objective 2.1	Success Measures
<b>Demonstrate strong leadership in waste reduction and carbon neutrality</b>	<p>SHORT TERM</p> <ul style="list-style-type: none"> <li>State Government targets are met</li> <li>Waste generated per capita is reduced by 10%</li> </ul> <p>LONG TERM</p> <ul style="list-style-type: none"> <li>70% of waste is diverted from landfill by 2030</li> <li>On track to achieve carbon neutrality by 2030</li> </ul>

### Strategies (How the Town will do this)

2.1.1. Initiate and drive innovative waste management practices

2.1.2 Initiate and drive innovative renewable energy practices

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop an Emissions Reduction Strategy for the Community		●	●	
Create Emissions Reduction Strategy for organisation	●			

#### Key

●	Funded
○	Subject to future funding

<b>Objective 2.2</b>	<b>Success Measures</b>
<b>Be innovative in responses to sustainability challenges</b>	SHORT TERM <ul style="list-style-type: none"> <li>Examples of being first adopters are evident</li> </ul>

#### Strategies (How the Town will do this)

2.2.1 Embed sustainability considerations in Council decision making

2.2.2 Practise early uptake of suitable new technologies and innovations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review environmental sustainability policies	●			
Consider power purchasing agreements including through WALGA's Energy and Renewables Project	●			
Implement the purchase of Green Power and /or carbon offsets for the Town's emissions	●			

<b>Objective 2.3</b>	<b>Success Measures</b>
<b>Foster an empowered community that drives sustainability</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased community support for sustainable initiatives</li> </ul>

#### Strategies (How the Town will do this)

2.3.1 Increase community support for sustainability considerations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop an Environmental Sustainability statement	●			

#### Key

●	Funded
○	Subject to future funding

<b>Objective 2.4</b>	<b>Success Measures</b>
<b>Conserve, protect and enhance our natural environment and biodiversity</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased number and rate of participation of environmental volunteers</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Restoration and revegetation measures improve</li> </ul>

### Strategies (How the Town will do this)

2.4.1 Conserve, enhance and repair natural and urban areas

2.4.2 Facilitate management of reserves by Friends groups

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Progress land acquisitions contemplated by Town Planning Scheme 4A	●	●	●	●
Undertake an assessment of our river and foreshore condition	●			
Commence development of a 10 year foreshore restoration plan and integrate into Long Term Financial Plan	●	●		
Progress stage 2 of Bindaring Wetland restoration	●			
Develop a plan for the future of Point Reserve	●	●		
Partner with State Government to respond to Ashfield Flats Hydrology Study	●	●		
Develop 1 year and 10 year Natural Area Plans	●	●	●	●
Complete works on Success Hill drainage design and construction	●	●		

### Key

●	Funded
○	Subject to future funding

<b>Objective 2.5</b>	<b>Success Measures</b>
<b>Value and conserve and protect our water resources and waterways</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Gold Waterwise Council status is retained</li> <li>• Quality of water flows into Swan River improves</li> <li>• Stream restoration measures improve</li> </ul>

### Strategies (How the Town will do this)

2.5.1 Implement Waterwise initiatives and policies for residents, businesses and other organisations

2.5.2 Convert drains into living streams

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Waterwise Bassendean Strategy		●		
Repurpose open drain between Second and Third Avenue to create a Living Stream (Stage 1)	●			
Repurpose open drain between Third and Fourth Avenue to create a Living Stream (Stage 2)		o		
Review the outcomes of the Living Stream program for a future program for the design and implementation of living streams		●	o	o

### Key

●	Funded
o	Subject to future funding



<b>Objective 2.6</b>	<b>Success Measures</b>
<b>Support the creation of a more green and shaded Town</b>	SHORT TERM <ul style="list-style-type: none"> <li>Fewer trees lost during development</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Increased proportion of tree cover</li> <li>Reduced heat island effect</li> </ul>

### Strategies (How the Town will do this)

2.6.1 Create an urban forest throughout reserves, gardens and streets

2.6.2 Protect existing trees and green spaces

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Implement tree succession focussing on verge trees for planting in winter 2022	●			
Develop longer term tree planting and biodiversity corridors program		●	●	●
Deliver a 'Green Trail' along our Principal Shared Path (near Railway line)	●	○		
Assess and map the health of our existing trees to better plan for the future	●	●		

### Key

●	Funded
○	Subject to future funding



### PRIORITY AREA 3 CREATING A VIBRANT TOWN AND PRECINCTS

Objective 3.1	Success Measures
Support the town centre to thrive	<p>LONG TERM</p> <ul style="list-style-type: none"> <li>Increased number of developments within the town centre</li> <li>Increased population within the Town</li> <li>Improved retention of existing businesses</li> <li>Increased number and retention of new businesses</li> <li>Increased local employment</li> </ul>

#### Strategies (How the Town will do this)

3.1.1 Advocate for economic growth of our Bassendean town centre

3.1.2 Engage potential government and private sector development partners to realise opportunities within the Town of Bassendean

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and present to Council a Town Centre Master Plan to promote and facilitate future investment	●			
Develop a promotions strategy for the town centre to attract investors and developers	●			
Investigate development and usage opportunities for 35 Old Perth Road		●		

#### Key

●	Funded
○	Subject to future funding

<b>Objective 3.2</b>	<b>Success Measures</b>
<b>Increase the residential population close to centres and train stations</b>	<p>LONG TERM</p> <ul style="list-style-type: none"> <li>• Meet obligations under State population targets</li> <li>• Appropriately located development</li> <li>• Increased dwelling numbers and diversity of dwelling types</li> <li>• Enhanced quality of development outcomes</li> </ul>

### Strategies (How the Town will do this)

3.2.1 Ensure planning and development strategies and policies align with the desire to focus future development around centres and train stations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Amend the Local Planning Strategy and create a new Local Planning Scheme	●	●		
Prepare Precinct Structure Plan for the Bassendean Town Centre	●	o	o	

### Key

●	Funded
o	Subject to future funding



## PRIORITY AREA 4 DRIVING FINANCIAL SUSTAINABILITY

Objective 4.1	Success Measures
Ensure there is sufficient, effective and sustainable use of assets	<p>SHORT TERM</p> <ul style="list-style-type: none"> <li>All Town-owned buildings increased in their utilisation</li> <li>Defined position and strategy of when buildings need renewal</li> </ul> <p>LONG TERM</p> <ul style="list-style-type: none"> <li>Consolidated infrastructure footprint</li> <li>Enhanced sustainability footprint</li> <li>Clear indications of whole-of-life costs</li> </ul>

### Strategies (How the Town will do this)

4.1.1 Assess assets (including review of portfolio, landholdings and facility condition, use and capacity) to optimise and rationalise

4.1.2 Ensure financial planning has a long-term outlook and a focus on land asset rationalisation

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Land Asset Strategy	●			
Develop Asset Management Strategy	●			
Undertake re-valuation of assets	●			
Remediate Success Hill jetty	●			
Review Long Term Financial Plan	●	●		
Integrate Long Term Financial Plan with SCP, CBP, AMPs, informing strategies and plans		●	●	●
Develop plan for colocation of Administration	●			

#### Key

●	Funded
○	Subject to future funding

<b>Objective 4.2</b>	<b>Success Measures</b>
<b>Ensure community facilities are accessible to and well utilised by a diverse range of community members</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased use of facilities</li> <li>Increased shared use of spaces/diversity of use</li> </ul>

#### Strategies (How the Town will do this)

4.2.1 Community Infrastructure Strategy (use of community spaces, shared or individual hubs, appropriate number of facilities)

4.2.2 Leasing, Licensing and Hiring Strategy

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise a new property leasing framework	●			

<b>Objective 4.3</b>	<b>Success Measures</b>
<b>Support the local economy</b>	SHORT TERM <ul style="list-style-type: none"> <li>Increased local employment, relative to non-local employment</li> <li>Increased local supply-chain use, relative to non-local supply</li> </ul>

#### Strategies (How the Town will do this)

4.3.1 Prioritise infrastructure projects that generate local employment and support a circular economy

4.3.2 Ensure the local economy is positioned to recover from crises

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Seek grant to pilot pedestrian first zone on Old Perth Road	●			

#### Key

●	Funded
○	Subject to future funding





## PRIORITY AREA 5 FACILITATING PEOPLE-CENTRED SERVICES

Objective 5.1	Success Measures
Ensure community members know where and how to access services	SHORT TERM <ul style="list-style-type: none"> <li>• Clarity within the community and local government regarding who deals with different types of decision</li> <li>• Clarity and consistency around complaints procedure</li> </ul>

### Strategies (How the Town will do this)

5.1.1 Improve communication regarding where community members can receive services, advice and provide feedback

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Prepare a new welcome pack for community members	●			
Review Customer Services Charter and Complaints Handling Procedure	●			

#### Key

●	Funded
○	Subject to future funding

<b>Objective 5.2</b>	<b>Success Measures</b>
<b>Deliver efficient and well-connected internet and computer technology systems</b>	SHORT TERM <ul style="list-style-type: none"> <li>Improved efficiency of online services for community</li> <li>Improved efficiency of online services for administration</li> <li>Increased customer base for online services</li> </ul>

### Strategies (How the Town will do this)

5.2.1 Improve efficiency of internet and computer technology systems for community- facing services

5.2.2 Explore online options for services that currently require physical presence

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and implement agenda preparation module and councillor portal	●			
Prepare Policy addressing Councillor ICT requirements	●			
Undertake Records Management review to align to ICT strategy		●		
Upgrade audio visual equipment in Council Chambers	●			
Facilitate online applications, lodgements and payments	●	●		

### Key

●	Funded
○	Subject to future funding



## PRIORITY AREA 6 PROVIDING VISIONARY LEADERSHIP AND MAKING GREAT DECISIONS

Objective 6.1	Success Measures
<b>Make brave decisions in line with a risk appetite</b>	SHORT TERM <ul style="list-style-type: none"> <li>Efficient and effective Council meetings</li> <li>Defensible decision making that is based on the identification of opportunities and benefits as well as negative impacts</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>Examples of being first adopters</li> </ul>

### Strategies (How the Town will do this)

6.1.1 Early identification of potential risks / issues/ opportunities

6.1.2 Embed opportunity cost considerations

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Fraud and Corruption Control Plan	●			
Finalise and implement new risk management framework	●			
Facilitate Regulation 17 Review	●			

### Key

●	Funded
○	Subject to future funding

<b>Objective 6.2</b>	<b>Success Measures</b>
<b>Ensure major decision making is informed by community feedback</b>	<ul style="list-style-type: none"> <li>• Ensure community engagement processes are implemented in major strategic projects</li> </ul>

### Strategies (How the Town will do this)

#### 6.2.1 Ensure community engagement processes are implemented in major strategic projects

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise strategic communications plan and develop an implementation plan to roll out key recommendations	●			

### Key

●	Funded
○	Subject to future funding

<b>Objective 6.3</b>	<b>Success Measures</b>
<b>Ensure operational activities reflect the strategic focus of Council</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Openness and transparency of decision making</li> <li>• Enhanced staff morale</li> <li>• Staff have appropriate strategic direction</li> <li>• Agreement on the link between projects and Strategic Community Plan</li> <li>• General alignment regarding values</li> </ul>

### Strategies (How the Town will do this)

6.3.1 Ensure clear communication and flow of information from decision makers to operational staff

6.3.2 Implement a framework on decision making that identifies delegated authority for different levels of decision

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop a Communications Policy	●			
Review of Delegations	●	●	●	●

### Key

●	Funded
○	Subject to future funding



<b>Objective 6.4</b>	<b>Success Measures</b>
<b>Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Openness and transparency of decision making</li> <li>• Enhanced staff morale</li> <li>• Staff have appropriate strategic direction</li> <li>• Agreement on the link between projects and Strategic Community Plan</li> <li>• General alignment regarding values</li> </ul>

#### Strategies (How the Town will do this)

6.4.1 Build understanding and support for the vision and Strategic Community Plan

6.4.2 Demonstrate clear connections between the Strategic Community Plan, project and business-as-usual services and operations

6.4.3 Create an organisational culture of performance, innovation and excellence

6.4.4 Develop shared values between Council, administration and the community

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Develop and deliver induction program for new Council	●		●	

#### Key

●	Funded
○	Subject to future funding

Objective 6.5	Success Measures
<b>Foster an environment of innovation and leadership</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Councillors and staff feel empowered to make appropriate decisions</li> <li>• Professional development for staff and councillors</li> <li>• Inductions to professional networks</li> </ul> LONG TERM <ul style="list-style-type: none"> <li>• Recognition of excellence by other organisations</li> </ul>

### Strategies (How the Town will do this)

6.5.1 Foster an environment of innovation, where people are encouraged to contribute

6.5.2 Foster leadership: harness the talent of individuals

6.5.3 Recognise and reward innovation and leadership

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Code of Conduct for Staff	●			
Deliver Annual Staff Awards Program aligned to Corporate Values	●	●	●	●

### Key

●	Funded
○	Subject to future funding

<b>Objective 6.6</b>	<b>Success Measures</b>
<b>Respond effectively and efficiently to crises</b>	SHORT TERM <ul style="list-style-type: none"> <li>• Clarity of impacts to business continuity among elected members and staff prior to crisis situations</li> <li>• Clarity amongst the community of local government, organisation and community responses</li> </ul>

### Strategies (How the Town will do this)

6.6.1 Implement crisis management framework

6.6.2 Communicate the impacts to business continuity

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Finalise Business Continuity, Pandemic, and Disaster Recovery Plans	●			

### Key

●	Funded
○	Subject to future funding



## PRIORITY AREA 7 BUILDING COMMUNITY IDENTITY BY CELEBRATING CULTURE AND HERITAGE

Objective 7.1	Success Measures
<b>Appreciate, celebrate and engage with Noongar Boodjar (land), history, culture and people</b>	<ul style="list-style-type: none"> <li>Noongar people being active participants during projects and direction, in collaboration with the Town of Bassendean</li> <li>Increased understanding of Noongar Boodjar, history, culture and people among nonindigenous community</li> </ul>

### Strategies (How the Town will do this)

7.1.1 Enhance partnerships with Noongar people – be guided by Traditional Owners in the appreciation, celebration and participation of Noongar Boodjar, history, culture and people

7.1.2 Enhance participation and engagement of local Noongar people in community life and decision making

7.1.3 Enhance participation and engagement of local Noongar people in caring for the land

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Establish a strategy to enhance partnerships, participation and engagement of Noongar people	o	o		
Celebrate NAIDOC and Reconciliation week	●	●	●	●

### Key

●	Funded
o	Subject to future funding

Objective 7.2	Success Measures
Create a community closely connected to its history and heritage	<p>SHORT TERM</p> <ul style="list-style-type: none"> <li>Local studies collection actively accessed by the community</li> </ul> <p>LONG TERM</p> <ul style="list-style-type: none"> <li>Historical and heritage facilities are well used by the community</li> <li>Heritage sites and buildings are visible to locals and visitors</li> </ul>

### Strategies (How the Town will do this)

7.2.1 Maintain and share the historical stories of the Town of Bassendean

7.2.2 Ensure heritage locations and buildings of historical value within the Town are recognised, cared for and utilised by the community

7.2.3 Implement initiatives, events and activities that focus on a range of cultural and artistic endeavours (not limited to entertainment)

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review the Town's Local Heritage Survey	●			
Create a Local Planning Policy relating to the protection of local heritage and character	●			

### Key

●	Funded
○	Subject to future funding



<b>Objective 7.3</b>	<b>Success Measures</b>
<b>Engage the community in arts and culture</b>	<ul style="list-style-type: none"> <li>Community participation in arts and cultural programs and activities</li> </ul>

### Strategies (How the Town will do this)

7.3.1 Implement arts and cultural programs and activities that reflect the unique history of the Town of Bassendean and are relevant to its community

Project/ Actions	Timeframe			
	21/22	22/23	23/24	24/25
Review Council's Public Art Policy Framework	●			
Develop implementation plan for the provision of Public Art	●			
Review Relax program in response to the community survey	●	●		
Deliver digital artworks along the new Green Trail (between First and Third Avenue, along the railway line)	●			
Create a Bassendean Gallery Graffiti Mural	●			
Review Art Acquisition and Management Policy	●			

### Key

●	Funded
○	Subject to future funding



# **GUIDELINES**

## **COUNCIL BRIEFING**

### **SESSIONS**

**Amendment Status**

This documents can be found at:

*cms:\corporate documents\Guidelines and Procedures\Briefing Session Guidelines Adopted December 2017*

<b>Date</b>	<b>Amendment Details</b>	<b>Authorised</b>
OCM-16/12/17	Guidelines Adopted	CEO
OCM-25/05/18	Guidelines Amended as follows: 2.6 "Addresses by Members of the Public" – Point 1 being reworded to "15 minutes will be allocated for addresses by members of the public on matters contained in the agenda only";  2.6 "Addresses by Members of the Public" – Point 3 being reworded to "Each member of the public shall be given a maximum of 3 minutes to address the meeting"; and  2.8 "Presentations" being retained.	CEO

## **1. PURPOSE**

The Town conducts a briefing session the week prior to every Ordinary Meeting of the Council. Public addresses and depositions that relate to reports on the Council briefing agenda will occur at briefing sessions. This means Councillors will have more opportunity to seek additional information, clarify any concerns, and attend on site visits if considered appropriate.

## **2. GUIDELINES**

### **2.1 Calling of Sessions**

Local public notice of briefing sessions will be provided in the same way and at the same time notice is given for Ordinary Meetings of Council.

### **2.2 Briefing Session Agenda**

The agenda for the Council meeting will be published on the Friday prior to the briefing session. The matters listed on the Council meeting agenda will be the matters for discussion at the briefing session.

### **2.3 Attendance of Public**

Briefing sessions are generally open to members of the public who will have the opportunity to address the meeting or make depositions.

Members of the public are required to be decorous and abide by the directions of the presiding member in relation to the conduct of the public at the briefing session. A failure to observe decorum or a direction of the presiding member will result in the member of the public being required to leave the premises.

Sessions will be closed to members of the public when matters are to be discussed that:

- are recommended to be dealt with as confidential items under s.5.23 (2) of the Local Government Act 1995, or
- the presiding member considers, on the advice of the CEO, it could be dealt with as a confidential item.

### **2.4 Presiding member and quorum**

The Mayor will preside at briefing sessions. In the absence of the Mayor, the session will be presided over by the Deputy Mayor. In the absence of both the Mayor and the Deputy Mayor those present will determine, by a simple majority show of hands, an elected member to preside at the meeting.

As per the common law rules for the conduct of public meetings, the presiding member determines all procedural matters for the conduct of a briefing session. This guideline establishes the general procedure for the conduct of a briefing session.

There is no quorum requirement for a briefing session.

## **2.5 Declaring Interests**

Members and employees must disclose any financial, proximity or impartiality interests they have in an item listed in the briefing session agenda and declare that interest at the commencement of the session or immediately before the matter is discussed.

Interests are to be disclosed and dealt with in accordance with the Local Government Act 1995 as if the briefing sessions were a Council meeting.

## **2.6 Addresses by the Members of the Public**

Members of the public may address the meeting on items on the agenda ONLY at a briefing session, subject to the following:

- 15 minutes will be allocated for addresses by the members of the public on matters contained in the agenda only;
- Members of the public shall not address the meeting on any matter not included in the agenda;
- Each member of the public shall be given a maximum of 3 minutes to address the meeting;
- The presiding member may extend the time period if the matter has not been fully addressed; and
- Any member of the public that disrupts the meeting for any reason shall be dealt with in accordance with Clause 2.3 of these guidelines.

## **2.7 Order of Consideration of Reports**

- a) Items on the briefing session agenda, where deputation requests have been received, will be considered first. These will be listed in the order they appear on the Council meeting agenda.
- b) Items on the briefing session agenda, where a presentation is to be provided, will be considered next. These will be listed in the order they appear on the Council meeting agenda.
- c) The presiding member will work through all remaining items on the briefing agenda in the order they appear on the Council meeting agenda, providing an opportunity for Councillors to ask questions and request clarifications.

## **2.8 Presentations**

Officers, and third parties by invitation of the presiding member, may make a brief verbal presentation in relation to a briefing item. Presentations will be short and by exception.

## **2.9 Deputations**

Deputations on items on the Council meeting agenda will be conducted at a briefing session. A deputation means a statement to Council on any items on the Council meeting agenda.

Any person who wishes to make a deputation at a briefing session is required to apply to the Mayor at least 24 hours prior to the commencement of the briefing session.

A deputation will be restricted to a period not exceeding 10 minutes and may be restricted to less than 10 minutes if a large number of deputations are scheduled or the pressure of business for that meeting so requires.

Council has determined that a person making a deputation at a briefing session will not be provided with an opportunity to make a deputation at the following Council meeting unless there has been a significant change that warrants providing the opportunity for a further deputation.

Councillors will have the opportunity to ask questions of any person providing a deputation.

**2.10 No Debate**

No debate, or discussion between elected members that could be interpreted as debate, will be permitted.

**2.11 No Decisions**

No decisions will be made at a briefing session by the Council other than the election of a presiding member in the absence of the Mayor or Deputy Mayor.

**2.12 Recording of proceedings**

An audio recording of the briefing session will be provided on the Town's website within 3 working days of the briefing session.



## **Council Briefing Session Policy**

### **1. Scope**

This policy applies to the Town's Council Briefing Sessions.

### **2. Objective**

The policy seeks to establish guidelines for the conduct of the Town's Briefing Sessions (Briefing Session).

### **3. Policy Statement**

#### **3.1 Introduction**

The role of a Council is to set policy, strategy, goals and targets for the local government. The Administration, through the Chief Executive Officer (CEO), has the task of implementing the decisions of the Council.

A Briefing Session is a non-decision-making forum that involves Councillors, officers of the Town (whose attendance is determined by the CEO) and if required, external advisors. They are open to the public and established to –

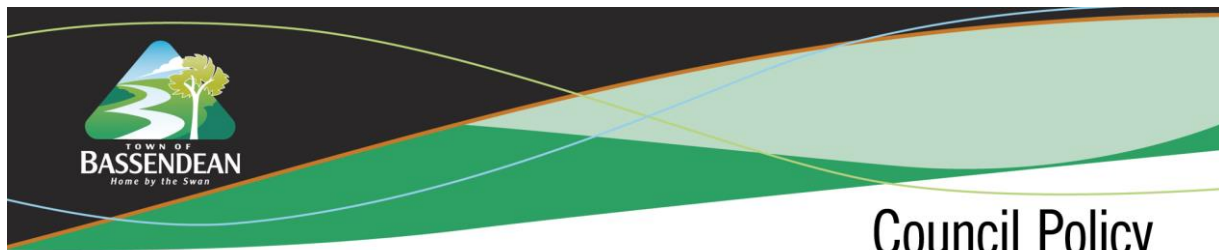
- a. Provide Councillors with the opportunity to obtain and exchange information with Town officers on items contained in the forthcoming Ordinary Council Agenda; and
- b. Provide a transparent, accountable, and public forum for Councillors to better inform themselves on items on the Council Agenda.

They provide the Council with the opportunity to ask questions and seek points of clarification. This ensures Council is fully informed to consider and make impartial and transparent decisions on items presented to it at an Ordinary Council meeting.

#### **3.2 General Procedures**

The following procedures will apply to a Briefing Session.

- a. Council Briefing Sessions are held one week prior to the Ordinary Council meeting usually on the third Tuesday of the month.
- b. Briefing sessions are generally open to members of the public who will have the opportunity to address the meeting or make deputations on matters related to the agenda. Members of the public are required to be decorous and abide by the directions of the Presiding Member in relation to conduct at the briefing session. A failure to observe decorum or a direction of the Presiding Member will result in the member of the public being required to leave the premises.



## Council Policy

Sessions will be closed to members of the public when matters are to be discussed that:

- i. are recommended to be dealt with as confidential items under s.5.23 (2) of the *Local Government Act 1995*, or
  - ii. the Presiding Member considers, on the advice of the CEO, should be dealt with as a confidential item.
- c. The dates and times of the Briefing Session Schedule will be set at the same time the Schedule for the Council Meeting dates are adopted by Council. Local public notice of briefing sessions will be provided in the same way and at the same time notice is given for Ordinary Meetings of Council.
  - d. The agenda for the Briefing Session will be published on the Wednesday prior to the Briefing Session. The matters listed on the agenda will be the matters for discussion at the briefing session.
  - e. Briefing Agendas are to include all items proposed to be considered by Council at the subsequent Ordinary Council meeting, with exceptions of the Monthly Financial Statements if incomplete by the publication date of the Briefing Agenda, and items of an Urgent Nature in accordance with clause 5.5 of the Town's Meeting Procedures Local Law 2020.
  - f. The Mayor will be the Presiding Member at the Briefing Session. If the Mayor is unable or unwilling to assume the role of Presiding Member, the Deputy Mayor may preside at the Briefing Session. If the Deputy Mayor is unable or unwilling then the Councillors present may by simple majority select a Presiding Member from amongst themselves to preside at the Briefing Session.
  - g. The Presiding Member decides all procedural matters and conduct at a Briefing Session.
  - h. There are no quorum requirements at a Briefing Session.
  - i. Debate, and/or vigorous discussion by a Councillor/s that could be interpreted as debate, is not permitted on any matters raised during the Briefing Session.
  - j. Officers at the Town are to be available to make a presentation or respond to questions on matters on the agenda at the Briefing Session.
  - k. All Councillors will be given a fair and equal opportunity to participate in the Briefing Session.
  - l. All questions are to be asked through the chair and free-flowing discussion between Councillors is not permitted.
  - m. Councillors may raise issues that have not been considered in the formulation of the report or its recommendation and advise the Administration through the CEO at a briefing session of these
  - n. All Councillors, officers and if applicable, other presenters, shall disclose their interests on any item on the agenda at the commencement of the Briefing Session. When disclosing an interest the following will apply –
    - i. An interest is to be disclosed in accordance with the *Local Government Act 1995* and the Town's Code of Conduct.

- ii. Subject to clause (iii), Councillors who disclose a financial or proximity interest must not participate on discussions or questions on the item to which their interest applies and shall leave the room.
- iii. Notwithstanding, the Council may agree, by simple majority, to allow a Councillor who has declared an interest to remain in the room on an item, if the Councillors present agree –
  - A. The interest is trivial or insignificant as to be unlikely to influence the disclosing Councillor's conduct on the matter; or
  - B. Is an interest common to a significant number of electors or ratepayers.
- iv. Officers with a financial interest in an item may choose to leave the room when the item is considered or if directed to do so by the CEO.
- o. A record shall be kept of all disclosures of interest made at a Briefing Session.
- p. No formal decisions of Council are made at a Briefing Session. The only decisions made at a Briefing Session are procedural and include to elect a Presiding Member where the Mayor or Deputy Mayor are unavailable, and to allow a Councillor to remain in the room after they have declared an interest in accordance with clause m(iii) above.

### 3.3 Public question time

- a. Briefing Sessions are open to the public unless Council is considering an item of a confidential nature.
- b. Members of the public shall not address the meeting on any matter not included in the agenda.
- c. The Presiding Member may call persons to come forward in an order that allows for as many persons as possible to address the meeting on the widest range of items on the agenda. Persons are to state their name and address.
- d. Public question time will be limited to two minutes per member of the public, with a limit of two verbal questions per person. Additional questions may be asked by a participant, but only after all persons who want to ask a question have done so, and if there is time remaining.
- e. Statements are not to precede a question during public question time and questions must be succinct and to the point. Statements may only be made during public statement time.
- f. Members of the public are to keep their questions brief to enable everyone who wants to ask a question to do so.
- g. A minimum of 15 minutes shall be allocated for public question time. The Presiding Member may extend public question time in intervals of 10 minutes, but the total time allocated for public question time is not to exceed 45 minutes in total.
- h. Participants are to direct their questions to the Presiding Member. Questions should be asked politely, in good faith, and not reflect adversely or be defamatory of a Councillor or officer or the local government. The Presiding Member may decide to –
  - i. Accept or reject any question with their decision being final;
  - ii. Request the CEO respond to a question; or
  - iii. Take a question on notice. A written response will be provided by the Town as soon as possible.

- i. Where a Councillor is of the opinion that a person is asking a question about an item not on the agenda, or it is a statement, they may bring it to the attention of the Presiding Member who will make a ruling.

### 3.4 Questions in writing

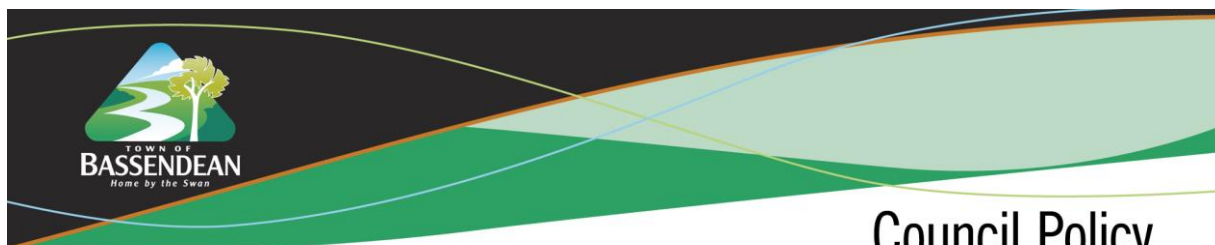
- a. Only residents or ratepayers of the Town may submit questions to the Town in writing.
- b. The Town will accept a maximum of two written questions per resident or ratepayer. To ensure equity between residents and ratepayers, each part of a multi-part question will be treated as a separate question.
- c. Questions lodged by midday on the day immediately prior to the scheduled Briefing Session, will be responded to where they can at the Briefing Session.
- d. These questions and responses will be distributed to Councillors and made available in written form at the Briefing Session.
- e. The Presiding Member may decide to accept or reject any written question and their decision is final.
- f. The Presiding Member may rule questions out of order where they are substantially the same as questions previously submitted to the Town and which have already been responded to.

