

TOWN OF BASSENDEAN

NOTICE OF MEETING OF THE TOWN ASSETS COMMITTEE

Dear Committee Member

The meeting of the Town Assets Committee of the Town of Bassendean will be held in the Council Chamber, 48 Old Perth Road, Bassendean, on Wednesday 17 October, commencing at 2.00pm.

Mr Bob Jarvis
CHIEF EXECUTIVE OFFICER

12 October 2018

AGENDA

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

Acknowledgement of Traditional Owners

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 ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

3.0 DEPUTATIONS

Nil.

4.0 CONFIRMATION OF MINUTES

4.1 Town Assets Committee Meeting held on 7 August 2018

OFFICER RECOMMENDATION – ITEM 4.1

That the minutes of the Town Assets Committee meeting held 7 August 2018, be confirmed as a true record.

5.0 ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

6.0 DECLARATIONS OF INTEREST

7.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

7.1 Tree Planting Program – 2018/2019 Budget

ATTACHMENTS

Attachment No. 1:

- Tree Planting Program - Letter to Residents
- Trees requested by Residents & Reserve Planting program

BACKGROUND

As part of the draft budget considerations additional funding was allocated for the planting of additional street trees as part of the 2019 winter planting program.

On 24 July 2018, Council resolved in part, the following:

- *Planting of trees be increased from 500 to 600 trees, with the location and species of the additional 100 trees to be determined by Council; and*
- *A Tree Reserve Fund be established and any unspent funds from the tree planting be placed in this Reserve Fund.*

In August 2018, the Town's Asset Committee considered the Tree Planting program report for Northmoor Road, Eden Hill and resolved (TAC - 4/08/18) that this item be deferred to the next meeting.

COMMENT

Since the July 2018 Council meeting, the Parks & Gardens Supervisor has identified that an estimated 100 “Eucalyptus todtiana” trees be planted in Northmoor Road, Eden Hill, to achieve the goal of 70% tree canopy.

Eucalyptus todtiana, commonly known as Prickly Bark, Blackbutt, is endemic in Bassendean and at maturity can grow to 15 - 20 metres in height.

This tree is suitable as a street tree, typically in garden and parkland situations and has distinctive green foliage, with small white flowers.

Eucalyptus todtiana is a long lived species and has proven to be tolerant of poor urban soils.



Attached is a copy of an information leaflet that is provided to properties adjacent to where new street tree and proposed to be planting.

As part of the Town’s “Greening Bassendean” since 2013, the Town has provided the attached information to assist residents understand and appreciate the benefits of existing and new street tree plantings and to encourage adjacent property owners to participate in the watering of the street trees.

At the August 2018 Town’s Asset Committee that the 2018 winter planting season was in progress and that with the inclusion of additional funding by Council, Asset Services had intended planting Ashfield and that a purchase order to buy the trees had been issued. Due to feedback from the committee members the purchase order was cancelled and the planting program was put on hold.

OFFICER RECOMMENDATION – ITEM 7.1

That the Committee recommends to Council that it:

1. Requests that 100 “Eucalyptus todtiana” trees be planted in Northmoor Road, Eden Hill during the 2019 winter planting season; and
2. Notes the ‘Planting for the Future’ information leaflet which is provided to all properties where new street trees are to be planted.

7.2 Underground Power Policy

ATTACHMENTS

Attachment No. 2:

Draft Underground Power Policy

BACKGROUND

In December 2004 (OCM 9/12/04), Council resolved to undertake a survey in 2005 to evaluate community support for underground power.

The 2005 Community Survey separated the three different suburbs being Ashfield, Bassendean and Eden Hill with the following results obtained at the time of the survey:

- Ashfield - 53% prepared to pay half of the costs of installation, estimated to be around \$3,000. 31% are not prepared to pay for underground power and 16% don't know.
- Bassendean - 45% prepared to pay half of the costs of installation, estimated to be around \$3,000. 46% are not prepared to pay for underground power and 15% don't know.
- Eden Hill - Only 21% are prepared to pay half of the costs of installation, estimated to be around \$3,000. 65% are not prepared to pay for underground power and 9% do not know.

In 2010, the State Government announced Round 5 of the Underground Power program which included a funding criteria for poor electricity supply services and a 15% subsidy for socio economic disadvantage suburbs. At this time, Ashfield was the 4th most disadvantaged local Authority in Western Australia. As a result, ratepayers in disadvantaged suburbs would contribute 35% of the cost and of the State Government funded the balance. The State Government conducted an independent survey of the Ashfield ratepayers and the majority supported the undergrounding of power and supported contributing their share of the costs.

