



TOWN OF VINCENT

FORUM NOTES 21 APRIL 2009

The Chief Executive Officer advised that the Mayor and Deputy Mayor were apologies for the Forum and there was a need for a Presiding Member to be chosen from those present.

Cr Anka Burns nominated Cr Izzi Messina. No other nominations were received.

Cr Izzi Messina assumed the Chair at 6.03pm.

1. Declaration of Opening

Cr Messina declared the Forum open at 6.05pm.

2. Apologies/Members on Approved Leave of Absence

(a) Apologies:

Mayor Nick Catania *Work Commitments*

Absent:

Cr Helen Doran-Wu North Ward

Leave of Absence:

Cr Steed Farrell North Ward
Cr Ian Ker South Ward

(b) Present:

Cr Anka Burns South Ward
Cr Sally Lake South Ward
Cr Dudley Maier North Ward
Cr Izzi Messina South Ward
Cr Noel Youngman North Ward (*from 6.09pm*)

John Giorgi, JP Chief Executive Officer
Rob Boardman Director Development Services
Rick Lotznicker Director Technical Services
Mike Rootsey Director Corporate Services

Two (2) Members of the Public.

3. Declaration of Interests

Nil.

4. Forum Items for Discussion

4.1 Public Interest Forum

Nil.

4.2 Agenda Forum

- 4.2.1 Proposed Office Development - No. 87 (Lot 101) Bulwer Street, Highgate - *Presentation by Planning Solutions (Aust) Pty Ltd on behalf of applicant, Oldfield Knott Architects*

Commenced at: 6.05pm

Closed at: 6.35pm

Members of Public: Nil. Frank Iemma, Oldfield Knott Architects and Ben Doyle, Planning Solutions in attendance

Comment:

A PowerPoint presentation was made.

Plans of the proposed development (site, basement, ground floor, first to fourth floors) were tabled.

The land is zoned residential/commercial. The proposed development is for 4 storeys building consisting of 33 office tenancies of net lettable area of 4,592 square metres, 8 two bedroom multiple dwellings, and two basement levels for 74 car bays.

The proposed plot ratio is 1:6 and the residential density is approximately R60. The overshadowing and overlooking for the proposal are compliant.

The following key matters were raised and discussed by the Council Members:

- The proposal does not comply with the current Scheme provisions and Local Planning Strategy.
 - The area of residential component for the development is low.
 - The ground water level in this area is high which may impact on the proposed basement.
 - The height of the proposed building is generally acceptable.
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4.2.2 Asset Management - WAAMI (West Australian Asset Management Improvement) Programme - *Presentation by Bruce Lorimer of CT Management Group*

Commenced at: 6.35pm

Closed at: 7.30pm

Members of Public: Nil. Andrei Buters from "The Perth Voice" in attendance from 7.00pm.

Comment:

A PowerPoint presentation was provided.

Bruce Lorimer outlined the fundamentals and goals of the WAAMI programme and the progress of the Town in their WAAMI project.

He also advised the Forum of the importance of Asset Management in long term for financial planning and sustainability of Town.

4.2.3 Proposed Development at Nos. 103-111 Harold Street, Highgate (former Pacific Motel site) - *Presentation by Hillam Architects*

Commenced at: 7.35pm

Closed at: 8.10pm

Members of Public: Three (3). Trevor Moran (Land Vision), Paul Foster (Addwealth Pty Ltd), owners representative), Marcus Dolby (Project Manager) and Nick Silich (Hillam Architects) in attendance.

Comment:

A PowerPoint presentation was made by Trevor Moran and Nick Silich. Plans of the proposed redevelopment (brochure, site, context, shadow, ground floor, first to third floor, roof, elevations) tabled.

The proposal is for a mixed use development to replace the motel use with a combined office and residential development built within the shell of the existing building. The first and second floors will consist of offices and the third floor will be multiple dwellings (penthouses). A traffic impact assessment has been carried out for this development. The developer is willing to develop on-street parking along Harold and Stirling Streets.

The following key matters were raised and discussed by the Council Members:

- Concerns about the floor area of the commercial component. It would be preferred that the proposal consists of three storeys residential and one storey commercial.
 - The level of commercial area being proposed will have a traffic impact on Harold and Stirling Streets.
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- The proposal does not comply with the Town's Economic Development Strategy.
- Car parking in front setback area detracts from development. Verge parking is not supported.
- Adequate landscaping is to be provided for the development.
- The height of the proposed development is generally acceptable.

4.3 Concept Forum (Behind Closed Doors)

Nil.

5. Closure

Cr Messina declared the Forum closed at 8.10pm.
