



TOWN OF
Bassendean

NOTES

Council Briefing Session 18 March 2025

Held in the Council Chamber,
48 Old Perth Road, Bassendean

Table of Contents

1 Declaration Of Opening; Acknowledgment of Country; Acknowledgment of Visitors; Disclaimer	3
2 Attendance and Apologies	3
3 Declarations of Interest.....	4
4 Announcements	4
5 Statements, Questions and Deputations by Members of the Public.....	4
5.1 Statements	4
5.2 Questions	5
5.3 Deputations	9
6 Ordinary Council Meeting Agenda for the meeting to be held on 25 March 2025.....	11
6.1 Agenda Items for Review	11
7 Matters for which the Meeting may be Closed	19
8 Closure	19

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

The Presiding Member declared the meeting open at 6:01pm and welcomed all those in attendance.

Acknowledgment of Country

The Town of Bassendean acknowledges the Whadjuk people of the Noongar Nation as the Traditional Custodians of this land. We pay our respects to Elders past and present, and acknowledge their continuing culture and the contribution they make to the region.

2 Attendance and Apologies

Present

Councillors

Cr Kathryn Hamilton, Mayor (Presiding Member)
Cr Paul Poliwka, Deputy Mayor
Cr Jamayne Burke
Cr Jennie Carter
Cr Tallan Ames

Officers

Mr Cameron Woods, Chief Executive Officer
Ms Michelle Brennand, Director Community & Place
Mr Shane Asmus, Director Infrastructure & Sustainability
Mr Alex Snadden, Manager Planning & Regulation
Ms Joanne Burges, Manager Governance & Strategy

Public

Approximately 6 members of the public were in attendance.

Apologies

Cr Emily Wilding - Leave of Absence
Cr Ken John
Paul White, Director Corporate Services
Ana Fernandez, Minute Secretary

3 Declarations of Interest

Nil.

4 Announcements

Women In The Workshop: Empowering Women with Hands-On Skills

Women In The Workshop is a series of workshops happening in April and May this year to be held at the Bassendean Community Men's Shed.

Express your interest in joining the program by completing the [Expression of Interest form](#).

For more information please visit the [Town's website](#).

5 Statements, Questions and Deputations by Members of the Public

5.1 Statements

The following statement was received prior to the meeting.

Emma Darby (Success Hill Action Group), Anzac Terrace Bassendean

On behalf of the Success Hill Action Group (SHAG) I am writing in regard to agenda item 12.3 Success Hill South Heritage Considerations to be discussed at the ordinary Council meeting on 25 March 2025.

It is been our Group's position that Nurstead Avenue should be regarded as an area of historical importance to the Town of Bassendean and treated as such and be placed on, at least, the Local Historical Survey, and keep pushing for this area to be designated as historical and put on the State Register of Heritage Places (this might be a long drawn out process and if successful all the properties will be historical).

We do not understand why the area south of Lord St has been included in the above report conducted by Hocking Heritage as there doesn't appear to be any heritage type buildings except for 2 Whitford St. Why was this? It is not part of Success Hill.

We hope that you will give your support to the residents of Nurstead Avenue and the community in general in this regard.

Thanking you.

5.2 Questions

The following questions were received prior to the meeting.

John Maughan, Nurstead Avenue, Bassendean

Question 1: Given the information included in the Hocking Heritage Architecture report is very much a copy of the information previously provided to the Town (and Council) by local residents of Nurstead Avenue, may we know how much the Town has paid for this report?

Response: *Question taken on notice.*

Question 2: As part of the future Built form recommendations, how much - if any - reconsideration is being given to the ageing (sewerage, drainage) infrastructure, combined with the clay ground, that has already resulted in regular flooding down Nurstead Avenue?

Response: *Question taken on notice.*

Question 3: Given the similarity in building style - i.e. 120 year old Federation style properties - between Nurstead Avenue and Earlsferry House, why do Hocking Heritage Architects assess the merit of a Nurstead Estate heritage overlay within the context of Whitfield and Lamb street, as opposed to the already adjoining Earlsferry Court Heritage Area?