For Round 5 of the State Government Underground Power program, 89 expressions of interest applications were received and of these, only 15 were shortlisted.

The Town of Bassendean's Expression of Interest application for the undergrounding of power in Ashfield was successful, with the project being completed in 2012.

In 2015, the State Government's Round 6 Underground Power program, however the funding criteria had changed to competitive process between Local Governments with a minimum 50% ratepayer contribution, Western Power also determined the electricity network priorities and only 500 to 800 property allotments were permitted.

Council initially resolved to submit an expression of interest application for the suburb of Bassendean, Western Power determined that Eden Hill was a higher electricity network priority, as a result Council (OCM – 14/04/16) resolved to change the expression of interest application to Eden Hill.

The State Government conducted an independent survey of the Eden Hill Ratepayers; however, in this case less than 50% of ratepayers supported contributing their share of the costs. As a result, the Round 6 expression of interest application was not successful.

Almost 60 per cent of houses in the Perth metropolitan area now have underground power, with more than 1,000 kilometres of mostly residential streets having been undergrounded over the life of the State Underground Power Program. The State Government has committed \$49 million for about 18,000 properties to benefit from Round 6 Underground Power program.

For Round 6 of the State Government Underground Power program, 42 expressions of interest applications were received and of these, only 8 were successful.

Round 6 of the Underground Program commenced in 2017 and it is expected to be completed by the end of 2021.

In August 2018 the Towns Asset Committee considered the Underground Power Policy report and resolved (TAC - 6/08/18) that this item be deferred to the next meeting.

COMMENT

The Draft Carbon Emissions Reduction Plan 2018-2023 presented to the 13 March 2018 Sustainability Committee included in Action Table 5: Street and Auxiliary Lighting, which stated the following:

- Continue to support WALGA and the EMRC in advocating to Western Power for energy efficient upgrades to street lighting.
- Investigate opportunities to retrofit street lighting infrastructure to reduce carbon emissions, energy consumption and costs to the Town.
- Ensure that any new decorative or feature lighting uses LED and/or Solar fixtures.
- Maintain current auxiliary and roadway lighting infrastructure and where applicable, retrofit with energy efficient lighting.

To achieve these planned actions, when the State Government announces future expression of interest grants, Council can submit applications to underground the Western Power overhead wires and for the street lights to be upgraded to Australian Standard AS/NZS 1158.6 – Lighting for Roads.

To assist with this process, the attached draft Underground Policy has been prepared for the Town's Asset Committee and Council's consideration.

It should be noted that past State Governments have altered the grant funding criteria and when the Underground Program is announced, very little time is provided for Local Governments to submit expression of interest applications.

Considering the last underground power survey was in 2005, it is suggested that once the Policy is adopted and funding is made available, that ratepayers be surveyed to seek the current level of ratepayer support to financially contributing to the cost of underground power.

FINANCIAL CONSIDERATIONS

In 2007, Council (OCM -10/08/07) resolved in part to considers allocating \$50,000 per annum into a "reserve" account for properties adjacent to Town of Bassendean owned/vested land in order to fund an underground power program.

Council subsequently allocated an initial \$50,000 to the Underground Power Reserve Account and when the Ashfield Underground Project was completed the remaining Ratepayer funds were placed into this reserve account to be spent in Ashfield for streetscape improvements.

The estimated cost in 2017 for Round 6 rateable properties was \$5,600 or \$1,133 over 5 years as a payment plan.

OFFICER RECOMMENDATION – ITEM 7.2

That the Committee recommends that Council:

1. Endorses the draft Underground Power Policy for the purpose of community consultation;
2. Seeks community feedback on the draft Underground Power Policy for a period of six weeks via “Your Say Bassendean”, and
3. Officers provide a report to the Town Assets Committee in regards to the draft Underground Power Policy feedback received

7.3 Padbury Reserve - Playground

ATTACHMENTS

Attachment No. 3:

- Sandpit Swings Noughts & Crosses
- Rocking Horse, Climbing Structure with slide , Picnic Shelter and Swings

BACKGROUND

As part of the 2018/2019 adopted Budget, Council allocated (1AP18030) \$10,000 to the Padbury Park Playground

In August 2018, the Town’s Asset Committee considered the Padbury Reserve playground report and resolved (TAC - 8/08/18) that this item be deferred to the next meeting.