### 3.5 Public Statement Time

- a. Members of the public may make public statements at a Briefing Session.
- b. Statements at a Briefing Session must relate to an item on the agenda.
- c. The Presiding Member may call persons to come forward in an order that allows for as many persons as possible to address the meeting on the widest range of items on the agenda. Persons are to state their name and address.
- d. Public statement time will be limited to two minutes per person.
- e. The persons making a statement are to keep their statements brief to provide everyone who wants to make a statement the opportunity to do so.
- f. A minimum of 15 minutes is allocated for public statement time.
- g. Statements are to be directed to the Presiding Member and are to be polite and not stated in a way to reflect adversely or be defamatory of a Councillor or officer or the local government.
- h. Where a Councillor is of the opinion that a person is making a statement on an item not on the agenda they may advise the Presiding Member who will make a ruling.
- i. Written statements will be circulated to Councillors and will not be read out unless specifically requested by the Presiding Member prior to the commencement of the meeting.

### 3.6 Deputations

- a. The public may make a deputation at a Briefing Session.
- b. A person making a deputation is to make a written request to the CEO through the on-line form on the Town's website or by email to the CEO before midday on the day of the Briefing Session.
- c. Deputation requests must deal with an item on the agenda.



- d. The CEO shall make a determination whether to approve a deputation and if approved, will invite the person/s to join the meeting in the Council Chamber.
- e. A deputation may consist of no more than five people, only two may address the Council. Others can respond to specific questions from members or unless otherwise ruled by the Presiding Member. Additional members may be allowed to speak if the Presiding Member allows it.
- f. Speakers cannot address Council for longer than 10 minutes unless the Presiding Member agrees to an extension.
- g. A person making a deputation is prevented from making a public statement at the session on the same matter.
- h. Councillors may ask a question of any person making a deputation at the Briefing Session.

### 3.7 Recording of Proceedings

The Briefing Session will be live streamed when held in the Council Chamber, on the Town's streaming platform. An audio recording of the Briefing Session will be provided on the Town's website in the event that a video is unavailable.

Document Control box			
Document Responsibilities:			
<b>Owner:</b>	Chief Executive Officer	<b>Owner Business Unit:</b>	Office of the Chief Executive Officer
<b>Inception Date:</b>		<b>Decision Maker:</b>	Council
<b>Review Date:</b>	Biennial	<b>Repeal and Replace:</b>	N/A
Compliance Requirements:			
<b>Legislation:</b>	<i>Local Government Act 1995</i>		

**TOWN OF BASSENDEAN**  
**MINUTES**  
**AUDIT AND GOVERNANCE COMMITTEE**  
**HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN**  
**ON WEDNESDAY 7 SEPTEMBER 2022, AT 5.30PM**

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**1 Declaration Of Opening; Acknowledgment of Country;  
Acknowledgment of Visitors; Disclaimer**

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 Announcements by the Presiding Member Without Discussion**

Nil

**3 Attendances, Apologies and Applications for Leave of Absence**

**Present**

**Members**

Cr Hilary MacWilliam, Presiding Member  
Cr Kathryn Hamilton  
Cr Renee McLennan  
Cr Paul Poliwka  
Patrick Eijkenboom  
Kim Stewart

**Staff/Consultants**

Paul White, Director Corporate Services  
Elizabeth Kania, Manager Governance & Strategy  
Raj Malde, Manager Finance  
Markus Stone, Acting Manager Information & Technology  
Ron Back, Advisor to the Committee  
Amy Holmes, Minute Secretary



## **Apologies**

Jay Teichert, Office of the Auditor General  
Amit Kabra, RSM

## **4 Declarations of Interest**

Nil

## **5 Presentations or Deputations**

Nil

## **6 Confirmation of Minutes**

### **6.1 Confirmation of Minutes**

#### **Committee/Officer Recommendation – Item 6.1(a)**

MOVED Cr MacWilliam, Seconded Cr McLennan, that the minutes of the Audit and Governance Committee meeting held on 8 June 2022, be received.

CARRIED UNANIMOUSLY 6/0

#### **Committee/Officer Recommendation – Item 6.1(b)**

MOVED Cr McLennan, Seconded Patrick Eijkenboom, that the minutes of the Audit and Governance Committee meeting held on 8 June 2022, be confirmed as a true record.

CARRIED UNANIMOUSLY 6/0

## **7 Reports**

<b>7.1 OAG Financial Audit Results - Local Government 2020/21</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	FINM/AUD1
<b>Author</b>	Paul White
<b>Department</b>	Corporate Services
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Information</b> For the Council/Committee to note.
<b>Attachments</b>	1. OAG - Financial Audit Results - Local Government 2020/21 [7.1.1 - 68 pages]

## **Purpose**

The purpose of this report is for the Committee to receive the Auditor General's report on Local Government financial audits for 2020/21 and note an error in that report pertaining to the Town of Bassendean.

## **Background**

The Auditor General was responsible for the financial audits of all local governments in Western Australia for the first time in 2020/21, following a four-year transition program.

The Auditor General tabled its report "Financial Audit Results Report – Local Government 2020/21" in Parliament on 17 August 2022. Appendix 1 to that report stated that the Town had not met the statutory deadline of 30 September 2021 for provision of the accounts for 2020/21.

The Town's records show that it submitted the accounts for 2020/21 to the Town's appointed auditors RSM Australia on 30 September 2021.

## **Proposal**

That the Committee receives the Auditor General's report on Local Government financial audits for 2020/21 and notes an error in that report pertaining to the Town of Bassendean.

## **Communication and Engagement**

The Town wrote to the Auditor General on 23 August 2022 to ascertain the reasons for the apparent erroneous reference in the above-mentioned report and was informed that the records of the Auditor General show the Town provided its accounts on 12 October 2021. The Town then provided a screen shot of the RSM portal showing lodgment on 30 September 2021 to the Auditor General and is awaiting a response.

## **Strategic Implications**

Priority Area 6: Providing Visionary Leadership and Making Great Decisions  
6.4 Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community

## **Comment**

The Town will seek an amendment to the above-mentioned report to reflect that the accounts for 2020/21 were provided by the due date.

## Statutory Requirements

### 6.4. Financial report

- (1) A local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.
- (2) The financial report is to —
  - (a) be prepared and presented in the manner and form prescribed; and
  - (b) contain the prescribed information.
- (3) By 30 September following each financial year or such extended time as the Minister allows, a local government is to submit to its auditor —
  - (a) the accounts of the local government, balanced up to the last day of the preceding financial year; and
  - (b) the annual financial report of the local government for the preceding financial year.

## Financial Considerations

Nil

## Risk Management Implications

Financial Risk  
Low

## Declaration of Conflicts of Interest

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

## **Committee/Officer Recommendation – Item 7.1(a)** **AGC-1/9/22**

MOVED Cr McLennan, Seconded Patrick Eijkenboom, that the Audit and Governance Committee recommends that Council:

1. Receives the Auditor General's report on Local Government Financial Audits for 2020/21; and

2. Notes that the Town will seek **a correction** to that report to show that the Town's accounts were provided to the appointed auditor by the due date specified in section 6.4 of the *Local Government Act 1995*.

CARRIED UNANIMOUSLY 6/0

### **Committee Recommendation – Item 7.1(b)**

#### **AGC-2/9/22**

MOVED Cr McLennan, Seconded Patrick Eijkenboom, that the Audit & Governance Committee recommends that Council requests the CEO write to the Auditor General to seek a review to its processes to include an opportunity for the Local Government to make representations in relation to any adverse mention, prior to finalisation of the report.

CARRIED 5/1

*Cr McLennan, Patrick Eijkenboom, Cr Hamilton, Cr MacWilliam & Kim Stewart voted in favour of the motion. Cr Poliwka voted against the motion.*

<b>7.2 Review of Related Party Transactions and Disclosure Policy</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	FINM/AUD1
<b>Author</b>	Director Corporate Services
<b>Department</b>	Corporate Services, Corporate Services
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Legislative</b> Includes adopting local laws, town planning schemes & policies.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Related Party Transactions - Disclosure Form [7.2.1 - 6 pages]</li> <li>2. Disclosure of Related Party Transactions Procedure [7.2.2 - 5 pages]</li> </ol>

### **Purpose**

The purpose of this report is for the Committee to consider recommending that Council revoke the Related Party Transactions and Disclosure Policy.

### **Background**

Australian Accounting Standards Board (AASB) Standard 124 Related Party Disclosures requires disclosure of certain transactions in the Town's annual financial statements.

To assist the Town to comply with the requirements of AASB 124, Council adopted the Related Party Transactions and Disclosure Policy in August 2017. The policy is supported by a Privacy Collection Notice and a form for making a disclosure.

The requirements for compliance with AASB 124 are administrative in nature and non-discretionary, best served by an administrative procedure rather than a Council Policy.

### Proposal

That the Committee recommend Council revoke the Related Party Transactions and Disclosure Policy and notes that the CEO has developed the proposed Disclosure of Related Party Transactions Procedure and supporting disclosure form, attached to this report.

### Communication and Engagement

Nil.

### Strategic Implications

Priority Area 6: Providing Visionary Leadership and Making Great Decisions  
6.4 Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community

### Comment

The purpose of AASB 124 is to ensure that an entity's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of **related parties** and by transactions and outstanding balances, including commitments, with such parties.

A 'related party' is a person or entity that is related to the reporting entity (Town of Bassendean). A person or a close member of that person's family is related to a reporting entity if that person: (i) has control or joint control of the reporting entity; (ii) has significant influence over the reporting entity; or (iii) is a member of the key management personnel of the reporting entity.

Key management personnel (KMP) are those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity. In the Local Government context, KMPs include Councillors and Executive staff.

A related party transaction is a transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

AASB 124 provides further guidance on interpretation and application of the Standard.

The practice at the Town has been for the administration to provide KMPs with information to enable them to determine whether any related party transactions require disclosure and a disclosure form for completion. Information provided to KMPs to enable this determination includes the Town's Contracts Register, Leases and License Register and a list of entities that have transacted with the Town in the relevant financial year. This information is normally provided in early October following completion of the trial balance for the previous financial year, to allow sufficient time to make any required disclosures in the financial statements. This practice is proposed to continue under the administrative procedure.

### **Statutory Requirements**

The Local Government (Financial Management) Regulations 1996 requires the Town to prepare an annual financial report prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards.

### **Financial Considerations**

Nil.

### **Risk Management Implications**

Financial Risk  
Low

The risk of non-compliance with AASB 124 is that the Town's financial statements may lack disclosures necessary to draw attention to the possibility that its financial position and profit or loss may have been affected by the existence of related parties.

### **Declaration of Conflicts of Interest**

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

### **Committee/Officer Recommendation – Item 7.2** **AGC-3/9/22**

MOVED Cr Hamilton, Seconded Cr Poliwka, that the Audit & Governance Committee recommends to Council that it:

1. Revoke the Related Party Transactions and Disclosure Policy; and



2. Notes that the CEO has developed the proposed Disclosure of Related Party Transactions Procedure and supporting disclosure form, attached to this report.  
CARRIED BY AN ABSOLUTE MAJORITY 6/0

<b>7.3 Audit Risk Register</b>	
<b>Property Address</b>	N/A
<b>Landowner/Applicant</b>	N/A
<b>File Reference</b>	GOVN/CCLMEET/1
<b>Author</b>	Paul White
<b>Department</b>	Director Corporate Services
<b>Previous Reports</b>	N/A
<b>Authority/Discretion</b>	<b>Executive</b> The substantial direction setting and oversight role of the Council.
<b>Attachments</b>	1. CONFIDENTIAL REDACTED - Audit Risk Register [7.3.1 - 7 pages]

### Purpose

The purpose of this report is to provide the Audit and Governance Committee with the Town's Audit Risk Register, with updated actions since the meeting of the Committee on 8 June 2022.

### Background

Creation of an Audit Risk Register was a recommendation arising from the 2019 review of the appropriateness and effectiveness of the Town's systems and procedures in relation to risk management, internal controls and legislative compliance pursuant to Regulation 17 of the *Local Government (Audit) Regulations 1996*.

### Proposal

For the Audit and Governance Committee to receive the Audit Risk Register and consider the action taken or proposed to address the identified risks.

### Communication and Engagement

Nil.

### Strategic Implications

Priority Area 6: Providing Visionary Leadership and Making Great Decisions  
 6.1 Make brave decisions in line with a risk appetite

- 6.3 Ensure operational activities reflect the strategic focus of Council
- 6.4 Reinforce a culture of collaboration, trust and demarcation between Council, administration and the community
- 6.6 Respond effectively and efficiently to crises

### Comment

The Audit Risk Register presents a summary of the audit risks and recommendations made in recent internal and external audit reports relating to the Town and provides an update on actions taken or proposed to address the identified risks.

The Town's internal auditor William Buck Consulting (WA) Pty Ltd (William Buck) completed two important audits, the reports for which were tabled at the last meeting of the Committee:

- Internal audit of Regulation 17 of the *Local Government (Audit) Regulations 1996*; and
- General Finance Control Review.

The recommendations from these two audits and action taken or proposed to be taken in response have been incorporated into the Audit Risk Register.

### Statutory Requirements

Local Government (Audit) Regulations 1996, Regulation 16, states:

An audit committee has the following functions —

- (a) to guide and assist the local government in carrying out —
  - (i) its functions under Part 6 of the Act; and
  - (ii) its functions relating to other audits and other matters related to financial management;
- (b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;
- (c) to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —
  - (i) report to the council the results of that review; and
  - (ii) give a copy of the CEO's report to the council;
- (d) to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —
  - (i) regulation 17(1); and
  - (ii) the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (e) to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
- (f) to oversee the implementation of any action that the local government —
  - (i) is required to take by section 7.12A(3); and

- (ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
- (iii) has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
- (iv) has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (g) to perform any other function conferred on the audit committee by these regulations or another written law.

### **Financial Considerations**

Implementation of some audit recommendations may require additional funds and will be the subject of separate budget submissions as and when required. The Town's Purchasing Policy and Procurement Framework will govern any required engagements.

### **Risk Management Implications**

Financial Risk  
Medium

Risk implications are detailed in the Audit Risk Register.

### **Declaration of Conflicts of Interest**

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

*Risk Management Framework – need to embed the processes within the organisation*

### **Committee/Officer Recommendation – Item 7.3** **AGC-4/9/22**

MOVED Kim Stewart, Seconded Cr Hamilton, that the Audit and Governance Committee receives the Audit Risk Register and notes the action taken or proposed to address the identified risks.

CARRIED UNANIMOUSLY 6/0

## **8 Motions of which Previous Notice has been given**

Nil

## **9 Announcements of Notices of Motion for the Next Meeting**

Nil

## **10 Confidential Business**

Nil

## **11 Closure**

The next Audit and Governance Committee meeting will be held on Wednesday 30 November commencing at 5.30pm.

There being no further business, the Presiding Member closed the meeting at 6.39pm.



Report 5: 2022-23 | 17 August 2022

**FINANCIAL AUDIT RESULTS**

# Local Government 2020-21



## Office of the Auditor General Western Australia

### Audit team:

Grant Robinson  
Lyndsay Fairclough  
Financial Audit teams

National Relay Service TTY: 133 677  
(to assist people with hearing and voice impairment)

We can deliver this report in an alternative format for  
those with visual impairment.

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***The Office of the Auditor General acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures, and to Elders both past and present.***

Image credit: Tyler Olson/shutterstock.com



## WESTERN AUSTRALIAN AUDITOR GENERAL'S REPORT

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### **Financial Audit Results – Local Government 2020-21**

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Report 5: 2022-23  
17 August 2022

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**THE PRESIDENT  
LEGISLATIVE COUNCIL**

**THE SPEAKER  
LEGISLATIVE ASSEMBLY**

### **FINANCIAL AUDIT RESULTS – LOCAL GOVERNMENT 2020-21**

Under section 24 of the *Auditor General Act 2006*, this report covers the final year of a four year transition for my Office to conduct the annual financial audits of the local government sector, following proclamation of the *Local Government Amendment (Auditing) Act 2017*.

This report on the 2020-21 financial audits of 132 of the applicable 148 local government entities includes:

- results of the audits of local government entities' annual financial reports and their compliance with applicable legislation for the financial year ending 30 June 2021
- issues identified during these annual audits that are significant enough to bring to the attention of the Parliament.

I wish to acknowledge the assistance provided by the councils, chief executive officers, finance officers and others, including my staff and contract audit firms, throughout the financial audit program and in finalising this report.

CAROLINE SPENCER  
AUDITOR GENERAL  
17 August 2022

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## Auditor General's overview

The 2020-21 financial year marked the end of a four-year transition of local government financial auditing to my Office. The transition has brought many challenges as local governments and regional councils (entities) adjusted to our robust audits and we have learnt about the intricacies of the sector. Despite the challenges, it has been rewarding to facilitate financial reporting improvements and increase transparency of this important layer of government which impacts all West Australians. I have included a brief review of the transition at the beginning of this report.



For the 2020-21 audit cycle, we have completed 132 of 148 audits by 30 June 2022, with 16 outstanding. We have seen a demonstrated effort by the sector to improve the quality and timeliness of their annual financial reports and pleasingly reported a 15% decrease in weaknesses in financial management controls. This follows a 12% decrease the year before. To see this reduction in management control issues, across a larger number of audited entities, shows a comprehensive response by the sector to improve their current practices and strengthen the integrity of their financial reporting environment.

However, two entities received a qualified opinion on their financial reports and there may be further qualifications on the opinions not yet issued. We also reported a higher rate of material non-compliance and information system control weaknesses than previously.

In this report I have also included previously unreported outstanding opinions from 2019-20 for the Shires of Wiluna and Yalgoo. For both entities I issued a disclaimer of opinion as I was unable to obtain sufficient appropriate audit evidence on their books and records because of deficiencies in their internal controls and record keeping. A disclaimer of opinion is a serious matter for my Office as there is a missed opportunity for assurance over financial accountability and continuous improvement. This leads to a lack of confidence in the appropriate use of public monies.

To support continuous improvement in the local government sector, I encourage entities to review the findings of their audits, as well as this audit results report. Each entity should consider our recommendations in the context of their own operating environments and governance frameworks.

I note the newfound willingness and leadership of the Department of Local Government, Sport and Cultural Industries to enhance financial reporting, reduce complexity and cost, and enable improved governance for the sector. This report also outlines its progress on our previous recommendations.

Finally, I wish to acknowledge my incredibly hardworking staff, our contract audit firm partners and staff in the audited entities for their dedication to this year's audit process. Your professionalism and cooperation in working through uncommon challenges to complete the audits is appreciated.



# Executive summary

## Review of the four-year transition

The 2020-21 financial audit was the first year the Auditor General had responsibility for all 148 local government audits, marking the end of the four-year transition provided in the *Local Government Amendment (Auditing) Act 2017*.

### A challenging transition

The transition has not been easy for the Office of the Auditor General (OAG) or entities, but Parliament was correct to acknowledge that change and improvement was needed for the sector. In too many cases, the quality of both financial reporting and audit was not what ratepayers and communities would rightly expect.

Our audits have brought greater rigour, scrutiny and sector-wide oversight. While challenging for many local governments and regional councils (entities), they have responded positively, particularly when they have understood that this helps them provide better transparency, accountability and financial management.

How challenging entities have found it to adapt to our requirements and approach was not predictable. Many smaller entities, who we might have expected to struggle, have adapted relatively easily while some of the larger ones with greater capacity have found it difficult. This has been particularly interesting given that all entities, regardless of size and complexity have to comply with the same legislative and regulatory framework.

### Setting the baseline

As is often the case, the initial stages of reform have revealed many of the issues that need fixing. For the local government sector this includes the quality and timeliness of financial reporting and the need to aim for better practice, not just meet minimum levels of compliance. Our office has prepared guidance on preparing financial statements<sup>1</sup> and other topics<sup>2</sup> which entities have been encouraged to use.

Achieving consistency in some key areas underpins ongoing improvement. One area we continue to report on each year<sup>3</sup> is inconsistencies in property and asset valuation methodologies. Entities can see significant valuation swings depending on the valuer they appoint and the assumptions the valuer makes. While regulation changes mean a formal valuation is no longer required each year, entities still need to ensure their assets are recorded at fair value. Forthcoming guidance from the Australian Accounting Standards Board and in turn the Department of Local Government, Sport and Cultural Industries (DLGSC) may help.

Through the transition we have come to understand much better the extent of reporting and compliance required of entities, in some cases exceeding that required of the State government sector. We have advocated to, and worked with, the DLGSC for a reduction in these requirements and are pleased new model financial statements, with decreased reporting but without a loss of key disclosures, will be available for entities in 2022-23. We will continue to liaise with the DLGSC on other proposed reforms that aim to increase accountability, transparency and efficiency for the sector.

---

<sup>1</sup> Office of the Auditor General, [Western Australian Public Sector Financial Statements – Better Practice Guide](#), OAG, Perth, 2021.

<sup>2</sup> Office of the Auditor General, [‘Better Practice Guidance’](#), OAG, accessed August 2022.

<sup>3</sup> Office of the Auditor General, [Audit Results Report – Annual 2017-18 Financial Audits of Local Government Entities](#), OAG, Perth, 2019, p. 20.

The transition has also identified areas of improvement for our Office. Specifically, we have had to increase the training of our employees and contract audit firms to adequately understand the local government environment, which differs in some significant ways to the State and tertiary sectors. We also intend to increase the time our auditors spend onsite to further improve the engagement, efficiency and timeliness of audits.

We are also determined not to allow any overruns from our State sector audits to impact our delivery of local government audits, as it did for the 2020-21 audit cycle (due to a record number of State government entity audit qualifications). This means if State entities are not audit-ready or we encounter delays undertaking their audits, our teams will move on to the local government program as scheduled, even if State entities are not finalised. Our resolve on this matter will be tested during the 2021-22 audits, but we look forward to reporting back to the Parliament and all our audited entities on how this approach unfolds.

## Seeing results

While the timeliness and quality of annual financial reports have been significant issues through the transition, there are signs of improvement. The reduction since 2018-19 in financial management control weaknesses shows a clear effort by entities to improve their current practices and strengthen the integrity of their financial reporting environment. Although the upward trend in material matters on non-compliance indicates there is still improvement needed. The following table shows entities' audit results over the past four years.

Audit year	2017-18	2018-19	2019-20	2020-21
Number of entities subject to OAG audit	46	112	132	148
Clear audit opinions	44	107	129	130*
Qualified opinions	2	5	1	2*
Disclaimers of opinion	0	0	2	0*
Material matters of non-compliance	36	93	101	193*
Management control issues	198	802	704	601*

Source: OAG

\* Some 2020-21 audits are still ongoing and therefore these results are for 132 entities only.

**Table 1: Audit results for four year transition period**

Understanding of the significant role of audit committees in the annual reporting and audit process has also improved. Better informed and active audit committees are now more suitably equipped to quality review the financial report and assess the accountability and integrity of entities' reporting, control environment and risk management practices.

## Where to from here

There is still a long way to go but we are committed to working with entities, the DLGSC and sector associations<sup>4</sup> to continue improving the sector and our own processes to aid timely reporting to the community and Parliament.

From the 2021-22 financial year audits we will recognise the top entities who demonstrate best practice in the sector, as we do for the State and tertiary sectors. Our best practice assessment criteria include:

<sup>4</sup> Western Australian Local Government Association (WALGA) and Local Government Professionals Australia WA.

- clear opinions on financial reports and controls
- the number and significance of control weaknesses raised in management letters
- good quality financial reports, supported by reliable working papers and submitted for audit within the agreed timeframe
- management resolution of accounting standards and presentation issues
- availability of key staff during the audit process.

For 2020-21, OAG staff performed 21 audits in-house, with the other 127 performed by contract audit firms on our behalf. We expect to increase the number of audits we perform in-house over time. However, a large proportion will continue to be performed by our accredited contract audit firms. These are periodically re-tendered to provide open and fair competition and to ensure value for money.

## Introduction

This report contains findings from our 2020-21 financial audits of the local government sector. It includes the results for 132 of the 148 entities (Appendix 1), with the remaining 16 entities' results to be tabled in Parliament once their audits are completed.

Our annual financial audits focus on providing assurance over an entity's financial report. The Auditor General provides an opinion on the report which can be:

- clear – this indicates satisfactory financial controls and that the financial report is based on proper accounts, presented fairly, complies with relevant legislation and applicable accounting standards, and fairly represents performance during the year and the financial position at year end
- clear with an emphasis of matter – this brings attention to a matter disclosed in the entity's financial report but is not significant enough to warrant a qualified opinion
- qualified – these opinions are given when the audit identifies that the financial report is likely to be misleading to users, controls were inadequate or there was a material conflict with applicable financial reporting frameworks
- disclaimer of opinion – issued when the auditor is unable to form an opinion due to insufficient evidence being available. This is the most serious audit opinion and is only issued after we have exhausted our efforts to achieve the desired audit objectives.

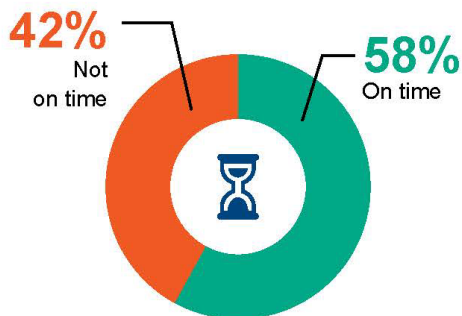
During an audit we also make recommendations to entities on relevant matters of compliance, financial management and information system controls. A summary of our findings is included in this report.

Also included are matters we have noted which have or may impact an entity's financial report. This year this includes how entities account for the rehabilitation of landfill sites, changes to the accounting treatment for cash in lieu of public open space from developer contributions, inconsistencies in how entities value assets and changes to accounting standards.

The appendix includes other opinions and certifications issued for the State government sector since 18 November 2021.

## Year at a glance

### Auditing local government



Audits completed by 31 December



**148** local government entities



**132** audits finalised and the results included in this report



**21** entities audited by OAG staff

**127** entities audited by contracted audit firms



The 132 entities with finalised audits had:

**\$45 billion** of total reported assets



**\$3.8 billion** in total operating revenue

**2.2 billion** in rates

**\$958 million** in fees and charges

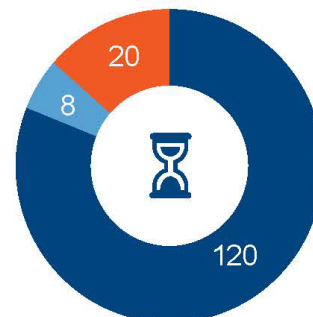
### Quality and timeliness of financial reports (page 14)

#### Quality

Roughly half of the entities submitted financial statements for audit that were of a reasonable standard and required minimal revisions or adjustments. However, the remaining half were found to have numerous errors and disclosure requirements were unmet.

#### Timeliness

- Submitted to OAG by 30 September
- Received an extension and met deadline
- Did not meet 30 September or extension deadline



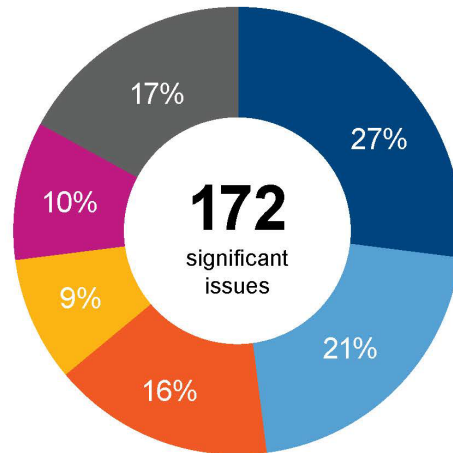
### Audit results

<b>2</b> qualified opinions (page 18)	<b>16</b> opinions outstanding (page 18)	<b>193</b> matters of non-compliance (page 19)	<b>601</b> management control issues (page 22)
<b>130</b> clear opinions (page 17)	<b>2</b> disclaimers of opinion for 2019-20 (page 17)	<b>275</b> certifications (page 20)	<b>358</b> information system control weaknesses (page 28)

## 601 management control issues (page 22)

During 2020-21, we alerted 126 entities to control weaknesses that needed their attention. One hundred and seventy-two were rated as significant, 359 moderate and 70 minor.