Response: *Question taken on notice.*

Stuart Young, Nurstead Avenue, Bassendean

Question 1: Given the Success Hill Location of Bassendean has some of the oldest significant homes dating back to 1870 with Colonial Grants and was formerly called West Guildford how did Hocking Heritage and Architecture decide this area was of no significant Heritage to Bassendean?

Response: *Question taken on notice.*

Question 2: How does the Kenny Street Heritage area have more significance than Success Hill area considering a considerable amount of heritage homes have been demolished in Kenny Street to develop townhouses corner of Palmerston Street?

Response: *Question taken on notice.*

Jean Anning, Nurstead Avenue, Bassendean

Question 1: The Success Hill Frame Area, Bassendean Heritage Assessment completed November 2024 notes that:

The study area is substantially divided into two parts because of the presence of Lord Street preventing flow between the two sections of the study area by vehicles and pedestrians.

The Built Form and Character Study of the Town of Bassendean prepared by Stephen Carrick Architects in 2020 states that:

Character Areas 12 and 13 align with the Success Hill Frame Area of this report.

Its (the report's) purpose was not to assess the heritage values of the areas. Nevertheless, the built form of Character Area 13 has been identified for its strong aesthetic.

These reports recognise the differing historical development, character and aesthetic value of Areas 12 and 13. Requests for the heritage study came largely for residents of Nurstead Ave who are keen to protect the heritage character of the area where we live.

I would like to know what purpose is served by combining what has been recognised as two distinctly separate and disparate areas for the purposes of this study?

Response: *Question taken on notice.*

Question 2: This heritage assessment has determined that the Success Hill Frame does not fulfil the criteria to be designated as a Heritage Area. This conclusion is based on the following factors:

- Within the study area there is not a high percentage of places that make a considerable or some contribution to the heritage values of the area.
- Heritage assessment is not based on percentage – however, of the 54 occupied residential blocks in the original Nurstead Estate (area East of Lord St) there are 23 houses of Considerable or Some value (43%).

Could the Town please provide numbers for Devon Rd and Kenny St Heritage areas?

Response: *Question taken on notice.*

Question 3: There is little coherency across the study area in relation the period of development or architectural style. This is exacerbated by the combination of Areas 112 and 13 into one precinct for the purposes of this report.

There is no visual connection across the study area, with Lord Street separating the area into two portions. This is exacerbated by the combination of Areas 112 and 13 into one precinct for the purposes of this report. There is consistency of use, but this is not remarkable for the vicinity.

Whilst Nurstead Avenue has some consistency of form and detail as identified in the Character Study, this is not sufficient to designate this as a heritage area because some of the detail is a result of later construction replicating earlier forms

Is this a reference to the houses surrounding Earlsferry? If so, this area is already listed as a separate Heritage area and as such should not be included in the Success Hill South study area.

If this refers to infill building can the Town advise how they will manage future development to maintain heritage values now the area has been rezoned to R100 and R160?

Response: *Question taken on notice.*

The following questions were received in person at the meeting.

Katharina Wolf, Nurstead Avenue, Bassendean

Question 1: In December 2023 Council voted to support the recommendation put forward by the Town of Bassendean to approve the Earlsferry Court Heritage Area. Could the Town please confirm the number and percentage of houses with considerable or at least some heritage value covered by this Heritage Area?

Response: *Question taken on notice.*

Question 2: The report submitted as part of this briefing session and the subsequent Council meeting confirms that heritage assessment is not based on percentage. However, some of the arguments appear to be percentage / number driven.

Given that previous efforts to establish a heritage area have been driven by residents of Nurstead Avenue and explicitly focussed on connecting the two existing heritage areas between the Category 2 listed 8 Thompson Road property and Moreton Bay Fig Tree at the Western end and the Category 1 Heritage listed Earlsferry House at the Eastern end, can the Town please confirm how the number and percentage of houses with heritage value in the community proposed Nurstead Estate heritage area compares with the existing Earlsferry Court Heritage Area?

Response: *Question taken on notice.*

Question 3: Given the focus of the Heritage Assessment Report on the area referred to as Success Hill South, why have Earlsferry Court properties at the

Western end of this area - with exception of number 2 Earlsferry Court - been omitted from this report?

Figure 2, page 153, suggest that they should have been included.