COMMENT

In 2009, Council adopted a Play Spaces Implementation Plan. This document states for the 2018/2019 financial year that neighbourhood level play structures for 5 – 7 years of age children is to be provided at Padbury Square Reserve.

In the past, Recreation and Culture staff have selected age specific playground equipment within the budget allocation.

Attached to the report are photographs of the following structures at Padbury Reserve:

- Sandpit Swings Noughts & Crosses
- Rocking Horse, Climbing Structure with slide, Picnic Shelter and Swings

Members of the Town Assets Committee have expressed an interest in Councillors having the opportunity to consult with the community regarding the allocated funding.

OFFICER RECOMMENDATION – ITEM 7.3

Listed for consideration.

8.0 REPORTS

8.1 Palmerston Square Reserve – Planning for community consultation

ATTACHMENT

Attachment No. 4:

- Draft wording for Palmerston Reserve Sign
- Draft wording for Palmerston Reserve “Your Say Bassendean”.

BACKGROUND

In July 2017, Council (OCM – 9/07/17) resolved to:

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

In June 2018, Council (OCM – 15/06/18) resolved in part to:

“Requests the Town Assets Committee to undertake a community engagement with users of Palmerston Park to identify people who would be interested in participating in a Working Group of the Town Assets Committee in order to identify capital works improvements that could be made to the park that would increase the amenity of the park for local users, and approves the expenditure of up to \$500 by the Town Assets Committee for the creation of temporary signage; letterboxing flyers; and catering for community and working group meetings to facilitate this community engagement.”

In regards to OCM – 15/06/18 resolution, due to competing financial demands, Council did not allocated funding in the 2018/2019 Budget to facilitate community meetings or to produce any concept plans.

As a result the Town's Asset Committee (TAC-7/08/18) recommended and Council (OCM – 15/08/18) to requests officers present draft signage for Council's approval, seeking community feedback on improvements in Palmerston Park.

The estimated cost to have the draft wording printed onto two corflute (1 x 1 metre) sign plus installation and removal is approximately \$200. The Committee may wish to recommend that Council use Account 3913100 for the manufacture and installation of the signs

COMMENT

As the 2018/2019 budget does not include funding to create a Palmerston Park Concept Plan or Master Plan, the intention of the proposed signs to be erected on Palmerston Park are to promote the “Your Say Bassendean” website as part of a consultation process to understand the community's aspirations to guide future budget allocations

Attached to the agenda is a draft sign along with template information for the “Your Say Bassendean” website for the committees consideration and feedback.

OFFICER RECOMMENDATION – ITEM 8.1

That the Committee recommends to Council that:

1. The draft Palmerston Park sign attached to the Town's Asset Committee Agenda dated the 17 October 2018, be endorsed;
2. The manufacture and installation of the Palmerston Park sign using Account 3913100 and for the sign to be installed for an advertising period of period of 6 weeks;
3. It be noted that the 2018/2019 budget does not include funding to create a Palmerston Park Concept/Master Plan and that the proposed signs to be erected on Palmerston Park are to promote the "Your Say Bassendean" website to allow for resident feedback as part of a consultation process to understand the community's aspirations to guide future budget allocations.

9.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

11.0 CONFIDENTIAL BUSINESS

Nil

12.0 CLOSURE

As the Town's Asset Committee upcoming meetings have not been included into the Council's meeting schedule, it is requested that the Presiding Member liaise with the Council Support Officer to scheduled future meetings.

ATTACHMENT NO. 1



New Street Tree - Planting for the future

Dear Resident

Northmoor Road, Eden Hill

To help beautify your street, the Town of Bassendean Council allocated funding in the current budget to provide infill planting in a number of streets in the Town of Bassendean.

New Street trees will be planted wherever possible to create an attractive themed streetscape.

The Town will water the newly planted street trees during their first two summers and it is the Town's responsibility to maintain new and existing street trees by carrying out pruning or other treatments as necessary.

The tree species are selected according to Council's adopted Street Tree Master Plan, which can be viewed online at <http://www.bassendean.wa.gov.au/documents/304/street-tree-master-plan> or you can contact Asset Services on 9377 9000 to enquire.

The Street Tree Master Plan states that future plantings for Northmoor Road will be:

Eucalyptus tottiana, commonly known as *Prickly Bark*, *Blackbutt*



In recent years the metropolitan area has been experiencing a drying climate and water restrictions have been imposed, Many street trees in the metro area are suffering from water stress. In the past, mature street trees relied on water sourced from the front gardens of residential properties but many of the verge areas adjacent to residential properties are no longer being watered. If you would like to adopt the street tree adjacent to you property and assist in the watering of the tree, please see the attached brochure.

