

TOWN OF BASSENDEAN

NOTICE OF A SPECIAL COUNCIL MEETING

Dear Council Member

A Special Meeting of the Council will be held on Tuesday 24 September 2019 in the Council Chamber, 48 Old Perth Road, Bassendean, commencing at 7.00pm. The purpose of the meeting is to consider an alternative orientation for the construction of a community facility on May Holman Drive, Bassendean, in order to preserve mature trees.

Ms Peta Mabbs
CHIEF EXECUTIVE OFFICER

24 September 2019

A G E N D A

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Town of Bassendean acknowledges the past and present traditional owners of the land on which we gather to conduct this meeting, and pays its respects to their Elders, both past and present.

2.0 PUBLIC QUESTION TIME AND ADDRESS BY MEMBERS OF THE PUBLIC

3.0 ATTENDANCES, APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE

4.0 **REPORTS**

4.1 **Reorientation of Community Facility to Preserve Mature Trees (Ref: A80337 - Peta Mabbs, Chief Executive Officer)**

APPLICATION

To consider an alternative orientation for the construction of a community facility on May Holman Drive, Bassendean in order to preserve mature trees.

ATTACHMENTS

- Attachment No. 1: Option 1
- Attachment No. 2: Option 2
- Attachment No. 3: Option 3
- Attachment No. 4: Option 4
- Attachment No. 5: Vegetation Retention/Loss Table and Tree Identification Site Plan

BACKGROUND

In May 2018, Council considered three sites for the construction of a community facility for the primary purpose of housing the Men's Shed group.

In August 2018, following assessment of the three sites and a reduction in the funding for the project via a proposed Lotterywest grant, the chosen site was determined to be May Holman Drive, Bassendean. This resulted in a constrained construction within the revised funding parameters.

The primary constraints identified in relation to the May Holman Drive site were outlined as follows:

“This site would require building at the rear of the land parcel to avoid a large storm water drain running through the front of the property. Building at the rear of the site would require a 1.5 metre retaining wall and associated clean fill. Officers received advice that it would not be economically feasible to make any modifications to the location of the drain, and that some retaining would still be required.”

On the basis of Council's decision to construct a community facility on the site, Council assessed the viability, within existing resources, of a shed design to the rear of the storm water drain.

Representatives of the Bassendean Men's Shed Association were engaged to inform the development of a concept plan, underpinned by an analysis of specifications and future use and requirements.

Approved by Council at the Ordinary Council Meeting of 28 August 2018, the concept plan was relied on to obtain design approval.

At the August 2018 Council Meeting, following consideration of an Officer's report and canvassing options for the shed's location on the site, Council resolved to approve the only option presented which was supported by the Men's Shed Association. Although Council expressed deep concern regarding the loss of trees from the site, Council resolved to accept this proposal on the basis of no other viable options being presented at the time and that replacement trees would be planted on the site to compensate for tree loss, once construction was finalised.

A Request for Tender was subsequently advertised and flexibility was built into the tender for alternate orientations on the site if trees could be preserved. Of the four compliant respondents to the tender, all advised that the trees would need to be fully removed.

COMMENT

Recent discussions have sought to further explore investigate other potential. These options focus primarily on the orientation of the Men's Shed on the site in order to preserve mature trees.

Based upon the assumption that a site has already been selected on May Holman Drive and a contract has been awarded for a building design, this process sought to consider three alternate options against the current option in order to consider the following impacts:

- Vegetation (specifically the desire to prevent tree loss);
- Overall project costs;
- Timing of delivery;
- Amenity/functionality; and
- Site/planning issues.

The following options have now been considered:

Option 1 - Proceed as planned. Refer Attachment No. 1: Option 1 and Attachment No. 5: Vegetation Retention/Loss Table and Tree Identification Site Plan

- Overall project costs – will come in on project budget;
- Timing of delivery – estimated delivery in December 2019;
- Amenity/functionality – hardstand car park; bolt-down shed, loss of shaded outdoor area; and
- Site/planning issues – fill to rear of block as planned.

Whilst this option was the preferred approach of the Men's Shed Group based upon work undertaken in 2018, this facility is also designed to be available for other community groups so its broader purposes and community benefit is also to be considered.

Option 2 – Move orientation of shed to rear of site. (Most Preferred) Refer Attachment No. 2: Option 2 and Attachment No. 5: Vegetation Retention/Loss Table and Tree Identification Site Plan

- Overall project costs – Cost of shed the same as Option 1. Increased cost for services running to the shed increased man hours in re-orientation of shed, totalling approximately \$10,000.
- Timing of delivery – Estimated delivery in December 2019, as per Option 1. Minimal impact on existing contract.
- Amenity/functionality – Bolt-down shed, same as Option 1.

A minimum of 9 vehicle parking bays provided onsite with one of these bays allocated as an accessible bay (shown as bay 1 on the concept plan). The vehicle parking bays will be serviced by a 5.8m width aisle, in accordance with the Australian Standards. This will enable vehicles to enter and exit the property in forward gear. Whilst there would be alterations to the rear of the site, there is the opportunity to utilise this 140m² of space for storage and utilisation as an outdoor functional space.

A bin storage area would still be required on-site. Minor floor plan changes are also required with this configuration primarily to do with the roller door. It is likely that it will need to be located on the northern side, opposed to the western rear side.

This Option will dramatically improve the outdoor amenity by providing increased canopy cover on the site.

- Site/planning issues – fill to rear of block as planned. A minimum setback of 3m to the side and rear boundaries is provided (this is primarily because of the construction materials).

A revised development approval and building permit would be required to be issued, however, this will not have an impact on fees and a minimal delay on timing (no more than 1 week).

Option 3 – Move orientation of shed to front of site and minimise or eliminate car parking Refer Attachment No. 3: Option 3 and Attachment No. 5: Vegetation Retention/Loss Table and Tree Identification Site Plan

- Overall project costs – there may be additional costs incurred as a result of building over the drain – these are yet to be confirmed. Increased man hours in re-orientation of shed.
- Timing of delivery – estimated delivery in December 2019 likely to be pushed out by 2-4 months.
- Amenity/functionality – bolt-down shed. Kerb side appeal is unattractive with shed close to the road. Dependent on parking on the verge on Railway Parade. Good amenity at rear. Verge vehicle parking on Railway Parade is not considered a good planning outcome. Vehicle parking could however be explored at the rear of the site.
- Site/planning issues – no need for fill at rear of site. Build over drain may present issues. Revised development approval and building permit would be required (no more than 1 week).

Option 4 – Alternate orientation and footprint of shed (longer, narrower shed) Refer Attachment No. 4: Option 4 and Attachment No. 5: Vegetation Retention/Loss Table and Tree Identification Site Plan

- Overall project costs – this will require a complete re-design. Cost and contractual implications. Potential requirement for a new RFT. Increased costs.
- Timing of delivery – estimated delivery in December 2019 likely to be pushed out by approximately 6 months.
- Amenity/functionality – bolt-down shed. Limited amenity at rear.
- Site/planning issues – unknown at this stage.

COMMENT

Option 1 is the preferred approach for the Men's Shed group. Space at the rear of the block is planned to be used for the storage of trailers, containers and outdoor activities such as a vegetable garden and a future patio area. Option 2 will provide the Men's Shed Group over 140m² directly outside the proposed roller door for outdoor activities or the storage of trailers and/or containers.

Based upon an analysis of the above four options, it is recommended that Option 2 is pursued which involves a reorientation of the shed in order to save several mature, healthy trees without compromising amenity. (The storage of trailers and containers could occur within the shed structure and/or the prospective space located in the north/western corner of the site noting containers generally do not exceed 25m²).

Pursuing Option 2 will require rescinding the previous resolution of Council which focuses on Option 1.

Furthermore, the opportunity to start the planning process again in terms of this community facility was also considered but given the extended timeframe of this project, it is not considered viable. Funding from Lotterywest may be at risk, and the Town is already contractually bound to deliver this facility.

Phase 1 of this project is to construct and commission the new community facility and develop a lease agreement with the Men's Shed Group. This is scheduled to occur by the end of 2019.

Stage 2 of this project (post-commissioning) is to re-vegetate the site as a priority as part of the Town of Bassendean's winter tree planting program commencing in May 2020. The site will be subject to a re-vegetation landscaping plan which will be submitted to Council at the same time as the lease agreement, prior to commissioning the facility in December 2019.

Stage 2 also focusses on the interior fit-out of the facility which will be funded via grants to improve energy efficiency. (\$20,000 has already been provided by Patrick Gorman, Federal Member for Perth).

STATUTORY REQUIREMENTS

Local Government Act 1995

FINANCIAL CONSIDERATIONS

Although some costs savings will be realised due to the reduction in tree removal and a slight reduction in pavement costs, there will be additional costs in the running of services and some redesign costs. Overall additional costs in the order of approximately \$10,000 is expected.

OFFICER RECOMMENDATION — ITEM 4.1

That Council:

1. Rescinds Council Resolution OCM-12/08/18, made on 28 August 2018, which reads:

“Selects the Option 3 site configuration as outlined in this report, based on the information provided and the preferences of the Men’s Shed group”;

Note: Option 3 (Aug 2018) is shown as Option 1 in this Special Council Agenda of 24 September 2019;

2. Endorses Option 2 as outlined in the Officer’s Report included in the Special Council Agenda of 24 September 2019, noting the minimal impacts to amenity, costs and timeframe but significant benefits from an environmental perspective;
3. Approves the additional budget of \$10,000 to accommodate Option 2 utilising the emergency contingency fund; and
4. Notes that a landscaping plan and lease agreement will be submitted to Council for approval at the November 2019 Ordinary Council meeting.

Voting requirements:

Absolute majority: Points 1 and 3

Simple majority: Point 2 and 4

5.0 CLOSURE