Can the Town please advise which frame the remaining properties are covered under, and why they are not being considered within their cultural, heritage and geographic context? (especially given that this assessment report was triggered by the community submission that the Nurstead Estate precinct should be considered in conjunction with Earlsferry House)

Response: *Question taken on notice.*

Ben Woodward, Whitfield Street, Bassendean

Question 1: In relation to Decision 9 of Item 12.2 – Motions from the General Meeting of Electors, can you confirm if the local government reform requiring councils to implement a community engagement charter is now in place?

Response: Manager of Governance and Strategy clarified that the community engagement charter is part of the amendment legislation. However, the regulations guiding the preparation of the document are not yet in place. It is expected that these regulations will be finalised by the end of the year, and the Council will be involved in rolling them out as soon as possible.

Question 2: In preparing the report for decision 9 of item 12.2 – did the officer verify the current reach metrics of the Town's Facebook page?

Response: No.

5.3 Deputations

Katharina Wolf, Nurstead Avenue, Bassendean

Item 12.3 - Success Hill South Heritage Considerations

Katharina Wolf, the owner of a property on Nurstead Avenue, presented a deputation to advocate for the inclusion of her property and others within the Nurstead Estate in Bassendean's heritage listings. She highlighted that the Nurstead Estate is a historically significant area, consisting of properties dating back to the early 1900s. Many of these properties, including her own, have been lovingly maintained and are a crucial part of the Town's history.

Katharina emphasised that the Nurstead Estate connects local residents to their past and offers context for the Town's future. She pointed out that the Heritage Assessment Report had overlooked some important properties, such as Earlsferry House, which was excluded from the heritage survey. Katharina argued that Earlsferry House and the Nurstead Estate should be included in the heritage area, as the properties are historically interconnected and valuable.

She also expressed concern over recent Council decisions to extend the heritage area to include Success Hill South, an area she feels doesn't share the same historical value or character as the Nurstead Estate. The extension, she argued, dilutes the significance of the heritage area by adding properties that lack historical ties to the original Nurstead Estate.

Katharina advocated for urgent steps to ensure any future developments in the area are sympathetic to the historical context of the Nurstead Estate. She called for the Council to implement heritage protection provisions and develop design guidelines to preserve the character of the estate and its surrounding areas.

She concluded by urging Council to take action before future development risks erasing the Town's history and the integrity of these significant properties.

Val Humphrey (Bassendean Preservation Group Inc.)

Whitfield Street, Bassendean

Item 12.2 – Consideration of Motions from the 4 February 2025 General Meeting of Electors

In regards to the officer's recommendation for Decision 7: Amendments to Ashfield Flats Master Plan.

Val Humphrey provided feedback on the officer's three recommendations:

1. First Recommendation: She expressed support for the first recommendation.
2. Second Recommendation: She found the second recommendation unclear and requested that the councillors discuss it further during the meeting. Initially, she

thought it contradicted the first recommendation, but she hoped it could be clarified.

3. Third Recommendation: She stated that the third recommendation wasn't relevant to her presentation and she did not intend to address it that evening.

Her main priority was to explain why it would be beneficial to move the footpath further from the river, as this aligns with the goals of the master plan. She emphasised that this would support the recovery and long-term health of the river's fringing vegetation and habitat, rather than focusing solely on the financial aspects of the project.

She expressed concerns about the deteriorating condition of the river's fringing vegetation, which has suffered over the past 40 years due to multiple pressures, including boat traffic, rising salinity, and trampling. The decline of invertebrates like worms, shrimp, and mussels—which are crucial for cleaning the water and feeding fish—was a particular concern.

Humphrey highlighted the importance of restoring the marine habitat along the foreshore, noting that the Town of Bassendean has received a grant for this restoration work. She stressed the need for careful design in the master plan to balance community interests, such as river access and allowing dogs to frolic, while preventing further damage to the vegetation. The Bassendean Preservation Group has successfully worked to protect sections of the foreshore with fencing to prevent trampling, and Humphrey urged that similar measures be incorporated into the master plan.

She also pointed out the importance of temporary fencing during the restoration phase, noting that dog-related trampling is now the primary threat to the area. Humphrey concluded by urging support for the master plan, which she believes can effectively address these issues with careful, long-term design considerations.