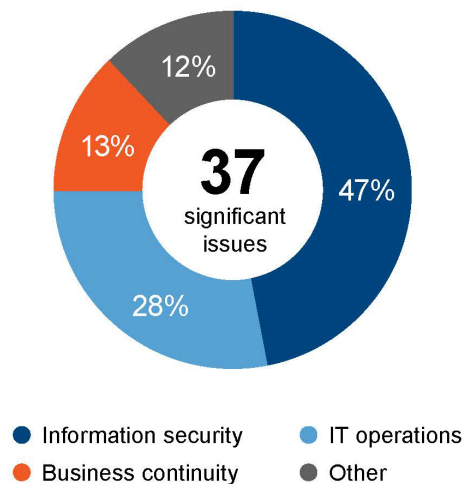
- Expenditure
- Financial management
- Payroll and human resources
- Asset management
- Revenue
- Other



## 193 Material matters of non compliance with legislation (page 19)



## 358 information system control weaknesses (page 28)



## Issues impacting entity reporting



Rehabilitation of landfill sites (page 29)



Valuation of assets (page 30)



Developer contributions – Accounting for cash in lieu of public open space (page 31)



Accounting standard changes (page 32)



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## Recommendations

1. We encourage entities to make use of our *WA Public Sector Financial Statements – Better Practice Guide* (available at [audit.wa.gov.au](http://audit.wa.gov.au)) to improve their financial management and reporting practices, processes and procedures (page 16).
2. Local government entities should ensure they maintain the integrity of their financial control environment by:
  - a. periodically reviewing and updating all financial, asset, human resources, governance, information systems and other management policies and procedures and communicating these to staff
  - b. conducting ongoing reviews and improvement of internal control systems in response to regular risk assessments
  - c. regularly monitoring compliance with relevant legislation
  - d. promptly addressing control weaknesses brought to their attention by our audits and other audit and review mechanisms
  - e. ensuring they consider new and revised accounting standards for their impact on financial operations to prepare a compliant financial report at year end (page 27).
3. The Department of Local Government, Sport and Cultural Industries should provide guidance to assist entities with understanding the requirements of and interpreting the Australian Accounting Standards Board (AASB) accounting requirements to ensure greater accounting consistency across the sector, including recognising provisions for the rehabilitation of landfills and other contaminated sites (page 30).
4. The Department of Local Government, Sport and Cultural Industries should continue to work with local government stakeholders towards the introduction of model financial statements for the 2022-23 financial year (page 41).



# Timeliness and quality of financial reporting

## Reporting requirements

Each entity is required to prepare an annual financial report that includes:

- a Statement of Financial Position, Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity and Statement of Cash Flows
- a Rate Setting Statement
- seven financial ratios required under section 50(1) of the Local Government (Financial Management) Regulations 1996 (FM Regulations)
- other note disclosures such as trading undertakings and major land transactions.

We have previously recognised that the quantity of detail reported in some aspects is onerous and exceeds that reported by most Western Australian (WA) State government entities and by local governments in other jurisdictions. From page 38 we have summarised DLGSC's progress with some reforms in this regard including the recent changes to the Local Government Regulations Amendment (Financial Management and Audit) Regulations 2022, gazetted on 17 June 2022.

## Review of financial reports submitted for audit

### Timeliness

Under section 6.4(3) of the *Local Government Act 1995* (LG Act), entities must submit their annual financial reports to the OAG for audit by the statutory deadline of 30 September. Of the 148 entities:

- 120 met the 30 September deadline
- 13 did not
- 17 received approval from the Minister to extend their submission deadline, of these:
  - 8 met the extended deadline
  - 7 did not
  - 2 did not require the extension as they met the 30 September deadline and are included in the 120 figure above.

Further details of entities' timeliness are provided in Appendix 1. Failure to provide good quality financial statements in a timely manner causes delays in the start and therefore the finalisation of audits.

We completed 86 of 148 audits (58%) by 31 December 2021 (compared to 65 of 132 audits (49%) by the same time last year) as required by section 7.9 of the LG Act. While this is an improvement from the previous year, we again encountered issues with the quality and timeliness of information provided by entities. Some entities experienced problems with insufficient evidence to support the financial report and numerous errors requiring correction. We also noted resourcing constraints impacting the sector, most notably in regional entities, which undoubtedly added to the challenge. Finally, we acknowledge the impact of delayed audit completions in numerous State sector entities on our ability to commence some local government entity audits.

## Quality

We rate the quality of entities' financial statements that they submit for audit. Roughly half had statements that were of a reasonable standard and required minimal revisions or adjustments.

However, the remaining entities:

- had poor record keeping practices which delayed providing the necessary information for audit
- had numerous errors in their financial statements and disclosure requirements were not met
- experienced finance staff turnover and attrition during crucial times in the financial year, or key personnel were not available to respond to the auditors at key times as they had taken leave.

We identified numerous errors that were corrected by the entities during the audit process. These errors included:

- incorrect valuation method used
- incorrect revenue recognition of funds received in advance
- bank reconciliations for the municipal account not reconciled, resulting in back dated payments not being identified in a timely manner
- incorrect recognition of borrowings and cash and cash equivalents
- land assets not held at their fair value with revaluation recognised through revaluation reserve
- not correctly accounting for their share of investment in associate
- overstatement of employee benefits and misclassification between the current and non-current portion of long service leave provisions.

Also disappointing was the number of entities submitting many versions of their financial statements to us during the audit process. This results in significant additional work for both the entity and the auditor, and delays the finalisation of the audit. For example, one entity submitted 21 versions of its financial statements.

To ensure timely and accurate financial reports it is important that management in each reporting entity keeps proper accounts and records. Management should undertake appropriate oversight reviews of systems and processes throughout the financial year and after year end to improve the quality of their financial reporting.

To assist public sector entities to assess their financial management and reporting practices, our Office tabled the *Western Australian Public Sector Financial Statements – Better Practice Guide*. This practical guide and toolkit set out better practice principles which, when applied, support a strong governance framework and an efficient and effective financial statement preparation process. While the guide is not prescriptive or obligatory, it should assist entities to implement better practices, processes and procedures, and achieve more efficient and timely financial reporting for their entity.

Each year when we table our annual audit results report of State government entities, we assess them on their financial reporting and financial controls. We then recognise those State entities that achieve good practice by assessing the number and significance of control

weaknesses, the quality of their financial statements, audit readiness, management resolution of accounting standards and the availability of key staff during the audit process.

In 2021-22, we will examine the local government sector and recognise the top best practice entities in our annual audit results report. On page 10 we have outlined our assessment criteria. We hope that reporting top achieving entities from across the sector will increase the effectiveness and efficiency of the financial statement preparation process and contribute to improving the quality of financial reports submitted for audit.

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## Recommendation

1. We encourage entities to make use of our *WA Public Sector Financial Statements – Better Practice Guide* to improve their financial management and reporting practices, processes and procedures.

## Summary of audit opinions

For the financial year ending 30 June 2021 we issued clear auditor's reports for 130 entities by 30 June 2022. Two audit opinions were modified (qualified), while we included emphasis of matter paragraphs in the audit reports of 24 entities.

The auditor's report includes:

- the audit opinion on the annual financial report
- any significant non-compliance in relation to the financial report or other financial management practices
- any material matters that indicate significant adverse trends in the financial position of the entity
- other matters the auditors deem necessary to highlight.

Under the LG Act, an entity's chief executive officer (CEO) is required to publish its annual report, including the audited financial report and the auditor's report, on the entity's website within 14 days of the annual report being accepted by the entity's council. Appendix 1 outlines the date we issued each entity's 2020-21 auditor's report.

We also finalised the 2019-20 auditor's report for two entities.

## Two disclaimers of opinion for 2019-20

On 16 June 2021, we tabled the results of 117 entities' 2019-20 financial audits in Parliament. On 24 November 2021, we reported a further 13 entities' results in our State government entities audit report. At that time, results remained outstanding for the Shires of Wiluna and Yalgoo. We were unable to express an opinion on their financial audit reports and have now issued them a disclaimer of opinion.

For both entities, we were unable to obtain sufficient appropriate audit evidence on the books and records of the Shires. This was due to numerous significant deficiencies in the Shires' internal controls and in some cases, records not being adequately maintained. See Appendix 2 for the full details of the disclaimers.

The absence of sufficient appropriate evidence is a significant impediment for the auditor and a serious matter for both the auditor and those who rely on the auditor's opinion. If an auditor is unable to obtain the required evidence, they have few options. One option is to issue a disclaimer of opinion.

Such an opinion is only issued after we have exhausted our efforts to achieve the desired audit objectives. It is the first time this Office has issued such an opinion for a local government entity since becoming responsible for auditing the sector in 2017. It is also the first issued by our Office on a financial report for any WA government entity in 25 years.

A disclaimer of opinion on financial statements is a serious matter as we were unable to provide assurance over financial accountability. This can lead to a lack of confidence in the appropriate use of public monies.

Given the nature and timing of these disclaimers of opinion it is, regrettably, our expectation that issues requiring these disclaimed audit opinions may continue into 2021 and 2022 in some manner. However, we are aware that both entities have been working to address these concerns since the matters were first raised.

## Response from Shire of Yalgoo

The Shire acknowledges the effort of the OAG in undertaking the 2019-2020 audit. We also confirm that we recognise the seriousness of the issues raised by the audit and give our assurance that a plan of action has already been implemented. We continue to do work under that plan. The Shire would also like to identify a number of factors which influenced the audit result, including:

- resourcing constraints
- changes of CEO
- communication between Shire and audit team
- timing of release of audit report.

We are conscious that the existence of these factors does not amount to an excuse for the deficiencies identified. On the other hand, we hope their existence will go some way to helping explain how those factors, rather than a culture of disregard for the need to ensure proper controls and compliance, contributed to the audit result.

17 June 2022

## Two qualified audit opinions for 2020-21

We issue a qualified opinion in our auditor's report on an annual financial report if we consider it is necessary to alert readers to material inaccuracies or limitations in the financial report that could mislead readers.

In 2020-21, two entities received a qualified audit opinion. This is an improvement from four qualifications issued in 2019-20 and six in 2018-19.

The Shires of Goomalling and Sandstone received qualified opinions because their infrastructure assets had not been valued with sufficient regularity and therefore, we were unable to determine if they were fairly stated. For the full details of the qualified opinions see Appendix 3.

### Audits in progress

The 16 audits still being finalised may result in modified opinions. Generally, audits in progress relate to:

- entities having more significant or complex issues to be resolved from a financial reporting and auditing perspective
- entities not having the in-house expertise needed to manage their financial reporting.

While some entities collaborate and seek help to overcome these issues, this is often informal and ad-hoc.

## Twenty-four entities received emphasis of matter paragraphs

Under Australian Auditing Standards, if a matter is appropriately presented or disclosed in the financial report, but in our judgement is of such importance that it should be drawn to the

attention of readers, we may include an emphasis of matter (EoM) paragraph in our auditor's report.

In 2020-21, 25 EoM paragraphs have been included to bring to the reader's attention to:

- restatements of comparative figures or balances (11 entities)
- restatements and guarantee payments (four entities)
- changes to the basis of accounting used by the entity (six entities)
- the recording of a joint venture (two entities)
- a contingent liability (one entity)
- an event occurring after the end of the reporting period (one entity).

A full description of these matters is at Appendix 4.

In previous years, we included an EoM in all entities' auditor's reports to draw attention to their previous recognition of some categories of land, including land under roads, at zero cost.

## **Seventy-five entities had 193 material matters of non-compliance with legislation**

We reported 193 matters of non-compliance to 75 entities. Under Regulation 10(3)(b) of the Local Government (Audit) Regulations 1996 (LG Audit Regulations), we are required to report any matters indicating that an entity is non-compliant with:

- part 6 of the LG Act
- FM Regulations
- applicable financial controls in any other written law.

The matters may relate to the financial report or to other financial management matters.

The most commonly reported matters related to:

- financial ratios not being reported (28 entities)
- a lack of evidence that enough quotations were obtained to test the market or documentation to explain why other quotes were not sought (22 entities)
- no evidence of independent review and approval of journal postings to the financial ledger (13 entities)
- a financial management review was not completed every three years as required (13 entities)
- changes made to the supplier master files were not independently reviewed and approved (12 entities)
- bank reconciliation processes were incomplete (12 entities).

Other matters included procurement without purchase orders, incomplete monthly reconciliations of fixed assets, payroll and employment non-compliance, and purchase orders raised, approved and paid by the same person. For the convenience of Parliament and the public, we have summarised the noteworthy matters in more detail at Appendix 5.



In determining which matters to examine through audit procedures (on a risk-based sample and rotational basis) and report, we apply the principles of materiality, as required by Auditing Standard ASA 320 *Materiality in Planning and Performing an Audit*. Factors that we consider include the extent and frequency of the non-compliance, and its effect or potential effect.

We also consider Regulation 5(1) of the FM Regulations to be particularly important because failure to effectively apply those requirements can result in significant financial loss, inefficiency, financial misreporting or fraud.

If we find matters of non-compliance at an entity, we will report this in the auditor's report which becomes part of their annual report published on their website. There was no discernible trend regarding the type or size of entity to which these findings relate.

## **Adverse trends in the financial position of 109 entities**

We conducted a high-level assessment of whether the seven financial ratios reported in each entity's financial report achieved the standards set by the DLGSC. This year, we reported that 156 ratios at 109 entities indicated adverse trends of which the asset sustainability and the operating surplus ratios were the most commonly reported as adverse. Last year, for the 2019-20 audits, the comparative figures were 139 ratios with adverse trends at 89 entities. Entities report their ratios for the current year and the preceding three years. Our trend analysis is therefore limited to these four years.

We are required by Regulation 10(3)(a) of the LG Audit Regulations to report 'any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government'. When determining if a trend was significant and adverse, in some instances we allowed for a ratio to be slightly lower than the DLGSC standard. We allowed this in recognition that failing to meet some standards is more significant and representative of an entity's financial position than failing to meet others.

Our financial audit assessments of the ratios are conducted objectively on the audited figures from the financial report on a comparable and consistent basis. Our assessments do not consider other aspects of the entity's finances or the inter-relationships between the ratios. These considerations are outside the scope of the legislative audit requirement of Regulation 10(3)(a) and more relevant to a performance audit into adverse trends.

## **We issued 275 audit certifications**

In addition to the auditor's reports on annual financial statements, we also conduct audit work to certify other financial information produced by entities. These audit certifications enable entities to meet the conditions of State or Commonwealth funding or specific grant requirements or legislation (acquittals). Our audit certification of these statements may be required to enable entities to receive ongoing funding under existing agreements or to apply for new funding.

For the 2020-21 audit cycle we are responsible for conducting 139 certifications for the Local Roads and Community Infrastructure Program (LRCI Program). The \$3 billion Commonwealth-funded program supports entities to deliver priority local road and community infrastructure projects across Australia.

Under the LRCI Program, entities who are eligible for funding must provide the Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts with an audited 2020-21 annual report by 31 October 2021. This must be audited by an appropriate auditor.

As defined by the *National Land Transport Act 2014*, our Office is the appropriate auditor given entities' accounts are required by law to be audited by the Auditor General of a State.

Appendix 6 lists the 275 certifications we have issued for 2020-21 and the date of issue including:

- 11 claims by administrative authorities for pensioner deferments under the *Rates and Charges (Rebates and Deferments) Act 1992*
- 136 statements acquitting Roads to Recovery funding under the *National Land Transport Act 2014*
- 125 statements acquitting the LRCI Program funding (14 certifications outstanding)
- three other certifications for projects by entities.

# Control weaknesses

## Management controls

We report to entity CEOs on all control weaknesses relating to expenditure, revenue, financial management, asset management and human resources. Control weaknesses that represent matters of material non-compliance form part of the overall auditor's report that we provide under section 7.12AD of the LG Act to the mayor, president or chairperson, the CEO and the Minister for Local Government.

Our management letters provide a rating for each matter reported. We rate matters according to their potential impact and base our ratings on the audit team's assessment of risks and concerns about the probability and/or consequence of adverse outcomes if action is not taken. We consider the:

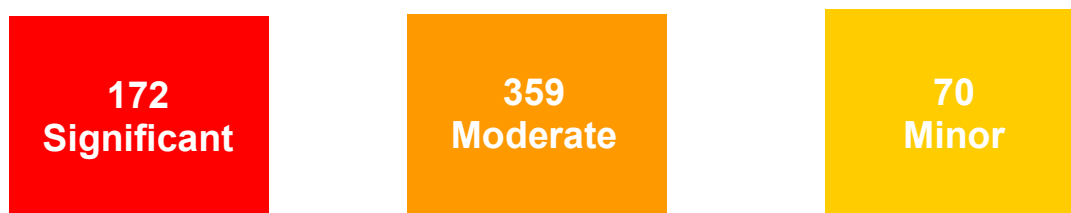
- quantitative impact – for example, financial loss from error or fraud
- qualitative impact – for example, inefficiency, non-compliance, poor service to the public or loss of public confidence.

Risk category	Audit impact
<b>Significant</b>	Finding is potentially a significant risk if not addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year or in a subsequent reporting period if not addressed. However, even if the issue is not likely to impact the audit opinion, it should be addressed promptly.
<b>Moderate</b>	Finding is of sufficient concern to warrant action being taken by the entity as soon as practicable.
<b>Minor</b>	Finding is not of primary concern, but still warrants action being taken.

Source: OAG

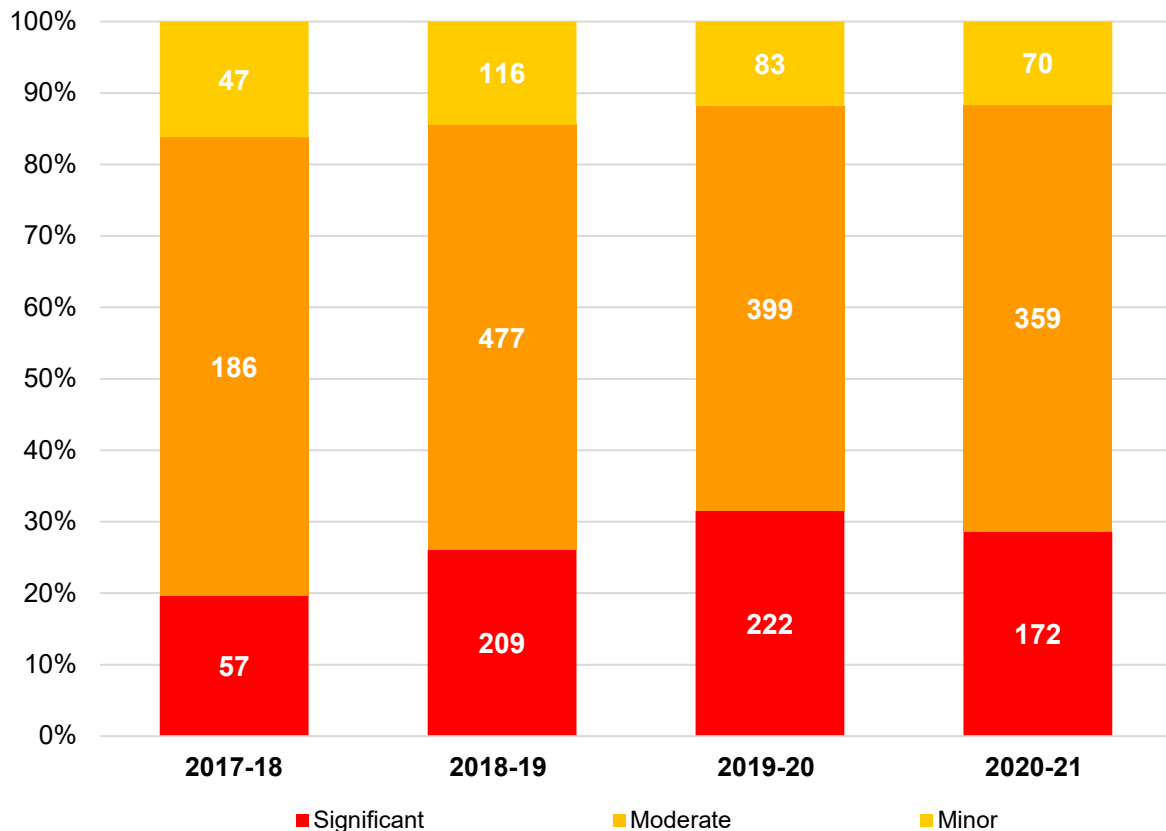
**Table 2: Risk categories for matters reported to management**

During 2020-21, we alerted 126 entities to control weaknesses that needed their attention. In total we reported 601 control weaknesses across the three risk categories as shown in Figure 1. This is a decrease compared to the figures from 2019-20 where we reported 704 control weakness of which 222 were significant, 399 moderate and 83 were minor findings.



Source: OAG

**Figure 1: Number of financial and management control findings by risk category for 2020-21**



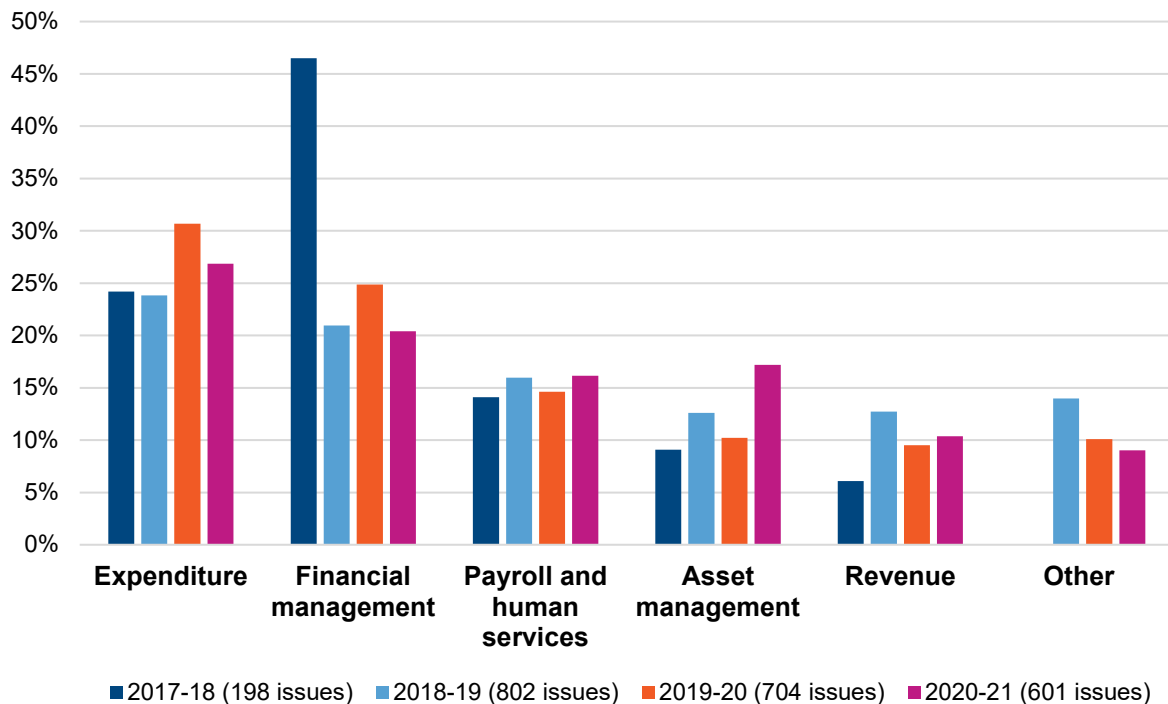
Source: OAG

**Figure 2: Proportion of control weaknesses reported to management in each risk category and comparative ratings of the control weaknesses**

Figure 2 shows the number of weaknesses in each risk category for the differing number of entities we audited during our first four years of local government auditing and the comparative proportion of weaknesses in each risk category. The chart shows that the number of control weaknesses across all ratings has decreased for 2020-21, noting that each year's figures represent findings across an increasing population of audited entities during the transition period.

However, we found that 95 control weakness (15.8%) at 39 entities were unresolved from the prior year. This proportion compares with 2019-20 where 15% of issues were unresolved from the prior year. It is important that these issues are addressed promptly and requires entities to improve policies, practices and procedures to maintain or enhance the integrity of financial reporting.

The 601 control weakness identified in 2020-21 are presented in their different financial management control categories in Figure 3. This figure also shows that expenditure and financial management controls continue to represent the highest proportion of weaknesses across the financial control environment. However, it was pleasing to see that the control weaknesses relating to expenditure, financial management, and payroll and human resources have decreased for 2020-21. This is a positive trend. An increase in audit findings related to asset management suggests greater focus may also be required by entities on the controls around this aspect of financial management.



Source: OAG

*Note: In 2017-19, no control weaknesses were reported in the Other category.*

**Figure 3: Financial and management control weaknesses reported to entities**

Following are examples of control weaknesses identified in the major categories of audit findings.

### Expenditure

We reported that good procurement procedures, such as obtaining quotes and completing purchase orders to start the ordering process and accountability trail, were not routinely practiced. In summary:

- We found purchase order control weaknesses at 33 entities. Purchase orders were often raised after the goods had been supplied or after the supplier's invoice had been received. The lack of adequate controls over purchase ordering increases the risk of inappropriate purchases or the entity being committed to pay for purchases made by officers who do not have authority or who have exceeded their delegated purchase limits.
- At 22 entities we continued to find instances where quotes were not obtained as required by the entities' policy guidelines. There were also instances where evidence of quotes was not kept. This increases the risk of favouring specific suppliers and/or not obtaining value for money.
- At 15 entities we reported that changes were made to the supplier master file without appropriate evidence of authorisation or there was no independent review to confirm checking for related party interests, authorisation, completeness and accuracy. These review procedures are essential as technology has increased the risk of fraud.
- We identified credit card control weaknesses at 14 entities. These included instances such as:

- transactions not listed separately in the payments submitted to council each month
- certain staff allocated a credit card who had not signed a credit card holder agreement
- no evidence of independent review for staff credit card monthly expenditure
- receipts not available for certain credit card transactions.
- In some entities there was not adequate separation of tasks between ordering and receiving goods. Without this segregation, the entity needs other controls to ensure that all payments for goods are reviewed and authorised by an independent officer.

## Financial management

The accounting procedures and practices of the financial management team should include appropriate controls for preparing the entity's financial report and mandatory annual reporting requirements.

- At 27 entities we found that bank reconciliations were either not routinely prepared on a monthly basis or were not reviewed by a second officer. The bank reconciliation is a key control. If not performed regularly and independently reviewed, there is a risk of erroneous or unusual (including fraudulent) reconciling items not being detected and investigated in a timely manner.
- At 17 entities we found instances where journal entries were made without supporting documentation or were not reviewed by an independent officer. These can represent significant adjustments to previously approved accounting transactions. Unauthorised journals could result in errors in financial reports or fraud. They should therefore be clearly explained and subject to independent review.
- At 15 entities we found a lack of review of policies and procedures.
- At 11 entities we found that access to the financial management, payroll and human resources systems was not restricted to appropriate staff. In some instances, we considered more staff than necessary had passwords to access key systems. Access privileges need to be monitored on a regular basis by a senior staff member.

## Payroll and human resources

Payroll and human resource management are essential elements of any employer's business. During our interim and final audits of entities we reported:

- Across 20 entities we found some employees were not taking their annual and long service leave entitlements and therefore accumulating excessive leave balances. Entities should have a leave management plan to ensure suitable staff can undertake the roles of key staff while they are on leave and to continue to deliver the entity's required services. Infrequent taking of leave and associated rotation of staff roles increase the likelihood of fraud remaining undetected.
- At 12 entities we found commencement and termination processes were not completed promptly to ensure timely and accurate processing and payment of staff. Evidence needs to be retained of all employment contracts, which should be signed by both parties on execution.
- At 12 entities we found monthly payroll reconciliations were not prepared in a timely manner and independently reviewed, increasing the risk of errors and/or potential fraud remaining undetected and misstated financial statements.



- At 11 entities we found instances where changes made to employee master files were either not supported by appropriate authorisation from the employee or not independently reviewed for accuracy and completeness. This is important to reduce the risk of payroll errors or fraud.

## Asset management

We identified several weaknesses in the controls over assets. These included:

- a lack of evidence of review of fixed asset reconciliations at 14 entities
- asset management plans not completed or sufficiently updated at eight entities. This may impact the strategic planning process and is likely to result in misstatement of the asset renewal funding ratio in the financial report
- no asset stocktake policy or procedures in place at seven entities. The absence of a periodic asset stocktake means that discrepancies between the accounting and physical records will not be detected and corrected on a timely basis. This could result in failure to detect theft or loss and/or a misstatement of asset balances in the annual financial report
- a lack of comprehensive asset management procedures to manage non-current assets at six entities. Good policies and procedures provide essential guidance for staff to manage an entity's assets in accordance with management's expectations. Lack of formal and comprehensive policies and procedures that are readily available to staff increases the risk of mismanagement and recording of assets.

Other asset issues we found included:

- the entity not performing an assessment to determine the correct classification of vested improvements on vested land required to be separately classified as right-of-use assets
- asset revaluations not completed in a timely manner
- no documented inventory control policy and procedure for employees to follow to ensure that inventory is physically safeguarded and all movements are recorded accurately and completely in the accounting records
- incorrect application of the useful life of assets in depreciation calculations which could result in an over/understatement of the depreciation and hence of the carrying value of the assets in the financial statements.