Research findings have identified a number of economic, environmental and societal benefits in street tree plantings. The advantage of the trees in our suburbs are that they enhance neighbourhood aesthetics and as a consequence research has demonstrated an increase median property prices by 4.27%, trees capture carbon which is a vital tool in the global fight against climate change and in addition having a shady green street improves the walkability of neighbourhoods.

To achieve the above Council has requested officers place street tree/s on each street verge within the Town. Planting will proceed mid-August 2018. If you have a specific location, on the street verge adjacent to your property, where you are wanting the tree/s to be planted, please advice the Town through email street.trees@bassendean.wa.gov.au by 15 August 2018.

Trees Requested by Residents & Reserve Planting (May / June 2018)

ADDRESS	SUBURB	SPECIES
	Ashfield	
21 Chapman st.	Ashfield	Melaleuca virdiflora
24 Margaret st.	Ashfield	Euc. Leucoxydon rosea.
	Bassendean	
49 First ave	Bassendean	Euc macrandra
145 West rd	Bassendean	Agonis flexuosa
19-25 North rd	Bassendean	Euc rudis
55 Parker St	Bassendean	Agonis flexuosa
Brisdon st. new shed.	Bassendean	Callistemon vimminalis
8 River st.	Bassendean	Euc. Todtiana.
U1&2 9 Broadway	Bassendean	Jacaranda
24 Scaddan st/ Ida st verge.	Bassendean	Jacaranda
79 North road	Bassendean	Euc rudis
16 Railway prd.	Bassendean	Agonis flexuosa
3/149 Kenny st.	Bassendean	Corymbia ficifolia
67 Kenny st	Bassendean	Corymbia ficifolia
18 Anzac trc	Bassendean	Melaleuca quinquenervia
9 Third ave	Bassendean	Euc macrandra
117 Second ave.	Bassendean	Euc todtiana
22 Hyland	Bassendean	Melaleuca raphiophylla
7 Lukin	Bassendean	Callistemon vimminalis
58 Whitfield st.	Bassendean	Corymbia ficifolia
50 Parker	Bassendean	Agonis flexuosa
14 Third ave	Bassendean	Euc macrandra
145 West rd.	Bassendean	Agonis flexuosa
1/57 Fourth ave	Bassendean	Corymbia ficifolia
48 Watson rear of lot 153.	Bassendean	Agonis flexuosa
2 Clarke way	Bassendean	Callistemon vimminalis
	Eden Hill	
2a Ida street.	Eden Hill	Jacaranda mimosifolia
6 Cumberland way	Eden Hill	Eucalyptus todtiana
27 Gallagher st	Eden Hill	Euc. Macrandra
11 Latham st	Eden Hill	Melaleuca virdiflora
14 Sylvia	Eden Hill	Corymbia ficifolia
3 Claughton way.	Eden Hill	Callistemon vimminalis
16 Watson st	Eden Hill	Agonis flexuosa
6 Bradshaw	Eden Hill	Euc todtiana
5 Esther st.	Eden Hill	Euc todtiana
5/1 Freeland way	Eden Hill	Corymbia ficifolia
135 Walter rd east	Eden Hill	Melaleuca quinquenervia
8 Watkins st	Eden Hill	Euc macrandra

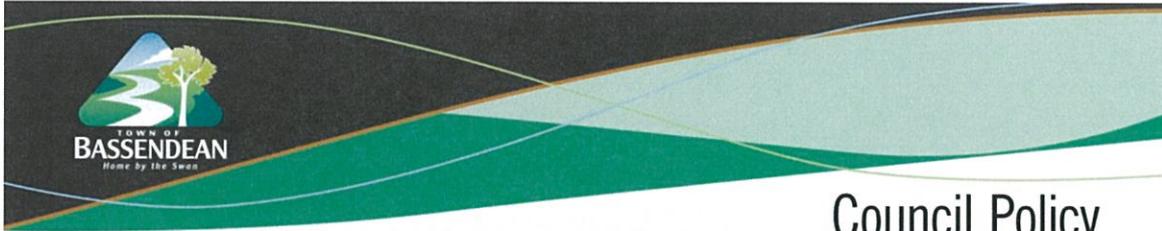
Eden Hill new estate

Gallagher st.	Eden Hill	Eucalyptus torquata
Christie way	Eden Hill	Callistemon viminalis
		Jacaranda mimosifolia
		Corymbia ficifolia

