



CITY OF VINCENT

INFORMATION BULLETIN

20 January 2015

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CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Wednesday 19 November 2014 at 4.00pm

**Venue: Committee Room
City of Vincent Administration and Civic Centre**

UNCONFIRMED MINUTES

Attendees:

Design Advisory Committee Members:

James Christou (Chairperson)
Sasha Ivanovich (Member)
Damien Pericles (Member)
Jeff Thierfelder (Member)

City of Vincent Officers:

Gabriela Poezyn (Director Planning Services)
Tim Wright (Statutory Planning Officer)
Steven Laming (Statutory Planning Officer)
Christine Devenish (Minute Secretary)

Applicant-Item 4.1

Sam Teoh – Sam Teoh Architects

Applicant-Item 4.2

Giles Harden Jones, Rafael Naim – Harden Jones Architects

Applicant-Item 4.3

Giles Harden Jones, Rafael Naim – Harden Jones Architects

Applicant-Item 4.4

Rob Williams, Carl Anderson - Danmar Homes

Applicant-Item 4.5

Marcello Carbone, Dean Robinson – CRD

Applicant-Item 4.6

Ashley Richards – Archiplan

4.00pm Member Discussion

1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 5.00pm.

2. Apologies

Nil

3. Confirmation of Previous Minutes

Moved: Sasha Ivanovich, Seconded: Simon Venturi (confirmation by email)

That the Minutes of the previous meeting held on 5 November 2014 be confirmed as a true and correct record.

5.02pm–5.30pm – Applicants Presentation

4.1 **Address**: No. 30 (Lot 8) Bulwer Street, North Perth

Proposal: Demolition of Existing Hostel and Construction of a Four Storey Development Comprising of Two (2) One-Bedroom Multiple Dwellings, Six (6) Two-Bedroom Multiple Dwellings, Six (6) Three-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Sam Teoh Architects

Reason for Referral: Development is Four Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

Sam Teoh outlined the context of the site with key influences:

- NIB Stadium (opposite) the site and
- Mixed use development within the precinct.

The neighbourhood informed the design with regards to:

- Materials
- Detail responses.

The proposal is over four (4) levels.

Comments by DAC:

- The development proposes a significant variation to the plot ratio requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the lot boundary setback requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the height requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current design.
- Visitor and resident car parking at the ground level detracts from the interaction, interest and amenity of the streetscape.
- The plant rooting and maintenance of the canopy landscaping is a concern and more information and thought is required if this is to be undertaken successfully.
- The architectural style of the front and side façades contradict each other.
- Replicating nearby heritage buildings requires further thought.
- The ground level courtyard space will be unusable for outdoor living.
- The lack of integration between internal and external living areas restricts occupant's amenity and use and is not an acceptable outcome.

- The narrow space between units and the small side boundary setbacks will compromise occupants' privacy, outlook and access to light and ventilation. Relying on highlight windows and balcony screening is not an acceptable alternative.
- The space and plot ratio area required for internal staircases for every unit is an inefficient use of space.
- Consider a mixed-use development, with non-residential uses on the ground floor fronting Bulwer Street.

Recommendation:

Review the design to achieve the following:

- Units fronting Bulwer Street must interface with the street. The DAC suggests ground level units could be located about 450 above ground level.
- Units (living areas) must connect to a functional external space (courtyard/balcony), at level of living areas.
- The DAC support the roof gardens, but the roof garden needs to have greater link to the living areas, as currently no living space has that connection.
- Consider more legible continuity of character, heritage reference to contemporary, street façade to side and rear elevations.
- **Overall comment:**
 - The development proposes a significant variation to the plot ratio requirements. The DAC does not support this variation in its current design.
 - The development proposes a significant variation to the lot boundary setback requirements. The DAC does not support this variation in its current design.
 - The development proposes a significant variation to the height requirements. The DAC does not support this variation in its current design.
 - The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current design.

Mandatory:

1) Site planning:

The DAC considers that the design does not promote interaction with the street and therefore requires the following changes:

- Apartments must address the street;
- Visitor and resident carparking must be placed in such a manner that it does not detract from street interaction;
- The design must take the topography of the site slopping up from the footpath level into account.

2) Dwelling amenity:

- Integrate and connect internal and external living areas of the dwellings;
- Provide wider spaces between the units and increase the side setback boundaries to improve future occupants' privacy, outlook and access to natural light and ventilation. Provide an alternative solution to highlight windows and balcony screening.
- Improve the usability for outdoor living areas.

3) Landscaping:

- Provide detail of the design of the canopy landscaping with special reference to plant rooting and maintenance to demonstrate that it will be successful.

4) Architectural:

- Align the architectural style of the front and side façades that currently contradict each other.
- Replicating nearby heritage buildings requires further thought.

Design Considerations:

The DAC would support the development however, the applicant needs to revise the design to take into consideration the recommendations and mandatory requirements.

Technical:

- All technical issues must be resolved with the City of Vincent officers.

5.32pm–6.47pm – Applicants Presentation

4.2 Address: No. 20 (Lot 450) Burgess Street, Leederville

Proposal: Demolition of an Existing Dwelling and Construction of a Two Storey Development Comprising of Eight (8) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Harden Jones Architects

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

- The Architect describes the development as:
 - Infill.
 - Walk up.
 - Units of two (2) bed facing two (2) streets.
 - The units separated by carports.

Comments by DAC:

- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current design.
- The reorientation of buildings to face north is encouraged.
- Built form situated on corners should address both street frontages.
- Improve the façade and roof design to be more compatible with the residential amenity of the streetscape. The current design appears bulky and industrial.
- Entry and access to units from the street should be legible for both residents and visitors.
- Balconies should be enlarged to provide better amenity to occupants.
- Communal walkways should be treated to ensure privacy to bedrooms is not affected.

- Consider a “townhouse” style as an alternative approach.
- Visitor and resident car parking and the use of large carport structures detracts from the interaction, interest and amenity of the streetscape. Consider ways to improve the amenity of this space, such as increasing landscaping or providing building overhangs.
- **Overall comment:**
The DAC considers that the design has not fully taken advantage of the northerly aspect of the site and the apartment template has not considered the street frontage for activation.

Recommendation:

- The site planning should take full advantage of the northerly aspect of the site.
- Consider street frontage to the ground level units.
- Consider improving the “rear” entry to the upper level of the units.
- Consider a townhouse template.
- Consider a vertical rhythm to elevations that reflects scale of neighbouring residential.
- Fence line to be articulated to mitigate repetitiveness – entries will assist.

Mandatory:

1) **Site planning:**

- Reorientate buildings to maximize north frontage to living areas.
- Ensure built form situated on corners addresses both street frontages.

2) **Dwelling amenity:**

- Ensure that Entry and access to units from the street is legible for both residents and visitors.
- Enlarge balconies to provide better amenity to occupants.
- Treat communal walkways to ensure privacy to bedrooms is not affected.

3) **Landscaping:**

- Consider a meaningful landscaping strategy that is integrated into the design.
- Improve the pedestrian experience when assessing the building from Little Walcott Street.
- Integrate the level difference from Little Walcott and Walcott Street and entry access as part of the landscaping design.

4) **Architectural:**

- Improve the façade and roof design to be more compatible with the existing streetscape. The current design appears bulky and industrial;
- Incorporate elements such as a vertical rhythm to elevations to reflect scale of neighbouring residential.
- Articulate the fence line with entries/features to mitigate repetitiveness assist.

5) **Parking:**

- Improve visitor and resident car parking area by avoiding the use of large carport structures which detract from the interaction, interest and amenity of the streetscape through features such as increased landscaping/building overhangs.

Design Considerations:

The DAC will support this "infill" development if the recommendations and mandatory requirements are addressed by the applicant.

Technical:

- All technical issues must be resolved with the City of Vincent officers.
Width of access way to rear boundary was not wide enough (only 1090mm) – create 1200 minimum.

6.47pm–6.10pm - Applicants Presentation**4.3 Address: No. 257 (Strata Lots 1 and 2) Walcott Street, North Perth**

Proposal: Demolition of Existing Buildings and Construction of a Four Storey Mixed Use Development Comprising of Five (5) Commercial Units, Twelve (12) One-Bedroom Multiple Dwellings, Six (6) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Harden Jones Architects

Reason for Referral: Development is Four Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

- The Architects described the development as:
 - Infill.
 - Mixed use (commercial and residential).
- That has considered road widening requirements, solar access and the contours of the site.

Comments by DAC:

- The development proposes a significant variation to the plot ratio requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the Walcott Street setback requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the Little Walcott Street setback requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the height requirements. The DAC does not support this variation in its current design.
- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current design.
- Consider providing separate residential and commercial entrances.
- Consider providing a residential entrance/address from Walcott Street.
- Consider providing a street frontage/address to all commercial tenancies.
- Ensure the internal courtyard and the units that front Little Walcott Street have good solar access. Consider the location of the stairwell and lift and the size and location of voids within the communal circulation spaces on upper levels.

- Negotiate with relevant authorities to have the substation/utilities relocated.
- Consider the effects of overshadowing on neighbouring properties.
- Consider increasing the internal dimensions of living spaces to improve the amenity offered to occupants.
- Consider the amenity and privacy of bedrooms that front communal circulation spaces and how additional privacy measures can be created through design.
- Consider the pedestrian experience when accessing the building off Little Walcott Street as there is no public footpath.
- Consider ventilation above the doors to provide additional cross-ventilation.
- Develop a meaningful landscaping strategy that is integrated into the design.
- Commercial frontages at ground level should;
 - Allow for optimal street engagement, activation and pedestrian interest.
 - Consider how articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances, an abundance of openings and windows, a variety and fine grain of colours and materials).
 - Design to accommodate a diverse range of commercial uses.

Recommendation:

- Access to the commercial and residential needs to be reviewed to simplify way finding and identify.
- Authority facilities must be relocated so they do not front the two (2) streets.
- Living area widths are 3.2m and are considered too tight.
- Replanning of the commercial units is required to ensure doors opening out do not open onto public land.
- Setbacks are required to the apartments facing Little Walcott Street – after the second level. To create a noticeable visual and physical separation from the lower levels.
- Courtyard garden set out required – landscape plan to review extent of soil depth and resultant vegetation form.

Mandatory:

The DAC consider that the proposal as presented would have a negative impact on Walcott Street and Little Walcott Street.

1. Site Planning:

- Authority Facilities need to be relocated in-bound, and must not front either street.
- A street setback is required from the 2nd level to minimise visual impact onto Little Walcott Street.
- Commercial tenancies to be formatted to achieve street frontage address.
- Massing should take into consideration the impact of overshadowing on neighbouring properties.
- Consider a street entry for the residential units from both Walcott Street and Little Walcott.

2. Amenity:

- Increase the internal dimensions of the living spaces.
- Privatised the bedrooms that front the communal circulation spaces.
- Ensure the internal courtyard and the units that front Little Walcott Street have good solar access. Consider the location of the stairwell, lift, size and location of voids within the communal circulation spaces on the upper levels.