## Revenue

Good controls over revenue help to ensure that all monies due to the entity are accurately charged, collected and reported in the financial statements. During our interim and final audits, we reported:

- charges being raised prior to a completed review of the rates billing verification register
- fees were not correctly recorded in the financial system and customers were charged the incorrect fee
- no register of infringements issued by the entity
- interim rate notices had not been issued throughout the year by the entity
- rateable values reconciliation not completed

- a lack of a formal process to assess the revenue recognition criteria for new grant funding received
- revenue not recognised in accordance with AASB 15 or AASB 1058. As application of these standards may result in delayed income recognition, the entity's revenue may be overstated for the 2020-21 financial year.

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## Recommendation

2. Local government entities should ensure they maintain the integrity of their financial control environment by:
  - a. periodically reviewing and updating all financial, asset, human resources, governance, information systems and other management policies and procedures and communicating these to staff
  - b. conducting ongoing reviews and improvement of internal control systems in response to regular risk assessments
  - c. regularly monitoring compliance with relevant legislation
  - d. promptly addressing control weaknesses brought to their attention by our audits, and other audit and review mechanisms
  - e. maintain currency with new and revised accounting standards for their impact on financial operations in order to prepare a compliant financial report at year end.

## Information system controls

In 2020-21, we reported 358 information system control weaknesses to 45 entities, with 10% (37) of these rated as significant and 71% (254) as moderate. Last year we reported 328 control weaknesses to 50 entities. As these weaknesses could significantly compromise the confidentiality, integrity and availability of information systems, entities should act promptly to resolve them.

Entities rely on information systems to prepare their financial statements and to deliver a wide range of services to their communities. It is important that entities implement appropriate controls to maintain reliable, secure and resilient information systems.

Audits of general computer controls help entities measure and improve the effectiveness and reliability of services and financial reporting. These audits are performed as an integral part of, and inform, our financial audit program

Our capability assessments at 12 of the 45 entities show that none met our expectations across all six control categories and 68% of the audit results were below our minimum benchmark. Information and cyber security remain significant risks again this year and need urgent attention. Compared to 2019-20, there have been some improvements in change control but very little progress in management of information technology (IT) risks, physical security and IT operations. Entities need to improve in all six control categories.

Of the weaknesses identified in 2020-21:

- 47% related to information security issues. These included system and network vulnerabilities, and unauthorised and inappropriate access
- 28% related to IT operations issues. In particular, there were issues in inadequate monitoring and logging of user activity, poor handling of information and lack of review of user access privileges
- 13% related to business continuity. For example, disaster recovery and business continuity plans were lacking or out-of-date
- 12% related to inappropriate IT risk management, poor environmental controls for the server room and a lack of change management controls.

The information provided above is included in our *Information Systems Audit Report 2022 – Local Government Entities*, tabled on 28 June 2022. Further details of the information systems audit work and case studies are included in that report.

# Issues impacting entity reporting

## Rehabilitation of landfill sites

### Issue

Many entities have landfill sites which they manage. Depending on the size and scale of these sites, there are different requirements to rehabilitate them. Where entities have an obligation to remediate the landfill site, they should include the rehabilitation costs as a provision in their financial report. The absence of a rehabilitation plan and cost estimate does not remove the need to record a provision.

From the time it is evident that recognising a liability is required, to actually reporting one, a process of planning is needed, and this can take a while. In the meantime, readers should be alerted to the fact that a liability will be created by the entity showing a contingent liability in their financial reports. This is shown in the example below.

### What we found

We've found that some entities are not including these provisions for rehabilitation and others that are, are accounting for them differently. There is a possible role for the DLGSC to provide guidance in this area to ensure entities are correctly accounting for rehabilitation provisions.

#### Example: City of Kalgoorlie-Boulder

The City has operated the Yarri Road Refuse Facility in east Kalgoorlie since 1993. The site operates under a Class II landfill license under Part V of the *Environmental Protection Act 1986* which requires licensing.

The City has never previously recognised a provision for landfill rehabilitation. It has disclosed a contingent liability for at least the three previous annual financial reports to fully restore the site at the end of its useful life. The City was also undertaking work to establish the scope and estimate the cost of the restoration, which was unable to be reliably estimated in previous financial reports.

During the 2020-21 period, the City engaged a third-party expert to prepare a closure and post-closure management plan and provide a comprehensive estimation of the future costs for the site closure, capping, restoration and monitoring activities. The plan was finalised in March 2021 and a landfill rehabilitation provision of \$28.8 million was recognised.



Source: OAG

**Figure 4: Broome landfill**

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## Recommendation

3. The Department of Local Government, Sport and Cultural Industries should provide guidance to assist entities with understanding the requirements of and interpreting the AASB accounting requirements to ensure greater accounting consistency across the sector, including recognising provisions for the rehabilitation of landfills and other contaminated sites.

## Valuation of assets

### Issue

As reported in previous years, we have concerns about inconsistencies in the valuation of property and infrastructure in the local government sector, including the variety of valuation methods used, especially for land assets with restricted use.

Valuation concerns arise from entities engaging different valuers who use different methods or interpret some principles of the Australian Accounting Standards differently. Consequently, entities can see significant valuation swings when they change their valuer, depending on which assumptions the valuer uses. Most entities revalued their restricted land assets in 2017 or 2018 in accordance with the FM Regulations. Their next three to five yearly valuations are due at the latest by 2022 or 2023.

As mentioned last year, the AASB and the International Public Sector Accounting Standards Board have projects underway relating to fair value of public assets. Our Office will work with other audit offices to prepare a submission to these fair value projects and with the DLGSC on the audit impacts of any changes.

Even though a formal valuation is not required to be undertaken every year, the requirement for such assets to be at fair value remains. Thus, each entity needs to do enough, at a minimum, to be able to conclude that the carrying value at the reporting period approximates its fair value. This would entail, amongst other things, condition assessments, assessing recent pricing movements in materials and labour, and other relevant material factors.

### What we found

A few examples of entities experiencing some valuation issues were:

- City of Albany – the City has no formal process for assessing the valuation of infrastructure assets, land and buildings in financial years between the formal valuation assessments required by the FM Regulations. Without this, an asset may not be correctly recorded at fair value in accordance with AASB 116 and AASB 13. The City was notified of the finding during an interim audit and completed an assessment as part of its end of financial year procedures.
- City of Subiaco – the City's investment property increased by \$12.3 million (11%) compared to the prior year due to a revaluation to fair value at 30 June 2021 based on an independent valuation of \$125 million, which resulted in a net gain of \$29 million. The City also reported an increase to Revaluation Surplus of \$35.8 million (28%) compared to the prior year.
- Town of Cottesloe – during 2020-21, an independent valuation of land and buildings resulted in a decrease in fair value of \$20.5 million compared to the prior year. This related to an interest the Town has in the Wearne Hostel (refer below).

- Four entities hold an equal share in the Wearne Hostel site at 1 Gibney Street, Cottesloe but value it differently. We found one valuation almost double that of the other. The Towns of Claremont and Mosman Park have valued their respective interests separately without restrictions, while the Shire of Peppermint Grove and Town of Cottesloe have valued with restrictions (i.e. title showing zoning for use only as an aged care facility), resulting in a much lower valuation. We acknowledged the inconsistency in financial reporting for the same asset but accepted both valuations (restricted and unrestricted) as they are currently permissible under the relevant accounting standard and DLGSC financial reporting framework.

## Developer contributions – Accounting for cash in lieu of public open space

### Issue

When subdividing residential land in WA, a minimum of 10% of the gross subdivisible area must be given up free of cost by the landowner for public open space. The landowner can make a cash payment to an entity in lieu of all or part of the public open space contribution, which must be agreed by the entity and approved by the Western Australian Planning Commission.

Amendments to section 154 of the *Planning and Development Act 2005* (PD Act) changed the accounting treatment for cash in lieu of public open space contributions received on or after 12 September 2020. Entities receiving any cash in lieu funds should now place them in a reserve account for each subdivision within the municipal account, in accordance with section 6.11 of the LG Act.

The account should clearly set out the purpose for which the money is held, the landholding from which it was obtained and the date on which it was paid to the entity. Section 154(3) of the PD Act also requires interest earned on any invested funds to be applied to the respective reserve account.

The DLGSC provided guidance to entities on the accounting treatment for cash in lieu received on or after 12 September 2020, from 10 April 2006 until 11 September 2020, and prior to 10 April 2006. One entity sought its own legal advice.



Source: bmphotographer/shutterstock.com

**Figure 5: Park and playground in a suburban area of Perth**



## What we found

While some entities were not prepared, the majority of affected entities accounted for the funds appropriately and complied with revised legislative requirements.

Some entities had differing treatments, for example:

- We noted that money paid to the City of Albany in lieu of open space, post 12 September 2020 and amounting to \$30,000, was not placed in a reserve account in accordance with section 6.11 of the LG Act. On being notified of the finding during the interim audit, the City rectified this as part of their annual procedures, had a newly created public open space reserve account endorsed by Council and correctly reported the received funds in the annual financial statements for the year ended 30 June 2021.
- The City of Cockburn, on obtaining legal advice, chose to adopt a different accounting treatment than recommended by the DLGSC. It accounted for all cash in lieu of public open space in the municipal fund, rather than some in trust and some in the municipal fund.
- We found the accounting for cash in lieu by the City of Greater Geraldton is classified in accordance with the PD Act, with an exception that funds amounting to \$378,000 should have been classified as trust rather than in reserves, as it was received between 10 April 2006 and 11 September 2020. We accepted this as reasonable and agreed with management on the classification of the funds.

## Implementation of Service Concession Grantors Standard AASB 1059

### Issue

Entities were required to apply a new standard, AASB 1059 *Service Concession Arrangements: Grantors*, for years beginning on or after 1 January 2020 (the 2020-21 reporting year). This standard is applicable to entities (grantors) that enter service concession arrangements with generally private sector operators.

It requires grantors to recognise a service concession asset and, where applicable, a service concession liability on the balance sheet. Alternatively, a service concession asset may result from the reclassification of an existing item of property, plant and equipment.

An arrangement within the scope of this standard typically involves an operator constructing the assets used to provide a public service or upgrading the assets (for example, by increasing their capacity) and operating and maintaining the assets for a specified period. Such arrangements are often referred to as public-private partnerships.

An example of a major service concession arrangement for WA local government is the Resource Recovery and Facility Agreement involving the Mindarie Regional Council, a regional entity, and its constituent member entities - the Cities of Perth, Stirling, Joondalup, Wanneroo and Vincent, and the Towns of Victoria Park and Cambridge.

Under this agreement the operator constructed and has the responsibility to manage the facility for the purpose of waste processing activities on behalf of the Mindarie Regional Council. The agreement was entered into for a 20-year term ending June 2030. On termination of the agreement, the Mindarie Regional Council would assume all rights and responsibilities in relation to the assets and liabilities of the Service Concession Arrangement.

## What we found

For most entities there was no material impact to the financial statements in 2020-21.

## Other changes to accounting standards

### What we found

As we reported in November 2021<sup>5</sup>, the reporting of revenue and income by not-for-profit entities under AASB 15 and AASB 1058, which were applied from 1 July 2019, has brought challenges in interpretation and implementation. It is expected that the AASB will propose further guidance and examples in 2022 that have the potential to change current accounting practice.

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<sup>5</sup> Office of the Auditor General, [Audit Results Report – Annual 2020-21 Financial Audits of State Government Entities](#), OAG, Perth, 2021, p 43.

# Impact of emergencies

## COVID-19

We have continued to note the impact of COVID-19 responses on entities' financial reporting processes and control environments. Part of our 2020-21 audits considered the impact faced by entities, given State and international border restrictions were in place during the financial year and in February, April and May 2021 the WA Government announced lockdowns and other restrictions in response to managing COVID-19 community transmission. Some of the impacts are summarised below.

### Disruption of services and reduced revenue

Entities were faced with venue closures and restrictions for public and private gatherings resulting in event cancellations and reduced capacity. A few examples identified during our audits are listed below where entities experienced an impact to the community and disruption of services:

- City of Greater Geraldton – reported that Recreation and Culture income was down from \$4.2 million in the prior year to \$1.6 million in 2020-21 (62%). This decrease is mainly due to the recreation and culture sector being heavily impacted by COVID-19 restrictions including the stand down of theatre and events staff. The Queens Park Theatre was completely closed for the nine months to March 2021 with partial reopening from April to June 2021. All events and cultural projects at the City were either scaled back or not held due to State mandated restrictions.
- City of Melville – the City reported a 10% decrease in rates revenue for 2020-21 compared to the prior year. Rates concessions (approved by the Council in April 2020) applied in the 2020-21 budget under the COVID-19 Stimulus package amounted to approximately \$10 million. The City also reported a 56% decrease in interest earnings from \$4.4 million in the prior year to \$1.9 million in 2020-21. As part of section 6.45 of the LG Act modified under the Local Government (COVID-19 Response) Order 2020 to cushion ratepayers from the adverse economic effects of COVID-19, the City reduced interest rates to 2% on:
  - unpaid rates subject to an instalment program (previously 4%)
  - all unpaid rates and services (previously 8%)
  - unpaid underground power and streetscape charges (previously 4%).

This also led to a decrease in rates receivable balances at year end.

- The City of Rockingham – committed to a rate freeze for 2020-21 due to the COVID-19 pandemic. In addition, the City provided a concession totalling \$846,773. The concession was to ensure that residential properties were not charged more rates than they would have paid in 2019-20 due to the statutory Gross Rental Value revaluation the City was required to apply. The City also reduced interest rate charges on unpaid rates and other service charges and therefore reported a \$2.2 million (67%) decrease in interest earnings compared to the prior year. Payments by residents however have continued to be repaid in 2021 with a resulting effect of lower receivable balances compared to the prior year.
- City of Stirling – as part of the City's COVID-19 response in 2020-21, the Council committed to a one-off concession to ensure no ratepayer was asked to pay more than the previous year. The City also introduced rates smoothing in addition to its one, two

and four instalment options. In accordance with the Local Government (COVID-19 Response) Order 2020, the City did not charge

- interest where an owner selected to pay rates and service charges through an instalment option
- overdue interest to ratepayers with overdue rates and service charges.
- Shire of Harvey – reported a reduction in interest earnings from \$1.3 million in the prior year to \$395,000 in 2020-21 (69%) mostly due to the decrease in interest rates paired with a decrease in interest earnings from rates revenue due to rate relief from COVID-19.
- Shire of Ngaanyatjaraku – statutory environmental health functions such as food inspections were delayed as they were not deemed to be an essential service by the WA Police Force and G2G passes were not approved for the visiting environmental health officer. Indoor sport and recreation activities were cancelled and program changes were made to enable limited activities to provide food and essential services in compliance with COVID-19 directions.

### **Entities' expenses for directly managing the impact of COVID-19**

Differentiating between COVID-19 specific expenditure and normal expenditure was difficult as entities generally did not separately account for these expenses. In general, entities did not report incurring any significant expenditure as potential extra expenses were offset by savings elsewhere. Some interesting examples are noted below:

- Shire of Broome – the Shire's current three year COVID-19 recovery plan focuses on significant infrastructure projects. The State and Commonwealth Governments have co-invested in most of these projects. The intent of the projects is to reinvigorate the region and stimulate the local economy (e.g. jobs and tourism) which will assist in COVID-19 recovery.
- Shire of Denmark – the Shire experienced challenges in securing contractors and equipment from interstate and intrastate due to COVID-19 restrictions. Cost of contractors, materials and supplies has risen on average 20% over the past 12 months. Due to significant increases in available State and Commonwealth funding, it is increasingly difficult to secure available contractors to complete works within funding condition timeframes. The impact of COVID-19 has fast-tracked the Shire to implement more services and application processes online for the community to access.
- Shire of Dowerin – while the financial impact of COVID-19 on the Shire was minimal throughout 2020-21, additional resources were allocated including:
  - staff resources to keep up-to-date with relevant information and mandates
  - preparing and implementing the Shire's COVID-19 plan and working-from-home processes
  - increased community communication and engagement
  - additional cleaning.

The Shire had also experienced delays in completion of road construction and building projects due to contractors not being available and an increased cost of materials, freight and contractors.

- Shire of Gnowangerup – the main impact for the Shire includes significantly reduced availability of contractors, particularly building-related trades, and reduced availability of

vehicles. This has impacted the Shire's ability to complete projects within timeframes and budgets. Some capital expenditure items in the current year budget will carry over to the new financial year as a result.

### Stimulus or initiatives administered by entities

Below are some examples where entities played a role in distributing funds and providing relief to their communities in 2020-21:

- City of Gosnells – the City reported \$1.4 million in COVID-19 concessions for ratepayers and relief for lessees.
- City of Greater Geraldton – the City offered rent relief to some tenants who were badly affected by the pandemic. The rent relief was in line with the *Commercial Tenancies (COVID-19 Response) Act 2020* and was available to tenants that had experienced a reduction of revenue of at least 30% over the previous year. The relief was in two parts: a portion of the rent was to be waived and another portion was to be deferred.
- City of Kalamunda – a COVID-19 Crisis Relief Fund reserve was established by the City at the beginning of the financial year of \$1 million to provide innovation grants of up to \$5,000 and \$1,000 rate relief to each eligible ratepayer. However, only \$216,000 was paid out during the year to 30 June 2021. The balance of the fund was returned to the City's bank account and the Crisis Relief Fund reserve was closed with the Council's approval. The City also offered a total of \$22,000 in rates exemptions under its COVID-19 financial hardship policy for the year ended 30 June 2021.
- City of Karratha – the City received a one-off contribution of \$1 million from Rio Tinto for COVID-19 recovery which was used to support the City's business and community funding packages. This included Try Local Vouchers, sporting group grants, tourism operator incentives, health fee waivers, business grants and Meet the Street funding. In addition, the City provided a number of other COVID-19 business and community support initiatives such as a freeze on rate and fee increases, deferral of rate collection, financial hardship support and lease fee relief.
- City of Subiaco – in response to the pandemic, the City resolved through its annual budget 2020-21 to provide a one-off contribution of \$2 million against total rates levied. This contribution was funded through a transfer from the Capital Investment Reserve. The \$2 million contribution to rates was applied proportionately to the number of rates levied per property, including properties paying minimum rates.
- Shire of Dalwallinu – the Shire adopted a financial hardship policy during 2019-20 to assist the community members who may have been affected by the COVID-19 pandemic. This policy was amended during 2020-21 to also include other unexpected items that may result in payment difficulties.
- Shire of Dandaragan – the Shire implemented a range of measures to respond to the challenges of COVID-19 including removing or heavily discounting interest charges on rates and debts, deferring community group loans and providing \$5,000 cash grants to community groups to enhance their facilities. A significant increase in infrastructure investment was undertaken targeting civil works that could employ the local workforce, in particular deckhands, who were impacted by disruption to the crayfishing industry. A COVID-19 community building program was established to support those at high risk including seniors, people with a disability or underlying health issue, people from culturally and linguistically diverse backgrounds, and indigenous people. The Shire also developed a COVID-19 webpage providing information and tools for its community such as the COVID-Readiness Household Plan.

## Future potential effect of COVID-19

As responses to COVID-19 continue to impact well beyond this reporting period and constrain the functions and responsibilities of entity operations, the risk increases that other critical areas may not receive the focus or priority they deserve. We encourage staff and management to be mindful of gaps where more visible financial and operational controls may cease to operate effectively, including in altered work arrangements such as staff working from home.

## Cyclone Seroja

On 11 April 2021, Cyclone Seroja intensified into a category 3 tropical cyclone and crossed the WA coast just south of Kalbarri. Impacts to Kalbarri and the nearby town of Northampton were severe, with many locations recording maximum wind gusts more than 170 km/h. Many buildings and roads sustained significant structural damage or were destroyed. An emergency situation was declared at 3.50 pm on 11 April for 45 local government areas. Services were disrupted, facilities were closed and significant damage occurred to critical infrastructure. Secondary impacts included loss of power and communications for an extended period, and a primary focus for affected communities on repair and recovery.

Examples of the financial implications arising from this emergency event in the region are as follows:

- Shire of Mingenew – at its May 2021 Ordinary Council Meeting, Council voted unanimously to waive a range of building and planning application fees to assist those impacted to rebuild, and waived some planning requirements for temporary buildings at its August 2021 Ordinary Meeting.
- Shire of Northampton – cyclone damage led to a write-down of Property, Plant and Equipment of \$1.1 million and Infrastructure of \$178,000 for the 2020-21 financial year. Additional funding of \$500,000 was received from the Local Government Insurance Scheme for operational repairs, and materials and contracts costs increased by \$1 million from \$2.3 million in the prior year to \$3.3 million in 2020-21 due to additional work required to restore the Shire's townsites.
- Shire of Chapman Valley – damages to the Shire's assets were not extensive. However, the cyclone impacted staff resources due to time taken away from core business to attend to local recovery initiatives. During the financial year the Shire restored some properties and certain work had to be carried forward to financial year 2021-22.
- City of Greater Geraldton arranged additional resources immediately following the cyclone to aid clean-up efforts. The City also spent more than \$500,000 on clearing vegetation and concentrated on rural road maintenance and removing and mulching fallen vegetation.
- Shire of Morawa experienced 202 requests for emergency welfare assistance, with 104 homes damaged and 23 primary producer properties impacted. The council spent \$141,962 in the immediate response to the cyclone with the majority being for the clearing of roads, removing fallen trees and town clean-up.



## Opportunities for the DLGSC to improve the efficiency of financial reporting

Our audits have once again highlighted the need for the DLGSC to provide centralised professional support to assist entities to fulfil their financial reporting requirements. We have previously raised the need for the DLGSC to provide professional advice on preparing for changes in accounting standards and legislation. This would be both financially beneficial and time efficient for all entities. This section includes updated information on the steps the DLGSC is taking to enhance financial reporting, reduce complexity and costs, and enable improved governance. It is important to note that while some of these issues may relate to all entities, others may only be applicable to some.

### Quality and timeliness

In 2019-20, and in prior reports, we reported that many entities would benefit from centralised support from the DLGSC similar to that provided to State government entities by the Department of Treasury through the Treasurer's Instructions. This would help to improve the overall quality of the sector's financial reports and also reduce the reporting burden on smaller entities. We identified the need for actions such as:

- decluttering entities' financial reports
- implementing tiered reporting for entities that differ in the size or complexity of their operations
- providing a model financial report with current sample notes
- providing technical and accounting standards support to entities through a help desk.

Further, we suggested the DLGSC's support should pursue timely regulation amendments and provide suitable guidance to assist entities to update their accounting practices. This would help ensure that their future reporting is compliant with all current accounting standards and improve the financial report framework.

While our Office produced the *Western Australian Public Sector Financial Statements – Better Practice Guide* to assist entities to implement better practices for more efficient and timely financial reporting, centralised assistance offered by the DLGSC will achieve consistency, improve financial reporting standards and could offer practical accounting assistance.

## Response from the DLGSC

DLGSC has made significant progress towards addressing the recommendations via its local government model financial statements project which commenced in September 2021. DLGSC expects to fully address all recommendations by the end of financial year 2022-23. This has been largely driven by DLGSC's commitment to deliver efficiencies and better financial reporting outcomes for the local government sector. As a result, DLGSC has met and is on track to meet several critical milestones, including:

- delivery of the first tranche of decluttered financial reports for 2021-22 by 1 July 2022. The required amendments to the FM Regulations and LG Audit Regulations were gazetted on 17 June 2022
- delivery of a further second tranche of decluttered financial reports for 2022-23 by 28 April 2023
- implementing reduced financial reporting for smaller entities for the financial year 2022-23, onwards
- providing model financial statements templates with guidelines for the financial year 2022-23, onwards
- providing technical and accounting standards support from June 2022 via a dedicated email support line.

## Review of financial ratios

We are required by Regulation 10(3)(a) of the LG Audit Regulations to report 'any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government'.

It has been our view since becoming the auditor for the sector that the annual financial report audit does not provide the opportunity for a thorough assessment of any adverse trends that may be apparent from the ratios. We have also previously supported the need for the DLGSC to develop more thorough and balanced performance assessment criteria to replace the existing reporting and audit of seven financial ratios and any adverse trends in these ratios.

In 2019-20, we also reported that the Western Australian Local Government Association (WALGA) had recommended changes to the ratios in its Local Government Financial Ratios Report provided to the WALGA State Council Meeting on 5 May 2021. The report included recommendations for prescribed ratios and other financial reporting related matters. Along with ratio changes, the group also recommended the DLGSC prepare a model set of financial statements and annual budget statements in consultation with the local government sector.

## Response from the DLGSC

The DLGSC has taken on board the OAG's views and recognised the contributions of key stakeholders in respect of the financial ratios and their intended purpose and outcomes. The DLGSC's approach to financial reporting of ratios has been largely underpinned by the OAG recommendations and the need to bring local government financial reporting in line with better practice frameworks.

While the DLGSC has taken action to remove the reporting of financial ratios from the 2021-22 annual financial report, and the audit reporting of significant adverse trends and attestation of ratios, it is still committed to ensuring reliable information on local government financial and sustainability measures is available.

The DLGSC is undertaking a comprehensive review of the current financial health indicator, taking into consideration WALGA's Financial Ratios Working Group recommendations. The review will assess the appropriateness of the current financial ratios and recommend a set of financial and sustainability measures that are evidence based and fit for purpose. This will then inform the information reported via the MyCouncil website.

The Western Australian Treasury Corporation (WATC) was engaged in late March 2022 to undertake a review of the financial health indicator to identify the most appropriate ratios to underpin it. A stakeholder group consisting of WATC, the DLGSC, WALGA, LG Professionals WA and a local government finance consultant has been established to help inform the review. Targeted stakeholder engagement is to be undertaken in due course for input and feedback on the proposed ratios and methods used to underpin the new financial health indicator.

The scope prepared for WATC requests that a report and new financial health indicator product is provided to the DLGSC by 31 August 2022. The DLGSC will then review the outcomes of the report before implementing the changes for the MyCouncil website in 2023.

## Reduced disclosure reporting by entities

The quantity of information that is reported in the annual financial reports of entities is onerous and exceeds that reported by most State government entities. Entities also include several disclosures that are not common practice in other Australian states. This contributes to the time and cost to prepare and audit annual financial reports.

In 2019-20, we reported that opportunities still exist to introduce a tiered reporting structure and reduce the amount of detail in entity financial reports without impacting the usefulness and completeness for users. While the FM Regulations do not provide entities as much opportunity to reduce financial report disclosures as State government entities, we continue to encourage efforts to streamline financial framework obligations, particularly for small and medium sized entities, wherever it does not impair accountability and transparency.

## Response from the DLGSC

The DLGSC fully recognises the need for tiered reporting based on complexity and size of entities, while still meeting the needs of the users of financial reports. The DLGSC has developed model financial statement templates based on Salaries and Allowances Tribunal banding.

The model financial statement template for Band 1 and 2 entities significantly reduces the existing level of disclosures required to be audited. Our recommendations to the Parliamentary Select Committee into Local Government have largely guided the DLGSC in the removal of the disclosures.

The Band 3 and 4 entity model financial statement template is also streamlined and removes further disclosures without compromising the accountability and transparency of financial reporting. The DLGSC has been working closely with the OAG to ensure critical information and compliance with Accounting Standards is retained. After sector consultation, it was agreed that the model financial statements for both Band 1 and 2, and Band 3 and 4 should be introduced from the 2022-23 financial year onwards.

## Local Government Regulations Amendment (Financial Management and Audit) Regulations 2022

The first component of regulatory amendments to enable the model financial statements, the *Local Government Regulations Amendment (Financial Management and Audit) Regulations 2022*, were gazetted on 17 June 2022.

Key changes which are welcomed by our Office include the removal of the requirement for an annual financial report by an entity to include:

- financial ratios
- an auditor's opinion on financial ratios, significant adverse trends and matters of non-compliance.

The changes made to the FM Regulations will reduce local government reporting requirements and the scope of audit reports and come into effect from 1 July 2022. As some 2021-21 audits are still in train, transitional provisions apply to financial reports in relation to 30 June 2021 whose audits are yet to be finalised.

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## Recommendation







4. The Department of Local Government, Sport and Cultural Industries should continue to work with local government stakeholders towards the introduction of model financial statements for the 2022-23 financial year.

































## Appendix 1: Status and timeliness of 2020-21 audits

We completed 132 of the 148 audits for 2020-21 by 30 June 2022. All entities are listed in alphabetical order below, as well as the type of audit opinion they received, when they received it and the timeliness of providing their financial statement to us for audit.

Timeliness of financial statements does not indicate quality. Roughly half of the entities' financial statements submitted to us for audit were not of a reasonable standard and required revisions or adjustments due to errors or disclosure requirements not being met. In some cases more than a dozen versions of financial statements were submitted to our audit teams, with changes or availability of staff or information also impacting timelines. More information on issues around quality and timeliness is provided on pages 14 and 15.