6 Ordinary Council Meeting Agenda for the meeting to be held on 25 March 2025

6.1 Agenda Items for Review

OCM Item 12.1 Adoption of Recommendations En Bloc

OCM Item 12.2 Consideration of Motions from the 4 February 2025 General Meeting of Electors

Officer Presentation

The CEO provided a brief presentation noting that the decisions will be voted on individually at the Ordinary Council meeting.

Questions from Council Members

Decision 5: Reinstate Traffic Signals at West Rd and Guildford Rd

Question: Is decision 5 a Main Roads responsibility?

Response: Yes.

Decision 7: Amendments to Ashfield Flats Master Plan

The CEO clarified that the concept plan, which shows the footpath moving significantly to the north of its current position, is just a concept. The final alignment of the footpath will be determined during the detailed design phase, rather than being based on the current concept plan. This clarification was made in response to concerns from the community group Ashfield CAN, who believed the proposed path's distance might not differ significantly from the current one, particularly in terms of elevation.

The CEO assured that, during the detailed design phase, the exact alignment would be marked, and Ashfield CAN would be invited to participate in further community consultations. Ultimately, the outcome will be determined through a democratic process, considering scientific and conservation factors rather than the preferences of any single group. The CEO emphasised that the aim is to place the path as close to the river as possible, while ensuring it aligns with environmental and conservation protections.

Question: Can you confirm there is no intention to remove the existing riverside path?

Response: The report clearly states the path will not be maintained, but it will not

be removed.

Question: If the reason for discounting the boardwalk was the cost, but there is strong community sentiment to install sections of the boardwalk in these very sensitive areas, could community groups potentially fundraise or lobby certain entities for financial contributions?

Response: If the detailed design supports the boardwalk structure, then advocating to state or federal governments would be the next logical step to secure funding. There is already a boardwalk in one of the lower areas, which is on state government land. The Town only owns about 12% of the land and doesn't have control over the larger sections, including managing dog control. That responsibility falls to another department, which would need to enforce dog-related regulations.

Decision 9: Communications Framework

Question: What does the communications framework mean, and does it refer to maximising the use of Facebook rather than being a communication strategy?

Response: Social media is just one part of the communications framework. The communications framework refers to how the Council and the administration interact with each other, as well as how they engage with the community. Social media is included in this framework, but it is separate from the social media policy, which is part of a broader communications policy. These are two distinct elements: one driven by the Council (the policy) and the other being a Communication Charter, which is required by the state as part of legislation.

Question: Will the communication strategy address innovative uses of social media platforms like Facebook and Instagram?

Response: The framework includes categorising communications as "must know" or "good to know." The Council already invests in Facebook for outreach, as seen in past projects like the Bassendean survey, where metrics were used to engage specific demographics. While social media is a tool in informing and assisting with engagement, the Town is not resourced to respond instantly to social media and it is not the preferred communication medium for technical or complex issues.

Further Information to be Provided

- Wording of recommendations for Decision's 7 and 9 to be amended to provide clarity.

OCM Item 12.3**Success Hill South Heritage Considerations****Officer Presentation**

The Manager Planning & Regulation provided a presentation noting that:

- The Town will host a separate community engagement workshop with Nurstead Avenue residents.
- The recommendation to Council will be updated prior to the Ordinary Council meeting.
- Questions taken on notice will be responded to in writing to the residents.
- Interim measures are in place should people wish to take advantage of the R100 or R160 density within that location. Full details of measures are available in the updated Council report.

Questions from Council Members

Question: How long will it take to prepare the Precinct Structure Plan (PSP)?

Response: The PSP will be presented to Council later this year, likely the November Ordinary Council meeting.

Question: In the past few years how many applications have been received for R100 or R160 developments?

Response: None. In the Officer's time at the Town, they have not received an application for more than a R40 residential multiple dwelling development. There have been a couple of Joint Development Assessment Panel applications, these being for commercial land uses such as childcare centres or a petrol station. The Town does not expect to see high density applications in the near future.

Question: As the State has to endorse the PSP, do they have any power to reject it?