3. Landscaping:

- Consider a meaningful landscaping strategy that is integrated into the design.
- Improve the pedestrian experience when assessing the building from Little Walcott Street.

- Integrate the level difference from Little Walcott and Walcott Street and entry access as part of the landscaping design.
- 4. Architecture:**
- Consider the stepping nature of the site as part of the Architectural expression.
 - Review the aesthetics of the two street frontages.
 - In terms of the hard edge to Little Walcott and to better address the Walcott Street frontage. This can be achieved by finer detailing, use of materials, awnings or shade structures.

Design Considerations:

The DAC will support this application if the applicant takes into consideration the recommendations and mandatory requirements.

Technical:

All technical issues must be resolved with City of Vincent officers.

6.15pm–6.38pm - Applicants Presentation

4.4 **Address:** No. 196 (Lot 61) Alma Road, North Perth

Proposal: Demolition of Existing Buildings and Construction of a Two-Storey Multiple and Grouped Dwelling Development Comprising of Ten (10) Two-Bedroom Multiple Dwellings, One Two-Storey Two Bedroom Grouped Dwelling and Associated Car Parking

Applicant: Danmar Homes

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

- Low rise ten (10) two (2) level apartments.

Comments by DAC:

- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current design.
- Visitor parking in the front setback area jeopardises the amenity of the streetscape as well as interaction and interest. Consider providing better interaction with the streetscape, while maintaining the amenity of the existing residential character of the street.
- The pedestrian access way PAW to the rear units is narrow and provides poor amenity to occupants. Consider relocating the PAW to the side boundary of the site.
- Consider the effects of overshadowing on units within the development, especially those situated on the ground floor.
- The over-reliance on highlight windows and balcony screens is not supportable. Consider carefully the quality of outlook, access to northern sun and cross-ventilation afforded to occupants.
- Consider carefully privacy issues that may arise between upper level units and ground level units from main living areas.

- Develop a meaningful landscaping strategy that is integrated into the design.

Recommendation:

- Way finding and access through the sites requires refinement.
- Visitor parking needs to be removed from the street frontage.
- Solar access to external courts and how living spaces relates to those courts requires refining.
- The central car parking area requires redesign to introduce meaningful landscape (soft).

Mandatory:

1. Site Planning:

- Visitor parking is to be relocated from the street frontage to provide better interaction with the street.
- Way finding and access needs to be resolved by increasing the width of the access ways between the units.
- Reduce overshadowing off units within the development.

2. Amenity:

- The over reliance of highlight windows and balcony screens is not supported by DAC. Consider carefully the quality of indoor/outdoor relationships, privacy issues between upper and lower levels with regards to external courtyards.

3. Architecture:

- The roofscape requires improvement in relation to:
 - Eaves and;
 - Awnings

4. Landscaping:

- Car parking area requires a meaningful landscaping strategy including shade, privacy and amenity.

5. Parking:

- Relocate visitor parking spaces.

Design Considerations:

The design requires considerable refinement in site planning, functional planning and the overall massing. Consider using a Landscape Architect to resolve many left over spaces. Spaces which can accommodate greater soft landscape, to soften the development.

Technical:

- All technical issues must be resolved with City of Vincent officers.

6.40pm–7.20pm – Reconsideration

4.5 Address: Nos. 269-271 (Lots 22 and 23) Vincent Street, Leederville

Proposal:– Demolition of Two (2) Existing Dwellings and Construction of Six Storey Mixed Use Development Comprising of Four (4) Commercial Unit, Nine (9) One-Bedroom and Twenty-one (21) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: CRD

Reason for Referral: Development is more than Four Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

- Related to the mandatory conditions.

Comments by DAC:

- Interface with adjoining lot.
- Consider overlooking from roof garden.
- Look at redesign so the passage isn't under the bedroom windows. Central courtyard space could come together to increase the amenity and the privacy. Perhaps reverse the green area to the edges and have communal space in the middle.
- South elevation – continue same façade as the other elevations
- Consider flipping bedroom and living areas so the bedrooms are not on the outside of the building.
- Upper units – consider flipping the kitchen and living area.

Response to previous Mandatory recommendations – 17 September 2014

- Maintain the positive attributes identified above. **Addressed**
- Develop a landscaping proposal. Develop an approach that directly benefits occupants. **Addressed**
- Provide an additional entrance to Office 1 so access can be gained from the lobby. **Addressed**
- Introduce more daylight and ventilation into the lobby and consider extending landscaping from the outside into this space. **Addressed**
- Consider the effect of overshadowing on neighbouring properties. **Addressed**
- Provide an opening to the lift and stair area (which currently closes off the central atrium) to provide more light and cross ventilation to this central space, and apartments. **Addressed**
- Design units to avoid the need for high balcony screening. **Addressed**
- Further refine the materiality of the elevations. Consider some finer grained materials. **Addressed**
- Develop the canopy on the top deck to minimize mid-winter overshadowing to lower rear units. **Addressed**
- Consider how balcony and living areas could be privatised, without using high screening, where they abut communal corridors. **Addressed**
- Investigate ways to maximize northern solar access into the middle courtyard and north-facing units on the southern block, particularly the lower floor apartments and landscaping at ground level. Critical factors here are building heights to the northern block, and whether the end of the atrium can be opened up. **Addressed**
- Commercial frontages at ground level should;
 - Allow for optimal street engagement, activation and pedestrian interest.
 - Consider how articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances)
 - Design to accommodate a diverse range of commercial uses. **Addressed**

Recommendation:

- Consider redesigning the internal arrangement of the south facing units to provide better amenity for occupants.
- Consider redesigning the courtyard area to provide additional privacy for units and to remove the need for privacy screening.

Mandatory:

Mandatory requirements have been met.

Design Considerations:

Whilst the Mandatory Requirements have been met this application does not meet the DAC requirements of Design Excellence.

Areas that require refinement are:

- The resolution of the commercial and residential lobby being shared.
- The central garden areas and entry to the southern units.
- The resolution of the southern façade.
- Internal planning living spaces linking to meaningful external courtyards.
- In the central courtyard, provide separation between circulation and adjacent private courtyards and bedroom windows. Consider landscaping edges and allow for central circulation.

Technical:

All technical issues must be resolved with City of Vincent officers.

7.21pm–7.50pm - Reconsideration

4.6 **Address:** Nos. 234 and 240 (Lots 302 and 136) Stirling Street, Perth

Proposal: Demolition of Existing Dwelling and Construction of Five Storey Mixed Use Development Comprising of One (1) Commercial Unit, Seven (7) One-Bedroom and Eight (8) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Dynamic Planning

Reason for Referral: Development is more than Four Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

Key issues outlined by applicant at the presentation:

- Applicant addressed the mandatory conditions (see below).

Response to previous Mandatory recommendations – 16 July 2014

- In order to achieve Design Excellence the design is required to have adequately responded to the DAC's 10 Principles of Good Design.
- Improve the amenity offered to occupants. Aim to optimise;
 - Cross ventilation to apartments. **Addressed**
 - The number of dual aspect apartments. **Addressed**
 - The number of bathrooms with daylight/access to ventilation. **Addressed**

- Northern solar access, especially in winter, to landscaped communal areas. **Addressed**
- Daylight and views out from corridors and entry lobbies. Naturally ventilate corridors where possible. **Addressed**
- Landscaping as per council requirement. Consider a landscape roof terrace as the communal component that could cover the car park, provide amenity for occupants (and which can be 'borrowed' visually by neighbours) and break up the mass of the design. **Addressed**
- Reduce the mass and scale of the development
 - Set back further the top floor to reduce mass on the street. **Addressed**
 - To achieve this consider a different approach to the single large block proposed. Whilst this is a larger site resulting from a lot amalgamation, the proposed development should respond to the pattern and scale of the surrounding context. **Addressed**
 - Outline the intended materiality. Use textures and materials that relate to, or are a contemporary interpretation of, the surrounding locality **Addressed**

Suggestions:

- The landscaping to the unit courtyards should consider Occupational Health and Safety (Safety in Design).
- Consider a street canopy, solid or pergola with landscaping to assist with the interaction with the streetscape.

Recommendation:

The Architect outlined the design changes and the improvements made from the previous DAC meeting and has met the Mandatory Requirements in principal but not yet fully refined. The design requires refinement.

- Consider a street canopy, solid or pergola with landscaping to assist with the interaction with the street scape.

Mandatory:

- Refine and provide detail of landscaping for the rear carport roof.
- Ensure cross ventilation to the internal corridor (openable windows at each end) and the units (openable windows from each unit into the internal corridor).
- Resolution of the commercial and interface with carpark entry is required.
- The facades require greater refinement.
- Further detail the the ground level frontage to;
 - To allow for optimal street engagement, activation and pedestrian interest.
 - Provide articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances)
 - Lighten and remove the dominance of the vehicle access point and security screens.

Design Considerations:

Whilst the mandatory requirements have been addressed, the applicant does not yet meet the DAC requirements of Design Excellence.

Referral:

The applicant may distribute the proposal for the DAC Members to comment, or choose to re-submit.

Technical:

All technical issues must be resolved with City of Vincent officers.

5. General Business

Nil

6. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed at 8.10 pm.

The next meeting will be held on 3 December 2014 at 4.00pm.



CITY OF VINCENT

BRITANNIA RESERVE MASTERPLAN REFERENCE GROUP

THURSDAY 26 November 2014 at 5.30pm

Venue: Committee Room

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors:

Mayor John Carey	(Chair)
Cr. Roslyn Harley (RH)	Elected Member (arrived 6.05pm)

City of Vincent Officers:

Rick Lotznicker (RL)	Director Technical Services
Jeremy van den Bok (JvdB)	Manager Parks & Property Services

Community Representatives:

Richard Thelan (RT)	Rugby WA
Paul Katris (PK)	Community Representative
Val Martin (VM)	Community Representative
Norelle O'Neill (NO)	Community Representative

Guests:

Mike Sage	Sage Consulting
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1. Welcome / Opening

The Chair Mayor Carey declared the meeting open at 5.38pm.

2. Apologies

Cr. Matt Buckels (MB)	Elected Member
Jacinta Anthony (JA)	A/Director Community Services
Angela Birch (AB)	A/Manager Community Development
Stacy Pilkadaris (SP)	Floreat Athena Soccer Club
Jeremy Mathews (JM)	Leederville Cricket club

3. Confirmation of minutes from the previous meeting

Minutes of 25 November 2013 remain unconfirmed at this time as amendments have been proposed as below.

4. Matters arising/actions from Minutes – 25 November 2013

- 4.1** NO raised that the 'Proposed Long-term Implementation Program' presented on 25 November 2013 was not the same as the one attached to the Council report of 17 December 2013 (as per attached).

Please note that the Lighting Design/Consultation that was listed in Year 2 (2014/15 budget) was brought forward to Year 1 and an additional \$5,000 added to Year 2. Also the allocation in Year 4 (2016/17 budget) was split in half and this was divided between Year 2 and Year 4.

5. Business

5.1 Path lighting – Lighting Consultant to Present

The Chair introduced Mike Sage from Sage Consulting to present options for the lighting of the pathways, only (not sports lighting).