### Key

Type of audit opinion		Financial statement (FS) timeliness	
Clear opinion		Received by the statutory deadline of 30 September 2021	
Clear opinion with emphasis of matter		Extension to the statutory deadline was granted and met	
Qualified or a disclaimer of opinion		Extension or statutory deadline was not met	

Entity	Type of opinion	Opinion issued	FS timeliness
Bunbury-Harvey Regional Council		14/12/2021	
City of Albany		3/12/2021	
City of Armadale		15/03/2022	
City of Bayswater	Audit in progress		
City of Belmont		17/02/2022	
City of Bunbury		7/12/2021	
City of Busselton		15/11/2021	
City of Canning		30/11/2021	
City of Cockburn		30/11/2021	
City of Fremantle	Audit in progress		
City of Gosnells		10/12/2021	
City of Greater Geraldton		9/12/2021	
City of Joondalup		14/12/2021	
City of Kalamunda		22/11/2021	
City of Kalgoorlie-Boulder		4/05/2022	
City of Karratha		8/03/2022	
City of Kwinana		9/12/2021	
















Entity	Type of opinion	Opinion issued	FS timeliness
City of Mandurah	✓	17/12/2021	🕒
City of Melville	✓	9/12/2021	🕒
City of Nedlands	✓	30/11/2021	🕒
City of Perth	✓	23/03/2022	🕒
City of Rockingham	✓	23/11/2021	🕒
City of South Perth	✓	19/11/2021	🕒
City of Stirling	✓	23/12/2021	🕒
City of Subiaco	✓	17/11/2021	🕒
City of Swan	✓	24/11/2021	🕒
City of Vincent	✓	15/12/2021	🕒
City of Wanneroo	✓	17/12/2021	🕒
Eastern Metropolitan Regional Council	✓	17/11/2021	🕒
Mindarie Regional Council	✓	14/01/2022	🕒
Murchison Regional Vermin Council	✓	22/11/2021	🕒
Pilbara Regional Council	✓	28/04/2022	🕒
Rivers Regional Council	✓	30/09/2021	🕒
Shire of Ashburton	Audit in progress		🕒
Shire of Augusta-Margaret River	✓	6/12/2021	🕒
Shire of Beverley	✓	22/02/2022	🕒
Shire of Boddington	✓	7/04/2022	🕒
Shire of Boyup Brook	Audit in progress		🕒
Shire of Bridgetown-Greenbushes	✓	23/11/2021	🕒
Shire of Brookton	✓	30/03/2022	🕒
Shire of Broome	✓	3/12/2021	🕒
Shire of Broomehill-Tambellup	Audit in progress		🕒
Shire of Bruce Rock	✓	16/12/2021	🕒
Shire of Capel	✓	3/03/2022	🕒
Shire of Carnamah	✓	12/04/2022	🕒
Shire of Carnarvon	Audit in progress		🕒
Shire of Chapman Valley	✓	7/12/2021	🕒



Entity	Type of opinion	Opinion issued	FS timeliness
Shire of Chittering		18/02/2022	
Shire of Christmas Island		14/03/2022	
Shire of Cocos (Keeling) Islands		8/04/2022	
Shire of Collie		16/02/2022	
Shire of Coolgardie		17/12/2021	
Shire of Coorow		10/03/2022	
Shire of Corrigin		16/12/2021	
Shire of Cranbrook		9/12/2021	
Shire of Cuballing		22/12/2021	
Shire of Cue		6/05/2022	
Shire of Cunderdin		18/02/2022	
Shire of Dalwallinu		16/12/2021	
Shire of Dandaragan		16/12/2021	
Shire of Dardanup		8/12/2021	
Shire of Denmark		2/12/2021	
Shire of Derby-West Kimberley	Audit in progress		
Shire of Donnybrook-Balingup		23/02/2022	
Shire of Dowerin		17/02/2022	
Shire of Dumbleyung		17/03/2022	
Shire of Dundas		6/04/2022	
Shire of East Pilbara		30/03/2022	
Shire of Esperance		10/11/2021	
Shire of Exmouth		17/11/2021	
Shire of Gingin		29/06/2022	
Shire of Gnowangerup		22/12/2021	
Shire of Goomalling	Qualified 	22/12/2021	
Shire of Halls Creek		18/03/2022	
Shire of Harvey		20/12/2021	
Shire of Irwin		28/03/2022	
Shire of Jerramungup		14/12/2021	
Shire of Katanning		21/12/2021	

Entity	Type of opinion	Opinion issued	FS timeliness
Shire of Kellerberrin	✓	8/12/2021	🕒
Shire of Kent	✓	15/03/2022	🕒
Shire of Kojonup	✓	17/06/2022	🕒
Shire of Kondinin	✓	21/12/2021	🕒
Shire of Koorda	✓	25/02/2022	🕒
Shire of Kulin	✓	23/02/2022	🕒
Shire of Lake Grace	✓	18/03/2022	🕒
Shire of Laverton	✓	17/02/2022	🕒
Shire of Leonora	✓	8/12/2021	🕒
Shire of Manjimup	✓	29/11/2021	🕒
Shire of Meekatharra	⚠	3/12/2021	🕒
Shire of Menzies	✓	15/12/2021	🕒
Shire of Merredin	Audit in progress		🕒
Shire of Mingenew	⚠	10/12/2021	🕒
Shire of Moora	Audit in progress		🕒
Shire of Morawa	✓	21/12/2021	🕒
Shire of Mount Magnet	✓	4/03/2022	🕒
Shire of Mount Marshall	✓	6/12/2021	🕒
Shire of Mukinbudin	✓	17/12/2021	🕒
Shire of Mundaring	✓	10/12/2021	🕒
Shire of Murchison	Audit in progress		🕒
Shire of Murray	✓	15/02/2022	🕒
Shire of Nannup	✓	18/02/2022	🕒
Shire of Narembeen	✓	15/12/2021	🕒
Shire of Narrogin	✓	22/12/2021	🕒
Shire of Ngaanyatjaraku	✓	30/11/2021	🕒
Shire of Northam	✓	7/12/2021	🕒
Shire of Northampton	✓	17/12/2021	🕒
Shire of Nungarin	✓	16/12/2021	🕒
Shire of Peppermint Grove	✓	22/12/2021	🕒
Shire of Perenjori	✓	7/04/2022	🕒

Entity	Type of opinion	Opinion issued	FS timeliness
Shire of Pingelly	✓	17/12/2021	🕒
Shire of Plantagenet	✓	16/12/2021	🕒
Shire of Quairading	✓	17/02/2022	🕒
Shire of Ravensthorpe	Audit in progress		🕒
Shire of Sandstone	Qualified ✖	31/05/2022	🕒
Shire of Serpentine-Jarrahdale	✓	22/12/2021	🕒
Shire of Shark Bay	✓	5/04/2022	🕒
Shire of Tammin	✓	7/12/2021	🕒
Shire of Three Springs	✓	22/03/2022	🕒
Shire of Toodyay	Audit in progress		🕒
Shire of Trayning	✓	23/11/2021	🕒
Shire of Upper Gascoyne	✓	11/11/2021	🕒
Shire of Victoria Plains	✓	23/03/2022	🕒
Shire of Wagin	✓	10/11/2021	🕒
Shire of Wandering	✓	22/12/2021	🕒
Shire of Waroona	✓	22/12/2021	🕒
Shire of West Arthur	✓	2/03/2022	🕒
Shire of Westonia	✓	16/12/2021	🕒
Shire of Wickepin	✓	9/03/2022	🕒
Shire of Williams	✓	18/11/2021	🕒
Shire of Wiluna	Audit in progress		🕒
Shire of Wongan-Ballidu	✓	21/12/2021	🕒
Shire of Woodanilling	Audit in progress		🕒
Shire of Wyalkatchem	✓	19/11/2021	🕒
Shire of Wyndam-East Kimberley	✓	22/02/2022	🕒
Shire of Yalgoo	Audit in progress		🕒
Shire of Yilgarn	✓	16/12/2021	🕒
Shire of York	✓	16/12/2021	🕒
Southern Metropolitan Regional Council	✓	15/12/2021	🕒
Tamala Park Regional Council	✓	14/10/2021	🕒
Town of Bassendean	✓	15/12/2021	🕒

Entity	Type of opinion	Opinion issued	FS timeliness
Town of Cambridge	Audit in progress		
Town of Claremont		22/12/2021	
Town of Cottesloe		16/12/2021	
Town of East Fremantle		14/12/2021	
Town of Mosman Park		3/12/2021	
Town of Port Hedland		9/12/2021	
Town of Victoria Park		20/01/2022	
Western Metropolitan Regional Council		18/10/2021	

Source: OAG

## Appendix 2: 2019-20 disclaimers of opinion

Entity and opinion	Opinion issued
<p><b>Shire of Wiluna</b> – Disclaimer of opinion</p> <p>It has not been possible to obtain sufficient appropriate audit evidence on the books and records of the Shire. This lack of evidence arises from numerous significant deficiencies in the internal controls implemented by the Shire and, in some cases, the necessary records not being adequately maintained.</p> <p>As a result of this matter, we are unable to determine if any adjustments might have been found necessary to the elements making up the Statement of Financial Position as at 30 June 2020, Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity, Statement of Cash Flows and Rate Setting Statement for the year then ended and related notes and disclosures.</p> <p>A qualified opinion was also issued for the year ended 30 June 2019 on the completeness of bank accounts for that year because we were unable to obtain a bank confirmation from a financial institution where at least one account was held for that year.</p>	22/12/2021
<p><b>Shire of Yalgoo</b> – Disclaimer of opinion</p> <p>We were unable to obtain sufficient appropriate audit evidence on the books and records of the Shire. This lack of evidence arises from numerous significant deficiencies in the internal controls implemented by the Shire and in some cases the necessary records not being maintained.</p> <p>As a result of this matter, we are unable to determine if any adjustments might have been found necessary to the elements making up the Statement of Financial Position as at 30 June 2020, the Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity, Statement of Cash Flows and Rate Setting Statement for the year then ended, related notes and disclosures and the Statement by the Chief Executive Officer.</p>	3/03/2022

Source: OAG

## Appendix 3: 2020-21 qualified opinions

Entity and opinion	Opinion issued
<p><b>Shire of Goomalling</b> – Qualified opinion</p> <p>The Shire of Goomalling was issued a qualified opinion as the Shire's infrastructure assets were last valued in June 2015 for roads, drainage and footpaths and June 2016 for sewerage and other infrastructure. Because these infrastructure assets have not been revalued with sufficient regularity or in accordance with Regulation 17A(4)(b) of the FM Regulations, we were unable to determine if infrastructure assets reported in Note 9 of the annual financial report at \$43,394,718 and \$38,841,166 at 30 June 2021 and 30 June 2020 respectively are stated at fair value in the Statement of Financial Position.</p> <p>Additionally, we were unable to determine where there may be any consequential impact on the related balances, amounts and disclosures of depreciation on non-current assets, revaluation surplus in the Statement of Financial Position and Statement of Comprehensive Income and Note 19 Total Assets Classified by Function and Activity, or if any adjustments to these amounts are necessary.</p> <p>We also issued a qualified opinion for the year ended 30 June 2020 in relation to this matter.</p>	22/12/2021
<p><b>Shire of Sandstone</b> – Qualified opinion</p> <p>The Shire of Sandstone was issued a qualified opinion as the Shire's roads and footpaths infrastructure, reported at values as at 30 June 2021 of \$37,755,629 (2020: \$36,803,492) and \$71,845 (2020: \$75,711) respectively in Note 9 of the annual financial report, were last valued in June 2014. Because the assets have not been revalued with sufficient regularity or in accordance with Regulation 17A(4)(b) of the FM Regulations, we were unable to determine if infrastructure as at 30 June 2021 of \$39,718,887 (2020: \$38,820,445) in the Statement of Financial Position is fairly stated. Additionally, we were unable to determine if any adjustments are necessary to the related balances and disclosures of revaluation surplus in the Statement of Financial Position and Statement of Changes in Equity and Note 11, Other Comprehensive Income in the Statement of Comprehensive Income and Note 17 Total Assets Classified by Function and Activity, as it was impracticable to do so.</p> <p>We also issued a qualified opinion for the year ended 30 June 2020 in relation to this matter.</p>	31/05/2022

Source: OAG



## Appendix 4: Emphasis of matter paragraphs included in auditor's reports

The following list describes the matters that we highlighted through EoM paragraphs in 2021 audit reports:

Entity	Description of emphasis of matter paragraphs
<b>City of Bunbury</b>	Recording of joint venture – The City's opinion draws attention to Note 25 to the financial statements which states that the City's equity share in the Investment in Associate is still being negotiated and therefore cannot be reliably estimated at this time. Consequently, the investment is not currently reflected in the financial statements. The opinion is not modified in respect of this matter.
<b>City of Busselton</b>	Restatement of comparative balances – Our EoM draws attention to the City's Note 33 to the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>City of Joondalup</b>	Associate entity restatement and guarantee payment – Note 23 of the financial report (a) discloses the 2020 financial impact of the initial application of accounting standards AASB 1059 from the associate entity and (b) discloses a guarantee payment made by the City subsequent to the reporting date. The opinion is not modified in respect of this matter.
<b>City of Kalgoorlie-Boulder</b>	Restatement of comparative balances – The opinion draws attention to Note 34 to the financial report which states that the amounts reported in the previously issues 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>City of Perth</b>	Associate entity restatement and guarantee payment – Note 32 of the financial report which (a) discloses the 2020 financial impact of the initial application of accounting standards AASB 1059 from the associated entity and (b) discloses a guarantee payment made by the City subsequent to reporting date. The opinion is not modified in respect of this matter.
<b>City of Stirling</b>	Associate entity restatement and guarantee payment – The City's opinion draws attention to Note 26 of the financial report which (a) discloses the 2020 financial impact of the initial application of accounting standards AASB 1059 from the associate entity and (b) discloses a guarantee payment made by the City subsequent to reporting date. The opinion is not modified in respect of this matter.
<b>City of Vincent</b>	Events occurring after the end of the reporting period – The City's opinion included an EoM drawing attention to Note 30 of the financial report, which discloses a payment made by the City subsequent to the reporting period. The opinion is not modified in respect of this matter.  Restatement of comparative balances – The City's Opinion also includes an EoM drawing attention to Note 32 of the financial report which states that the amounts reported in the

Entity	Description of emphasis of matter paragraphs
	previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>City of Wanneroo</b>	Associate entity restatement and guarantee payment – The City's opinion draws attention to Note 38 of the annual financial report, which discloses (a) the 2020 financial impact of the initial application of accounting standard AASB 1059 from the associate and (b) a guarantee payment made by the City subsequent to reporting date. The opinion is not modified in respect of this matter.
<b>Mindarie Regional Council</b>	Contingent liability – The Council's opinion included an EoM drawing attention to Note 34 which disclosed a contingent liability relating to the Tamala Park Waste Management Facility site. The opinion is not modified in respect of this matter.
<b>Pilbara Regional Council</b>	Basis of accounting – The Council's opinion draws attention to Note 1(a) of the annual financial report, which discloses that the Council has decided to wind up. Consequently, the annual financial report has been prepared on a liquidation basis. The opinion is not modified in respect of this matter.
<b>Rivers Regional Council</b>	Basis of accounting – The Council's opinion draws attention to Note 1(a) of the annual financial report, which discloses that the Council has decided to wind up after ministerial approval is received for the formation of a regional subsidiary. Consequently, the annual financial report has been prepared on a liquidation basis. The opinion is not modified in respect of this matter.
<b>Shire of Carnamah</b>	Restatement of comparative balances – The Shire's opinion draws attention to Note 24 (correction of error) and subsequently Note 27 (financial ratios) to the financial report which states that the amounts reported in the previously issued 30 June 2020 (including comparative figures) financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Christmas Island</b>	Restatement of comparative balances – The Shire's opinion draws attention to Note 29 of the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Cocos (Keeling) Islands</b>	Restatement of comparative balances – The Shire's opinion draws attention to Note 25 of the financial report which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Coorow</b>	Restatement of comparative figures – The Shire's opinion draws attention to Note 31 to the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.

Entity	Description of emphasis of matter paragraphs
<b>Shire of East Pilbara</b>	Restatement of comparative figures – The Shire's opinion draws attention to Note 29 of the financial report which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Gingin</b>	Restatement of comparative figures – The EoM paragraph draws attention to Note 30 to the financial statements which states that the amounts reported in the previously issued 30 June 2020 annual financial report have been restated and disclosed as comparatives in this annual financial report. The opinion is not modified in respect of this matter.
<b>Shire of Halls Creek</b>	Restatement of comparative balances – The Shire's opinion draws attention to Note 26 to the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Harvey</b>	Recording of joint venture – The EoM paragraph draws attention to Note 26 to the financial statements which states that the Shire's equity share in the Investment in Associate is still being negotiated and therefore cannot be reliably estimated at this point of time. Consequently, the investment is not currently reflected in the financial statements. The opinion is not modified in respect of this matter.
<b>Shire of Meekatharra</b>	Basis of accounting – The EoM paragraph draws attention to Note 1 to the financial report, which describes the basis for accounting. The financial report has been prepared for the purpose of fulfilling the Shire's financial reporting responsibilities under the Act. Regulation 17A of the FM Regulations requires a local government to measure vested improvements at fair value and the associated vested land at zero cost. This is a departure from AASB 16 Leases which would have required the entity to measure the vested improvements also at zero cost. The opinion is not modified in respect of this matter.
<b>Shire of Mingenew</b>	Basis of accounting – The Shire's opinion included an EoM drawing attention to Note 28 of the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Shire of Plantagenet</b>	Restatement of comparative balances – The Shire's opinion draws attention to Note 29 to the financial statements which states that the amounts reported in the previously issued 30 June 2020 financial report have been restated and disclosed as comparatives in this financial report. The opinion is not modified in respect of this matter.
<b>Tamala Park Regional Council</b>	Basis of accounting – The Council's opinion draws attention to Notes 1 and 10 to the financial report, which describes the basis for accounting. The financial report has been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the Act. Regulation 17A of the

Entity	Description of emphasis of matter paragraphs
	FM Regulations requires a local government to measure vested improvements at fair value and the associated vested land at zero cost. This is a departure from AASB 16 Leases which would have required the entity to measure the vested improvements also at zero cost. The opinion is not modified in respect of this matter.
<b>Town of Victoria Park</b>	<p>Basis of accounting –</p> <p>The Town's opinion draws attention to Note 36 of the annual financial report, which (a) discloses the 2020 financial impact of the initial application of accounting standards AASB 1059 from the associate entity and (b) discloses a guarantee payment made by the Town subsequent to reporting date. The opinion is not modified in respect of these matters.</p>

Source: OAG

## Appendix 5: Material matters of non-compliance with legislation

Issue	Finding
<b>Financial ratios not reported</b>	<p>Twenty-eight entities did not report the Asset Renewal Funding Ratio, mostly for the three years, 2020, 2019 and 2018, in their annual financial report as required by FM Regulation 50(1)(c). Reasons for non-reporting included:</p> <ul style="list-style-type: none"> <li>management had not updated the asset management plan for a number of years</li> <li>planned capital renewals and required capital expenditures were not estimated as required to support the long term financial plan and asset management plan respectively</li> <li>management could not confirm the reliability of the available information on planned capital renewals and required capital expenditure</li> <li>information on planned capital renewals and required capital expenditure over a 10 year period was not available.</li> </ul>
<b>Quotes not obtained or no evidence retained</b>	<p>At 22 entities there was inadequate or no evidence that enough quotations were obtained to test the market and no documentation to explain why other quotes were not sought. This practice increases the likelihood of not receiving value for money in procurement and/or favouritism of suppliers.</p>
<b>Controls over accounting journal entries</b>	<p>At 13 entities we found that accounting journal entries were often posted to the financial ledger with no evidence of independent review and approval by another person. Accounting journals can represent significant adjustments to previously approved accounting transactions and could result in, for example, one type of expenditure being re-coded to another type of expenditure. If not closely controlled, unauthorised journals could result in errors in financial reports or fraud. Journals should therefore be subject to independent review.</p>
<b>Financial management review not completed</b>	<p>At 13 entities the Financial Management Review was not completed every three years as required by Regulation 5(2)(c) of the FM Regulations.</p> <p>This regulation requires the CEO to undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every three financial years) and report those reviews to the local government.</p>
<b>Masterfile changes and access</b>	<p>At 12 entities changes made to the supplier master files were not independently reviewed and approved by a staff member. This increases the risk of unauthorised changes to key information and may make fraud or error more difficult to detect.</p>
<b>Bank reconciliation process incomplete</b>	<p>At 12 entities bank reconciliation processes of their municipal, reserve and/or trust account were not prepared, had long</p>

Issue	Finding
	outstanding unreconciled items and/or there was no independent review by management.
<b>Procurement without purchase orders</b>	At seven entities purchase orders were not prepared or were prepared after the suppliers' invoices were received.
<b>No fixed asset reconciliation</b>	At seven entities monthly reconciliations of fixed assets were not completed for the majority of the financial year. This increased the risk of misstatements, fraud and errors not being detected in a timely manner.
<b>Payroll and human resources findings</b>	<p>Several findings of payroll and employment non-compliance were also reported at seven entities. Some examples include:</p> <ul style="list-style-type: none"> <li>a lack of segregation of duties as the staff member preparing the payroll and entering new employees into the system is also the first authoriser of payroll payments through the shire's bank account, increasing the risk of unauthorised or fraudulent transactions</li> <li>payroll reconciliations not performed regularly to reconcile the payroll report to the general ledger</li> <li>no formal policy or procedure in place to remove user access on termination of staff. This could lead to inappropriate access to shire information and possible financial loss to the shire if not addressed.</li> </ul>
<b>Procurement without appropriate segregation of duties</b>	At five entities we identified the same officer requisitioned, approved and raised the purchase order then also approved the associated invoice payment for a significant proportion of sampled purchase transactions.
<b>Review not performed of risk management, internal control and legislative compliance</b>	At four entities a review of systems and procedures in relation to risk management, internal control and legislative compliance was not completed at least once every three years as required by LG Audit Regulation 17.
<b>Depreciation</b>	Three entities did not have adequate controls to determine if depreciation was being correctly calculated and recorded for certain infrastructure assets. This increased the risk of expenses being understated and assets being overstated.
<b>Accessed monies in reserve to fund operations</b>	At one entity, a review of the cash and cash equivalents account revealed that the entity has accessed monies in reserve accounts to fund its operations. This is a breach of section 6.11(2)(a) of the LG Act, which requires the entity to give one month's local public notice if the money in a reserve account is proposed to be used for another purpose.
<b>Procurement without tender</b>	At one entity, we identified no public tenders were invited for a contract with the value above \$250,000 as required by section 11(1) of the Local Government (Functions and General) Regulations 1996. This increases the likelihood of not receiving value for money in procurement, and/or favouritism of suppliers.
<b>Records not presented to Council meetings as required by FM Regulations</b>	At one entity the statements of financial activity for the months of October and December 2020 were not prepared and presented to Council as required by section 6.4 of the LG Act and Regulation 34(1) of the FM Regulations.



Issue	Finding
<b>Other procurement and miscellaneous findings</b>	<p>We reported other instances of non-compliance with procurement policies and procedures such as:</p> <ul style="list-style-type: none"> <li>credit card transactions were not separately listed in the payments submitted to council each month as required by Regulation 13(1) of the FM Regulations. We also found an instance where staff allocated a credit card did not sign the credit card acknowledgement form prior to using the card</li> <li>insufficient documentation to demonstrate and evidence the on-going management of contract progress and supplier performance from contract award through to completion for its infrastructure projects</li> <li>at one entity the purchasing policy is silent on declaring conflicts of interest in relation to open tenders. It has also not been reviewed since 2011. This entity's buying goods and service's manual, supporting the purchasing policy, has not been reviewed since 2012</li> <li>non-compliance with the <i>Unclaimed Money Act 1990</i> that requires monies over \$100 be transferred to the Department of Treasury if they have been held for six years without being returned to owners.</li> </ul>
<b>General computer control findings</b>	<p>In depth findings of our information system audits at a selection of 45 entities are detailed in our <i>Information Systems Audit Report 2022 - Local Government Entities</i>, Report 22, tabled on 28 June 2022.</p> <p>In 2020-21, we reported 358 control weaknesses to 45 entities. Ten percent (37) of these rated as significant and 71% (254) as moderate. As these weaknesses could significantly compromise the confidentiality, integrity and availability of information systems, the entities should act promptly to resolve them.</p>

Source: OAG

## Appendix 6: Certifications issued

In addition to annual auditor's reports, some entities needed to acquit moneys received from other sources under grant agreements or other legislation. We issued the following 275 certifications on statements of income and expenditure of entities, to help them discharge their financial reporting obligations, some being for Commonwealth grants.

Entity	Date certification issued	
	Roads to Recovery Funding under the <i>National Land Transport Act 2014</i>	Local Roads and Community Infrastructure Program
City of Albany	28/10/2021	29/10/2021
City of Armadale	16/11/2021	16/11/2021
City of Bayswater	29/10/2021	In progress
City of Belmont	26/10/2021	26/10/2021
City of Bunbury	29/10/2021	29/10/2021
City of Busselton	25/10/2021	26/10/2021
City of Canning	28/10/2021	28/10/2021
City of Cockburn	28/10/2021	29/10/2021
City of Fremantle	27/10/2021	In progress
City of Gosnells	29/10/2021	29/10/2021
City of Greater Geraldton	28/10/2021	28/10/2021
City of Joondalup	25/10/2021	26/10/2021
City of Kalamunda	26/10/2021	29/10/2021
City of Kalgoorlie-Boulder	21/03/2022	23/02/2022
City of Karratha	27/10/2021	27/10/2021
City of Kwinana	28/10/2021	29/10/2021
City of Mandurah	5/11/2021	5/11/2021
City of Melville	19/11/2021	19/11/2021
City of Nedlands	29/10/2021	In progress
City of Perth	26/10/2021	29/10/2021
City of Rockingham	29/10/2021	29/10/2021
City of South Perth	29/10/2021	1/11/2021
City of Subiaco	29/10/2021	29/10/2021
City of Stirling	8/10/2021	18/01/2021
City of Swan	29/10/2021	29/10/2021
City of Vincent	29/10/2021	28/10/2021
City of Wanneroo	28/10/2021	29/10/2021
Shire of Ashburton	7/12/2021	13/12/2021
Shire of Augusta-Margaret River	28/10/2021	18/02/2022
Shire of Beverley	28/10/2021	18/11/2021

Entity	Date certification issued	
	Roads to Recovery Funding under the <i>National Land Transport Act 2014</i>	Local Roads and Community Infrastructure Program
Shire of Boddington	2/02/2022	2/02/2022
Shire of Boyup Brook	29/10/2021	In progress
Shire of Bridgetown-Greenbushes	5/11/2021	22/11/2021
Shire of Brookton	5/11/2021	31/01/2022
Shire of Broome	26/10/2021	26/10/2021
Shire of Broomehill-Tambellup	In progress	In progress
Shire of Bruce Rock	27/10/2021	27/10/2021
Shire of Capel	8/12/2021	8/12/2021
Shire of Carnamah	29/10/2021	29/10/2021
Shire of Carnarvon	12/11/2021	16/11/2021
Shire of Chapman Valley	25/10/2021	28/10/2021
Shire of Chittering	26/05/2022	29/04/2022
Shire of Christmas Island	28/10/2021	18/11/2021
Shire of Cocos (Keeling Islands)	1/12/2021	7/12/2021
Shire of Collie	16/11/2021	18/11/2021
Shire of Coolgardie	14/12/2021	8/02/2022
Shire of Coorow	1/12/2021	16/11/2021
Shire of Corrigin	27/10/2021	27/10/2021
Shire of Cranbrook	26/10/2021	30/09/2021
Shire of Cuballing	28/10/2021	4/11/2021
Shire of Cue	11/11/2021	17/12/2021
Shire of Cunderdin	2/05/2022	2/03/2022
Shire of Dalwallinu	28/10/2021	8/03/2022
Shire of Dandaragan	29/10/2021	29/10/2021
Shire of Dardanup	27/04/2022	27/04/2022
Shire of Denmark	28/10/2021	29/10/2021
Shire of Derby-West Kimberley	30/03/2022	17/06/2022
Shire of Donnybrook-Balingup	9/11/2021	15/12/2021
Shire of Dowerin	11/11/2021	15/12/2021
Shire of Dumbleyung	26/10/2021	28/10/2021
Shire of Dundas	3/12/2021	6/05/2022
Shire of East Pilbara	3/05/2022	In progress
Shire of Esperance	23/03/2022	23/03/2022
Shire of Exmouth	25/10/2021	28/10/2021
Shire of Gingin	31/10/2021	22/11/2021