Response: Potentially, but that is why we have technical appendices such as the heritage assessment for the area, which recommend design guidelines tailored to the area. Since the Town is justifying the proposal with technical documents, it would be hard to imagine a situation where the State wouldn't support a form of design guidelines.

Question: When does the Precinct Structure Plan (PSP) become a seriously entertained planning proposal, such that it would have influence on planning applications?

Response: Once the document is advertised, it will be given due regard in assessments. It will take full effect when it is finally adopted and endorsed.

Further Information to be Provided

- Updates to Council report including recommendation.

OCM Item 12.4

Scheme Amendment No. 1 – Short Term Rental Accommodation

Officer Presentation

The Manager Planning & Regulation provided a brief presentation.

Questions from Council Members

Question: If this is going to be statewide why do each Local Government have to consider changing their provisions?

Response: The deemed provisions do automatically apply but we need to have them within our zoning table and give them appropriate land use permissibility.

Further Information to be Provided

Nil.

OCM Item 12.5

Arts, Culture and Events Committee – 7 March 2025

Officer Presentation

The Director Community & Place was available for questions.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Bassendean Local Emergency Management Committee – 12 March 2025

Officer Presentation

The Director Community & Place provided a brief presentation.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.7

Verge Maintenance Policy

Officer Presentation

The Director Infrastructure & Sustainability provided a brief presentation.

Questions from Council Members

Question: How are we going to be communicating to those who have been receiving this service?

Response: We will be providing residents with a letter.

Further Information to be Provided

Nil.

OCM Item 12.8

James Street On-Street Parking Removal

Officer Presentation

The Director Infrastructure & Sustainability was available for questions.

Questions from Council Members

Nil

Further Information to be Provided

Nil.

OCM Item 12.9
Policy Review Asset Management

Officer Presentation

The Director Infrastructure & Sustainability provided a brief presentation.

Questions from Council Members

Question: Is the ultimate goal of this policy to establish a fund that accumulates sufficient money over the asset's useful life—whether it be 30 or 40 years—to ensure its renewal or replacement? And is this step part of that broader direction?

Response: In last week's budget workshop, we included funding for condition inspections of buildings, underground drainage, and footpaths in next year's budget. This is to assess their current state and inform our renewal programs. Most inspections can be completed within one to two years.

With a focus on renewal, we are prioritising high-profile facility renewals. However, before expanding to create new facilities, it's prudent to first assess our drainage infrastructure to understand its condition. The funding requested will allow us to begin these inspections and renewal programs. Within one to two years, we should have a clearer picture of our assets, especially since stormwater drainage remains a high-risk area due to its unknown condition. Ensuring we understand this infrastructure fully is a key priority before committing to new developments.

Further Information to be Provided

Nil.

OCM Item 12.10
RFT 01/2025 Supplying & Laying of Asphalt, Road Surfacing and Road Profiling

Officer Presentation

The Director Infrastructure & Sustainability was available for questions.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.11
Project Reporting

Officer Presentation

Nil.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.12
Policy Review – Differential Rates Refund Policy

Officer Presentation

Nil.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.13
Audit and Governance Committee – 12 March 2025

Officer Presentation

Nil.

Questions from Council Members

Nil.

Further Information to be Provided

Nil.

OCM Item 12.14
Accounts Paid – February 2025

Questions from Council Members

Questions to be submitted in writing to the Director Corporate Services.

OCM Item 12.15
Monthly Financial Report – February 2025

A report on this item will be circulated prior to the Ordinary Council meeting.

OCM Item 13.1
Notice of Motion – Fire Station Site - Cr Kathryn Hamilton

Questions from Council Members

Nil.

OCM Item 13.2
Notice of Motion – Dogs on Lead in Public - Cr Kathryn Hamilton

Questions from Council Members

Nil.

OCM Item 13.3
Notice of Motion – NGA Conference: Ban Second Generation Anticoagulant Rodenticides (SGARs) – Cr Kathryn Hamilton

Questions from Council Members

Nil.

7 Matters for which the Meeting may be Closed

Nil.

8 Closure

The next Briefing Session will be held on Tuesday 15 April 2025 commencing at 6pm.

There being no further business, the Presiding Member declared the meeting closed, the time being 7.50pm.