MS presented options for the lighting;

LOW LEVEL – BOLLARDS: these can be vulnerable to vandalism and therefore requirements of ongoing maintenance. Worst case scenario they can become an electrocution hazard when damaged. There are examples from various suburbs of baseball bats, cricket bats, boots, chains all being used on the bollards. In controlled/gated environments they have been successful. However areas such as local government public areas (walkways, pathways – areas that join roads) tend to be vulnerable.

POLE LIGHTS: presented option for 5mtr pole lights, these are less vandalized, and less intrusive on the neighboring properties.

JC asked whether they would shine into windows of the neighboring properties.

MS advise that in fact the higher the pole the better the capacity to angle the light onto the path and not into the windows. There are also backing plates that can assist this.

VM/NO suggested that the group consider the purpose of the lights, that being to light the path, and that different suburbs would have differing levels of crime/vandalism.

JVDB advised there was some evidence of vandalism, in one night \$10,000 damage to the reticulation had occurred and RT suggested he was aware that the public toilets had seen some minor vandalism.

NO presented an option of 3.5-4mtr poles like those in Subiaco.

PK enquired what the spacing would be for the poles. 20 – 30mtrs? MS confirmed that maybe a little further. He also added that the use of 14watt led lights are very cost effective. The wayfinding lights would give only immediate visibility, you would only see outline/shape of approaching people/animals etc. Poles would allow for clear definition.

JVDB enquired how far apart the bollards would need to be to be affective. MS suggested approximately 6mtrs and the cost would be the same per light so therefore increasing the cost (approximately 3 fold).

Discussion continued regarding whether there were any further innovations on low level lighting and whether using stronger led's would be more affective to assist with safety. Also ground level capped lights which angle onto the path were suggested and MS advised these are effective however even more would be required. Yellow lights were also discussed, however MS suggested that they were not as effective as the white/blue lights.

NO suggested using 4mt poles on the freeway side of the park and bollards on the residential side.

JVDB/MS advised that the period of time the lights are on can be adjusted and also that there is capacity to dim them after a certain time and leave them on later on an allocated day if required.

RH suggested that the residents of Brentham Street be consulted regarding the options as they would be directly affected by the lighting and also suggested that they like having people walking within the park. Also is it possible to have a heritage style light (similar to Mount St in Perth), more aesthetically appealing.

MS advised that heritage led lights are rare, however would investigate this as well as backing plates.

JC suggested that the alternatives be put into a table and a plan prepared with the options, then presented to the group for consideration, if the group is in agreement proceed to Council, otherwise consider consultation be undertaken with the options. ACTION: MS/JVDB

5.2 Reserve Pathway – Issues?

JC advised that installation of additional signage regarding cycling has been installed.

NO requested additional signage be installed on each of the dog signage poles (back to back).

RL confirmed that this will be arranged.

ACTION: RL

5.3 Eco-Zoning

JVDB advised that planting will be largely in July 2015 on National Tree Day. Britannia Reserve has been prepared with mulching and some small paths (gravel) for the Leederville Gardens residents. The southern side has been funded in this year's budget however the western side needs to be allocated in next year's budget.

5.4 Sporting Fees

JC flagged with the sporting clubs that there is currently a review of the junior reserve use fees with a view to introduction in the 2015/16 financial year. Various models are being considered at present, the intention is to ensure that Vincent residents are not subsidising the sporting use of non-residents.

RT enquired how much the upkeep of the reserve was worth and JVDB advised in the region of \$200,000/year. He went on to suggest that a levy system would be more manageable to the club as this can be sorted out internally within the club and funding may be available from other sources (grants etc.). It is difficult for larger clubs to give exact numbers of residents and non-residents attending/memberships.

RH noted that a number of models were being looked at however there was a significant difference to the ground use between a club with 10 users on the day and 1,000 users.

6. General Business

6.1 JVDB marking of lines on the reserve recently occurred and whilst this does happen on occasions and we acknowledge and thank Leederville Cricket Club for taking that responsibility. We are monitoring the grass and we cannot replant at present anyway, however if there is a cost of reinstating then the club will have to rectify.

6.2 VM inquired in regards to the white foam left on the reserve with a metallic smell. JVDB confirmed this was iron/manganese liquid fertilising and we normally only put up signage when spraying herbicide, however we would look into this in view that next time signage would be put out.

7. Close

The Chair closed the meeting at 6.50pm.

8. Next Meeting – To be advised.

These Minutes were confirmed as a true and accurate record of the meeting of the Britannia Reserve Masterplan Reference Group held on 26 November 2014.

Signed:.....Chairman

Dated this.....day of.....2014



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE

Wednesday 3 December 2014 at 4.00pm

**Venue: Committee Room
City of Vincent Administration and Civic Centre**

UNCONFIRMED MINUTES

Attendees:

Design Advisory Committee Members:

Sasha Ivanovich (A/Chairperson)
Carmel Van Ruth (Member)
Adrian Iredale (Member)
Mark Baker (Member)

City of Vincent Officers:

Gabriela Poezyn (Director Planning Services)
Tim Wright (Statutory Planning Officer)
Peter Stuart (Statutory Planning Officer)
Christine Devenish (Minute Secretary)

Applicant-Item 4.1

Garrick Smith – Project Manager, Department of Housing
Naomi Davies – Project Coordinator, Department of Housing
Coralie Ayres – Urban Designer, Department of Housing
Lisette Traves – Senior Planner, Department of Housing

Applicant-Item 4.2

Lisa Halton – LAH Architecture & Construction
Alan Greer – Developer

Applicant-Item 4.3

Marcello Carbone, MCarbone Design
Amanda Gauci – Pulse Property Solutions

Applicant-Item 4.4

Kelvin Sun, Edna Sun – Owners
Tony Loy, Liz Shrestha – Instant Equity

Applicant-Item 4.5

Giles Harden Jones – Harden Jones Architects

4.00pm Member Discussion

1. Welcome/Declaration of Opening

The Acting Chairperson, Sasha Ivanovich declared the meeting open at 5.00 pm.

2. Apologies

Nil

3. Confirmation of Previous Minutes

That the Minutes of the previous meeting held on 19 November 2014 have not yet been confirmed as a true and correct record.

5.05pm–5.30pm – Applicants Presentation

4.1 **Address:** No. 46 (Lots 16, 17 and 18) East Street, Mount Hawthorn

Proposal: Demolition of Existing Grouped Dwellings and Construction of Two Storey Development Comprising of Ten (10) Two-bedroom Multiple Dwellings and Associated Car Parking

Applicant: Department of Housing

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

- Solar access to living areas is a basic requirement sought for in housing design. Consider alternative designs, for example staggering the setbacks of different sections of the built form, re-arranging direction of roof falls to enhance access of the northern winter sun to main living areas of dwellings.
- A terrace type development could be an alternative approach that may achieve these requirements and improve design outcomes, like achieving more legible access to front doors and front yards of all units.
- Consider variations to the design, providing breaks between the buildings and variations to building facades. A repetitive design is monotonous and can act to increase the perception of bulk. The stairwells seem a logical place to provide these breaks.
- The neighbourhood consists of various individual houses of different character. This proposal should seek to respond to the pattern and grain of surrounding development. Consider new typologies where the conditions are different, such as at the corner or end.
- Consider removing the walls and reducing the scale or removing the hip roof to the stairwells and providing permeable balustrading instead.
- Breaking the mass of the building, and providing openings will provide opportunities to naturally ventilate and light bathrooms and improve ventilation across site generally.
- Ensure both street frontages are articulated and activated. Allow built form to turn the corner and address Ashby Street.
- Develop the aesthetics, materials and colours by referencing features of Mount Hawthorn's heritage, such as use of face brick areas with rendered walls area, painted timber posts etc .Curate a contemporary palette of materials that draws from those often seen in this area.
- Consider relocating the bin store away from habitable areas.

- The DAC members commended the Applicants on their presentation, including detailed analysis of built fabric, response to the 10 principles and attention to detail. Good attention has been given in an analysis of the surrounding area and its characteristics.

Recommendation:

Reduce the bulk of the built form by creating breaks in the façade. The opportunity exists where access stairs have been provided. A terrace-type alternative scheme should be considered where solar access can be improved, breaks between some units provided, a better front entry access and access to front yards achieved.

To achieve a better design outcome significant improvements are sought to optimise street engagement, occupant amenity and appearance of bulk and scale. While the DAC appreciates that the applicant has considered issues of street engagement, street engagement to both Ashby and East Streets needs to be considered in the treatment and occupant amenity issues addressed.

Mandatory:

- Provide better northern solar access to living areas of all units.
- Reduce bulk by further articulation and breaks to main façade. Introduce some variety into the facades and consider new typologies where the conditions are different, such as at the corner or end.
- This proposal should seek to respond to the pattern and grain of surrounding development.
- Submit a material palette responsive to the Mount Hawthorn traditional character. Curate a contemporary palette of materials that draws from those often seen in this area.
- Ensure both street frontages are articulated and activated.

Technical:

- All technical issues must be resolved with the City of Vincent officers.

5.32pm–5.52pm – Applicants Presentation

4.2 **Address:** No. 20 (Lot 450) Burgess Street, Leederville

Proposal: Demolition of an Existing Dwelling and Construction of a Two Storey Development Comprising of Ten (10) Multiple Dwellings and Associated Car Parking

Applicant: LAH Architecture & Construction

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

- The DAC commended and encourage the pursuit of a terrace house typology.
- Will contribute to the diversity of housing offered in the area. Very appropriate for this site close to the TAFE.

- The terrace typology has the potential to provide great articulation, interest and street engagement with the public realm.
- The aesthetics at this early stage are good and the sustainability features are commendable.
- Analysis of local materials by the applicant is very good, though materiality requires some development and definition, particularly in the perspectives.
- The development proposes a significant variation to the plot ratio requirements. The DAC supports some variation to the plot ratio providing better amenity is achieved to the units.
- The development proposes a significant variation to the primary and secondary street setback requirements. The DAC does not support this variation as presented though a minor variation would be considered if it can be demonstrated that the amenity of units has been well addressed.
- The development proposes a significant variation to the lot boundary setback requirements. The DAC supports this variation on the east boundary providing better amenity is achieved to the units.
- The development proposes a significant variation to the height requirements. The DAC supports to this variation given the quality proposed.
- Head clearances potentially require further thought and development.
- Nil setback onto Burgess Street is not supported and a truncation may need to be incorporated into the design at the corner of Burgess and Bourke Streets.
- Consider reducing the development by one unit to improve the amenity of all units where internal living areas, bedrooms and stair head clearances are extremely tight. The additional space achieved by reducing the development by one unit, could achieve the desired setback on Burgess Street and provide improved articulation of the Burgess Street façade. Allow more engagement and better articulation to the street corner and further address the street from living areas and minimize areas currently provided for the crossover, driveway gates and garage doors.
- Power line offsets may be required and need to be addressed in the overall design solution.
- Consider setting back structural columns to carports for better manoeuvrability
- Consider reducing the crossover width so that a bin compound can be provided in that area of driveway.
- The visitor bays are required to be located close or visible from the point of entry.
- The Bourke Street main façade suggests a box gutter located behind the façade parapet wall. It is suggested to make this an eaves gutter which apart from addressing future permeability issues, would be more in character with the existing roof treatment generally applied in this locality.

Recommendation:

The DAC commends and encourages the applicant for the overall quality of this proposal and for the pursuit of a terrace house typology. It was suggested that the number of units be reduced by one to increase size of remaining internal spaces and to allow for the required setback from Burgess Street, room to further address the Burgess Street interface, provide easier access to visitor bays and address corner truncation.

Mandatory:

- Provide a setback and better articulation to the Burgess Street frontage to improve the amenity of the streetscape.
- Bins area to be provided close to the street and are to be screened from the street.
- Driveway and crossover widths should be reduced in agreement with the City's Technical Services.
- Reduce car presence to the Burgess Street façade.
- Increase size of habitable rooms.

- Develop the materials palette and provide further definition, responding to the thorough analysis of local context already undertaken.
- Provide a suitably designed gutter replacing the proposed box gutter to Bourke Street façade.
- Will be required to return to DAC.

Technical:

- All technical issues must be resolved with the City of Vincent officers.

5.57pm–6.15pm - Applicants Presentation

4.3 **Address:** No. 27 (Lot 133) Jugan Street, Mount Hawthorn

Proposal: Demolition of Existing Dwelling and Construction of Two-Storey Residential Development Comprising Eight (8) Multiple Dwellings and Associated Car Parking

Applicant: Pulse Property Solutions

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

- The development proposes a significant variation to the primary street setback requirements. The DAC does not support this variation in its current form.
- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in the current form
- Consider rearranging the built form to provide:
 - greater street engagement and interaction
 - greater northern orientation
 - better amenity to living areas, avoiding conflict between bedrooms/ outdoor living areas and car parking areas.
- Poor amenity is offered to Unit 3 in particular as it is boxed into the south-western corner where it will have poor access to sun and ventilation.
- The landscaping areas are small and unusable to the occupants. A more meaningful landscaping strategy should be developed that can benefit the occupants.
- Introduce breaks in the built form to improve cross ventilation and solar access.
- Consider increasing the number of storeys to allow for more open areas and better building arrangement.
- Rationalise planning for more efficient use of area and improved spatial configuration.

Recommendation:

Though similar developments exist in the vicinity and this design indicates a good handling of the elevations, and generous provisions within the units, rearranging the units is recommended to provide better access to northern solar access and natural ventilation, increase accessible and usable landscaping and reduce building bulk. A terrace type approach is recommended that would achieve less driveway and parking exposed to Jugan Street and provide more of the project buildings and living areas addressing the street.

Mandatory:

- Reduce the visual impact of the driveway and the carpark to the street
- Articulate and provide better engagement of living spaces to the street frontage
- Provide better northern solar access and natural ventilation for all units.
- Introduce breaks in the built form to improve cross ventilation and solar access.
- Develop a landscaping proposal that meaningfully contributes to the amenity offered to occupants.
- Rationalise site planning for more efficient use of area, improved spatial configuration.
- Improve the amenity to living areas by avoiding conflict between living areas/bedrooms and car parking areas.
- Will be required to return to DAC.

Technical:

- All technical issues must be resolved with City of Vincent officers.

6.22pm–6.58pm - Applicants Presentation

4.4 **Address:** No. 208 (Lot 20) Loftus Street, North Perth

Proposal: Demolition of Existing Single House and Construction of Three-Storey Residential Development Comprising of Four (4) Multiple Dwellings and Associated Car Parking

Applicant: K & N Sun

Reason for Referral: Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

- There were so many design issues in the current proposal that the DAC members advised that a new design is required and should be developed in response to the 10 Design Principles.
- The proposal lacked detail to provide meaningful comment in relation to the open space areas.
- The development proposes a significant variation to the plot ratio requirements. The DAC does not support this variation with the design in its present form.
- Entry doors off the driveway produce issues to do with safety, aesthetics and weather protection.
- Greater consideration is required to providing northern orientation to living areas and balconies while balancing the desire for views of the city.
- Consider the aesthetics and the materials by looking at the surrounding context.
- Ceilings are very low and there is not a lot of allowance for plumbing etc. This is especially relevant to the bathrooms.
- Bedrooms are very small.
- Bathrooms must be closed off from the living areas.
- The headroom on the stairs is inadequate.
- Consider orientation and screening options to the sun, especially from hot western sun.

- The outlook for occupants will be poor as highlight windows and balcony screening will be overly relied upon.

Recommendation:

Submit design that responds to the ten principles of design excellence, is sufficiently detailed, conforms to basic living amenity and building standards to enable the DAC to consider.

The design is not supported for the various reasons stated above.

Mandatory:

- Provide better solar access and northern exposure to living areas.
- Provide suitable screening and protection to building openings from western sun
- Inclusion use of materials that resonate with the aesthetics and materials of the surrounding context.
- Reduce the reliance of highlight windows to living areas and screens to balconies.
- Provision of sufficient space to all rooms for access and habitation
- Provision of good separation from vehicles, entries and living spaces
- Another proposal to be submitted.

Technical:

- All technical issues must be resolved with City of Vincent officers.

7.00pm–7.20pm - Applicants Presentation

4.5 **Address:** No. 386 (Lot 66) William Street, Perth

Proposal: Construction of a Five Storey Mixed Use Development Comprising of Three (3) Commercial Units, Four (4) One-Bedroom Multiple Dwellings, Seven (7) Two-Bedroom Multiple Dwellings and Associated Car Parking

Applicant: Harden Jones Architects

Reason for Referral: Development is more than Four Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice and context which informs the planning process at the City of Vincent. It does not constitute general planning advice or reflect the final decision which is solely at the discretion of the decision making body, which is the Council or the Development Assessment Panel (as applicable).

- The development proposes a significant variation to the plot ratio requirements. The DAC can support this variation provided significant improvements are made to the design.
- The development proposes a significant variation to the height requirements. The DAC supports this variation subject to further delineating two upper floors' setback in relation to the ground, first and second floors.
- The development proposes a significant variation to the visitor bay requirements. The DAC supports this variation.
- The development proposes a significant variation to the landscaping requirements. The DAC does not support this variation in its current form.
- The DAC members thought that the proposed design programme was a sensible approach for the site.

- The additional upper two floors and maybe the side elevations should be set back from the street or modified with different materials and treatment to reduce the bulk.
- The aesthetics of the first three storeys could be grouped to provide a strong street presence. Soften the materiality rather than having a commercial palette.
- Improve the engagement with the street.
- Consider an awning at the front.
- Review whether internal tree can be achieved.
- Develop a landscaping proposal that meaningfully contributes to the amenity offered to occupants
- The size of the light-well on the city side should take into account the possibility of future development of the neighbouring site.
- Consider shifting the lift and stair north to open up the internal corridor space.
- By relocating the storerooms downstairs more space would be available on the upper levels.
- Rearrange internal layouts to increase bedroom sizes to the one bedroom apartments.
- Increase the landscaping to directly benefit the occupants and make it accessible. Consider a rooftop garden.
- The balconies are generous; include planter boxes to increase the landscaping.
- Consider negotiating with the neighbouring owner to provide an access easement to avoid the need for vehicle entry off William Street.
- Commercial frontages at ground level should;
 - Allow for optimal street engagement, activation and pedestrian interest.
 - Consider how articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances, an abundance of openings and windows, a variety and fine grain of colours and materials).
 - Design to accommodate a diverse range of commercial uses.

Recommendation:

Provide architectural treatment to the third floor façade to reinforce its bulk and alignment conforming to the 2nd floor below. The aesthetics of the first three storeys could be grouped to provide a strong street presence.

Provide different architectural treatment to third and fourth floors to distinguish them from the floors below and reduce their visual impact.

Provide treatment to the commercial ground floor façade reflecting the traditional character of commercial street facades in the locality

Make provisions to support medium to high tree landscaping as proposed

Mandatory:

- Group the first three storeys to provide a strong street presence, while setting back the upper floors. Provide different architectural treatment to third and fourth floors to distinguish them from the floors below and reduce their visual impact.
- Increase internal open air corridor spaces and lightwells.
- Increase size of master bedroom to one bedroom units
- Develop a landscaping proposal that meaningfully contributes to the amenity offered to occupants.
- Commercial frontages at ground level are to:
 - Allow for optimal street engagement, activation and pedestrian interest.
 - Consider how articulation and a variety of materials can add interest.

- Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances, an abundance of openings and windows, a variety and fine grain of colours and materials).
- Design to accommodate a diverse range of commercial uses.

Technical:

- All technical issues must be resolved with City of Vincent officers.

5. General Business

Nil

6. Close / Next Meeting

There being no further business, the Acting Chairperson, Sasha Ivanovich declared the meeting closed at 7.25 pm.

The next meeting will be held on 21 January 2015 at 4.00pm.



MINUTES

ORDINARY COUNCIL MEETING

TIME: 5.30PM

11 DECEMBER 2014

TOWN OF VICTORIA PARK

Managing waste and recovering resources responsibly
Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park



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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairperson declared the meeting open at 5.30pm.

2 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Councillor Attendance

Cr R Fishwick (Chair)	City of Joondalup
Cr J Bissett	Town of Victoria Park
Cr D Boothman	City of Stirling
Cr J Carey	City of Vincent
Cr R Driver	City of Wanneroo
Cr J Davidson	City of Perth
Cr K Hollywood	City of Joondalup
Cr D Newton JP	City of Wanneroo
Cr S Proud (<i>arrived at 5.32pm</i>)	City of Stirling
Cr E Re JP	City of Stirling

Leave of Absence

Nil

Apologies

Cr B Stewart (Deputy Chairman)	City of Stirling
Cr S Withers	Town of Cambridge

MRC Officers

Mr B Callander (Chief Executive Officer)
Mr G Hoppe (Director Corporate Services)
Ms L Nyssen (Executive Support)

Member Council Observers

Mr A Murphy (City of Joondalup)
Mr D Forster (City of Perth)
Mr M Littleton (City of Stirling)
Mr S Sciberras (City of Stirling)

Visitors

Ian Watkins (Consultant)

Members of the Public

Nil

Press

Nil

3 DECLARATION OF INTERESTS

Nil

4 PUBLIC QUESTION TIME

Nil

5 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Proud arrived at 5.32pm

The Chair welcomed Mr Ian Watkins, consultant to the MRC who has written the Confidential Report 14.1 and is in attendance to respond to technical questions on the report.

The MRC Strategic Workshop has been brought forward from 19th February 2015 to the 22nd January 2015.

The Chair and CEO attended the Metropolitan Regional Councils Working Group meeting on the 10th December 2014. The Chair provided an overview of the discussion at the meeting.

The Department of Environment Regulations has released the WARR Act Review Discussion Paper with reform proposals for collection and processing of waste.

The CEO advised that a report will be presented to council at the February 2015 meeting in response to the discussion paper on the WARR Act review.

WALGA have formed a Policy Forum to focus on the WARR Act Review. Cr Re and the CEO have nominated to be on this forum.

The Chair wished Councillors and MRC staff a merry Christmas.

6 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

8 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 ORDINARY COUNCIL MEETING – 30 OCTOBER 2014

The Minutes of the Ordinary Council Meeting held on 30 October 2014 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 30 October 2014 be confirmed as a true record of the proceedings.

Cr Bissett informed the Council that both Cr Newton and himself would have supported the recommendation as it related to the performance of the CEO but as the motion included the engagement of a consultant they felt obligated to vote against the motion. It was agreed that the minutes would include a note to this effect.

RESOLVED

Cr Proud moved, Cr Boothman seconded

That the recommendation be adopted with the following note to Item 14.1:

“Both Cr Bissett and Cr Newton wanted it noted that they supported the recommendation as it related to the performance of the CEO but voted against the alternative motion moved by Cr Fishwick as it related to the engagement of a consultant that in their view should have been dealt with as a separate item.

CARRIED UNANIMOUSLY (10/0)

9 CHIEF EXECUTIVE OFFICER REPORTS

9.1	FINANCIAL STATEMENTS FOR THE PERIODS ENDED 30 SEPTEMBER 2014 AND 31 OCTOBER 2014
File No:	FIN/5-04
Appendix(s):	Appendix No. 1 Appendix No. 2 Appendix No. 3
Date:	24 November 2014
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements attached are for the months ended 30 September 2014 and 31 October 2014 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 4 months to 31 October 2014 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

Summary of results for the period ended 31 October 2014

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	126,745	129,147	(2,402)
Tonnes – Others	7,032	11,566	(4,534)
TOTAL TONNES	133,777	140,713	(6,936)
	\$	\$	\$
Revenue – Members	14,429,267	14,651,592	(222,325)
Revenue – Other	1,871,305	2,446,673	(575,368)
TOTAL REVENUE	16,300,572	17,098,265	(797,693)
Expenses	15,377,194	16,385,226	1,008,032
Profit on sale of assets	3,372	-	3,372
Loss on sale of assets	9,158	5,898	(3,260)
NET SURPLUS	917,592	707,141	210,451

Commentary

Member tonnes for the 4 months to October 2014 are 2,402 tonnes below budget, primarily as a result of differences in the timing of waste deliveries.

Non-member tonnes are 4,543 tonnes below budget, primarily as a result of the loss of a large commercial customer which has developed its own facility.

Expenses are \$1,008,032 below budget primarily as a result of delays in the commencement of a number of projects and the reduced tonnes to landfill.

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 30 September 2014 and 31 October 2014, respectively, be received.

RESOLVED

**Cr Re moved, Cr Davidson seconded
 That the recommendation be adopted.**

CARRIED UNANIMOUSLY (10/0)

9.2	LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 30 SEPTEMBER 2014 AND 31 OCTOBER 2014
File No:	FIN/5-04
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	24 November 2014
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 30 September 2014 and 31 October 2014 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 4 September 2014, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
30 September 2014	General Municipal	Cheques	\$50,390.26
		EFT	\$3,111,809.16
		DP	\$494,401.71
		Inter account transfers	\$1,200,000.00
		Total	\$4,856,601.13
31 October 2014	General Municipal	Cheques	\$62,987.72
		EFT	\$4,678,568.07
		DP	\$533,993.70
		Inter account transfers	\$600,000.00
		Total	\$5,875,549.49

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 30 September 2014 and 31 October 2014 be noted.

RESOLVED

Cr Re moved, Cr Hollywood seconded

That the recommendation be adopted.

CARRIED UNANIMOUSLY (10/0)

9.3	MINDARIE REGIONAL COUNCIL AND STRATEGIC MEETING DATES FOR 2015
File No:	COR/10-02
Appendix(s):	Nil
Date:	10 November 2014
Responsible Officer:	Chief Executive Officer

SUMMARY

The purpose of this report is to provide the dates, times and locations for the meetings for the Ordinary Council Meetings and Strategic Workshops for 2015.

BACKGROUND

The Mindarie Regional Council (MRC) is required to schedule Council meetings for the forthcoming calendar year and in doing so also sets the date and time for its workshops.

DETAIL

In setting the dates for next year consideration is given to the following:

- The six Council meetings be held in the calendar year 2015.
- The third meeting be held in early July 2015 to accommodate the swearing in of Councillors, and the appointment of Chairman and Deputy Chairman. This assumes that current rules will still apply.
- The meeting scheduled for December be held relatively early in the month to accommodate other commitments of the festive season.
- The Tamala Park Regional Council meeting dates for 2015 be considered.
- The WALGA Metropolitan Zone meeting dates for 2015 be considered.
- The October meeting of the Council be held prior to Local Government Elections. The 2015 Local Government Elections will be held on Saturday 17 October.
- Meetings be scheduled at the Chambers of Member Councils.

In addition to the above it is considered important that the Councillors, member council representatives on the Strategic Working Group and MRC management have the ability to meet throughout the year on an informal basis to discuss MRC's strategic direction.

Programme of Meetings

The Ordinary Council meeting scheduled in the first week of November is required to swear in new members after the 2015 Local Government Elections.

Given the above the proposed schedule of Council meetings for Year 2015 commencing at 5.30pm is as follows:

- Ordinary Council Meeting - 19 February 2015 (City of Joondalup)
 - Ordinary Council Meeting - 23 April 2015 (City of Wanneroo)
 - Ordinary Council Meeting - 2 July 2015 (City of Stirling)
 - Ordinary Council Meeting - 20 August 2015 (City of Vincent)
 - Ordinary Council Meeting - 8 October 2015 (City of Perth)
 - Ordinary Council Meeting - 5 November 2015 (Mindarie Regional Council)
 - Ordinary Council Meeting - 3 December 2015 (Town of Victoria Park)
-

The proposed schedule of Strategic workshops for 2015 will be held directly after the following council meetings:

- 19 February 2015
- 5 November 2015

STATUTORY ENVIRONMENT

Part 12 (1) and (2) of the Local Government (Administration) Regulations 1996 requires local government to issue public notice of its meeting dates at least once per year stating:

“12. Meetings, public notice of (Act s. 5.25(1)(g))

- (1) *At least once each year a local government is to give local public notice of the dates on which and the time and place at which —*
- (a) *the ordinary council meetings; and*
 - (b) *the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public,*
- are to be held in the next 12 months.*
- (2) *A local government is to give local public notice of any change to the date, time or place of a meeting referred to in subregulation (1).”*

S.1.7 of the Local Government Act 1995 prescribes local public notice as:

“1.7. Local public notice

- (1) *Where under this Act local public notice of a matter is required to be given, a notice of the matter is to be —*
- (a) *published in a newspaper circulating generally throughout the district; and*
 - (b) *exhibited to the public on a notice board at the local government’s offices; and*
 - (c) *exhibited to the public on a notice board at every local government library in the district.*
- (2) *Unless expressly stated otherwise it is sufficient if the notice is —*
- (a) *published under subsection (1)(a) on at least one occasion; and*
 - (b) *exhibited under subsection (1)(b) and (c) for a reasonable time, being not less than —*
 - (i) *the time prescribed for the purposes of this paragraph; or*
 - (ii) *if no time is prescribed, 7 days.”*

POLICY IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

COMMENT

The proposed schedule for Ordinary Council meetings for the Year 2015 is now submitted for approval. In addition it is recommended that the Council endorse the scheduling of the two strategic meetings directly following on from the Council meetings in February and November.

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. adopt the following schedule for Ordinary Council Meetings for the Year 2015 commencing at 5.30pm:
 - 19 February 2015 (City of Joondalup)
 - 23 April 2015 (City of Wanneroo)
 - 2 July 2015 (City of Stirling)
 - 20 August 2015 (City of Vincent)
 - 8 October 2015 (City of Perth)
 - 5 November 2015 (Mindarie Regional Council)
 - 3 December 2015 (Town of Victoria Park); and
2. issue Public Notice on the meetings detailed in (1) above in accordance with Part 12 (2) of the *Local Government (Administration) Regulations 1996* and the *Local Government Act 1995*.
3. adopt the following schedule for the two Strategic workshops for 2015 as follows:
 - 19 February 2015; and
 - 5 November 2015.

Cr Fishwick moved with the following amendment to Clause 3. Delete 19 February 2015 and insert 22 January 2015.

Cr Re seconded

SUBSTANTIVE MOTION INCLUDING THE CARRIED AMENDMENT

That the Council:

1. adopt the following schedule for Ordinary Council Meetings for the Year 2015 commencing at 5.30pm:
 - 19 February 2015 (City of Joondalup)
 - 23 April 2015 (City of Wanneroo)
 - 2 July 2015 (City of Stirling)
 - 20 August 2015 (City of Vincent)
 - 8 October 2015 (City of Perth)
 - 5 November 2015 (Mindarie Regional Council)
 - 3 December 2015 (Town of Victoria Park); and
-

2. issue Public Notice on the meetings detailed in (1) above in accordance with Part 12 (2) of the *Local Government (Administration) Regulations 1996* and the *Local Government Act 1995*.
3. adopt the following schedule for the two Strategic workshops for 2015 as follows:
 - 22 January 2015; and
 - 5 November 2015.

RESOLVED

That the recommendation be adopted.

CARRIED UNANIMOUSLY (10/0)

9.4 ADOPTION OF THE 2014 ANNUAL REPORT	
File No:	COR/9-04
Appendix(s):	Appendix No. 6 Appendix No. 7
Date:	27 November 2014
Responsible Officer:	Gunther Hoppe

BACKGROUND

The Mindarie Regional Council is required to prepare an annual report in accordance with Section 5.53 of the Local Government Act 1995.

The annual audit of the Financial Statements for the financial year ended 30 June 2014 has been completed and the Financial Report has been considered by the Audit Committee.

The Annual Report, which includes the Financial Statements, is presented for consideration by Council.

The Annual Report for a Financial Year is to be accepted by the Local Government no later than 31 December after that Financial Year.

DETAIL

The Annual report includes the audited financial report for the financial year. The Auditor, in accordance with the Local Government (Audit) Regulations 1996 Sections 10.2 and 10.3 is required to issue an audit report after the completion of the annual audit that expresses an opinion on the financial position and results of the operations of the local government for each financial year. If it considers it necessary the auditor may prepare a management report and present the report to the Chairperson, the CEO and the Minister.

The Auditor has completed the audit of the Mindarie Regional Council and has issued an unqualified audit opinion in respect of the year ended 30 June 2014.

In addition the Auditor has prepared an interim management letter and an audit completion letter which outline their observations in relation to the MRC's internal controls. In total 7 observations were tabled and represent minor control improvements. The observations were tabled with the Audit Committee for discussion.

The Audit Committee met on 24 November 2014 to consider the Financial Statements for the year ended 30 June 2014 and have recommended that these be adopted by the Council. The unconfirmed minutes of this meeting are included in the Members' Information Bulletin.

A copy of the Financial Statements is included at **Appendix 6**.

The Annual Report of the Mindarie Regional Council, which includes the Financial Statements considered by the Audit Committee as mentioned above, has been prepared and will be distributed under separate cover.

The Mindarie Regional Council, in accordance with the Local Government (Financial Management) Regulations 1996 Section 51.1, is required to include in the annual

Financial Statements a signed Statement of Declaration by the Chief Executive Officer after this report has been audited in accordance with the Local Government Act 1995. This declaration is included in the Annual Report at **Appendix 7** which will be distributed under separate cover.

STATUTORY ENVIRONMENT

Relevant Extracts from the Local Government Act 1995

“5.53. Annual reports

- (1) *The local government is to prepare an annual report for each financial year.*
- (2) *The annual report is to contain —*
 - (a) *a report from the mayor or president; and*
 - (b) *a report from the CEO; and*
 - [(c), (d) deleted]*
 - (e) *an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year; and*
 - (f) *the financial report for the financial year; and*
 - (g) *such information as may be prescribed in relation to the payments made to employees; and*
 - (h) *the auditor’s report for the financial year; and*
 - (ha) *a matter on which a report must be made under section 29(2) of the Disability Services Act 1993; and*
 - (hb) *details of entries made under section 5.121 during the financial year in the register of complaints, including —*
 - (i) *the number of complaints recorded in the register of complaints; and*
 - (ii) *how the recorded complaints were dealt with; and*
 - (iii) *any other details that the regulations may require;**and*
 - (i) *such other information as may be prescribed.*

[Section 5.53 amended by No. 44 of 1999 s. 28(3); No. 49 of 2004 s. 42(4) and (5); No. 1 of 2007 s. 6.]

5.54. Acceptance of annual reports

- (1) *Subject to subsection (2), the annual report for a financial year is to be accepted* by the local government no later than 31 December after that financial year.*
- * Absolute majority required.*

5.55. Notice of annual reports

The CEO is to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted by the local government.

7.9. Audit to be conducted

- (1) *An auditor is required to examine the accounts and annual financial report*
-

submitted for audit and, by the 31 December next following the financial year to which the accounts and report relate or such later date as may be prescribed, to prepare a report thereon and forward a copy of that report to —

- (a) the mayor or president; and*
- (b) the CEO of the local government; and*
- (c) the Minister.”*

Relevant Extracts form the Local Government (Audit) Regulations 1996

“10. Report by auditor

- (1) An auditor’s report is to be forwarded to the persons specified in section 7.9(1) within 30 days of completing the audit.*
- (2) The report is to give the auditor’s opinion on —*
 - (a) the financial position of the local government; and*
 - (b) the results of the operations of the local government.*
- (3) The report is to include —*
 - (a) 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; and*
 - (b) any matters indicating non-compliance with Part 6 of the Act, the Local Government (Financial Management) Regulations 1996 or applicable financial controls in any other written law; and*
 - (c) details of whether information and explanations were obtained by the auditor; and*
 - (d) a report on the conduct of the audit; and*
 - (e) the opinion of the auditor as to whether or not the following financial ratios included in the annual financial report are supported by verifiable information and reasonable assumptions —*
 - (i) the asset consumption ratio; and*
 - (ii) the asset renewal funding ratio.*

(4A) In subregulation (3)(e) —

asset consumption ratio has the meaning given in the Local Government (Financial Management) Regulations 1996 regulation 50(2);

asset renewal funding ratio has the meaning given in the Local Government (Financial Management) Regulations 1996 regulation 50(2).

- (4) Where it is considered by the auditor to be appropriate to do so, the auditor is to prepare a management report to accompany the auditor’s report and to forward a copy of the management report to the persons specified in section 7.9(1) with the auditor’s report.”*

POLICY IMPLICATIONS

Not applicable.

COMMENT

The Annual Report for the Mindarie Regional Council has been prepared in accordance with the requirements of Local Government Act 1995 and applicable Australian Accounting Standards.

AMENDMENTS

There have been no amendments made to the Financial Statements presented to the Audit Committee.

VOTING REQUIREMENT

Absolute Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. notes the recommendation of the Audit Committee meeting held on 24 November 2014 to adopt the Financial Report for the year ended 30 June 2014; and
2. adopts the Annual Report for the year ended 30 June 2014, which includes the Financial Report detailed in 1. above.
(Absolute Majority Required)

RESOLVED

Cr Newton moved, Cr Re seconded
That the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY (10/0)

10 MEMBERS INFORMATION BULLETIN – ISSUE NO. 20

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 20 be received.

RESOLVED

Cr Proud moved, Cr Bissett seconded
That the recommendation be adopted.

CARRIED UNANIMOUSLY (10/0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS

Nil

13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

The Chairperson requested that in accordance with clause 7.9(3) of the Mindarie Regional Council Standing Orders Local Law 2010 and s5.23 of the Local Government Act 1995, Council proceed to meet "behind closed doors" to allow the Council to consider Confidential Item 14.1 of this agenda as Council's decision may result in a contract being entered into.

Cr Proud moved, Cr Davidson seconded

CARRIED UNANIMOUSLY (10/0)

Member Council CEOs, MRC staff and Mr Watkins were invited to stay. Member council Officers were requested to leave and departed the Chamber at 5.51pm.

14.1	OFFER TO PURCHASE LOT 7778 WANNAMAL ROAD SOUTH, CULLALLA TO BE USED AS A FUTURE LANDFILL SITE
File No:	WST/31-04
Appendix(s):	
Date:	27 November 2014
Responsible Officer:	Ian Watkins / CEO

RESPONSIBLE OFFICER RECOMMENDATION

A. That the Council:

- 1. Advise Mr Phillip Andrew of the Fernview Development Group that the MRC is not in a position, at this point in time, to commit to the purchase of Lot 7778, Wannamal Road South, Cullalla as a future landfill site; and**
- 2. Thank Mr Andrew's for providing the MRC the opportunity to consider the lands purchase.**

B. That the Council:

- 1. Continue to search for a more suitable landfill site; and**
- 2. Seriously consider future options for landfill waste disposal beyond the lifespan of Tamara Park.**

RESOLVED

**Cr Re moved, Cr Proud seconded
That the recommendation be adopted.**

CARRIED UNANIMOUSLY (10/0)

Member Council Officers were invited back into the Chamber at 6.00pm

NOTE: The Chief Executive Officer has NOT released Report 14.1 for Public information as Council's decision may result in a contract being entered into.

The Chairperson sought that the meeting be reopened to the public

Cr Bissett moved, Cr Re seconded

CARRIED UNANIMOUSLY (10/0)

The meeting was reopened at 6.00pm.

The Chairperson read out the resolution and the votes, made behind closed doors, of the Council Item 14.1 as detailed above.

15 NEXT MEETING

Next meeting to be held on Thursday 19 February 2015 in the Council Chambers at City of Joondalup commencing at 5.30pm.

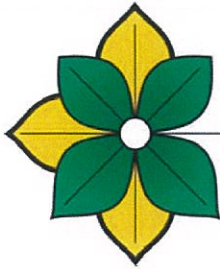
16 CLOSURE

The Chairman closed the meeting at 6.01pm and thanked the Town of Victoria Park for their hospitality and the use of their meeting facilities.

These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 11 December 2014.

Signed Chairman

Dated this day of 2015



TAMALA PARK
Regional Council

Ordinary Meeting of Council

MINUTES

Thursday 11 December 2014, 6:00pm
City of Stirling
25 Cedric Street, Stirling

TAMALA PARK
REGIONAL COUNCIL
(TPRC)
COMPRISES THE
FOLLOWING
COUNCILS:

Town of Cambridge
City of Joondalup
City of Perth
City of Stirling
Town of Victoria Park
City of Vincent
City of Wanneroo

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Louis Carr	
City of Joondalup	Cr John Chester Cr Tom McLean	
City of Perth	Cr Janet Davidson OAM JP	Cr Jim Adamos
City of Stirling	Mayor Giovanni Italiano JP Cr David Michael Cr Terry Tyzack Cr Rod Willox AM JP	Cr Elizabeth Re JP
Town of Victoria Park	Mayor Trevor Vaughan	
City of Vincent	Cr Joshua Topelberg	
City of Wanneroo	Cr Dianne Guise Cr Brett Treby	Cr Frank Cvitan Cr Hugh Nguyen

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Louis Carr Cr John Chester Cr Diane Guise Cr Tom McLean Cr David Michael (arrived 6:18pm) Cr Joshua Topelberg Cr Brett Treby Cr Terry Tyzack Cr Rod Willox
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie von Stieglitz (Minute Clerk)
Apologies	Cr Janet Davidson Cr Trevor Vaughan
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Nigel Satterley (Satterley Property Group) Mr Mark Hunter (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Aaron Grant (Satterley Property Group)
Councils' Advisors Apologies	Mr Len Kosova (City of Vincent) Mr Garry Hunt (City of Joondalup)
Councils' Advisors in Attendance	Mr Daniel Simms (City of Wanneroo) Mr Phil St John (City of Wanneroo) Mr John Phillips (John Phillips Consulting)
Members of the Public	Nil
Press	Nil

1. OFFICIAL OPENING

The meeting was declared open at 6:04pm. The Chairman welcomed Cr Chester (City of Joondalup) as the replacement member for Cr Amphlett who had resigned from the TPRC.

DISCLOSURE OF INTERESTS

Disclosure of Interest forms were received as follows:

Satterley Property Group Items 9.19 Impartial Interest

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Cr Davidson and Cr Vaughan.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 16 October 2014

Moved Cr McLean, Seconded Cr Willox.

That the minutes of the Ordinary Meeting of Council of 16 October 2014 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (9/0).

BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

The Chairman advised that he had a number of announcements to make:

- 1. Cr Amphlett had formally resigned from the TPRC. The Chairman requested that Council formally acknowledge the significant contribution Cr Amphlett made on the TPRC during his 5 years as a member.*

2. *Mrs Kylie Jeffs has formally resigned from the TPRC. The Chairman wanted to thank Kylie for her work on the TPRC since 2006.*
3. *A Distribution had been made today to Member Councils totalling \$14M. This was consistent with the TPRC Budget forecast.*
4. *Metropolitan Regional Councils Working Group. The Chairman advised that he and the CEO attended a meeting of the Working Group on 10 December 2014 to discuss impacts on Regional Councils associated with the LG reform. The purpose of the Working Group is to determine impacts and facilitate arrangements so that Regional Councils can function after 1 July 2015. It is anticipated that the CEO will seek legal advice and prepare a report for the Council's consideration for February 2015.*

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

- Item 9.18 Mitchell Freeway Extension Tender - Site Compound Lease.
Item 9.19 Earthworks and Subdivision Works Tender – Extension of Contract.
Item 9.20 CEO Performance Review 2013/14.

8. REPORTS OF COMMITTEES

- CEO Performance Review Committee Meeting – 10 November 2014
- Management Committee Meeting – 27 November 2014

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.20)

9.1 BUSINESS REPORT – PERIOD ENDING 4 December 2014

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Business Report to 4 December 2014.

The Motion was put and declared CARRIED (9/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF SEPTEMBER & OCTOBER 2014

Moved Cr McLean, Seconded Cr Treby.

[The recommendation in the agenda]

Recommendation

That Council RECEIVE and NOTE the Statements of Financial Activity for the months ending:

- 30 September 2014; and
- 31 October 2014.

The Motion was put and declared CARRIED (9/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF SEPTEMBER & OCTOBER 2014

Moved Cr Treby, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE and NOTE the list of accounts paid under Delegated Authority to the CEO for the months of September and October 2014:

- Month ending 30 September 2014 (Total \$1,724,409.59)
- Month ending 31 October 2014 (Total \$3,739,814.86)
- Total Paid - \$5,464,224.45

The Motion was put and declared CARRIED (9/0).

9.4 PROJECT FINANCIAL REPORT – OCTOBER 2014

Moved Cr Chester, Seconded Cr McLean.

[The recommendation in the agenda]

Recommendation

That the Council RECEIVE the Project Financial Report (October 2014) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (9/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 4 DECEMBER 2014

Moved Cr Tyzack, Seconded Cr Topelberg.

[The recommendation in the agenda]

Cr Michael arrived during discussion on this Item (6:18pm).

Recommendation

That the Council RECEIVE the Sales and Settlements Report to 4 December 2014.

The Motion was put and declared CARRIED (10/0).

9.6 REVIEW OF PURCHASER TERMS AND CONDITIONS

Moved Cr Willox, Seconded Cr Topelberg.

[The recommendation in the agenda]

Recommendation

That the Council:

1. APPROVE the following Sales Terms/Conditions and Incentives for all public release lots:-

- 1. Use of the 2011 REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
- 2. A \$5,000 deposit to be used in the Sales Contracts.**
- 3. A finance approval period of 60 days where the estimated issue of title is greater than 3 months, and 45 days where the estimated issue of title is less than 3 months.**
- 4. A 21 day settlement period from finance approval or the issue of titles, whichever is the later.**
- 5. Waterwise front landscaping package.**
- 6. A \$2,000 rebate for all homes constructed with a minimum 1.5kV capacity photovoltaic solar power system.**
- 7. Side and rear boundary fencing (behind the building line).**
- 8. A non-potable water supply to all front loaded lots within Stages 4, 5 & 7 of Catalina.**
- 9. Sales incentives (Items 1.5 – 1.8) being subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.**

2. APPROVE the following Sales Terms/Conditions and Incentives for all builders allocation lots after Stage 8:-

- 1. Use of the 2011 REIWA Offer and Acceptance Contract with Special Conditions and Annexures.**
- 2. A \$5,000 deposit to be used in the Sales Contracts.**
- 3. A finance approval period of 60 days where the estimated issue of title is greater than 3 months, and 45 days where the estimated issue of title is less than 3 months.**
- 4. A 21 day settlement period from finance approval or the issue of titles, whichever is the later.**
- 5. Provision of a \$2,000 rebate for all homes constructed with a minimum 1.5kV capacity photovoltaic solar power system.**
- 6. Waterwise front landscaping package.**

7. **Sales incentives (items 2.5 and 2.6) being subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.**
3. **AUTHORISE the Satterley Property Group to offer builders who have entered into Put Options for Stages 9-13 the opportunity to have the TPRC complete a waterwise front landscaping to the lot in lieu of the \$2,000 per lot rebate.**
4. **REQUEST the Satterley Property Group to review the Sales Terms/Conditions and Incentives for public release and builder allocation lots in twelve months and provide a report to Council.**
5. **REQUEST the Satterley Property Group to provide Council with a status report on Put Options, builder allocation lots, for the February 2015 meeting, outlining options and recommendations.**

The Motion was put and declared CARRIED (10/0).

9.7 MANAGEMENT COMMITTEE – TERMS OF REFERENCE/DELEGATIONS

Moved Cr Treby, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council:

1. **APPROVE the Terms of Reference and Delegations to the Management Committee, dated December 2014.**
2. **REQUIRE that the approved Terms of Reference and Delegations to the Management Committee be reviewed in twelve months.**

The Motion was put and declared CARRIED (10/0). Absolute Majority.

9.8 PROJECT FORECAST 2012-2029

Moved Cr Topelberg, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council:

1. **APPROVE the Project Forecast 2012-2029 (November 2014), submitted by the Satterley Property Group as the basis of project and financial planning.**

2. **ACCEPT** that the Satterley Property Group has achieved Key Performance Indicator - Financial Management 4.2 requiring the completion of a Review of Project Cashflow every three years (due 2014).

The Motion was put and declared CARRIED (10/0).

9.9 ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2014

Moved Cr Michael, Seconded Cr Tyzack.

[The recommendation in the agenda]

Recommendation

That the Council ADOPT the Annual Report of the Tamala Park Regional Council for the year ended 30 June 2014.

The Motion was put and declared CARRIED (10/0). Absolute Majority.

9.10 APPOINTMENT OF COMMITTEE MEMBER – MANAGEMENT COMMITTEE

Moved Cr Tyzack, Seconded Cr Willox.

That in accordance with the provisions of the Local Government Act 1995, Cr McLean is elected to the Management Committee to replace Cr Geoff Amphlett.

The Motion was put and declared CARRIED (10/0). Absolute Majority.

9.11 SPONSORSHIP POLICY

Moved Cr Topelberg, Seconded Cr Michael.

[The recommendation in the agenda]

Recommendation

That the Council:

1. **APPROVE** the Sponsorship Policy (November 2014).
2. **DELEGATE** to the Chief Executive Officer approval to determine sponsorship requests to a maximum of \$500 in accordance with the TPRC Sponsorship Policy.
3. **APPROVE** to amend the Delegation Register 2012/13 in accordance with (2) above.

The Motion was put and declared CARRIED (10/0). Absolute Majority.

9.12 UDIA 2015 NATIONAL CONGRESS

Moved Cr Topelberg, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council AUTHORISE the Chairman, Cr Tyzack and the CEO to attend the 2015 Urban Development Institute of Australia National Congress in Sydney to be held on 17 - 19 March 2015.

Moved Cr Guise, an amendment to the Recommendation "That Cr Treby also attend the 2015 Urban Development Institute of Australia National Congress in Sydney".

Cr Treby withdrew his interest in attending the 2015 Urban Development Institute of Australia National Congress in Sydney.

The Motion was withdrawn by Cr Guise.

Moved Cr Topelberg, Seconded Cr Willox an amendment to add a Recommendation 2 as follows:

2. That the CEO prepare a report for Council consideration in future when Conferences/Congresses are being considered outlining potential benefits of Councillor attendance.

The Motion as amended was as follows:

1. **That the Council AUTHORISE the Chairman, Cr Tyzack and the CEO to attend the 2015 Urban Development Institute of Australia National Congress in Sydney to be held on 17 - 19 March 2015.**
2. **That in future the CEO prepare a report for Council consideration when Conferences/Congresses are being considered outlining potential benefits of Councillor attendance.**

For: Cr Carr, Cr Chester, Cr Guise, Cr Italiano, Cr Michael, Cr McLean, Cr Tyzack and Cr Willox

Against: Cr Treby and Cr Topelberg.

The Motion was put and declared CARRIED (8/2).

9.13 REVIEW OF PROJECT MILESTONES

Moved Cr McLean, Seconded Cr Michael.

[The recommendation in the agenda]

Recommendation

That the Council:

- 1. RECEIVE the Satterley Property Group report on Project Milestones (September 2014).**
- 2. ADVISE the Satterley Property Group that Key Performance Indicator 2.10 requires that the Development Manager completes two Milestone Reviews in each financial year to meet the KPI. The Council will reassess Key Performance Indicator 2.10 when the second Milestone Review is satisfactorily completed.**

The Motion was put and declared CARRIED (10/0).

9.14 DELEGATION AUTHORITY

Moved Cr Topelberg, Seconded Cr Chester.

[The recommendation in the agenda]

Recommendation

That Council APPROVE the Delegation Register 2013/14 (dated December 2014), as amended.

The Motion was put and declared CARRIED (10/0). Absolute Majority.

9.15 CHRISTMAS CLOSURE

Moved Cr Michael, Seconded Cr Tyzack.

[The recommendation in the agenda]

Recommendation

That the TPRC administrative office be CLOSED over the Christmas period from 25 December 2014 to 2 January 2015 (inclusive).

The Motion was put and declared CARRIED (10/0).

9.16 REVIEW OF CATALINA SALES OFFICE OPENING HOURS

Moved Cr Tyzack, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council:

1. **RECEIVE** the Satterley Property Group report on the revised opening hours for the Catalina Sales Office, dated 25 November 2014.
2. **APPROVE** the revised opening hours for a further twelve months for the Catalina Sales Office of Monday – Sunday 12pm – 5pm, with the office closed on Thursday, on a trial basis. Subject to the Satterley Property Group providing 2 sales representatives to work at the Catalina Sales Office on Saturday - Monday and public holidays.
3. **ADVISE** the Satterley Property Group that a report on the trial of the revised opening hours for the Catalina Sales Office based on sales against budget and feedback from the public and display builders will be required to be presented for Council's consideration at its December 2015 meeting.

The Motion was put and declared CARRIED (10/0).

9.17 SPONSORSHIP REQUEST – WANNEROO CHRISTMAS LUNCH

Moved Cr Topelberg, Seconded Cr McLean.

[The recommendation in the agenda]

Recommendation

That the Council APPROVE the sponsorship of the 2014 Wanneroo Christmas Lunch to be held on Christmas Day 2014 at the Wanneroo Showgrounds to a value of \$2,000.

Moved Cr Topelberg, Seconded Cr Tyzack an amendment to the Recommendation as follows:

That the Council APPROVE the sponsorship of the 2014 Wanneroo Christmas Lunch to be held on Christmas Day 2014 at the Wanneroo Showgrounds to a value of \$1,000.

The Motion was withdrawn by Cr Topelberg.

The original Motion was put and declared CARRIED (10/0).

That the Council APPROVE the sponsorship of the 2014 Wanneroo Christmas Lunch to be held on Christmas Day 2014 at the Wanneroo Showgrounds to a value of \$2,000.

Moved Cr Guise, Seconded Cr Willox.

That Standing Orders be suspended and the meeting move behind closed doors to allow Confidential Items 9.18, 9.19 and 9.20 to be discussed.

The Motion was put and declared CARRIED (10/0).

**9.18 MITCHELL FREEWAY EXTENSION TENDER - SITE COMPOUND LEASE –
CONFIDENTIAL**

Moved Cr Guise, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council:

1. **SUPPORT** in principle a proposed lease of 1.5 – 2.0 hectares for a Site Compound to accommodate a temporary office block and car parking associated with the Mitchell Freeway Extension in the area south of Neerabup Road and west of the Mitchell Freeway, subject to a negotiation of commercial terms for the lease generally in accordance with Appendix 9.18.
2. **CONSIDER** the use of the Site Compound for the storage of and processing of road building materials such as topsoil, sub base and base course subject to the Lessee preparing a Management Plan to address potential land contamination issues to the absolute satisfaction of the TPRC. This would require approval by the full Council.

The Motion was put and declared CARRIED (10/0).

**9.19 EARTHWORKS AND SUBDIVISION WORKS TENDER – EXTENSION OF
CONTRACT - CONFIDENTIAL**

Moved Cr Willox, Seconded Cr Guise.

[The recommendation in the agenda]

Recommendation

That the Council APPROVE the option for a 1 year contract extension to RJ Vincent (from 24 April 2015 to 23 April 2016) for earthwork and subdivision works services in accordance with Tender 5/2013 (Earthworks and Subdivision Works, dated March 2013), subject to the same terms and conditions.

The Motion was put and declared CARRIED (10/0).

9.20 CEO PERFORMANCE REVIEW 2013/14 - CONFIDENTIAL - LATE ITEM

Moved Cr Tyzack, Seconded Cr Willox.

[The recommendation in the agenda]

Recommendation

That the Council:-

- 1. RECEIVE the Annual Appraisal Report, dated 10 November 2014, submitted by John Phillips Consulting.**
- 2. APPROVE the CEO remuneration package as per the recommendations of the CEO Performance Review Committee meeting of 10 November 2014.**
- 3. ENDORSE the modified Key Result Areas (November 2014) and the performance indicators to be used for 2014/2015 for the CEO Annual Performance review as per the recommendations of the CEO Performance Review Committee meeting of 10 November 2014.**

The Motion was put and declared CARRIED (10/0).

Moved Cr Tyzack, Seconded Cr McLean.

That Standing Orders be reopened and the meeting doors be opened.

The Motion was put and declared CARRIED (10/0).

The recommendations for items 9.18, 9.19 and 9.20 were read out as follows:

Item 9.18 MITCHELL FREEWAY EXTENSION TENDER - SITE COMPOUND LEASE – CONFIDENTIAL

That the Council:

- 1. SUPPORT in principle a proposed lease of 1.5 – 2.0 hectares for a Site Compound to accommodate a temporary office block and car parking associated with the Mitchell Freeway Extension in the area south of Neerabup Road and west of the Mitchell Freeway, subject to a negotiation of commercial terms for the lease generally in accordance with Appendix 9.18.*
- 2. CONSIDER the use of the Site Compound for the storage of and processing of road building materials such as topsoil, sub base and base course subject to the Lessee preparing a Management Plan to address potential land contamination issues to the absolute satisfaction of the TPRC. This would require approval by the full Council.*

Item 9.19 EARTHWORKS AND SUBDIVISION WORKS TENDER – EXTENSION OF CONTRACT - CONFIDENTIAL

That the Council APPROVE the option for a 1 year contract extension to RJ Vincent (from 24 April 2015 to 23 April 2016) for earthwork and subdivision works services in accordance with Tender 5/2013 (Earthworks and Subdivision Works, dated March 2013), subject to the same terms and conditions.

Item 9.20 *CEO PERFORMANCE REVIEW 2013/14 - CONFIDENTIAL - LATE ITEM*

That the Council:-

- 1. RECEIVE the Annual Appraisal Report, dated 10 November 2014, submitted by John Phillips Consulting.*
- 2. APPROVE the CEO remuneration package as per the recommendations of the CEO Performance Review Committee meeting of 10 November 2014.*
- 3. ENDORSE the modified Key Result Areas (November 2014) and the performance indicators to be used for 2014/2015 for the CEO Annual Performance review as per the recommendations of the CEO Performance Review Committee meeting of 10 November 2014.*

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

- Item 9.18 Mitchell Freeway Extension Tender - Site Compound Lease.
Item 9.19 Earthworks and Subdivision Works Tender – Extension of Contract.
Item 9.20 CEO Performance Review 2013/14.

14. GENERAL BUSINESS

The Chairman acknowledged the good work of Council and the TPRC office over the last year which had resulted in positive outcomes for the Tamala Park Project and thanked everyone for their contributions. He wished everyone a safe and merry Christmas and good 2015.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:14 pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2015

as a true record of proceedings.

CHAIRMAN



CITY OF VINCENT

**FORUM NOTES
9 DECEMBER 2014**

1. Declaration of Opening

Mayor John Carey declared the Forum open at 6.00 pm.

2. Apologies/Members on Approved Leave of Absence

(a) Apologies:

Cr Julia Wilcox
Rob Boardman

North Ward (*Personal Reasons*)
Director Community Services (*Sick Leave*)

Leave of Absence:

Nil.

(b) Present:

Mayor John Carey
Cr Matt Buckels
Cr Emma Cole
Cr Roslyn Harley (*Deputy Mayor*)
Cr James Peart
Cr Laine McDonald
Cr John Pintabona
Cr Joshua Topelberg

North Ward
North Ward
North Ward
South Ward
South Ward
South Ward
South Ward

Len Kosova
Jacinta Anthony
Bee Choo Tan
Gabriela Poezyn
Rick Lotznicker

Chief Executive Officer
A/Director Community Services
A/Director Corporate Services
Director Planning Services
Director Technical Services

Joshua O'Keefe

A/Manager Strategic Planning, Sustainability &
Heritage Services

1 Member of the Public (*from 6.35pm*)

3. Declaration of Interests

Nil.

4. Forum Items for Discussion

4.1 Public Interest Forum

Nil.

4.2 Agenda Forum

4.2.1 Percent for Public Art - Policy Review - *Presentation by City's Officers*

Commenced at: 6.02pm
Closed at: 6.28pm
Members of Public: 1

Comment:

A/DComS provided an overview of the Percent for Public Art policy and the review that has been undertaken by Administration. Changes are recommended in order to progress with cash-in-lieu projects after a six (6) month period as well as proposing a more flexible arrangement for artwork to be located in other areas other than in the direct vicinity.

A comprehensive report will be prepared for the Ordinary Meeting of Council in January 2015.

4.2.2 Car Parking Strategy - *Presentation by City's Officers*

Commenced at: 6.28pm
Closed at: 7.00pm
Members of Public: 1

Cr Harley departed the Forum at 6.30pm and did not return.

Comment:

A/DComS provided information on usage for Fitzgerald Street and Oxford Street, as well as Richmond Street kerbside parking. Surveys were conducted for 17 days for each of the car parks and provided some evidence to support the officer's recommendation to introduce paid parking in the Fitzgerald Street car park and Lawley Street south kerbside parking, as well as increased parking fees on Richmond Street. The status quo was recommended for Oxford Street car park with continued enforcement.

It was suggested that the survey for Fitzgerald Street car park continue for another two (2) weeks.

A review of the ACROD Bays was provided, with a recommendation that a consultant be engaged to provide specialist advice. Currently, "No Ticket required in ACROD Bays" signs have been trialled in Raglan and Chelmsford Roads, as well as on Barlee Street. This has been well received.

4.2.3 Naming of Right-of-Ways - A Possible Way Forward - *Presentation by City's Officers*

Commenced at: 7.00pm

Closed at: 7.39pm

Members of Public: 1

Comment:

Officers presented options to move the naming process forward more in line with the previous policy/procedure. Elected Members had differing views as to how this should proceed.

Mayor stated that there appeared to be consensus on a once or twice annual naming. This does not need to preclude one off proposals. Officers consider this to be a feasible option, however costs will need to be accessed/budgeted for. Will there be set number of ROWs up for naming?

Mayor asked whether officers felt they had some direction to proceed, requesting a new policy be developed which provided very clear guide lines, which elaborated on the requirements of the Geographic Names Committee.

The Officers' understanding was that a new approach would require totally new Policy which can paraphrase the Geographic Names Committees criteria, and expand on that if necessary. Not all of the administrative requirements would need to be included as they are laid down by the Committee's guidelines, however references to the guidelines in the policy would be required as general requirements for compliance.

CEO made the suggestion that the Council receive and approve a revised policy which clearly outlines what the City's naming parameters are and, after that, decisions on naming become an administrative matter.

4.2.4 Review of Heritage Policies - *Presentation by City's Officers*

Commenced at: 7.24pm

Closed at: 7.39pm

Members of Public: Nil.

Comment:

The Acting Manager Strategic Planning, Sustainability and Heritage Services presented the proposed changes to two heritage policies including Policy 7.6.2 and the rescission/initiation of Policy 7.6.5.

The proposed changes are summarised below:

Amendment to Policy No. 7.6.2 – Heritage Management Assessments:

- Removal of the requirement for owners of commercial properties to provide consent for inclusion of properties on the City's Municipal Heritage Inventory (MHI); and
 - Clarification that commercial properties have 'approved commercial uses' regardless of the property's zone.
-

Rescission/Initiation of Policy 7.6.5:

- A review of each process for considering a place to be included on the MHI (Nominations / DA's / MHI review); and
- A change of format to a flowchart for each scenario for simplicity and ease of interpretation.

It was advised that the policies would be considered by Council at the 20 January 2015 meeting.

4.2.5 Character Retention Area Guidelines – Draft Policy - *Presentation by City's Officers*

Commenced at: 7.39pm

Closed at: 8.07pm

Members of Public: Nil.

Comment:

The Acting Manager Strategic Planning, Sustainability and Heritage Services presented the Draft Character Retention Area Guidelines – Policy 7.1.8 for consideration by Elected Members.

The recommended Character Retention Areas were identified and the structure of the policy was discussed, including the individual provisions and the likely impact on future development.

The Mayor requested the policy only recommend St Albans Avenue as the inaugural Character Retention Area. Other Elected Members made comments on various elements of the policy such as the strict position on demolition for dwellings which 'contribute' to the streetscape and the nature of additions to dwellings which do not mimic or replicate original features.

It was advised the Draft Policy would be considered at the meeting of Council of 20 January 2015.

4.2.6 Review of the Exercise of Discretion for Development Variations Policy and Others – *Presentation by City's Officers*

Commenced at: 8.07pm

Closed at: 8.50pm

Members of Public: Nil.

Comment:

The Acting Manager Strategic Planning, Sustainability and Heritage Services presented the preliminary findings of the review of the City's Variations Policy and various other development policies for consideration.

Elected Members were introduced to the structure of the new policy and how it was recommended to be integrated into the City's Planning and Building Policy Manual.

Key elements of this new policy includes:

1. A single consolidated development policy;
2. A seamless integration with the R Codes. Part 5 and 6 relating to single houses and grouped dwellings and multiple dwelling developments;
3. Centralised building height provisions and identification of height variations;
4. A reduction of considered height variations by one storey;
5. New provisions relating to capped plot ratio and variation provisions;
6. Inclusion of a new assessment column, 'Not Accepted';
7. An innovative new development setback matrix to establish building envelopes floor by floor, by lot size with a sliding scale depending on the zoning and size of adjoining properties;
8. Responsive provisions to protect dwellings on lower zoned land from building bulk where it abuts high density, including consideration of additional height and plot ratio for those properties;
9. Inclusion of an explanation of what constitutes excellent design;
10. A total review of all development standards for Commercial, Mixed Use and Multiple Dwelling developments; and
11. A review of the draft Precinct Policies which now only contain development standards by exception.

Elected Members and Staff discussed the many elements of the policy and it was advised that it would be presented to the 20 January 2015 Council meeting for initiation and approval to advertise.

4.3 Concept Forum (Behind Closed Doors)

Nil.

5. Closure

Mayor John Carey declared the Forum closed at 8.50pm.