Entity	Date certification issued	
	Roads to Recovery Funding under the <i>National Land Transport Act 2014</i>	Local Roads and Community Infrastructure Program
Shire of Gnowangerup	29/10/2021	29/10/2021
Shire of Goomalling	29/10/2021	22/04/2022
Shire of Halls Creek	19/11/2021	29/10/2021
Shire of Harvey	1/11/2021	26/11/2021
Shire of Irwin	29/10/2021	26/10/2021
Shire of Jerramungup	12/10/2021	23/12/2021
Shire of Katanning	3/11/2021	22/12/2021
Shire of Kellerberrin	26/10/2021	23/08/2021
Shire of Kent	29/10/2021	26/10/2021
Shire of Kojonup	26/10/2021	28/10/2021
Shire of Kondinin	28/10/2021	29/10/2021
Shire of Koorda	5/11/2021	31/03/2022
Shire of Kulin	9/12/2021	6/12/2021
Shire of Lake Grace	29/10/2021	26/11/2021
Shire of Laverton	29/10/2021	13/12/2021
Shire of Leonora	26/10/2021	3/11/2021
Shire of Manjimup	28/10/2021	17/02/2022
Shire of Meekatharra	25/10/2021	27/10/2021
Shire of Menzies	21/12/2021	17/02/2022
Shire of Merredin	28/06/2022	29/06/2022
Shire of Mingenew	27/10/2021	29/10/2021
Shire of Moora	22/12/2021	In progress
Shire of Morawa	28/10/2021	28/10/2021
Shire of Mount Magnet	28/10/2021	29/10/2021
Shire of Mount Marshall	27/10/2021	27/10/2021
Shire of Mukinbudin	25/02/2022	25/02/2022
Shire of Mundaring	29/10/2021	13/12/2021
Shire of Murchison	22/03/2022	21/03/2022
Shire of Murray	28/10/2021	29/10/2021
Shire of Nannup	8/12/2021	In progress
Shire of Narembeen	28/10/2021	28/10/2021
Shire of Narrogin	26/10/2021	26/10/2021
Shire of Northam	3/11/2021	3/11/2021
Shire of Northampton	26/10/2021	1/12/2021
Shire of Nungarin	29/10/2021	29/10/2021

Entity	Date certification issued	
	Roads to Recovery Funding under the <i>National Land Transport Act 2014</i>	Local Roads and Community Infrastructure Program
Shire of Ngaanyatjaraku	28/10/2021	29/10/2021
Shire of Peppermint Grove	In progress	In progress
Shire of Perenjori	28/10/2021	28/10/2021
Shire of Pingelly	29/10/2021	29/10/2021
Shire of Plantagenet	26/10/2021	27/10/2021
Shire of Quairading	8/11/2021	25/03/2022
Shire of Ravensthorpe	21/12/2021	21/12/2021
Shire of Sandstone	3/11/2021	In progress
Shire of Serpentine-Jarrahdale	1/11/2021	1/11/2021
Shire of Shark Bay	25/10/2021	26/10/2021
Shire of Tammin	26/10/2021	29/10/2021
Shire of Three Springs	29/10/2021	2/11/2021
Shire of Toodyay	29/10/2021	29/10/2021
Shire of Trayning	27/10/2021	29/10/2021
Shire of Upper Gascoyne	27/10/2021	27/10/2021
Shire of Victoria Plains	17/11/2021	17/11/2021
Shire of Wagin	29/10/2021	31/03/2022
Shire of Wandering	3/11/2021	5/11/2021
Shire of Waroona	28/10/2021	28/10/2021
Shire of West Arthur	29/10/2021	29/10/2021
Shire of Westonia	27/10/2021	25/02/2022
Shire of Wickepin	29/10/2021	16/05/2022
Shire of Williams	29/10/2021	23/12/2021
Shire of Wiluna	In progress	In progress
Shire of Wongan-Ballidu	29/10/2021	In progress
Shire of Woodanilling	23/02/2022	13/05/2022
Shire of Wyalkatchem	26/10/2021	28/10/2021
Shire of Yalgoo	22/03/2022	22/03/2022
Shire of Yilgarn	24/11/2021	23/11/2021
Shire of York	27/10/2021	27/10/2021
Shire of Wyndham-East Kimberley	6/05/2022	In progress
Town of Bassendean	29/10/2021	29/10/2021
Town of Cambridge	28/10/2021	1/11/2021
Town of Claremont	3/11/2021	10/11/2021
Town of Cottesloe	26/10/2021	21/12/2021

Entity	Date certification issued	
	Roads to Recovery Funding under the <i>National Land Transport Act 2014</i>	Local Roads and Community Infrastructure Program
Town of East Fremantle	8/10/2021	Deferred*
Town of Mosman Park	29/10/2021	29/10/2021
Town of Port Hedland	4/04/2022	28/02/2022
Town of Victoria Park	30/10/2021	30/10/2021

Source: OAG

\* Approval obtained from the Commonwealth to defer certification of financial statements

Entity	Date certification issued
Claims by administrative authorities – Pensioner deferments under the <i>Rates and Charges (Rebates and Deferments) Act 1992</i>	
City of Belmont	2/03/2022
City of Busselton	1/11/2021
City of Joondalup	2/11/2021
City of Kalamunda	8/12/2021
City of South Perth	2/11/2021
City of Vincent	10/11/2021
Shire of Dandaragan	17/01/2022
Shire of Narrogin	25/02/2022
Shire of York	21/12/2021
Town of Cambridge	4/01/2022
Town of Mosman Park	15/12/2021

Source: OAG

Entity certification	Date certification issued
Other certifications	
City of Kalamunda – Development Contribution Area 1 – Forrestfield Light Industrial Area Stage 1	8/12/2021
Shire of Brookton – Drought Communities Programme - Extension	17/09/2021
Shire of Dandaragan – Jurien Bay Civic Centre Outgoings	20/01/2022

Source: OAG



## Appendix 7: Other opinions and certifications issued since 18 November 2021

### State government entity opinions

Entity	Opinion relates to	Opinion issued
Albany Cemetery Board	Audit report on the Statement of Financial Position at 30 June 2021	15/12/2021
Bunbury Cemetery Board	Audit report on the Statement of Financial Position at 30 June 2021	4/02/2022
Kalgoorlie-Boulder Cemetery Board	Audit report on the Statement of Financial Position at 30 June 2020	21/12/2021
Kalgoorlie-Boulder Cemetery Board	Audit report on the Statement of Financial Position at 30 June 2021	21/02/2022

Source: OAG

### State government entity certifications

The following certifications were for the year ended 30 June 2021. The statements prepared by management were confirmed and no adverse reports were issued.

Entity	Certification relates to	Date issued
Commissioner of Main Roads	Statement of amounts expended or retained for expenditure under the Land Transport Infrastructure Projects ( <i>National Land Transport Act 2014</i> ).	10/12/2021
Commissioner of Main Roads	Statement of amounts expended or retained for expenditure under the National Partnership on Infrastructure Projects in Western Australia.	10/12/2021
Department of Local Government, Sport and Cultural Industries	Statement of payments made to Local Governments under the <i>Local Government (Financial Assistance) Act 1995</i> .	26/11/2021

Source: OAG

### Royalties for Regions certifications

Entity	Royalties for Regions approved project	Date issued
Department of Primary Industries and Regional Development	Gascoyne Foodbowl Land Release	3/02/2022
Department of Treasury	Governance of Royalties for Regions Program	3/12/2021
WA Country Health Service	Albany Radiation Oncology	29/11/2021
	Bunbury Hospital Redevelopment	29/11/2021
	Carnarvon Residential Aged Care Facility	29/11/2021
	Collie Hospital Upgrade	29/11/2021

Entity	Royalties for Regions approved project	Date issued
	Derby Community Health Service	29/11/2021
	Digital Innovation, Transport and Access to Care	29/11/2021
	Dongara Aged Care	29/11/2021
	Country Health Innovation – Emergency and Acute Workforce	29/11/2021
	Expand the Ear Bus Program	29/11/2021
	Geraldton Health Campus Redevelopment	29/11/2021
	Kalgoorlie Health Campus Magnetic Resonance Imaging Suite	29/11/2021
	Karratha Health Campus	29/11/2021
	Kimberley Mobile Dialysis Unit	29/11/2021
	Meet and Greet Unit	29/11/2021
	Newman Health Service Redevelopment Project	29/11/2021
	Nickol Bay Hospital Site	29/11/2021
	Onslow Health Service Redevelopment Project	29/11/2021
	Pilbara Health Initiative Phase 3	29/11/2021
	Remote Indigenous Health Clinics	29/11/2021
	Renal Dialysis Services	29/11/2021
	Renal Hostels	29/11/2021
	Residential Aged and Dementia Care Investment Program	29/11/2021
	Southern Inland Health Initiative – Stream 2a, 3 and 4	29/11/2021
	Tom Price Hospital Redevelopment	29/11/2021

Source: OAG

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## Auditor General's 2022-23 reports

Number	Title	Date tabled
4	Payments to Subcontractors Working on State Government Construction Projects	11 August 2022
3	Public Trustee's Administration of Trusts and Deceased Estates	10 August 2022
2	Financial Audit Results – Universities and TAFEs 2021	21 July 2022
1	Opinion on Ministerial Notification – Wooroloo Bushfire Inquiry	18 July 2022

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Western Australia**

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Office of the Auditor General  
for Western Australia



# Disclosure of Related Party Transactions Procedure

## 1. Purpose

The purpose of this procedure is to ensure that the Town's financial statements contain the disclosures necessary to draw attention to the possibility that its financial position may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties in line with the requirements of AASB 124 – Related Party Disclosures.

It is important to note that AASB 124 is not designed to detect and report fraud or misconduct, but to enhance transparency and accountability of Council transactions.

## 2. Scope

To identify related parties, transactions and outstanding balances and provide for the required disclosures in line with AASB 124 – Related Party Disclosures.

## 3. Definitions

*Related Party:*

A person or entity that is related to the local government that is preparing its financial statements (Reporting Entity). The reporting entity is the Town of Bassendean.

A person or a close member of that person's family is related if that person:

- a) Has control or joint control of the reporting entity;
- b) Has significant influence over the reporting entity; or
- c) Is a member of the key management personnel of the reporting entity.

An entity is related if any of the following conditions apply:

- a) The entity and the reporting entity are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others);
- b) The entity is controlled or jointly controlled by a person identified above; or

- c) A person is a member of the key management personnel of the entity.

*Key Management Personnel (KMP):*

Those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.

KMP for local governments include Elected Members and Senior Staff (CEO, Directors and Executive Managers).

*Close Member of the Family of a Person:*

Those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity and include:

- a) that person's children and spouse or domestic partner;
- b) children of that person's spouse or domestic partner; and
- c) dependants of that person or that person's spouse or domestic partner.

*Related Party Transactions:*

A transfer of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

## **4. Procedure**

This procedure is designed to identify, disclose and assess all related party transactions with the Town, to ensure compliance with the financial statement disclosure requirements of AASB 124.

### **4.1 Identification of related party transactions**

KMPs will be provided with a copy of this procedure as soon as practicable following election to Council or employment with the Town.

KMPs will be furnished with material to enable them to identify any related parties and related party transactions, including:

- Contracts Register
- Leases and License Register
- List of entities that have transacted with the Town in the relevant financial year.

For the purpose of determining whether a related party transaction has occurred, the following transactions or provision of services have been identified as related party transactions:

- Employee compensation whether it is for KMP or close family members of KMP
- Contracts and agreements for construction, consultancy or services
- Lease agreements for housing rental (whether for a Town-owned property or property sub-leased by the Town)
- Lease agreements for commercial properties
- Monetary and non-monetary transactions between the Town and any business or associated entity owned or controlled by the related party (including family) in exchange for goods and/or services provided by/to the Town (trading arrangement)
- Sale or purchase of any motor vehicles (except at public auction), buildings or land owned by the Town, to a person identified above
- Sale or purchase of any motor vehicles, buildings or land owned by a person identified above, to the Town
- Loan Arrangements.

#### **4.1.1 Ordinary Citizen Transactions**

Ordinary Citizen Transactions (OCT's) are transactions provided on terms and conditions no different to those applying to the general public in the course of delivering public service objectives. For the purpose of determining whether a related party transaction has occurred, the following transactions or provision of services have been identified as OCT's:

- Paying rates
- Fines
- Use of Town owned facilities such as the Civic Centre, library, facilities available for hire, parks, ovals and other public open spaces
- Attending Council functions that are open to the public
- Application fees paid to the Town for licences, approvals or permits.

OCT's are unlikely to influence the decisions that users of the Town's financial statements make. Consequently, a related party disclosure is not required.

Where OCT's were not provided at arm's length and under the same terms and conditions applying to the general public, disclosure is required, including the nature of any discount or special terms received.

## **4.2 Disclosure of related party transactions**

KMP's must disclose all related party transactions, except OCT's provided at arm's length, by completing the Related Party Disclosure Form.

A Related Party Disclosure Form must be completed by KMP's as follows:

- Annually
- For Elected Members, immediately prior to the end of a term
- For employees, immediately prior to termination of employment.

## **4.3 Assessment of related party transactions**

Related party transactions disclosed by KMP's will be assessed by the Manager Finance against the requirements of AASB 124.

The Manager Finance will determine the required disclosure in the financial statements. In doing so, the Manager Finance may take advice from and/or liaise with the Town's auditors, the Auditor General or such other professional as required to appropriately assess the disclosure.

The Manager Finance will apply professional judgement to assess the materiality of transactions disclosed by related parties and their subsequent inclusion in the financial statements.

## **4.4 Disclosure of related party transactions**

All information contained in a Related Party Disclosure Form 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, judgement is required to determine the level of detail to be disclosed based on the nature of a transaction or collective transactions and the materiality. Individuals may be specifically identified if the disclosure requirements of AASB 124 so demands.

## 5. Register

The Finance Officer will maintain and keep up to date a register of related party transactions to record, for each related party transaction disclosed during the financial year:

- The description of the related party transaction;
- The name of the related party;
- The nature of the related party's relationship with the Town; and
- A description of or reference to relevant documentation.

## 6. Regulatory Framework

AASB 124 – Related Party Disclosures

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Related Party Disclosure Form

## 7. Application

The Manager Finance is responsible for implementation of this procedure.

Document control box			
Responsibilities:			
Owner:	Manager Finance	Business unit:	Corporate Services
Inception Date:	September 2022 CMC (tba)	Decision maker:	CMC
Review date:	Biennial		
Compliance requirements:	AASB 124 – Related Party Disclosures <i>Local Government Act 1995</i> Local Government (Financial Management) Regulations 1996 Related Party Disclosure Form		

# Related Party Transactions Disclosure Form

***The following declaration must be completed by all Elected Members, Directors and Executive Managers of the Town of Bassendean who were elected or employed at any time during the financial year. The declaration is required for the Town to comply with the requirements of AASB 124 Related Party Disclosures, in accordance with the Town's Disclosure of Related Party Transactions Procedure.***

<b>Person making the disclosure</b>	
<b>Position held</b>	
<b>Disclosure period</b>	



## 1. ENTITIES THAT I, OR A CLOSE FAMILY MEMBER CONTROLS OR JOINTLY CONTROLS

Name of entity	Name of person who has control	Nature of control

## 2. ORDINARY CITIZEN TRANSACTIONS – NOT PROVIDED AT ARM'S LENGTH

Did you or a close family member:

- use Town owned facilities such as the Civic Centre, library, facilities available for hire, parks, ovals and other public open spaces,
- attend any event at the Civic Centre or other Council function not open to the public, or
- make an application to Council for a trading, building, planning or development application, license or approval, or any other type of permit or license

AND

- you received a discount or special terms that would not otherwise be offered to any other member of the public?

Name of person using the service or facility	Service/facility used	Nature of transaction	Details of discount or special conditions received

### 3. PURCHASE OR SALE OF PROPERTY OR OTHER ASSETS

Did you, a close family member or related entity purchase any property or other assets from the Town, or sell any property or other assets to the Town?

Name of person or entity	Property address or description	Value or purchase or sale	Terms and conditions

### 4. LEASING AGREEMENTS – RESIDENTIAL OR COMMERCIAL

Did you or a close family member or a related entity enter into a lease agreement with the Town for provision of a residential or commercial property?

Name of party to the lease	Property address	Lease term and rental	Terms and conditions

## 5. TRADING ARRANGEMENTS

Did you or a close family member or a related entity provide goods or services to the Town?

Name of person or entity	Goods or services provided	Approximate value for the reporting period	Terms and conditions

## 6. OTHER AGREEMENTS (Construction, Consultancy, Service Contracts)

Did you or a close family member or a related entity enter into any other agreement or arrangement with the Town (whether or not a price was charged)?

Name of person or entity	Nature of the agreement or arrangement	Approximate value of the agreement or arrangement	Terms and conditions

## 7. LOAN AGREEMENTS

Did you or a close family member or a related entity enter into a loan agreement with the Town, including any self-supporting loans by a community organisation or club you control?

Name of person or entity	Loan details	Loan value	Terms and conditions

## 8. OTHER AGREEMENTS

Please list any other agreement or arrangement you believe is a related party transaction and should be disclosed?

Name of person or entity	Nature of agreement	Value of agreement	Terms and conditions

***I have made this declaration after reading the Town's Disclosure of Related Party Transactions Procedure and examining all material provided pursuant to clause 4.1 of that procedure.***

***I declare that all information and details provided in this form are true and correct to the best of my knowledge and belief and that no known relevant information has been omitted.***

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*Once signed, please provide to the Director Corporate Services*



# TOWN OF **Bassendean**

## **TERMS OF REFERENCE ARTS, CULTURE AND EVENTS COMMITTEE**

### **1.0 Objectives**

The objectives of the Committee are to:

- Provide high-level strategic direction regarding matters relating to the community arts, culture and/or events that assist fostering strong community expression, identity and pride.
- Provide advice on the formulation and adoption of the annual budget, as it relates to matters of arts, culture and/or events.
- Review and provide feedback on any proposed strategies, plans or policies that relate to matters of arts, culture and/or events.
- Provide advice on the acquisition and decommissioning of art works under Council's *Art Acquisition, Management and Decommissioning Policy*.
- Review and provide feedback on the procurement of public art, either under Local Planning Policy 15 – Public Art or via municipal funding.

### **2.0 Membership**

- 2.1 Membership of the Committee shall be three Town of Bassendean Councillors; one of which is to be appointed as Presiding Member and is to ensure that the business of the Committee is conducted in accordance with the *Town of Bassendean Meeting Procedures Local Law 2020*.
- 2.2 Town staff as determined by the Chief Executive Officer, including an appointed Executive Officer and minute taker to provide advice and administrative support to the Committee. These representatives do not have voting rights.
- 2.3 Community representatives may be invited by the Committee to attend a meeting to provide information and advice to the Committee. This is on an as needs basis and these representatives do not have voting rights.
- 2.4 In accordance with section 5.11 of the Act, membership of the Committee is for up to two years, with the Committee and associated membership ceasing at the next Local Government ordinary election.



### 3.0 Meetings

- 3.1 The Committee will meet quarterly. Notice of meetings and an agenda will be given at least seven (7) days prior to each meeting.
- 3.2 A Quorum for a meeting of the Committee is at least two members.
- 3.3 Each member has one vote. Decisions of the Committee are made by simple majority and where votes are equally divided, the presiding member casts the deciding vote.
- 3.4 The minute taker is responsible for taking minutes and preparing them for publication. The unconfirmed minutes of the meeting are submitted to Council at the next available Ordinary Council Meeting.

### 4.0 Delegations and Powers

- 4.1 The Committee has no delegated authority under the *Local Government Act 1995*, no authority to expend funds and decisions of the Committee do not bind the Council and the Town of Bassendean.
- 4.2 The Committee is to operate within the bounds of the *Local Government Act 1995*.
- 4.3 Neither the Committee nor its members shall impinge on operational aspects of the Town's functions.
- 4.4 Pursuant to section 2.8(d) of the *Local Government Act 1995*, the Mayor is authorised to speak on behalf of the Local Government. The Chief Executive Officer may speak on behalf of the Local Government by approval of the Mayor. Members of the Committee may not speak, issue public statements or publish on social media on behalf of the Committee or Council, without the approval of the Mayor.

### 5.0 Amendment

A resolution of Council is required to amend the Terms of Reference. The Committee may make recommendations to Council, from time to time, to amend the Terms of Reference.

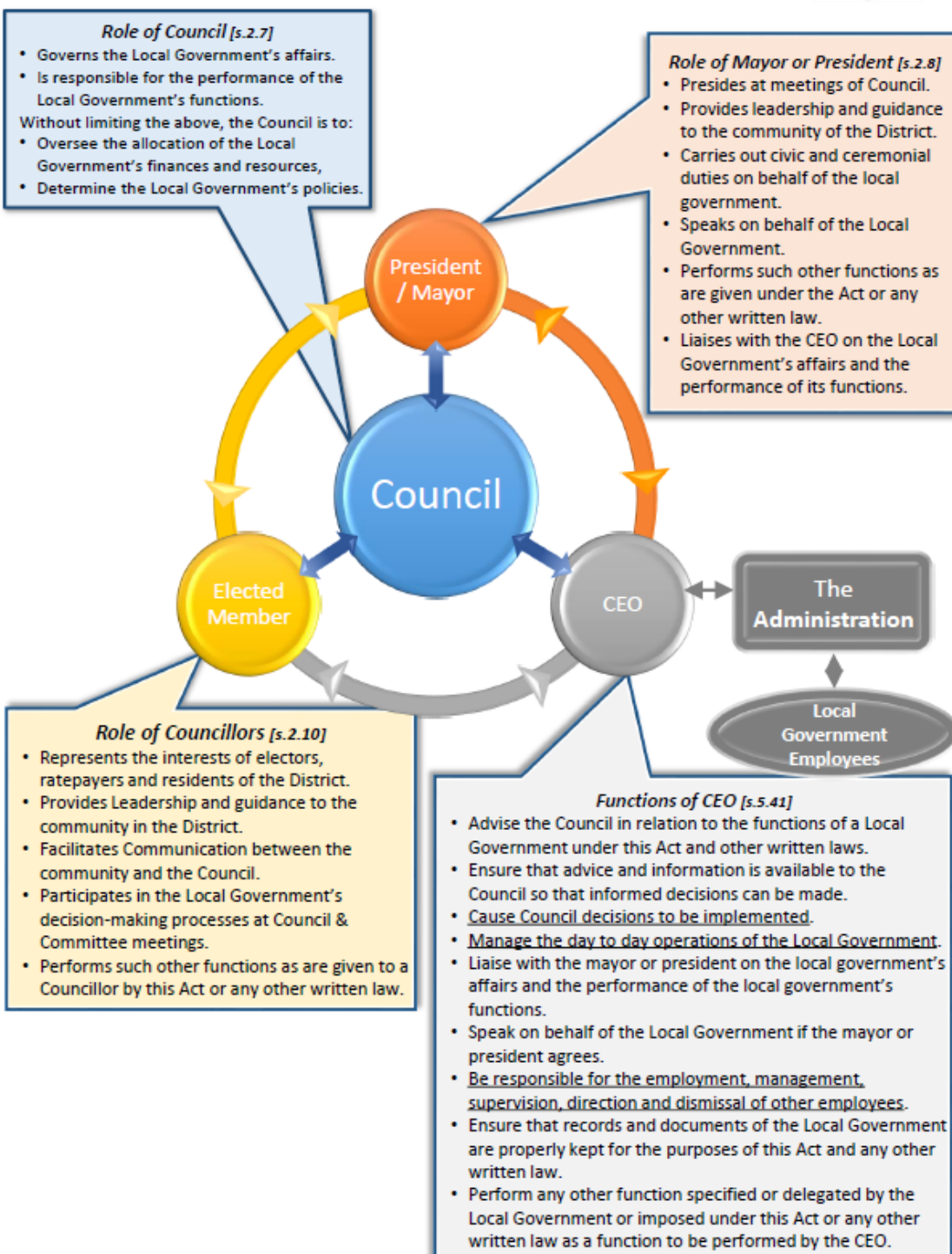
### 6.0 Document Control

<b>Directorate</b>	Community Planning
<b>Business Unit</b>	N/A
<b>This Version</b>	
<b>Previous Versions</b>	
<b>Full Review</b>	Due following the date of the next Local Government ordinary election.

## Notes

In relation to Clause 4.3, it is acknowledged that the Act recognises the importance of the demarcation between a local government's Council and its Administration, as follows.

# Elected Member Roles and Responsibilities



**LIST OF PAYMENTS  
FOR PERIOD  
ENDED 31 August 2022**

*Any questions relating to the List of Payments, please raise with Paul White,  
Director Corporate Services, prior to Briefing Session.*

## SUMMARY OF SCHEDULE OF ACCOUNTS

FUND	VOUCHERS	AMOUNT \$
<b>MUNICIPAL / TRUST</b>		
<b>EFT, Direct Debits Cr Card and Payroll 01-31 August 2022</b>	47337-47664	-\$1,185,036.21
<b>TRUST FUND</b>		
<b>Cheques Commonwealth 6100-1015-9136</b>	6141 -6145	\$-1250.00
<b>MUNICIPAL BANK</b>		
<b>Cheques Commonwealth 6100-1015-9128</b>	86379 – 86380	\$-1,568.45
		<hr/>
		<b>-\$1,187,854.66</b>
		<hr/> <hr/>

This list of payments, covering vouchers as above has been checked and is fully supported by vouchers and invoices, which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings, and the amounts shown have been paid.

Chq/EFT	Date	Name	Description	Amount
EFT47337	02/08/2022	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$ 103.60
EFT47338	02/08/2022	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$ 93,443.00
EFT47339	02/08/2022	LGRCEU	Payroll deductions	-\$ 88.00
EFT47340	02/08/2022	PAY@BILITY PTY LTD	Payroll deductions	-\$ 354.24
EFT47341	02/08/2022	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$ 1,021.12
EFT47342	02/08/2022	ALYCE NICOLE PERSICH	Waterwise verge rebate	-\$ 200.00
EFT47343	02/08/2022	BIONIC CONSTRUCTION PTY LTD	BSL Refund- Change in cost of construction	-\$ 196.57
EFT47344	02/08/2022	CANDICE MONIQUE KENNEDY	Sustainable products rebate	-\$ 25.00
EFT47345	02/08/2022	DEBORAH GAY MCCAGH	Sustainable products rebate	-\$ 25.00
EFT47346	02/08/2022	DOROTHY BAGSHAW	Consultation fee	-\$ 548.87
EFT47347	02/08/2022	GREG LENGKEEK	Waterwise verge rebate	-\$ 200.00
EFT47348	02/08/2022	HOMESTART	Bond refund	-\$ 672.00
EFT47349	02/08/2022	LYNETTE COX	Consultation fee	-\$ 548.87
EFT47350	02/08/2022	MANDY GODFREY	Refund - for purchase of slimline mouse	-\$ 43.00
EFT47351	02/08/2022	MAY MCGUIRE	Consultation fee	-\$ 548.87
EFT47352	02/08/2022	NELUNIKA LAWTON	Waterwise verge rebate	-\$ 200.00
EFT47353	02/08/2022	RAJESH MALDE	Reimbursement of CA Membership fee	-\$ 753.00
EFT47354	02/08/2022	VIVIENNE WEIR	Consultation fee	-\$ 548.87
EFT47355	03/08/2022	ALSCO PERTH	Weekly linen services - Administration	-\$ 41.61
EFT47356	03/08/2022	APEX GATES	Depot Door repairs	-\$ 235.00
EFT47357	03/08/2022	BUNNINGS GROUP LIMITED	Hardware items	-\$ 304.00
EFT47358	03/08/2022	E FIRE & SAFETY (WA)	Detection & alarm panel testing at Library	-\$ 126.50
EFT47359	03/08/2022	HUMES WEMBLEY CEMENT (HOLCIM)	Supply and deliver combination grates for drainage maintenance	-\$ 3,598.98
EFT47360	03/08/2022	KLEENIT PTY LTD	Graffiti removal	-\$ 2,897.95
EFT47361	03/08/2022	LANDGATE	Valuation fee	-\$ 320.70
EFT47362	03/08/2022	MACKIE PLUMBING AND GAS PTY LTD	Re-instate Colourbond fence -Bradshaw Street	-\$ 2,779.53
EFT47363	03/08/2022	NUTRIEN WATER	Reticulation parts	-\$ 301.27
EFT47364	03/08/2022	ONEMUSIC AUSTRALIA (AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD	Music licence- Urban	-\$ 2,734.55
EFT47365	03/08/2022	PARAMOUNT ELECTRICAL SERVICES	Electrical callouts	-\$ 1,314.65