Planting Schedule for 2018-19

ADDRESS	SUBURB	SPECIES
	Ashfield	
Pearson Street		Agonis flexuosa
Coulson Street		Melaleuca quinquenervia
French Street		Eucalyptus todtiana
Hardy Road		Corymbia ficifolia
Maidos Street		Eucalyptus leucoxyton 'euky' dwarf
Haig Street - Coultoun Road		Corymbia ficifolia Red
Haig Street - Coultoun - Reid		Corymbia ficifolia
Fisher Street		Agonis flexuosa
Margaret Stree		Eucalyptus leucoxyton rosea
Dorothy Street		Eucalyptus lehmanni
Maley Street		Eucalyptus todtiana
Mons Street		Eucalyptus torquata
	Eded Hill	
Chedworth way		Eucalyptus leucoxyton rosea
Faulkner way		Agonis flexuosa - . Previously S.T.M.P stated Callistemon vimminalis
Northmoor Road	New Budget Increase	Eucalyptus todtiana
Total=		620

ATTACHMENT NO. 2



Council Policy DRAFT

1 Underground Power Policy

The Town of Bassendean desires a high level of amenity for its residents. This policy provides a mechanism for improving amenity by promoting and assisting with the undergrounding of power.

Objectives

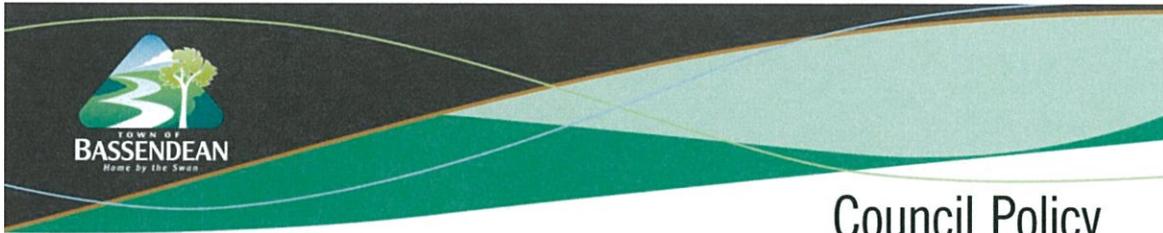
The objectives of this policy are to:

- Advocate to State Government for the installation of underground power in appropriate locations within the Town of Bassendean.
- Establish the ways in which costs associated with the installation of underground power shall be recovered from property owners

Strategy

The Town of Bassendean will achieve these objectives through:

- Advocating to the State Government at every opportunity to achieve the undergrounding of overhead power distribution that currently exists in the Town of Bassendean.
- Partnering with relevant agencies on the planning and delivery of underground power.
- Identifying strategies for the funding of the underground power installation which minimise the cost to the Town and property owners.
- Developing a program to deliver the undergrounding of power to areas where overhead power currently exists in the shortest possible timeframe.
- Supporting a method of equally distributing costs for underground power projects as follows:
 - State Underground Power Project (SUPP) 50% funded by State/City and 50% funded by property owner: or
 - Local Government client funded underground power project 50% funded by City and 50% funded by property owner exclusive of any contribution by the State



Detail

Application of this Policy

A schedule of contributions required from benefitting property owners forms part of the procedures associated with this policy. The method of distributing this contribution by the property owner is included in the Underground Power Procedure.

The Town will seek update the Western Power street light network to the latest technologies including but not limited to light-emitting diode (LED) luminaries and smart control.

Application

Responsibility for the implementation of this policy rests with the Mayor, Councillors, Council delegates and Chief Executive Officer. The Chief Executive Officer (CEO) has the authority to administer the requirements of this policy. The CEO has on-delegated this authority to the Manager Asset Services.

The Policy is to be reviewed every five years.

<p>Policy Type:</p> <p>Link to Strategic Community Plan:</p>	<p>Policy Owner: Director Operational Services</p> <p>First Adopted:</p> <p>Last Reviewed:</p> <p>Version 1</p> <p>Next Review due by:</p>
---	---

ATTACHMENT NO. 3



03/08/2018 11:59



03/08/2018 11:58







REMOVED Spring was Broken
Due to WEAR & TEAR.