Chq/EFT	Date	Name	Description	Amount
EFT47366	03/08/2022	PRESTIGE PROPERTY MAINTENANCE	Supply & apply herbicide to verges surrounding Jubilee Reserve	-\$ 1,430.00
EFT47367	03/08/2022	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste, bricks sand, concrete rubble etc	-\$ 231.00
EFT47368	03/08/2022	SOILS AINT SOILS PTY LTD	Brickies sand delivered to Sandy Beach Reserve	-\$ 2,129.00
EFT47369	03/08/2022	ANDREW JOHN MERCER	Waterwise rebate	-\$ 200.00
EFT47370	03/08/2022	ELIZABETH ANN NANKIVELL	Sustainable rebate	-\$ 50.00
EFT47371	03/08/2022	FAYE LYNETTE HARPER	Sustainable rebate	-\$ 99.50
EFT47372	03/08/2022	SHANNAN NICOLE MOIR	Sustainable rebate	-\$ 61.15
EFT47373	03/08/2022	STEPHEN LAWRENCE	Building Service Levy refund	-\$ 61.65
EFT47374	04/08/2022	SYNERGY	Various power bills	-\$ 23,512.33
EFT47375	04/08/2022	AAA GARDEN SERVICES WA	Home & garden maintenance services -HCP client	-\$ 1,260.00
EFT47376	04/08/2022	BRIGHT BYTES - MICHAEL STEVENSON	Deep cleaning of public and staff computers	-\$ 308.00
EFT47377	04/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance program	-\$ 320.00
EFT47378	04/08/2022	DIAL A NAPPY (BUSICLEAN)	Cleaning order -wind in the willows	-\$ 1,118.20
EFT47379	04/08/2022	HATCHET PTY LTD	RYDE website developments	-\$ 33.00
EFT47380	04/08/2022	HYGIENE CONCEPTS	Hygiene service to public toilets Ashfield Reserve	-\$ 8,993.71
EFT47381	04/08/2022	IT VISION	Renew Synergysoft & universe annual license fees	-\$ 89,287.58
EFT47382	04/08/2022	LINDSAY MILES	Waste education workshops	-\$ 779.99
EFT47383	04/08/2022	LOCAL COMMUNITY INSURANCE SERVICES A DIVISION OF JARDINE LLOYD THOMPSON PTY LTD	Purchase of umbrella insurance cover- Community groups	-\$ 10,932.08
EFT47384	04/08/2022	MADDINGTON CONCRETE PRODUCTS PTY LTD	900 dia liner - OPR Power to People project	-\$ 2,260.50
EFT47385	04/08/2022	MT LAWLEY MILK SUPPLY	Weekly milk supply order	-\$ 161.06
EFT47386	04/08/2022	NEERG PTY LTD T/A O2 PLANTWALLS	Watering schedule Ashfield	-\$ 88.00
EFT47387	04/08/2022	OFFICEWORKS SUPERSTORES PTY LTD	Assorted stationary	-\$ 429.31
EFT47388	04/08/2022	ROADS 2000	Blow asphalt	-\$ 122.42
EFT47389	04/08/2022	WA CORPORATE SIGNS PTY LTD	Corflute signs - Commercial FOGO rollout	-\$ 726.00
EFT47390	04/08/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION-WALGA	WALGA salary and workforce survey	-\$ 1,518.00
EFT47391	04/08/2022	ZIRCODATA PTY LTD	Document bin rental & storage fees	-\$ 82.48
EFT47392	05/08/2022	LGIS WA	Insurance premiums- First Instalment	-\$ 273,972.59
EFT47393	09/08/2022	CAREALOT HOME HEALTH SERVICES	Home & garden maintenance services - HCP client	-\$ 195.25



Chq/EFT	Date	Name	Description	Amount
EFT47394	09/08/2022	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD	Contract staff expenses	-\$ 1,852.25
EFT47395	09/08/2022	LIFE READY MOBILE PTY LTD	Physio -for HCP client	-\$ 124.00
EFT47396	09/08/2022	RICOH AUSTRALIA PTY LTD	Colour copier/printer - service contract	-\$ 928.76
EFT47397	09/08/2022	SENSORIUM THEATRE INC	Extension activity. Naidoc with Sensorium Theatre	-\$ 550.00
EFT47398	09/08/2022	SIGNING HANDS	Baby and toddler sign class	-\$ 2,707.50
EFT47399	09/08/2022	SWAN TAXIS PTY LTD	Transport for clients	-\$ 980.81
EFT47400	09/08/2022	TPG NETWORK PTY LTD	Internet charges	-\$ 1,851.81
EFT47401	09/08/2022	TRUGRADE MEDICAL SUPPLIES	Medical Supplies for HCP Client	-\$ 203.84
EFT47402	09/08/2022	ALINEA INC (T/AS PARAQUAD INDUSTRIES)	Metropolitan inter library loan courier service	-\$ 7,309.91
EFT47403	09/08/2022	ANNE YARDLEY	Oral history interview	-\$ 1,225.00
EFT47404	09/08/2022	ASSET INFRASTRUCTURE MANAGEMENT	Consulting fee -asset management	-\$ 5,049.00
EFT47405	09/08/2022	BAILEYS FERTILISER	Fertilisers to Bassendean Oval	-\$ 995.97
EFT47406	09/08/2022	BUNNINGS GROUP LIMITED	Locks for toilets Bassendean Oval	-\$ 454.65
EFT47407	09/08/2022	CAI FENCING	Bassendean	-\$ 770.00
EFT47408	09/08/2022	COLES SUPERMARKETS AUSTRALIA	Food suppliers in WIW	-\$ 365.46
EFT47409	09/08/2022	COMPLETE OFFICE SUPPLIES PTY LTD - COS	Office supplies	-\$ 147.22
EFT47410	09/08/2022	EASTERN METROPOLITAN REGIONAL COUNCIL	General waste processing	-\$ 82,455.51
EFT47411	09/08/2022	ENVIROPATH PTY LTD	Extra sweep Railway Pde Collier Road to Vincent Street	-\$ 209.00
EFT47412	09/08/2022	GREENACRES TURF GROUP	Supply and installation of Jumbo Kykuyu Rolls - Sandy Beach	-\$ 11,755.15
EFT47413	09/08/2022	JASON SIGNMAKERS	Street signs with posts and brackets	-\$ 3,478.53
EFT47414	09/08/2022	KLEENIT PTY LTD	Line marking to carpark Sandy Beach Reserve	-\$ 3,049.05
EFT47415	09/08/2022	MACKIE PLUMBING AND GAS PTY LTD	Blocked toilet Sandy Beach Reserve	-\$ 682.94
EFT47416	09/08/2022	MIDLAND MINICRETE	Supply of premix concrete for footpath repair	-\$ 631.40
EFT47417	09/08/2022	NAMISARTROOM NAMI OSAKI T/AS	Extension activity. Making Origami bags	-\$ 450.00
EFT47418	09/08/2022	NATURAL AREA HOLDINGS	Labour - planting	-\$ 1,155.00
EFT47419	09/08/2022	PAPERSCOUT	TOB Local Planning postcard printing	-\$ 2,865.50
EFT47420	09/08/2022	PARAMOUNT ELECTRICAL SERVICES	Lights repairs -Bassendean Bowling Club	-\$ 826.35
EFT47421	09/08/2022	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste, bricks sand, concrete rubble etc	-\$ 192.50

Chq/EFT	Date	Name	Description	Amount
EFT47422	09/08/2022	QTM PTY LTD	Supply traffic management for drainage lid replacement - Anzac Tce	-\$ 1,162.93
EFT47423	09/08/2022	RETECH RUBBER	Soft fall repairs to Jubilee Reserve playground	-\$ 907.50
EFT47424	09/08/2022	ROBERT WALTERS PTY LTD	Contract staff expenses	-\$ 14,677.03
EFT47425	09/08/2022	STATE LIBRARY OF WA	Provision of better beginnings program	-\$ 1,534.50
EFT47426	09/08/2022	WATER2WATER PTY LTD	Aquanet bottle water cooler	-\$ 99.00
EFT47427	09/08/2022	AVELING HOMES	Refund of Security Deposit	-\$ 2,805.00
EFT47428	09/08/2022	DONALD SERTORINI	Refund of Security Deposit	-\$ 350.00
EFT47429	09/08/2022	DONNA-MAREE HILE	Refund of Security Deposit	-\$ 2,805.00
EFT47430	09/08/2022	KAY MACCIONE	Refund of Security Deposit	-\$ 1,000.00
EFT47431	09/08/2022	MARIE LOWICK	Dudley Robinson Youth Grant for Henry Spencer	-\$ 250.00
EFT47432	09/08/2022	PAUL BROKENSHIRE	Key bond refund -	-\$ 400.00
EFT47433	09/08/2022	STACE EMERY ROGERS	Hall bond refund	-\$ 400.00
EFT47434	09/08/2022	WAYNE PATRICK BOLTON	Dudley Robinson Youth Grant for Alex Bolton	-\$ 250.00
EFT47435	10/08/2022	ALANA NARKLE	Consultation fee	-\$ 548.87
EFT47436	10/08/2022	JOANNE PARFITT	Consultation fee	-\$ 548.87
EFT47437	10/08/2022	MURIEL BOWIE	Consultation fee	-\$ 548.87
EFT47438	10/08/2022	ROBERT BAKER	Consultation fee	-\$ 548.87
EFT47439	10/08/2022	VANESSA CORUNNA	Consultation fee	-\$ 548.87
EFT47440	10/08/2022	ALL PRINTERS AND CARTRIDGES PTY LTD	Toner cartridge	-\$ 186.45
EFT47441	10/08/2022	ALLFLOW INDUSTRIAL	Servicing Water filter equipment	-\$ 434.45
EFT47442	10/08/2022	ALSCO PERTH	Weekly linen services - Administration	-\$ 124.83
EFT47443	10/08/2022	AMAZING BRICK PAVING	Pick up & relay brick paving	-\$ 2,372.00
EFT47444	10/08/2022	AXIIS CONTRACTING	Traffic control crew- Collier Road/Alice Street	-\$ 7,271.05
EFT47445	10/08/2022	BEAVER TREE SERVICES	Tree removal - Surrey Street	-\$ 4,325.75
EFT47446	10/08/2022	BOWDEN TREE CONSULTANCY	Arborist report - verge tree Anzac Tce	-\$ 946.00
EFT47447	10/08/2022	BUDGET PEST CONTROL	Cockroach treatment - RA McDonald West Road	-\$ 193.00
EFT47448	10/08/2022	BUNNINGS GROUP LIMITED	Play zone Hexagonal Sandpit ,White sand Swivel Plate etc.	-\$ 2,334.05
EFT47449	10/08/2022	CASA SECURITY PTY LTD	Replace existing - high definition CCTV & security callouts	-\$ 4,293.90
EFT47450	10/08/2022	CITY OF BAYSWATER	Liners purchased from City of Bayswater	-\$ 9,553.50

Chq/EFT	Date	Name	Description	Amount
EFT47451	10/08/2022	CITY OF SOUTH PERTH	Long Service Leave transfer to other Councils	-\$ 8,397.65
EFT47452	10/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance program	-\$ 1,280.00
EFT47453	10/08/2022	COCKBURN CEMENT LIMITED	Pallet rapid set	-\$ 418.88
EFT47454	10/08/2022	COLES SUPERMARKETS AUSTRALIA	Food suppliers in WIW	-\$ 885.41
EFT47455	10/08/2022	DAIMLER TRUCKS PERTH	Seat belt assembly	-\$ 1,056.53
EFT47456	10/08/2022	DEPARTMENT OF TRANSPORT	Ownership checks	-\$ 24.60
EFT47457	10/08/2022	DOMUS NURSERY	Supply & deliver plants - Boronia magents stars	-\$ 621.61
EFT47458	10/08/2022	E FIRE & SAFETY (WA)	Fire Alarm Service and Panel Testing	-\$ 3,413.30
EFT47459	10/08/2022	ENVIROPATH PTY LTD	Weekly sweeps - town & reserve carparks sweep	-\$ 4,882.90
EFT47460	10/08/2022	FARMARAMA PTY LTD	Roundup active 360	-\$ 1,364.00
EFT47461	10/08/2022	GALVINS PLUMBING PLUS	Grated top pick up box	-\$ 198.06
EFT47462	10/08/2022	HEATLEY SALES PTY LTD	Work boots	-\$ 398.00
EFT47463	10/08/2022	ILLION AUSTRALIA PTY LTD	D&B credit checks on preferred suppliers	-\$ 336.60
EFT47464	10/08/2022	IT VISION	Synergy after hour upgrade	-\$ 1,320.00
EFT47465	10/08/2022	J & K HOPKINS	Viva workstation	-\$ 1,140.00
EFT47466	10/08/2022	JASON SIGNMAKERS	Street sign with brackets to suit	-\$ 54.34
EFT47467	10/08/2022	KENNARDS HIRE	Led 4 head diesel light towers for 28 days at Jubilee Reserve	-\$ 1,760.00
EFT47468	10/08/2022	LG BEST PRACTICES	Payroll process audit	-\$ 412.50
EFT47469	10/08/2022	LIFETIME EMT	First aid training for Wind in the Willows educators	-\$ 750.00
EFT47470	10/08/2022	LOCKDOC	Standard keyed locks	-\$ 420.00
EFT47471	10/08/2022	MACKIE PLUMBING AND GAS PTY LTD	Drinking fountain leaking outside Stan Moses Pavilion, Jubilee Reserve	-\$ 2,299.85
EFT47472	10/08/2022	MCLEODS & CO	Legal professional fees -	-\$ 7,690.55
EFT47473	10/08/2022	MIDLAND MINICRETE	Supply Premix Concrete for drainage maintenance repair at Kenny Street	-\$ 225.50
EFT47474	10/08/2022	MIDLAND MOWERS	Mower spare parts	-\$ 471.75
EFT47475	10/08/2022	MMM (WA) PTY LTD	Hire excavator & drainage crew for drainage lid replacement - Kenny Street	-\$ 2,941.40
EFT47476	10/08/2022	MORLEY MOWER CENTRE	Service set mower	-\$ 874.07
EFT47477	10/08/2022	NEERG PTY LTD T/A O2 PLANTWALLS	Watering schedule	-\$ 176.00
EFT47478	10/08/2022	NUTRIEN WATER	Reticulation parts	-\$ 1,519.41

Chq/EFT	Date	Name	Description	Amount
EFT47479	10/08/2022	PARAMOUNT ELECTRICAL SERVICES	Additional power point installed at 35 OPR	-\$ 548.51
EFT47480	10/08/2022	PRECISION PANEL & PAINT	Vehicle repairs	-\$ 385.00
EFT47481	10/08/2022	PRIME LOCATE PTY LTD	Whitefield Street - Waterwise verge treatment - Transformation	-\$ 2,871.00
EFT47482	10/08/2022	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste, bricks sand, concrete rubble etc	-\$ 217.80
EFT47483	10/08/2022	RAECO INTERNATIONAL PTY LTD	Library stationery	-\$ 506.08
EFT47484	10/08/2022	REPCO	Auto parts	-\$ 42.08
EFT47485	10/08/2022	RICOH AUSTRALIA PTY LTD	Photocopier Lease contact	-\$ 367.96
EFT47486	10/08/2022	ROADS 2000	Blow asphalt	-\$ 233.18
EFT47487	10/08/2022	SEEK LIMITED	Job advertisements	-\$ 313.50
EFT47488	10/08/2022	SKYLINE LANDSCAPE SERVICES PTY LTD	Mowing of verges Guildford Road	-\$ 1,980.00
EFT47489	10/08/2022	STEPHEN DORAN T/AS EDGYX	Extension activity- Robotics sessions	-\$ 300.00
EFT47490	10/08/2022	STOTT AND HOARE	Lenovo service agreement	-\$ 13,540.53
EFT47491	10/08/2022	STRATAGREEN	Soil conditioner	-\$ 207.90
EFT47492	10/08/2022	SUPATURF WA	Stadia white for Jubilee Reserve	-\$ 902.00
EFT47493	10/08/2022	SUSSEX INDUSTRIES	Reflective tape red/white	-\$ 457.60
EFT47494	10/08/2022	TERESA TAI CHI	Term 1 Tai Chi classes	-\$ 1,600.00
EFT47495	10/08/2022	VICTORIA PARK PLASTERERS PTY LTD	Supply & repair concrete basketball slab - Sandy Beach Reserve	-\$ 1,540.00
EFT47496	10/08/2022	WATTS WESTERN RUBBER	Supply and fitting of Tyres	-\$ 861.00
EFT47497	10/08/2022	WESKERB PTY LTD	Kerb repair various locations	-\$ 2,425.50
EFT47498	10/08/2022	ZIRCODATA PTY LTD	Document bin rental & storage fees	-\$ 672.74
EFT47499	12/08/2022	ANNE YARDLEY	Oral history interview	-\$ 800.00
EFT47500	12/08/2022	AUSTRALIA POST	Postal charges	-\$ 5,304.63
EFT47501	12/08/2022	COLES SUPERMARKETS AUSTRALIA	Food suppliers in WIW	-\$ 433.35
EFT47502	12/08/2022	COMMISSIONER OF POLICE	Police clearances	-\$ 133.60
EFT47503	12/08/2022	CS LEGAL (THE PIER GROUP PTY LTD T/AS)	Debt recovery (Rates) professional fees	-\$ 253.77
EFT47504	12/08/2022	EFTSURE PTY LTD	Annual subscription	-\$ 5,266.80
EFT47505	12/08/2022	H DAPS FOODS P/L (THE OLD TROUT)	Volunteer meal vouchers	-\$ 600.00
EFT47506	12/08/2022	LANDGATE	Rates - gross rental valuation -	-\$ 228.57
EFT47507	12/08/2022	MORLEY MOWER CENTRE	Repair charges	-\$ 161.78

Chq/EFT	Date	Name	Description	Amount
EFT47508	12/08/2022	XPRESSO LANE CAFE	Volunteers meal vouchers	-\$ 600.00
EFT47509	12/08/2022	ZIPFORM PTY LTD	Printing -Bassendean annual rates, instalments and final notices 2022/23	-\$ 20,179.14
EFT47510	12/08/2022	ADAM PERRY CASTLING	Waterwise verge rebate	-\$ 200.00
EFT47511	12/08/2022	ALLAN RUSSELL KICKETT	Consultation fee	-\$ 548.87
EFT47512	12/08/2022	BELLA BROPHO	Consultation fee	-\$ 548.87
EFT47513	12/08/2022	ILONA ROSEMARIE KEANE	Rates refund	-\$ 350.00
EFT47514	12/08/2022	MARIA TERESA ALLIA	Rates refund	-\$ 2,474.00
EFT47515	12/08/2022	PETER PHILLIPS	Consultation fee	-\$ 548.87
EFT47516	12/08/2022	RENEE CARMEN SANDS SILVIA	Waterwise verge rebate	-\$ 200.00
EFT47517	12/08/2022	SHERIDAN CYNTHIA VERE BOWLES HUNT	Rates refund for assessment	-\$ 171.71
EFT47518	15/08/2022	SYNERGY	Street lighting and other power bills	-\$ 23,551.74
EFT47519	16/08/2022	A. M BOLTS & NUTS	Hardware items	-\$ 61.60
EFT47520	16/08/2022	ALLSPORTS LINEMARKING	Weekly line marking- Bassendean oval	-\$ 220.00
EFT47521	16/08/2022	ASSET INFRASTRUCTURE MANAGEMENT	Consulting fee -asset management	-\$ 3,638.25
EFT47522	16/08/2022	BUNNINGS GROUP LIMITED	Various hardware items	-\$ 215.15
EFT47523	16/08/2022	CASA SECURITY PTY LTD	Various security callouts	-\$ 2,772.00
EFT47524	16/08/2022	COMPLETE OFFICE SUPPLIES PTY LTD - COS	Coffee beans	-\$ 236.03
EFT47525	16/08/2022	CUSTOM CARS	Supply & fit seat covers	-\$ 990.00
EFT47526	16/08/2022	DRAINFLOW SERVICES PTY LTD	Educting and jet washing combination Ashfield Pde system	-\$ 2,508.00
EFT47527	16/08/2022	GALLERIA MOTORS PTY LTD	Car Service	-\$ 1,002.52
EFT47528	16/08/2022	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD	Contract staff expenses	-\$ 28,883.72
EFT47529	16/08/2022	HYGIENE CONCEPTS	Replace metal sharps bin - James street	-\$ 327.98
EFT47530	16/08/2022	INSTANT WINDSCREENS	Auto parts	-\$ 280.00
EFT47531	16/08/2022	INTELIFF GROUP LIMITED	Cleaning facilities - various offices and Reserves	-\$ 14,343.55
EFT47532	16/08/2022	KENNARDS HIRE	Hire of 2 LED 4 head diesel light towers for Jubilee Reserve	-\$ 1,760.00
EFT47533	16/08/2022	LOCKDOC	Key cuts	-\$ 100.00
EFT47534	16/08/2022	MACKIE PLUMBING AND GAS PTY LTD	Various plumbing works	-\$ 2,054.01
EFT47535	16/08/2022	MADDINGTON CONCRETE PRODUCTS PTY LTD	Grate class C	-\$ 204.60
EFT47536	16/08/2022	NUTRIEN AG SOLUTIONS LIMITED (LANDMARK)	Dorgo rye grass	-\$ 153.45

Chq/EFT	Date	Name	Description	Amount
EFT47537	16/08/2022	OIL TECH WA PTY LTD	Diesel engine oil	-\$ 1,048.30
EFT47538	16/08/2022	PARAMOUNT ELECTRICAL SERVICES	Modify distribution board - Ashfield Community Centre	-\$ 5,537.33
EFT47539	16/08/2022	PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD	Remove gravel & install jarrah woodchips in dry creek bed - Sandy Beach Reserve	-\$ 4,114.00
EFT47540	16/08/2022	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste, bricks sand, concrete rubble etc	-\$ 2,675.20
EFT47541	16/08/2022	REPCO	Auto parts	-\$ 133.30
EFT47542	16/08/2022	STRATAGREEN	Jarrah tree stake packs	-\$ 3,347.51
EFT47543	16/08/2022	STRUCTERRE CONSULTING ENGINEERS	Site inspection & structural assessment to light poles @ Jubilee Reserve	-\$ 4,180.00
EFT47544	16/08/2022	T-QUIP	Blades for mowers	-\$ 1,163.70
EFT47545	16/08/2022	TOTALLY WORKWEAR MIDLAND	Staff uniforms	-\$ 106.90
EFT47546	16/08/2022	UMESH THAPA	Cleaning Alf Faulkner hall	-\$ 1,050.00
EFT47547	16/08/2022	UNITED PETROEUM PTY LTD	Diesel into underground tank	-\$ 17,040.82
EFT47548	16/08/2022	VICTORIA PARK PLASTERERS PTY LTD	Supply and replace hardie flex fencing at Ashfield	-\$ 1,430.00
EFT47549	16/08/2022	WATTS WESTERN RUBBER	Consumables	-\$ 38.50
EFT47550	16/08/2022	WEST TIP WASTE CONTROL PTY LTD	Verge transformation project	-\$ 1,518.00
EFT47551	16/08/2022	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$ 103.60
EFT47552	16/08/2022	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$ 88,607.00
EFT47553	16/08/2022	LGRCEU	Payroll deductions	-\$ 88.00
EFT47554	16/08/2022	PAY@BILITY PTY LTD	Payroll deductions	-\$ 354.24
EFT47555	16/08/2022	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$ 1,021.12
EFT47556	17/08/2022	360 ENVIRONMENTAL PTY LTD	Various contaminated site investigations	-\$ 25,795.00
EFT47557	17/08/2022	AMAZING BRICK PAVING	Pick and relay paving at WITW Ashfield	-\$ 3,300.00
EFT47558	17/08/2022	BUNNINGS GROUP LIMITED	Hardware items	-\$ 210.89
EFT47559	17/08/2022	BUNZL LTD	Hand towel interleaved	-\$ 677.75
EFT47560	17/08/2022	CASA SECURITY PTY LTD	Security call outs - BIC Reserve	-\$ 104.50
EFT47561	17/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance programme	-\$ 320.00
EFT47562	17/08/2022	COMPLETE CORPORATE HEALTH - ASCOT	Pre-employment medical assessments	-\$ 818.40
EFT47563	17/08/2022	GRONBEK SECURITY	Security key	-\$ 364.70
EFT47564	17/08/2022	HATCHET PTY LTD	Keen on Halloween website hosting	-\$ 132.00



Chq/EFT	Date	Name	Description	Amount
EFT47565	17/08/2022	HAYS SPECIALIST RECRUITMENT (AUSTRALIA) PTY LTD	Contract staff expenses	-\$ 8,074.90
EFT47566	17/08/2022	LANDCARE WEED CONTROL	Weed control Guildford Road medians	-\$ 886.93
EFT47567	17/08/2022	LIFE READY MOBILE PTY LTD	Physio -for HCP client	-\$ 1,125.00
EFT47568	17/08/2022	NAMEPLATE ENGRAVERS	Name badges	-\$ 92.40
EFT47569	17/08/2022	NAPA	Auto parts	-\$ 137.29
EFT47570	17/08/2022	NATURAL AREA HOLDINGS	Plant installation Success Hill	-\$ 2,173.64
EFT47571	17/08/2022	PANETTA MCGRATH LAWYERS	Professional fees - Hyde Retirement Village	-\$ 605.00
EFT47572	17/08/2022	PARAMOUNT ELECTRICAL SERVICES	Repair to lights at Anzac public toilet	-\$ 252.45
EFT47573	17/08/2022	PERTH BRANDING & MARKETING	Website for OPR Power to the People	-\$ 2,475.00
EFT47574	17/08/2022	PLANTRITE	Plant supply	-\$ 92.40
EFT47575	17/08/2022	PRESTIGE PROPERTY MAINTENANCE	Verti drain, sweep and remove cores -Bassendean Oval	-\$ 4,950.00
EFT47576	17/08/2022	RICOH AUSTRALIA PTY LTD	Depot - photocopier rental	-\$ 700.78
EFT47577	17/08/2022	ROADS 2000	Blow asphalt	-\$ 233.18
EFT47578	17/08/2022	SCM EARTHMOVING CONTRACTORS	Mechanical boxing of verges	-\$ 1,674.75
EFT47579	17/08/2022	SEEK LIMITED	Job advertisements	-\$ 682.00
EFT47580	17/08/2022	SUEZ RECYCLING & RECOVERY PTY LTD	FOGO, General & recycling collections	-\$ 87,662.53
EFT47581	17/08/2022	SUPERCARGE BATTERIES	Battery for Hino water truck	-\$ 115.67
EFT47582	17/08/2022	WATTS WESTERN RUBBER	Tyres for Ford Ranger	-\$ 538.00
EFT47583	17/08/2022	WOMEN CAN INTERNATIONAL INC	Grant - Women Can Speak Out forum	-\$ 2,000.00
EFT47584	17/08/2022	MURIEL BOWIE	Consultation fee	-\$ 548.87
EFT47585	18/08/2022	FUJI XEROX AUSTRALIA PTY LTD	Photocopier Lease contact	-\$ 1,587.64
EFT47586	23/08/2022	ACTION GLASS AND ALUMINIUM	Frosty film to windows - Wind in the Willow	-\$ 627.00
EFT47587	23/08/2022	ALLTOOLS (WA) PTY LTD	Minor tools	-\$ 82.00
EFT47588	23/08/2022	ALSCO PERTH	Weekly linen services - Administration	-\$ 124.83
EFT47589	23/08/2022	ANNE YARDLEY	Oral history transcript	-\$ 275.00
EFT47590	23/08/2022	BASSENDEAN CALEDONIAN SOCCER FOOTBALL CLUB	Power reimbursement charged in excess	-\$ 28,257.15
EFT47591	23/08/2022	BASSENDEAN NEWSAGENCY	To supply assorted magazines and newspapers for the Library	-\$ 144.56
EFT47592	23/08/2022	BOWDEN TREE CONSULTANCY	Arborist report signing	-\$ 440.00
EFT47593	23/08/2022	BUNNINGS GROUP LIMITED	Hardware items	-\$ 396.63
EFT47594	23/08/2022	BUNZL LTD	Hand towel interleaf	-\$ 277.07

Chq/EFT	Date	Name	Description	Amount
EFT47595	23/08/2022	CDM AUSTRALIA PTY LTD	Dell latitude 5430 laptops	-\$ 17,941.00
EFT47596	23/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance program	-\$ 320.00
EFT47597	23/08/2022	COLES SUPERMARKETS AUSTRALIA	Food suppliers in WIW	-\$ 722.63
EFT47598	23/08/2022	DS WORKWEAR & SAFETY	Safety shoes	-\$ 159.95
EFT47599	23/08/2022	E FIRE & SAFETY (WA)	Fire Alarm Service in Library	-\$ 126.50
EFT47600	23/08/2022	EASTERN METROPOLITAN REGIONAL COUNCIL	Water sensitive futures -acer	-\$ 32,260.60
EFT47601	23/08/2022	GALLERIA MOTORS PTY LTD T/AS GALLERIA TOYOTA	Fuel filter	-\$ 216.86
EFT47602	23/08/2022	HIDRIVE GROUP PTY LTD	Assess PVC window restraint clips for vehicles	-\$ 734.03
EFT47603	23/08/2022	JUSTIN BENSON-COOPER	Waterwise verge rebate	-\$ 200.00
EFT47604	23/08/2022	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	Sampling expenses	-\$ 3,943.80
EFT47605	23/08/2022	MACKIE PLUMBING AND GAS PTY LTD	Replacement push taps - Jubilee Reserve	-\$ 1,078.00
EFT47606	23/08/2022	MADDINGTON CONCRETE PRODUCTS PTY LTD	Cast iron wave grate flush	-\$ 822.80
EFT47607	23/08/2022	MIDLAND MINICRETE	Premix concrete for footpath repair	-\$ 586.30
EFT47608	23/08/2022	MT LAWLEY MILK SUPPLY	Weekly milk order	-\$ 266.12
EFT47609	23/08/2022	N & N J HAEUSLER	Newspapers for the library	-\$ 97.64
EFT47610	23/08/2022	PARAMOUNT ELECTRICAL SERVICES	Checking security lights at Hyde retirement village	-\$ 548.50
EFT47611	23/08/2022	PRESTIGE PROPERTY MAINTENANCE	Mowing Ovals and Reserves	-\$ 7,815.50
EFT47612	23/08/2022	PRODUCT RECOVERY INDUSTRIES PTY LTD	Disposal combination waste, bricks sand, concrete rubble etc	-\$ 52.80
EFT47613	23/08/2022	RAJESH MALDE	Chartered accountant - annual subscription fee	-\$ 775.00
EFT47614	23/08/2022	REPCO	Weather shield for vehicle	-\$ 235.40
EFT47615	23/08/2022	RICOH AUSTRALIA PTY LTD	Photocopier Lease contact	-\$ 165.35
EFT47616	23/08/2022	SCOTT PRINTERS PTY LTD	Thrive newsletter printing	-\$ 4,326.30
EFT47617	23/08/2022	SEEK LIMITED	Job advertisements	-\$ 390.50
EFT47618	23/08/2022	STRUCTERRE CONSULTING ENGINEERS	Geotechnical investigation of soil for new light pole found	-\$ 2,915.00
EFT47619	23/08/2022	SUEZ RECYCLING & RECOVERY PTY LTD	Front lift bins -weekly collection	-\$ 1,018.39
EFT47620	23/08/2022	T-QUIP	Hardware items	-\$ 661.80
EFT47621	23/08/2022	TOTALLY WORKWEAR MIDLAND	Staff uniforms	-\$ 668.93
EFT47622	23/08/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Understanding financial reports and budgets	-\$ 1,754.50
EFT47623	23/08/2022	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD	Singlet type poo bags	-\$ 3,044.80
EFT47624	23/08/2022	ALITA CONSTRUCTIONS PTY LTD	Bond refund	-\$ 2,805.00

Chq/EFT	Date	Name	Description	Amount
EFT47625	23/08/2022	DAVE ALEXANDER	Bond refund	-\$ 600.00
EFT47626	23/08/2022	NEAMI NATIONAL	Key & hall bonds refund	-\$ 50.00
EFT47627	23/08/2022	OWEN ROBBINS	Key & hall bonds refund	-\$ 50.00
EFT47628	29/08/2022	BCITF	Building & construction industry	-\$ 387.50
EFT47629	29/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance program	-\$ 160.00
EFT47630	29/08/2022	COLES SUPERMARKETS AUSTRALIA	Food suppliers in WIW	-\$ 1,174.80
EFT47631	29/08/2022	COMMAND-A-COM PTY LTD	IT hardware expenses	-\$ 1,790.00
EFT47632	29/08/2022	DEPARTMENT OF MINES, INDUSTRY REGULATION & SAFETY	Building services levy	-\$ 5,419.17
EFT47633	29/08/2022	DULUX AUSTRALIA	Paint for power to people furniture and items	-\$ 638.26
EFT47634	29/08/2022	EASTERN METROPOLITAN REGIONAL COUNCIL - EMRC	Processing of FOGO at Red Hill	-\$ 45,600.88
EFT47635	29/08/2022	FUJI XEROX AUSTRALIA PTY LTD	Photocopy charges	-\$ 1,285.14
EFT47636	29/08/2022	HATCHET PTY LTD	Power to the People website domain and hosting	-\$ 121.00
EFT47637	29/08/2022	HOME CHEF (WA)	Supply of Meals - HCP Clients	-\$ 181.58
EFT47638	29/08/2022	LIFE CARE HOME CARE	Medical Expenses for HCP Client	-\$ 85.25
EFT47639	29/08/2022	NAMEPLATE ENGRAVERS	Name badges	-\$ 104.50
EFT47640	29/08/2022	NAMISARTROOM NAMI OSAKI T/AS	Extension activity- Making butterfly book marks	-\$ 450.00
EFT47641	29/08/2022	NIKKI DENNERLEY (HAPPY FEET FITNESS)	WIW Ashfield excursion	-\$ 125.00
EFT47642	29/08/2022	ROBERT WALTERS PTY LTD	Contract staff expenses	-\$ 6,574.28
EFT47643	29/08/2022	SEEK LIMITED	Job advertisements	-\$ 335.50
EFT47644	29/08/2022	STOTT AND HOARE	Microsoft SQL server standard core licenses	-\$ 24,902.02
EFT47645	29/08/2022	STRATEGIC LEADERSHIP CONSULTING	Infrastructure functional review	-\$ 18,260.00
EFT47646	29/08/2022	SUEZ RECYCLING & RECOVERY PTY LTD	FOGO, General & Recycling collections	-\$ 83,321.22
EFT47647	29/08/2022	TELSTRA	Telephone accounts	-\$ 3,079.78
EFT47648	29/08/2022	TPG NETWORK PTY LTD	Internet charges	-\$ 3,706.40
EFT47649	29/08/2022	VAN RYT INDUSTRIES	Padbury Way swing installation	-\$ 9,236.70
EFT47650	29/08/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION-WALGA	WALGA subscriptions	-\$ 47,695.38
EFT47651	29/08/2022	ALEX GRAHAM	Refund of registration	-\$ 100.00
EFT47652	29/08/2022	ANN-MAREE KINNERSLY	Rates refund	-\$ 910.19
EFT47653	29/08/2022	ASHLEIGH JANE WHYTE	Waterwise rebate	-\$ 200.00
EFT47654	29/08/2022	JUSTIN FREDERICK BENSON-COOPER	Waterwise rebate	-\$ 200.00

Chq/EFT	Date	Name	Description	Amount
EFT47655	29/08/2022	KALLAN SHORT	Refund for payment of professional registration fee	-\$ 1,071.00
EFT47656	29/08/2022	SURESH SIDDAGANGAIAH	Hall bond refund	-\$ 1,050.00
EFT47657	29/08/2022	CLEAR HEALTH PARTNERS PTY LTD	Employee assistance program	-\$ 1,180.00
EFT47658	29/08/2022	PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD	Additional fill sand & mowing kerb	-\$ 7,196.96
EFT47659		EFTs Cancelled		
EFT47660	30/08/2022	AUSTRALIAN SERVICES UNION	Payroll deductions	-\$ 103.60
EFT47661	30/08/2022	AUSTRALIAN TAX OFFICE (PAYG)	Payroll deductions	-\$ 104,567.00
EFT47662	30/08/2022	LGRCEU	Payroll deductions	-\$ 88.00
EFT47663	30/08/2022	PAY@BILITY PTY LTD	Payroll deductions	-\$ 354.24
EFT47664	30/08/2022	TOWN OF BASSENDEAN PAYROLL DEDUCTIONS	Payroll deductions	-\$ 1,021.12
DD20593.1	02/08/2022	AWARE SUPERANNUATION	Payroll deductions	-\$ 38,754.80
DD20593.2	02/08/2022	ANZ SMART CHOICE SUPER	Payroll deductions	-\$ 590.78
DD20593.3	02/08/2022	AMP SUPERLEADER	Superannuation contributions	-\$ 187.69
DD20593.4	02/08/2022	REST SUPERANNUATION	Payroll deductions	-\$ 1,634.33
DD20593.5	02/08/2022	NGS SUPER	Superannuation contributions	-\$ 346.50
DD20593.6	02/08/2022	SUN SUPER	Superannuation contributions	-\$ 344.46
DD20593.7	02/08/2022	AUSTRALIAN ETHICAL SUPER	Payroll deductions	-\$ 1,383.68
DD20593.8	02/08/2022	BT SUPER FOR LIFE	Superannuation contributions	-\$ 363.36
DD20593.9	02/08/2022	HOST PLUS	Payroll deductions	-\$ 1,539.58
DD20657.1	16/08/2022	AWARE SUPERANNUATION	Payroll deductions	-\$ 38,834.43
DD20657.2	16/08/2022	ANZ SMART CHOICE SUPER	Payroll deductions	-\$ 718.53
DD20657.3	16/08/2022	AMP SUPERLEADER	Superannuation contributions	-\$ 190.07
DD20657.4	16/08/2022	REST SUPERANNUATION	Payroll deductions	-\$ 1,627.72
DD20657.5	16/08/2022	NGS SUPER	Superannuation contributions	-\$ 346.50
DD20657.6	16/08/2022	SUN SUPER	Superannuation contributions	-\$ 287.65
DD20657.7	16/08/2022	AUSTRALIAN ETHICAL SUPER	Payroll deductions	-\$ 1,407.25
DD20657.8	16/08/2022	BT SUPER FOR LIFE	Superannuation contributions	-\$ 312.22
DD20657.9	16/08/2022	HOST PLUS	Payroll deductions	-\$ 1,783.88
DD20698.1	11/08/2022	FUJI XEROX AUSTRALIA PTY LTD	Photocopy charges	-\$ 177.10
DD20698.3	23/08/2022	FUJI XEROX AUSTRALIA PTY LTD	Library Lease Photocopier	-\$ 2,880.90
DD20698.5	05/08/2022	FUJI XEROX AUSTRALIA PTY LTD	Photocopy charges	-\$ 793.10
DD20716.1	30/08/2022	AWARE SUPERANNUATION	Superannuation contributions	-\$ 39,405.44

Chq/EFT	Date	Name	Description	Amount
DD20716.2	30/08/2022	ANZ SMART CHOICE SUPER	Superannuation contributions	-\$ 622.31
DD20716.3	30/08/2022	AMP SUPERLEADER	Superannuation contributions	-\$ 190.07
DD20716.4	30/08/2022	REST SUPERANNUATION	Superannuation contributions	-\$ 1,581.49
DD20716.5	30/08/2022	NGS SUPER	Superannuation contributions	-\$ 346.50
DD20716.6	30/08/2022	SUN SUPER	Superannuation contributions	-\$ 278.49
DD20716.7	30/08/2022	AUSTRALIAN ETHICAL SUPER	Superannuation contributions	-\$ 978.13
DD20716.8	30/08/2022	HOST PLUS	Superannuation contributions	-\$ 1,783.88
DD20716.9	30/08/2022	LGIA SUPER	Superannuation contributions	-\$ 551.11
DD20593.10	02/08/2022	LGIA SUPER	Superannuation contributions	-\$ 526.24
DD20593.11	02/08/2022	FUTURE SUPER FUND	Superannuation contributions	-\$ 353.94
DD20593.12	02/08/2022	PLUMMER SUPERANNUATION FUND	Superannuation contributions	-\$ 1,047.10
DD20593.13	02/08/2022	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$ 144.78
DD20593.14	02/08/2022	MARITIME SUPER	Superannuation contributions	-\$ 359.80
DD20593.15	02/08/2022	UNISUPER	Superannuation contributions	-\$ 1,187.24
DD20593.16	02/08/2022	B & L SUPER FUND	Superannuation contributions	-\$ 72.38
DD20593.17	02/08/2022	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$ 905.65
DD20593.18	02/08/2022	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-\$ 7,898.61
DD20593.19	02/08/2022	HESTA SUPER FUND	Superannuation contributions	-\$ 711.39
DD20593.20	02/08/2022	COLONIAL FIRST STATE	Superannuation contributions	-\$ 1,267.86
DD20593.21	02/08/2022	VIC SUPER	Superannuation contributions	-\$ 294.19
DD20593.22	02/08/2022	MLC SUPER FUND	Superannuation contributions	-\$ 771.34
DD20657.10	16/08/2022	LGIA SUPER	Superannuation contributions	-\$ 526.24
DD20657.11	16/08/2022	FUTURE SUPER FUND	Superannuation contributions	-\$ 353.94
DD20657.12	16/08/2022	PLUMMER SUPERANNUATION FUND	Superannuation contributions	-\$ 1,105.79
DD20657.13	16/08/2022	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$ 155.77
DD20657.14	16/08/2022	MARITIME SUPER	Superannuation contributions	-\$ 359.80
DD20657.15	16/08/2022	UNISUPER	Superannuation contributions	-\$ 1,176.09
DD20657.16	16/08/2022	B & L SUPER FUND	Superannuation contributions	-\$ 72.38
DD20657.17	16/08/2022	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$ 890.23
DD20657.18	16/08/2022	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-\$ 8,353.20
DD20657.19	16/08/2022	HESTA SUPER FUND	Superannuation contributions	-\$ 705.08
DD20657.20	16/08/2022	COLONIAL FIRST STATE	Superannuation contributions	-\$ 1,267.86

Chq/EFT	Date	Name	Description	Amount
DD20657.21	16/08/2022	VIC SUPER	Superannuation contributions	-\$ 229.98
DD20657.22	16/08/2022	MLC SUPER FUND	Superannuation contributions	-\$ 795.64
DD20716.10	30/08/2022	FUTURE SUPER FUND	Superannuation contributions	-\$ 372.89
DD20716.11	30/08/2022	COMMONWEALTH ESSENTIAL SUPER	Superannuation contributions	-\$ 172.27
DD20716.12	30/08/2022	PLUMMER SUPERANNUATION FUND	Superannuation contributions	-\$ 1,105.79
DD20716.13	30/08/2022	MARITIME SUPER	Superannuation contributions	-\$ 366.84
DD20716.14	30/08/2022	UNISUPER	Superannuation contributions	-\$ 1,239.67
DD20716.15	30/08/2022	B & L SUPER FUND	Superannuation contributions	-\$ 36.19
DD20716.16	30/08/2022	MANIC SUPERANNUATION SUPER FUND	Superannuation contributions	-\$ 890.23
DD20716.17	30/08/2022	AUSTRALIAN/WESTSCHEME SUPER	Superannuation contributions	-\$ 8,312.00
DD20716.18	30/08/2022	HESTA SUPER FUND	Superannuation contributions	-\$ 731.53
DD20716.19	30/08/2022	COLONIAL FIRST STATE	Superannuation contributions	-\$ 1,269.07
DD20716.20	30/08/2022	VIC SUPER	Superannuation contributions	-\$ 271.26
DD20716.21	30/08/2022	MLC SUPER FUND	Superannuation contributions	-\$ 815.68
5550059000086070	03/08/2022	COMMONWEALTH CREDIT CARDS	<b>Attachment 2</b>	-\$ 12,329.48
F208022882027	03/08/2022	Salaries and Wages fortnightly pay	Fortnightly pay to the 2 August 2022	-\$ 291,109.01
F208163688063	17/08/2022	Salaries and Wages fortnightly pay	Fortnightly pay to the 16 August 2022	-\$ 285,540.04
F208304497526		Salaries and Wages fortnightly pay	Fortnightly pay to the 30 August 2022	-\$ 302,565.83
			<b>TOTAL MUNICIPAL &amp; TRUST EFT PAYMENTS</b>	<b>-\$ 1,185,036.21</b>
86379	09/08/2022	ALINTA	Gas Supplies	-\$ 680.95
86380	23/08/2022	TOWN OF BASSENDEAN-PETTY CASH	TOB - Petty Cash SDS Expenses	-\$ 887.50
			<b>TOTAL MUNICIPAL CHEQUES</b>	<b>-\$ 1,568.45</b>
6141	17/08/2022	ROBERT JAMES HUTCHINSON	Refund of waitlist deposit -HRV	-\$ 250.00
6142	17/08/2022	RONALD POOLEY	Refund of waitlist deposit -HRV	-\$ 250.00
6143	17/08/2022	HELEN CARLING	Refund of waitlist deposit -HRV	-\$ 250.00
6144	17/08/2022	VIOLET MELVIN	Refund of waitlist deposit -HRV	-\$ 250.00
6145	17/08/2022	JEANETTE LEA CARMAN	Refund of waitlist deposit -HRV	-\$ 250.00
			<b>TOTAL TRUST CHEQUES</b>	<b>-\$ 1,250.00</b>
			<b>TOTAL PAYMENTS FOR THE MONTH</b>	<b>-\$ 1,187,854.66</b>



**July Credit Card Expenditure 2022**  
**Statement Period: 05/07/2022 to 02/08/2022**  
**Attachment 2**

<b>Date:</b>	<b>Vendor:</b>	<b>Description</b>	<b>Amount:</b>
29/07/2022	DISPUTE ADJUSTMENT	Refund of Unauthorised Transaction	-\$ 37.79
29/07/2022	INTNL TRANS FEE REFUND	Refund of Unauthorised Transaction	-\$ 0.94
5/07/2022	CHARLIES FRESH FOOD MORLEY	Catering for Special Council Meeting	\$ 150.56
6/07/2022	Woolworths Online BELLA VISTA AUS	Catering for Sandy Beach Reserve Opening BBQ	\$ 109.90
7/07/2022	DANISH PATISSERIE BASSENDEAN	Catering for Sandy Beach Reserve Opening BBQ	\$ 45.00
7/07/2022	DANISH PATISSERIE BASSENDEAN	Catering for Sandy Beach Reserve Opening BBQ	\$ 4.00
8/07/2022	JAKES CONTINENTAL BU BASSENDEAN WA	Catering for Sandy Beach Reserve Opening BBQ	\$ 146.45
8/07/2022	BWS LIQUOR 4122 BASSENDEAN AUS	Catering for Sandy Beach Reserve Opening BBQ	\$ 12.00
11/07/2022	MORLEY VET CENTRE MORLEY	Personal Expense - Invoice Raised	\$ 170.55
13/07/2022	COLES 0344 NORANDA AUS	Catering for Councillor Workshop	\$ 27.45
13/07/2022	COLES 0395 BASSENDEAN AUS	Catering for Councillor Workshop	\$ 15.65
20/07/2022	COLES 0395 BASSENDEAN AUS	Catering for Councillor Workshop	\$ 46.77
21/07/2022	SUISEN JAPANESE T RS BASSENDEAN WA	Catering for Councillor Workshop	\$ 150.00
27/07/2022	LOCAL GOVERNEMENT MANA EAST PERTH	Local Government Professional Australia Membership	\$ 531.00
27/07/2022	Subway Bassendean Bassendean WA	Catering for Ordinary Council Meeting	\$ 108.00
27/07/2022	BWS LIQUOR 4122 BASSENDEAN AUS	Catering for Ordinary Council Meeting	\$ 45.00
8/07/2022	IINET BATCH PERTH GPO WA	IINet NBN SDS	\$ 109.99
22/07/2022	AMAZON MARKETPLACE AU SYDNEY SOUTHNSW	External backup drive - cold backups	-\$ 64.64
22/07/2022	AMAZON MARKETPLACE AU SYDNEY SOUTHNSW	External backup drive - cold backups	-\$ 64.64
25/07/2022	AMAZON MARKETPLACE AU SYDNEY SOUTHNSW	External backup drive - cold backups	-\$ 64.64
26/07/2022	IINET BATCH PERTH GPO WA	IINet NBN Depot	\$ 79.99
27/07/2022	ADOBE ACROPRO SUBS 800615316 AUS	Adobe Pro monthly software licence - HR	\$ 274.90
29/07/2022	PLE Computers Wangara AUS	UPS Purchase	\$ 382.36
29/07/2022	eBay O*25-08911-12903 Sydney AUS	Network switch stacking cable	\$ 100.00
1/08/2022	ZOHO-MANAGEENGINE SER SYDNEY NSW	IT Help desk system	\$ 415.80
1/08/2022	The Telecom Shop Pty L 0282797950 NSW	Panasonic Telephoneset Purchase	\$ 236.39
2/08/2022	IINET BATCH PERTH GPO WA	NBN Connections - 48 OPR	\$ 219.98
2/08/2022	WESTNET PERTH WA	NBN Connections - Wind in the willows June	\$ 69.99
11/07/2022	CREATURE MEDIA AUST SYDNEY NSW	Subscription - 'National Geographic Kids' Magazine	\$ 80.00

**July Credit Card Expenditure 2022**  
**Statement Period: 05/07/2022 to 02/08/2022**  
**Attachment 2**

<b>Date:</b>	<b>Vendor:</b>	<b>Description</b>	<b>Amount:</b>
19/07/2022	WOOLWORTHS 4350 MORLEY AUS	Coffee, Tea and Sugar for Library	\$ 33.90
27/07/2022	MagshopOnline Sydney NSW	Subscription - 'Who' Magazine	\$ 164.99
2/08/2022	WESTNET PERTH WA	Public Internet Access for Library	\$ 109.99
6/07/2022	REV.COM 883690701 CA ##0722 7.50 US DOLLAR	Mayor Video Subtitles	\$ 11.04
6/07/2022	INTNL TRANSACTION FEE	International Transaction Fees for Mayor Video Subtitles	\$ 0.28
6/07/2022	SECURE ENTERTAINMENT ESCONDIDO CA ##0722 \$US169.93	PS4 Controller Holders	\$ 250.15
6/07/2022	INTNL TRANSACTION FEE	International Transaction Fees for PS4 Controller Holders	\$ 6.25
8/07/2022	IDOM MIDLAND PTY LTD MIDLAND WA	Service for RYDE Car	\$ 470.00
8/07/2022	Barbeques Galore NSW AUS	Bike Racks for 'Power to the People' project	\$ 113.90
12/07/2022	REV.COM 8883690701 CA ##0722 6.00 US DOLLAR	Mayor Video Subtitles	\$ 8.84
12/07/2022	INTNL TRANSACTION FEE	International Transaction Fee for Mayor Video Subtitles	\$ 0.22
15/07/2022	Spotify Sydney AUS	Subscription - Spotify for Youth Services	\$ 18.99
21/07/2022	HATCHET PERTH WA	Developments to RYDE websites	\$ 268.75
26/07/2022	MAXO.COM.AU HARRISTOWN	Bassendean Youth Service Phones	\$ 39.95
1/08/2022	SMS Broadcast Pty Ltd Melbourne AUS	SMS Credits for RYDE Program	\$ 660.00
13/07/2022	WESTRANS SERVICES WA WELSHPOOL WA	Department of Transport Annual Vehicle Inspection	\$ 232.00
18/07/2022	DOT - LICENSING MIDLAND	Vehicle Registration Renewal	\$ 436.40
19/07/2022	DOT - LICENSING MIDLAND	Registration Renewal	\$ 30.50
19/07/2022	DOT - LICENSING MIDLAND	Transfer Fee for Trailer	\$ 18.90
20/07/2022	DOT - LICENSING MIDLAND	Registration Plate Change	\$ 30.50
22/07/2022	SEC*ACMA BELCONNEN ACT	Licence Renewal Fixed Point to Multi Licence 1611593/1	\$ 672.00
28/07/2022	DOT - LICENSING MIDLAND	Registration Plate Change	\$ 30.50
28/07/2022	STATEWIDE BEARINGS BELMONT WA	Bearing and Gasket Sealant Mower	\$ 39.60
6/07/2022	WEX AUSTRALIA PTY LTD CAMBERWELL VIC	Fuel Cards for RYDE Vehicles	\$ 147.53
7/07/2022	SUPER CHEAP AUTO BELMONT WA	Replacement Battery for RYDE Vehicle	\$ 191.98
7/07/2022	OFFICEWORKS 0608 MIDLAND AUS	Replacement Monitor Cables for Youth Services	\$ 19.98
15/07/2022	BUNNINGS 458000 BAYSWATER	Gloves for RAC Project	\$ 19.00
15/07/2022	BUNNINGS 458000 BAYSWATER	Fixings and Consumables for RAC Project	\$ 124.61
21/07/2022	BUNNINGS 458000 BAYSWATER	Castors and Fixings for RAC Project Benches	\$ 39.09

**July Credit Card Expenditure 2022**  
**Statement Period: 05/07/2022 to 02/08/2022**  
**Attachment 2**

<b>Date:</b>	<b>Vendor:</b>	<b>Description</b>	<b>Amount:</b>
25/07/2022	IINET BATCH PERTH GPO WA	NBN Connection for Youth Services	\$ 79.99
11/07/2022	SP STAY TRAY MORNINGTON VIC	Stay Trays for Staff Recycling Station	\$ 68.95
22/07/2022	KMART MULGRAVE	Keep cups for Staff Recycling Station	\$ 68.00
26/07/2022	COLES 0395 BASSENDEAN AUS	Catering for community consultation	\$ 44.70
26/07/2022	NAMA GROUP PTY LTD BASSENDEAN WA	Catering for community consultation	\$ 9.90
26/07/2022	COLES 0395 BASSENDEAN AUS	Catering for community consultation	\$ 8.00
26/07/2022	BASSENDEAN GOURMET BASSENDEAN WA	Catering for community consultation	\$ 45.45
2/08/2022	COLES 0395 BASSENDEAN AUS	Clothes for Commercial FOGO rollout	\$ 25.10
5/07/2022	OFFICEWORKS 0608 MIDLAND AUS	Stationery Items for Library	\$ 66.95
11/07/2022	BOFFINS BOOKSHOP PTY L PERTH WA	Library Stock Purchase - 9x Books	\$ 257.86
11/07/2022	BOFFINS BOOKSHOP PTY L PERTH WA	Refund of 10% Discount, wasn't applied to order	-\$ 21.50
20/07/2022	Australian Society Of Crows Nest NSW	Australian Society of Archivists Workshop	\$ 100.00
22/07/2022	BOFFINS BOOKSHOP PTY L PERTH WA	Library Stock Purchase - 13x Books	\$ 233.83
5/07/2022	CV CHECK OSBORNE PARKWA	National Police Clearance for Wind in the Willows	\$ 59.80
6/07/2022	CV CHECK OSBORNE PARKWA	National Police Clearance for Wind in the Willows	\$ 59.80
15/07/2022	EXELNETWORK PTY LTD Rowville VIC	New to Service Tags (WHS)	\$ 162.80
15/07/2022	MAILCHIMP *MISC MAILCHIMP.COGA	Subscription: Mailchimp	\$ 28.01
15/07/2022	ST JOHN AMBULANCE AUST BELMONT AUS	Ambulance Call Out	\$ 1,021.00
21/07/2022	ST JOHN AMBULANCE AUST BELMONT AUS	First Aid Training	\$ 160.00
1/08/2022	ASHFIELD CHEMIST ASHFIELD WA	First Aid Supplies	\$ 6.95
1/08/2022	CV CHECK OSBORNE PARKWA	National Police Clearance for Parks & Gardens	\$ 59.80
25/07/2022	COLES EXPRESS 6907 CLOVERDALE AUS	Fuel	\$ 88.84
13/07/2022	ADOBE PR CREATIVE CLD Sydney AUS	Subscription: Adobe Pro for Rec & Culture	\$ 45.99
12/07/2022	VIBE MOUNT HELENA MOUNT HELENWA	Fuel	\$ 40.01
12/07/2022	KMART 1052 MIDLAND AUS	Drawer Liners for Wind in the Willows	\$ 5.00
13/07/2022	COMMAND A COM EAST VICTORIWA	Phones - Wind in the Willows	\$ 122.10
19/07/2022	STOCKFEED WEST MIDVALE WA	Animal Food for Wind in the Willows	\$ 15.00
21/07/2022	PUMA ENERGY SAWYERS SAWYERS VALLWA	Fuel	\$ 62.34
21/07/2022	CARTRIDGE UNIVERSE MIDLAND WA	Printer Cartridges for Wind in the Willows	\$ 121.42

**July Credit Card Expenditure 2022**  
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**Attachment 2**

<b>Date:</b>	<b>Vendor:</b>	<b>Description</b>	<b>Amount:</b>
21/07/2022	COLES 0395 BASSENDEAN AUS	Catering for Wind in the Willows Team Dinner	\$ 77.14
26/07/2022	COLES 0395 BASSENDEAN AUS	Groceries for Wind in the Willows	\$ 98.41
26/07/2022	MODERN TEACHING AIDS BROOKVALE NSW	Art Supplies for Wind in the Willows	\$ 551.56
26/07/2022	EZI*EZIKindy Manager Parkwood AUS	Kindy Managaer Support	\$ 213.74
27/07/2022	THE REJECT SHOP 6622 BASSENDEAN WA	Storage Boxes for Wind in the Willows	\$ 29.00
27/07/2022	COLES 0395 BASSENDEAN AUS	Groceries for Wind in the Willows	\$ 130.89
28/07/2022	VITAL LINE CNC ROUTI BAYSWATER WA	Door Name Tags for Wind in the Willows	\$ 88.00
28/07/2022	COLES 0395 BASSENDEAN AUS	Groceries for Wind in the Willows	\$ 123.55
1/08/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 17.54
1/08/2022	PUMA ENERGY SAWYERS SAWYERS VALLWA	Fuel	\$ 60.56
1/08/2022	STOCKFEED WEST MIDVALE WA	Animal Food for Wind in the Willows	\$ 84.00
18/07/2022	ASHFIELD CHEMIST ASHFIELD WA	First Aid Supplies for Wind in the Willows	\$ 11.95
20/07/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 10.74
21/07/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 5.99
22/07/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 12.81
25/07/2022	COLES 0363 BEECHBORO AUS	Groceries for Wind in the Willows	\$ 63.77
26/07/2022	WOOLWORTHS 4384 BEECHBORO AUS	Groceries for Wind in the Willows	\$ 33.25
27/07/2022	WOOLWORTHS 4350 MORLEY AUS	Groceries for Wind in the Willows	\$ 49.97
28/07/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 13.82
28/07/2022	WOOLWORTHS 4384 BEECHBORO AUS	Groceries for Wind in the Willows	\$ 69.73
29/07/2022	ASHFIELD IGA ASHFIELD	Groceries for Wind in the Willows	\$ 6.05
7/07/2022	COLES 0379 MAYLANDS AUS	Catering for Staff BBQ at Sandy Beach Reserve Opening	\$ 42.00
		<b>TOTAL:</b>	<b>\$ 12,329.48</b>