Removed 18.1.18 Due to VANDALISM
& could NOT GET PARTS ANYMORE



-04-2013



ATTACHMENT NO. 4

Palmerston Square Reserve

SIGNS



Palmerston Square Reserve

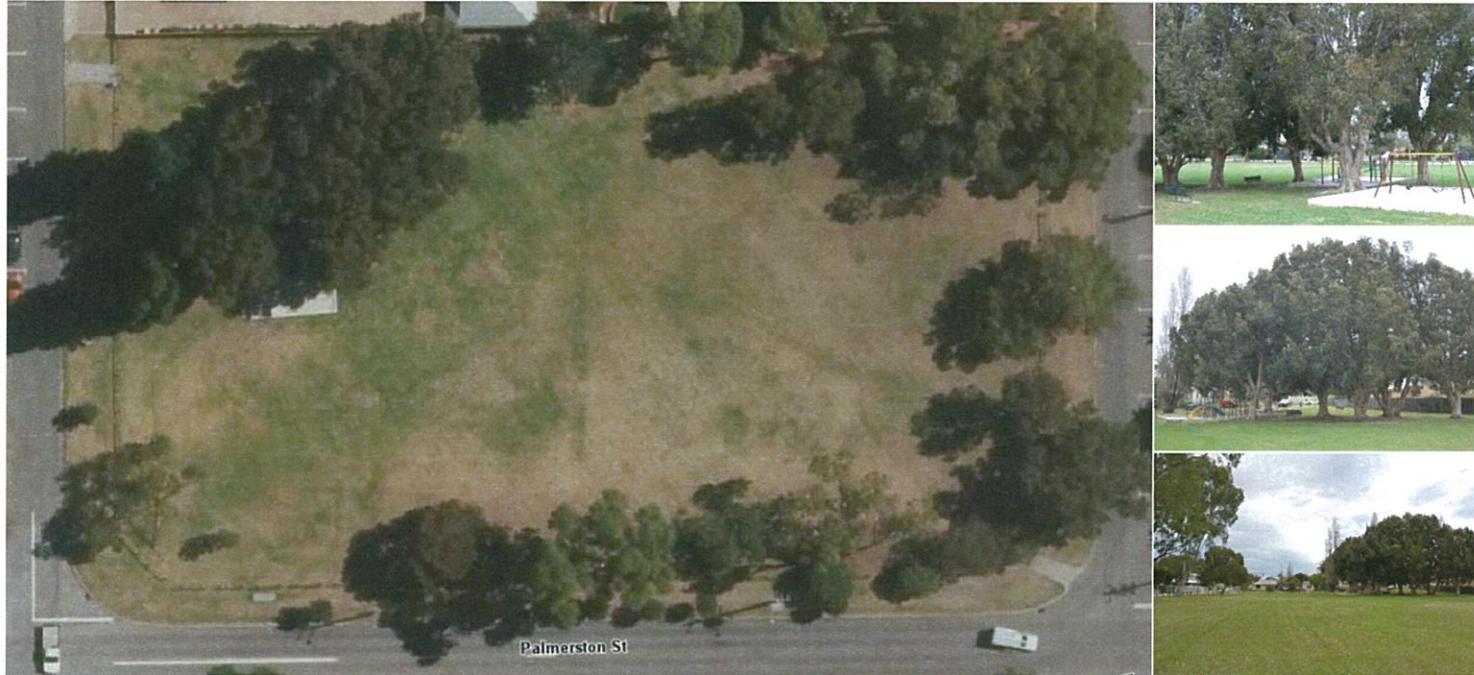
DO YOU WANT A SAY IN IMPROVING THIS RESERVE?

The Town of Bassendean Council are inviting residents' feedback on potential opportunities for improving Palmerston Square Reserve, allowing for a variety of recreational and community activities.

Feedback can be provided online at Your Say Bassendean www.yoursay.bassendean.wa.gov.au, by post to PO Box 87, Bassendean, WA, 6934, or hard copy feedback may be dropped off at the Customer Service Centre at 35 Old Perth Rd, Bassendean between 8.30am and 5pm.

While no funding is currently allocated to creating a concept plan or to undertake works, we are interested in knowing the community's aspirations to guide the allocation of funding.

YOUR SAY BASSENDEAN



Inviting ideas for improving Palmerston Square Reserve

The Town would like to hear your ideas for improving Palmerston Square Reserve, that will allow for a variety of recreational and community activities. While we don't currently have a budget for improvements, we are interesting in knowing the community's aspirations for this Reserve, to guide a funding allocation.

Please comment in the box below to let the Town know what you would like to see in Palmerston Square Reserve.

I would like to see: