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 - (vii) WALGA Member – Road Safety Council (Panel of 3 Names)
 - (viii) WALGA Deputy Member – Road Safety Council (Panel of 3 Names)

13. URGENT BUSINESS

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14. CLOSURE

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Minutes of the Ordinary Meeting of the Council of the Town of Vincent held at the Administration and Civic Centre, 244 Vincent Street, Leederville, on Tuesday 22 April 2003, commencing at 6.01pm.

1. DECLARATION OF OPENING

The Presiding Member, Mayor Nick Catania, JP declared the meeting open at 6.01pm.

2. APOLOGIES/MEMBERS ON APPROVED LEAVE OF ABSENCE

(a) Apologies:

Nil

(b) Present:

Mayor Nick Catania, JP	Presiding Member
Cr Simon Chester	Mt Hawthorn Ward
Cr Caroline Cohen	North Perth Ward
Cr David Drewett, JP	Deputy Mayor - Mt Hawthorn Ward
Cr Helen Doran-Wu	Mt Hawthorn Ward
Cr Basil Franchina	Mt Hawthorn Ward
Cr Kate Hall	North Perth Ward
Cr Ian Ker	North Perth Ward
Cr Marilyn Piper, JP	North Perth Ward
John Giorgi, JP	Chief Executive Officer
Rob Boardman	Executive Manager, Environmental & Development Services
Rick Lotznicher	Executive Manager, Technical Services
Mike Rootsey	Executive Manager Corporate Services
Nadine Wellington	Acting Minutes Secretary
Jenny D'Anger	Journalist – Voice News
Ryan Sturman	Journalist – Guardian Express

Approximately 14 Members of the Public

(c) Members on Leave of Absence:

Nil

3. (a) PUBLIC QUESTION TIME & RECEIVING OF PUBLIC SUBMISSIONS

1. M/s Dorothy Cookson of 2A Scott Street, Leederville – Item 10.1.1. M/s Cookson outlined her reasons for wanting a carport with an automatic door including; easier access to home, protection for car and personal protection from anti-social behaviour. M/s Cookson tabled photographs of similar type carport/roller door scenarios as she proposes within the Town. She also advised that the majority of landowners in the street had given their consent in writing.

There being no further questions from the public, Public Question Time was closed at 6.05pm.

(b) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

5. THE RECEIVING OF PETITIONS, DEPUTATIONS AND MEMORIALS

- 5.1 Mr Mr Mohamed Abdrabou of 49 Cowle Street, West Perth, with 11 signatories, requesting the Town's Local Area Traffic Management Advisory Group review all matters relating to area traffic management and traffic calming for Cowle Street, West Perth.

Moved Cr Chester, Seconded Cr Ker

That the petition be received and referred to the Executive Manager Technical Services for investigation and report.

CARRIED (9-0)

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

- 6.1 Ordinary Meeting of Council held on 8 April 2003.**

Moved Cr Ker, Seconded Cr Piper

That the Minutes of the Ordinary Meeting of Council held on 8 April 2003 be confirmed as a true and correct record.

CARRIED (9-0)

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

- 7.1 Announcement Under Section 3.12(2) of The Local Government Act 1995 To Amend A Local Law**

It is advised that the Town of Vincent hereby gives public notice that it intends to amend the Town of Vincent Local Law Relating to Parking Facilities, as published in the Government Gazette on 23 May 2000, to replace the existing second schedule with a new second schedule.

Local Law Relating To Parking Facilities

This amendment will:

- standardise the parking restrictions applicable in parking stations;
- in some car parks, will make the restrictions easier for the public to understand; and
- will simplify the signage, needed to convey the restrictions to the public.

This matter is Item 10.4.1 on tonight's Agenda.

7.2 Consideration of Subdivisions and Survey Strata Subdivisions

Further to the Notice of Motion unanimously approved at the Ordinary Meeting of Council held on 8 April 2003 concerning the Eton Locality, I have been approached by several residents in the area concerning the Council's current handling of freehold subdivisions and survey strata subdivisions in this locality, under delegated authority.

In view of Council's unanimous position relating to this matter, I have liaised with the Chief Executive Officer and accordingly, all of these applications will be reported to the Council for their consideration. The matter will be further reviewed after the Minister for Planning and Infrastructure determines the Town Planning Scheme Amendment to downzone this locality.

7.3 Anzac Day Ceremony

I again extend an open invitation to all of the Town's ratepayers and residents to the Town's Anzac Day ceremony to be held at 11am on Friday 25 April 2003 at Axford Park, Mount Hawthorn.

Anzac day this year is particularly significant in view of Australia's Defence Forces' involvement in overseas conflicts and operations, such as Iraq.

Everyone is most welcome to attend and also to lay a wreath if they wish.

8. DECLARATION OF INTERESTS

Nil.

9. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil.

10. REPORTS

Presiding Member, Mayor Nick Catania, requested the Chief Executive Officer to advise the Meeting of:

10.1 Items which are the subject of a question or comment from Members of the Public and the following was advised:

Item 10.1.1.

10.2 Items which require an Absolute/Special Majority which have not already been the subject of a public question/comment and the following was advised:

Items 10.4.1 and 10.4.3.

Presiding Member, Mayor Nick Catania, requested Elected Members to indicate:

10.3 **Items which Elected Members wish to discuss which have not already been the subject of a public question/comment or require an absolute/special majority and the following was advised:**

Mayor Catania	Nil.
Cr Drewett	Nil.
Cr Cohen	10.1.4, 10.1.7, 10.1.9, 10.3.3 and 10.4.2.
Cr Franchina	10.3.2.
Cr Chester	Nil.
Cr Hall	Nil.
Cr Doran-Wu	Nil.
Cr Ker	10.1.6 and 10.4.4.

Presiding Member, Mayor Nick Catania, requested the Chief Executive Officer to advise the Meeting of:

10.4 **Items which members/officers have declared a financial or proximity interest but which have not been subject to a public question/comment, require an absolute special majority or have been identified by elected members for discussion:**

Nil.

10.5 **Unopposed items which will be moved en bloc and the following was advised:**

Items

10.6 **Confidential Reports which will be considered behind closed doors and the following was advised.**

Nil.

The Chief Executive Officer advised the meeting of the **New Order** of which items will be considered, as follows:

(a) **Unopposed items moved en bloc;**

Items 10.1.2, 10.1.3, 10.1.5, 10.1.8, 10.1.10, 10.1.11, 10.1.12, 10.1.13, 10.1.14, 10.1.15, 10.2.1, 10.2.2, 10.3.1, 10.3.4, 10.3.5 and 10.3.6.

(b) **Those being the subject of a question and/or comment by members of the public during "Question Time";**

Items 10.1.1.

(c) **Those requiring an Absolute Majority/Special Majority decision;**

Items 10.4.1 and 10.4.3.

(d) **Those which were identified by Elected Members for discussion;**

Items 10.1.4, 10.1.7, 10.1.9, 10.3.3, 10.4.2, 10.3.2, 10.1.6 and 10.4.4.

(e) **Items which members/officers have declared a financial or proximity interest but which have not been subject to a public question/comment, require an absolute special majority or have been identified by elected members for discussion;**

Nil.

(f) **Confidential Reports which will be considered behind closed doors and the following was advised.**

Nil.

Moved Cr Chester, Seconded Cr Ker

That the following unopposed items be moved en bloc;

Items 10.1.2, 10.1.3, 10.1.5, 10.1.8, 10.1.10, 10.1.11, 10.1.12, 10.1.13, 10.1.14, 10.1.15, 10.2.1, 10.2.2, 10.3.1, 10.3.4, 10.3.5 and 10.3.6.

CARRIED (9-0)

**10.1.2 No. 38 (Lot 2) Galwey Street, Dual Frontage with Tennyson Street,
North Perth - Proposed Freehold Subdivision**

Ward:	Mount Hawthorn	Date:	10 April 2003
Precinct:	Leederville, P3	File Ref:	121527
Reporting Officer(s):	P Mastrodomenico		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Residential Design Codes the Council RECOMMENDS to the Western Australian Planning Commission that the application submitted by Tuscom Subdivision Consultants on behalf of the owners G and G L Bates, for the proposed subdivision of No. 38 (Lot 2) Galwey Street, dual frontage with Tennyson Street, North Perth and as shown on the plan stamp-dated 5 March 2003(subdivision 121527) be APPROVED, subject to the following conditions:

- (i) all buildings and effluent disposal systems, having the necessary clearance from the new boundaries as required under the relevant legislation;*
- (ii) support of the subdivision is not to be construed as support of the demolition of the existing building(s) and/or any development on the proposed lots;*
- (iii) if any portion of the existing building(s) is to be demolished to facilitate the proposed subdivision, Planning Approval and/or Demolition Licence is to be obtained from the Town for the demolition of the existing building(s) prior to the clearance of the Diagram or Plan of Survey by the Town;*
- (iv) all buildings and structures that have been granted Planning Approval and/or Demolition Licence for demolition being demolished and associated materials removed from the site and the site made good. A separate Planning Approval and/or Demolition Licence is required from the Town prior to the commencement of any demolition works;*
- (v) the land being filled and/or drained at the subdivider's cost to the satisfaction of the Town and any easements and/or reserves necessary for the implementation thereof, being provided free of cost;*
- (vi) the applicant obtaining Planning Approval and/or Building Licence for the development of a house(s) on the lots less than 350 square metres in accordance with Clause 2.3.3 of the Residential Design Codes;*
- (vii) two (2) on site car parking bays and associated driveway and crossover for the existing dwelling being provided and constructed to the satisfaction of the Town; and*
- (viii) the street verge tree(s) on Galwey Street adjacent to the subject land being retained and measures being taken to ensure their identification and protection to the satisfaction of the Town prior to commencement of site works;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.2

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: G and G L Bates
APPLICANT: Tuscom Subdivision Consultants
ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No.1: Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Single house
Use Classification	"P"
Lot Area	597 square metres

Requirements	Required	Proposed
Density	600 square metres	597 square metres

SITE HISTORY:

The subject site is occupied by a single storey single house with its primary street frontage to Galwey Street.

CONSULTATION/ADVERTISING:

Advertising is not required for subdivision applications.

DETAILS:

An application has been received for the subdivision of the subject property into two freehold lots, one having an area of 300 square metres, fronting Galwey Street and accommodating the existing house, and the other having an area of 297 square metres, vacant and fronting Tennyson Street.

COMMENTS:

The proposal complies with the minimum lot/site area requirements of the Residential Design Codes, however involves a 0.5 percent density bonus to the average lot/site area requirement.

The proposal generally complies with Clause 3.1.3 (Variation to Minimum Site Area Required) of the performance criteria of the Residential Design Codes, which states;

"The Commission may approve the creation of a lot of a lesser area and the Commission or a Council may approve a minimum site area of a Grouped Dwelling on a site area less than that specified on Table 1 provided that the proposed variation would meet the following criteria:

- *be no more than 5 percent less in area than that specified on Table 1; and*
- *facilitate the development of lots with separate and sufficient frontage to more than one public street;"*

In this case, a variation to the Residential Design Codes is considered supportable, mainly taking into account that the lot has two street frontages and complies with the performance criteria of the Residential Design Codes.

The proposed subdivision will not unduly adversely affect the amenity and streetscape of the area. As such, it is recommended that advice be returned to the Western Australian Planning Commission recommending approval for the proposed freehold subdivision, subject to standard conditions.

10.1.3 No. 46 (Lot 51) (Strata Lot 3) Randell Street, Dual Frontage to Randell Place, Perth – Proposed to Free Standing Rear Garage/Workshop to Existing Two Storey Single House

Ward:	North Perth	Date:	15 April 2003
Precinct:	Hyde Park, P12	File Ref:	PRO 2272; 00/33/1512
Reporting Officer(s):	C Mooney		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owner P A & C A Marchant for proposed free standing rear garage/workshop addition to existing two storey single house, at No. 46 (Lot 51) (Strata Lot 3) Randell Street (dual frontage to Randell Place), Perth, and as shown on plans stamp-dated 26 February 2003, as amended, subject to:

- (i) subject to first obtaining the consent of the owners of No. 38 Randell Place for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 38 Randell Place in a good and clean condition;*
- (ii) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iv) the garage/workshop structure shall not be used for industrial, commercial or habitable purposes;*
- (v) a road and verge security deposit bond and/or bank guarantee of \$220 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing; and*
- (vi) no plumbing or sanitary facilities or fixtures shall be provided to or within the garage/workshop without prior approval of such by the Town;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.3

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: P A & C A Marchant
APPLICANT: P A & C A Marchant
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R80 (R60 provisions apply for single house)
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Single House
Use Classification	"P"
Lot Area	Strata Lot 3: 198 square metres

Requirements	Required	Proposed
Garage		
Secondary Street setback	1.5 metres	0.4 metre
Car Parking Spaces	2 spaces	1 space
Open Space	45 per cent	37 per cent

SITE HISTORY:

The site is occupied by a two storey single house in a terrace configuration, with dual frontage to Randell Place.

DETAILS:

The applicant seeks to undertake a single storey garage/workshop extension to the rear of the dwelling.

CONSULTATION/ADVERTISING:

The proposal was not required to be advertised as the applicant sought agreement from adjoining property owners. The variations to the requirements of the Residential Design Codes require the application to be considered and determined by Council.

COMMENTS

Secondary Street Setback - Garage

The Residential Design Codes (R Codes) requires a 1.5 metres setback to the secondary street. The applicant proposes a setback of 0.4 metre to this boundary to accommodate the garage while maintaining their outdoor living courtyard provisions to the rear of the dwelling. The neighbouring properties also have their garages facing Randell Place and are also setback 0.4 metre. The proposal aims to duplicate the existing single garage structures to the adjacent western properties. As such, the proposal to infill an existing pattern of development to Randell Place is considered acceptable in this instance.

Garage

The Residential Design Codes requirements relating to Parking and Access require single houses to provide two spaces per dwelling. In this instance, the provision of one onsite car bay is considered acceptable as the proposed development has adequate access to public transport located on Fitzgerald Street and parking facilities located on Randell Street. The proposal replicates the neighbouring garage, providing for one car parking space, as where prior to this proposal no on site car parking provisions have been in place.

Open Space

The proposal does not comply with the requirements of the Residential Design Codes, seeking an 8 per cent variation. Generally, it is considered unsuitable to vary this provision for small lots due to the direct impact this has on the dwelling's amenity. However, in this instance, it is considered an acceptable variation due to the historical nature of terrace development and the contrasting need for compatible carparking spaces within such existing development. The variation is further supported due to removing the need for street parking by the property owners and locating residential parking wholly within their site.

Parapet Walls

The applicant proposes a full width single storey garage/workshop adjacent to the existing garage on the western boundary. The construction of the garage will abut an existing constructed wall, therefore satisfied the acceptable development requirements of the Residential Design Codes. The parapet wall to the eastern boundary is compliant with the requirements of the Residential Design Codes, which permits a parapet wall to one side boundary in areas coded R30 or higher where the wall has a maximum height of 3.5 metres with an average height of 3.0 metres.

Plot Ratio

The R Codes permit a plot ratio of 0.65 for the subject density code. The existing plot ratio onsite is 0.67; the proposed garage/workshop will not increase the existing plot ratio in accordance with the R Codes.

Taking into account the small nature of the lots and existing form of development, this existing plot ratio is not considered to have any undue impact on the amenity of the subject site or the neighbouring properties. In addition, neighbouring properties to the western boundary also exist in this manner.

Summary

It is considered that the proposal will generally have no detrimental impact on the amenity and streetscape of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions to address the above matters.

10.1.5 No. 98 (Lot 33, Strata Lot 2) Alma Road (Dual Frontage With Forrest Street), Mount Lawley - Proposed Two Storey Single House with Free Standing Garage on Strata Lot

Ward:	North Perth	Date:	15 April 2003
Precinct:	Norfolk, P10	File Ref:	PRO 2284; 00/33/1529
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by Vision Architects on behalf of the owner P Van Der Zwart for proposed two storey single house with free standing garage on strata lot at No. 98 (Lot 33, Strata Lot 2) Alma Road (dual frontage with Forrest Street), Mount Lawley, and as shown on plans stamp-dated 5 March 2003, subject to:

(i) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*

(a) *the garage structure being modified to reflect a carport by the following means;*

(1) *reduction of the western parapet wall to a maximum height of 2.4 metres in accordance with the Town's Local Laws relating Fences, Floodlights and Other External Lights;*

(2) *the Alma Road elevation being 100 per cent open (open type gates/panels are permitted); and*

(3) *the screen wall to the eastern elevation being replaced with a visually permeable alternative that maintains views to the main dwelling;*

(b) *the proposed dwellings being provided with two (2) car parking bays. The Town is prepared to accept a reduced street setback to the carport structure to the proposed dwelling to achieve this requirement; and*

(c) *the parapet wall to the western boundary complying with the requirements of the Building Code of Australia.*

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the Town's Policies;

(ii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

(iii) *a visual truncation of 2 metres by 2 metres at the intersection of the driveway and footpath shall be provided at the owner's cost;*

- (iv) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (v) *a road and verge security deposit bond and/or bank guarantee of \$550 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (vi) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (vii) *prior to the first occupation of the development, redundant or 'blind' crossovers shall be removed and the verge and kerb made good to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense;*
- (viii) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application;*
- (ix) *street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s);*
- (x) *subject to first obtaining the consent of the owners of Nos. 65 Forrest Street and Strata Lot 2 of No. 67 Forrest Street, Mount Lawley for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 65 Forrest Street and Strata Lot 2 of No. 67 Forrest Street, Mount Lawley in a good and clean condition;*
- (xi) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the north facing windows to the first floor of bedrooms 2 and 3 shall be screened with a permanent obscure material and be non-openable to a minimum of 1.6 metres above the finished first floor level. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The whole windows can be top hinged and the obscure portion of the windows openable to a maximum of 20 degrees; and*
- (xii) *all denoted highlight windows shall have a minimum sill height of 1.6 metres above the relevant finished floor level;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.5

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: P Van Der Zwart
APPLICANT: Vision Architects
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R40
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Single House
Use Classification	"P"
Lot Area	512 square metres

Requirement	Required	Proposed
Proposed Dwelling		
Setbacks		
Front - Garage	Garage located behind the building line or setback 6.0 metres from the primary street in accordance with the Town's Policy	1.0 metre
Ground - Eastern side setback	1.5 metres	Minimum Nil
Upper - Eastern side setback	2.1 metres	Minimum Nil
Ground - Western side setback	3.0 metres (based on entire length of parapet wall being 23.3 metres)	Nil
Upper - Western side setback	1.9 metres	Nil
Cone of Vision		
Upper Rear - Bedrooms 2 & 3	4.5 metres	3.4 metres to the eastern and western side boundaries, despite wing wall benefiting Bedroom 2
Car Parking	2 bays	1 bay
Wall Height	7.0 metres	7.47 metres

SITE HISTORY:

Strata Lot 2 is currently vacant and there is an existing single house located to the Forrest Street frontage. Strata Lot 1 extends from the Forrest Street frontage and runs through to the Alma Road frontage, resulting in Strata Lot 2 being non-uniform in shape with a frontage of 6.15 metres.

DETAILS:

The applicant seeks to construct a two storey single house on the vacant strata lot with frontage to Alma Road. The applicant seeks a free-standing single storey garage structure to the front of the dwelling.

CONSULTATION/ADVERTISING:

The proposal was advertised and no submissions were received.

COMMENTS:

Proposed Dwelling

Garage

The applicant seeks a garage located with a 1.0 metre setback to the front boundary which represents a significant variation to the provisions of the Residential Design Codes (R Codes) and the Town's Policy relating to Street Setbacks. Due to the impact of the structure on the streetscape of the area, it is considered more suitable that the structure should in fact be a carport. This allows the structure to remain open and visually permeable so that views of the main residence are retained and the residential feel of the area is maintained. Furthermore, conversion to a carport allows the proposal to comply with the provisions of the R Codes and the Town's Policies.

The conversion to a carport can easily be achieved, by altering the proposed door to be visually permeable, removing the proposed partial wall to the western side and reducing the dividing fence (currently proposed as a parapet wall) to a maximum height of 2.4 metres, to comply with the Town's fencing Local Laws. Subject to these alterations, the carport located within the front setback of the nature proposed is acceptable.

Ground Level Eastern Side Setback

The R Codes would require this wall to be setback 1.5 metres from the boundary and the applicant proposes for this to be a nil setback for a portion of the structure with the average setback increasing to 1.2 metres. This reduced setback at ground level is considered to have little undue impact on the neighbouring property and on this basis is acceptable.

Upper Level Eastern Side Setback

The R Codes would require this upper level to be setback 2.1 metres from the boundary and the applicant proposes for a portion of the wall to have a nil setback to accommodate the stairwell, with the remaining wall being setback 1.2 metres. The property to the east is a single residential dwelling with frontage to Forrest Street, with the remainder of the property being predominantly vacant and accommodating a garage to their secondary street frontage. It is considered that the two storey height parapet (4.2 metres long) accommodating the stairwell will have minimal effect on the amenity of the adjoining property or any future development of the rear of that lot. Furthermore, the reduced setback to 1.2 metres for the remainder of the residence is also considered suitable. There will be no undue overshadowing as a result of the proposal and no overlooking as the applicant has implemented highlight windows and obscured glazing to address this issue. As such, no undue harm is considered to be caused to the neighbouring property.

Ground Level Western Side Setback

The applicant seeks a nil side setback to the western boundary at ground level. This portion of the dwelling will abut Strata Lot 1 which services the existing dwelling fronting Forrest Street. The element of Strata Lot 1 affected by the reduced setback simply provides an access provision (non-vehicular) to the dwelling from the secondary street frontage. The R Codes permit a parapet wall to one side boundary in areas coded R30 or higher where the wall has a maximum height of 3.5 metres with an average height of 3.0 metres. The proposed parapet is considered to be the element applicable for the dwelling, plus the dividing wall element that runs between the dwelling to the extent of the proposed garage, totalling 23.3 metres in length. This proposed parapet exceeds the limits contained within the R Codes. However, with the requirement to reduce the wall to the future carport to a maximum height of 2.4 metres (constituting a dividing fence), the overall remaining parapet will be within the limits the R Codes provide for, thereby being acceptable.

The applicant proposes openings to this parapet which are highlight windows fitted with obscured glazing. These openings will need to comply with the provisions of the Building Code of Australia (BCA).

Upper Level Western Side Setback

The R Codes require a setback of 1.9 metres to be provided to the upper level, whereas the applicant only seeks to provide a nil setback. This will represent a two storey parapet to the boundary with the access element of Strata Lot 1. As the parapet only abuts an access element, it is considered minimal impact will be caused by the structure, with no overshadowing concerns being raised and no privacy implications arising. In addition, the affected neighbour, being owner of Strata Lot 1 was written to within the advertising period and no comments were received. On the basis of the limited impact of the proposed two storey parapet, the proposal is considered acceptable.

Cone of Vision - Upper Level Bedrooms 2 and 3

Both bedrooms rear windows do not comply with the requirements of the cone of vision provisions of the R Codes. The western window is assisted by a nib wall associated with the parapet on this boundary. However, overlooking can still occur on the 45 degrees angle past this wall within the required 4.5 metres setback. As such, these windows will be required to be obscured as a condition of approval.

Car Parking

The applicant only demonstrates the provision of one car bay onsite. The R Codes require a minimum provision of two bays. Two bays can be achieved onsite in a tandem configuration subject to slight alteration to the configuration of the proposed carport structure. A further reduced front setback to the carport can be considered to achieve this at Building Licence stage. This aspect has been discussed with the applicant and the approval should be conditioned accordingly.

Wall Height

The maximum wall height under the R Codes for a concealed roof is 7.0 metres for two storey development, whereas the applicant seeks a variation to a maximum height of 7.47 metres. The minor increase in proposed wall height results in a smaller overall development than would occur if a steep pitched roof structure was proposed. The impact of this proposal on the streetscape and neighbouring properties has been established at being minimal and thus this minor variation is considered reasonable.

It is considered that the proposal will generally have no unreasonable detrimental impact on the amenity and streetscape of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions to address the above matters.

10.1.8 No. 6 (Lot 115) Franklin Street, Leederville – Proposed Two (2) Two-Storey Grouped Dwellings to Existing Single House

Ward:	North Perth	Date:	15 April 2003
Precinct:	Leederville, P3	File Ref:	PRO2265; 00/33/1507
Reporting Officer(s):	C Mooney		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by M Taylor on behalf of the owner the B Biagioni for proposed two (2) two-storey grouped dwellings to existing single house at No. 6 (Lot 115) Franklin Street, Leederville, and as shown on the plans stamp dated 24 February 2003, subject to:

- (i) a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted and approved prior to the issue of a Building Licence;*
- (ii) no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of any front fences and gates adjacent to Franklin Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*
- (iii) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) a minimum maneuvering depth for all car bays being 6 metres from the nearest impediment;*
 - (b) the car bay located adjacent to the rear existing dwelling rear lot boundary being a minimum width of 2.7 metres; and*
 - (c) the privacy screening to the western and eastern elevations of the balconies to Units 2 and 3 being a permanent obscure material and non-openable to a minimum of 1.6 metres above the finished first floor level.*

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the Town's Policies;

- (iv) a bond and/or bank guarantee for \$ 9, 600 for the full upgrade of the right of way shall be lodged prior to the issue of a Building Licence;*
- (v) a visual truncation of 2 metres by 2 metres at the intersection of the driveway and the footpath shall be provided at the owner's cost;*
- (vi) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*

- (vii) *a road and verge security deposit bond and/or bank guarantee of \$550 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (viii) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (ix) *prior to the first occupation of the development, redundant or 'blind' crossovers shall be removed and the verge and kerb made good to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense;*
- (x) *street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s);*
- (xi) *prior to the first occupation of the development, the full length and width of the right of way from Salisbury Street to the western most boundary abutting the subject land shall be sealed, drained and paved to the specifications of and supervision under the Town, at the applicant's/owner(s)' full expense;*
- (xii) *prior to the issue of a Building Licence, where vehicular access to the property is via a right of way and the right of way is not a public road, the applicant/owner(s) shall demonstrate (by submission of copies of the Certificate(s) of Title and Original Plan or Diagram of Survey or other documentation) that the owner(s) and occupier(s) of the property have a legal right to use the right of way, to the satisfaction of the Town; and*
- (xiii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.8

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: B Biagioni
APPLICANT: M Taylor
ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No.1: Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Grouped Dwelling
Use Classification	"P"
Lot Area	880 square metres

Requirements	Required	Provided
Parking Spaces		
Car Bay adjacent to existing dwelling lot rear boundary - Unit 2	Width 2.4 metres plus 0.3 metre for any side confined by a wall, fence, column or pier	2.5 metres
Front Car Bay - Existing Dwelling	Maneuverability - 6 metres from nearest impediment	4.4 metres
Western Boundary - Store Ground Floor	1.5 metres	1.0 metre
Vehicular Access	Maneuvering dimension - 6.0 metres Access to on site parking be provided, where available solely from a right of way.	5.63 metres Access to on site parking for proposed Units 2 and 3, off both the right of way and primary street.
Site Area	*Refer to "Comments" section	

SITE HISTORY:

The subject site is occupied by a single storey single house. A 5.03 metres wide privately owned unsealed right of way exists at the rear of the property.

CONSULTATION/ADVERTISING:

There were three submissions received during the advertising period. The following concerns raised included:

"The main issue of concern is the low fence along the eastern boundary of 6 Franklin Street. Whilst at the moment privacy in my kitchen area and backyard is protected by . . . trees along the eastern border, large size of the backyard and lack of use of the backyard. . . I would propose a that a 1.8 metre high boundary fence is constructed at the owner of 6 Franklin Street's expense. The 1.8 metre high fence should extend from in line with the rear of the front house to the rear boundary of the property. . . Subject to this issue being addressed I do not have any objection to the proposed plans."

"The proposal raises two principal matter of concern to me:

Lack of Visual Privacy - Dividing Fence

". . . Whilst the proposed dwelling does not have windows which would result in a significant interference with my visual privacy. . . the existing dividing boundary fence is a hardiflex fence less than 1.5 metres in height. . . my privacy is presently preserved because the rear portion of 6 Franklin Street is largely unused. . . ."

Increased Traffic in the Right of Way

" . . . The right of way should be paved between 6 Franklin Street and Salisbury Street should be paved to ensure that the right of way does not become impassable as a result of increased traffic.

I request that the above matters be addressed by imposing appropriate conditions on development approval. Subject to those matters being addressed, I do not object to the proposal.

". . . We would have no objection to the above mentioned development providing consideration is given to the following items:

- 1. The development does not prejudice the development potential of our property . . . and does not comprise of adversely effect the development potential of surrounding allotments.*
- 2. That in the course of any construction or development activity carried to out, any damage that may be caused to our property. . . is fully compensated . . .*
- 3. All building is in keeping with precinct planning and building by-law regulation, that do not depart from orderly and complimentary themes within the general area . . .*
- 4. Two concerns are raised in regards to onsite carparking. Firstly, it is noted that visitor carparking spaces do not comply with the relevant Australian Standard . . . Secondly, the location of the car parking spaces will prevent/discourage vehicles leaving the site in a forward direction. . .*

Moreover, given the location and difficulty of accessing the carparking spaces will result in them not being fully utilised and cars actually parking on the road. This is considered unacceptable as developments of this nature which result in an intensification of the land use should ensure that all impacts are retained on site."

DETAILS:

Approval is sought for construction of two (2) two storey grouped dwellings to existing single house.

The applicant has provided the following information in support of the development proposal:

"We intend to keep the existing residence as it is thought to be of heritage value. We have utilised the lane-way for parking and access, one space per unit. The other parking space per unit is provided on the south side, accessed from Franklin Street. As per the r-codes we have calculated plot size requirements utilising 2m of area from the rear laneway, bringing total block size to 915m2."

COMMENTS:

Privacy

With regard to objectors concerns over privacy, it should be noted that the development complies with the privacy requirements of the Residential Design Codes. Privacy screening has been provided to height of 2.4 metres to the balconies of Units 2 and 3 on the western and eastern elevations, which should be conditioned to ensure compliance with the privacy requirements of the Residential Design Codes. Hence, the balconies are not considered to overlook the adjoining properties. With regard to the concerns over privacy in relation to dividing fences, the ground floor of the proposed development complies with the privacy requirements of the R Codes, and dividing fences are a civil matter that needs to be determined between neighbouring property owners.

Setback

The boundary setback variation as outlined in the Compliance Table is considered acceptable, as it is generally minor in nature. The setback variation is considered not to unduly affect the amenity of the adjoining properties.

Vehicular Access

With regard to the requirements for vehicular access, it is preferable to have on site parking spaces for new development to be accessed off the right of way. In this instance, the proposal seeks to split the two car parking bays for each proposed dwelling, with access from both Franklin Street and the right of way, and the existing crossover is to be maintained on Franklin Street, which correlates with the current streetscape. This car parking configuration is considered to be acceptable as the rear dwellings of Unit 2 and 3 will be addressing the right of way, providing active interaction and casual surveillance. In addition, the Residential Design Codes requirement for two car parking spaces to be designated on site has also been fulfilled.

In relation to the maneuverability variations as described in the Compliance Table, the proposal meets the requirement for maneuverability in regard to the cadastral boundaries. Both the cadastral boundary and plans state that the depth of the right of way is 5.4 metres. The Town's current information on the right of way state that that right of way is 5.03 metres wide. Therefore, the proposal does not meet the requirement for maneuverability access by 0.37 metre. In this instance, it is considered that appropriate conditions demonstrating ability for maneuverability will overcome this.

In regards to concerns over the right of way, the relevant standard condition to upgrade the right of way is recommended.

Site Area *

The proposal has utilised the acceptable development requirements within the Residential Design Codes for additional site area concessions. The clause states the following:

" in the case of a rear battleaxe development, the site area inclusive of the access leg where such an access leg contributes no more than 20 per cent of the site area as required by Table 1. Where the lot adjoins or abuts a right of way or public reserve for open space, pedestrian access, school site or equivalent, half of the width (up to a depth of two metres) may be added to the site area."

The above requirement relates specifically to battleaxe developments. The subject proposal is not considered to be a battleaxe development in accordance with the R Codes. However, given the intent of the above provision and the comparable urban form of the development, should also be applicable to the subject proposal in this instance. The application of the above provision on the subject proposal will result in the proposal fulfilling the site area requirements of the R Codes.

Summary

The proposal generally meets the requirements of the Residential Design Codes and is compatible with the development requirements of the Town's Policies. Accordingly, it is recommended that the proposal be approved, subject to standard and appropriate conditions to address the above matters.

10.1.10 No. 11 (Lot 23) Anzac Street, Leederville - Proposed Alterations and Loft Addition to and Partial Demolition of Existing Single House

Ward:	North Perth	Date:	14 April 2003
Precinct:	Leederville, P3	File Ref:	PRO 2288; 00/33/1533
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by Pendlebury Construction on behalf of the owners DJ Bramley and JF Sadler for proposed alterations and loft addition to and partial demolition of existing single house at No. 11 (Lot 23) Anzac Street, Leederville, and as shown on plans stamp-dated 10 March 2003, subject to:

- (i) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (ii) prior to the issue of a Building Licence, where vehicular access to the property is via a right of way and the right of way is not a public road, the applicant/owner(s) shall demonstrate (by submission of copies of the Certificate(s) of Title or Original Plan or Diagram of Survey or other documentation) that the owner(s) and occupier(s) of the property have a legal right to use the right of way, to the satisfaction of the Town;*
- (iii) a right of way security bond and/or bank guarantee for \$880 shall be lodged prior to the issue of a Building Licence and be held until all building works have been completed. The right of way shall remain open at all times and not be used to store building materials or obstructed in anyway. The right of way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the right of way surface has deteriorated, or become impassable (for an standard 2 wheel drive vehicle) as a consequence of the works the applicant/developer/builder/owner is to make good the surface to the satisfaction of the Town's Technical Services Division;*
- (iv) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (v) a road and verge security deposit bond and/or bank guarantee of \$550 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing; and*

- (vi) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development the southern elevation window to the upper level loft shall be screened with a permanent obscure material and be non openable to a minimum height of 1.6 metres above the finished first floor level. A permanent obscure material does not include a self-adhesive material or other material that is easily removed. As an alternative, prior to the issue of a Building Licence, revised plans shall be submitted and approved that increase the minimum setback of the upper level southern window to 6.0 metres to the eastern boundary or the window shall be a non major opening accordance with the Residential Design Codes. The whole window can be top hinged and the obscure portion of the windows openable to a maximum of 20 degrees;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.10

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: DJ Bramley and JF Sadler
APPLICANT: Pendlebury Construction
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Single House
Use Classification	"P"
Lot Area	599 square metres

Requirement	Required	Proposed
Setbacks		
Ground - Eastern side setback	1.5 metres	1.2 metres
Ground -Western side setback	1.5 metres	1.0 metre
Cone of Vision Setback		
Loft - Southern elevation window	6.0 metres	5.6 metres
Car parking	2 bays	Not illustrated, however can comply
Roof Height	6.0 metres	6.8 metres

SITE HISTORY:

The site currently supports a single storey single house with a Town owned 3.0 metres wide sealed right of way to the rear.

DETAILS:

The applicant seeks to undertake alterations and additions to the single house, which includes a two storey extension to and partial demolition of the existing dwelling.

CONSULTATION/ADVERTISING:

The proposal was advertised and no comments were received.

COMMENTS:

Demolition

In order to undertake the alterations and additions to this property partial demolition of the rear of the existing dwelling is required. The dwelling is not listed on the Town's Municipal Heritage Inventory or the Interim Heritage Database, and the proposed partial demolition is supported by the Town's Heritage Officer.

Trees

The mature trees onsite had already been removed at the time of site inspection on 4 April 2003.

Ground Level - Eastern Side Setback

The Residential Design Codes (R Codes) require this side setback to be 1.5 metres from the side boundary, whereas the applicant seeks a reduced setback of 1.2 metres. This reduced setback is to allow a seamless extension to the existing residence. The Town's Policy relating to Local Character permits such an approach to extensions to allow the continuation of an existing setback. There will be a number of ground floor openings in this eastern elevation servicing the two proposed bedrooms, bathroom, toilet and laundry, however no undue effect will be caused to the neighbouring property as a result.

Ground Level - Western Side Setback

The applicant seeks a similar approach for the western side setback. The R Codes would require a 1.5 metres setback for the extensions to this elevation also, and the applicant seeks a 1.0 metre setback to be consistent with the existing dwelling's relationship to the boundary. Again the Town's Policy relating to Local Character permits seamless extensions of this nature. Again a number of ground floor openings are proposed for the western elevation, however these will not have any undue adverse impact on the neighbours.

Cone of Vision

Loft Southern Elevation

The loft proposes a dormer window to the rear elevation. This window will be facing south, however due to its location it does not meet the 6.0 metres setback requirement from the eastern boundary in accordance with the R Codes. The proposal can comply by marginally reducing the size of this window which avoids the need for screening, or the applicant can apply screening for the eastern portion of the window. As such, the proposal should be conditioned accordingly.

Car Parking

The applicant has not demonstrated any car parking onsite as part of the planning application. The applicant has provision for one hard stand car bay to Anzac Road and has ample provision from the right of way to provide the additional required bay.

Roof Height

The R Codes seek a maximum roof height of 6.0 metres, whereas the proposal seeks an increased height of 6.8 metres. The overall pitch of the roof is not being altered to that which already exists, and as such the height of 6.8 metres has been established. The applicant does not seek to increase this height but to maintain it with variation to achieve the loft and associated dormer windows to the eastern side and rear elevations. On this basis, the height is acceptable.

It is considered that the proposal will generally have no unreasonable detrimental impact on the amenity and streetscape of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions and conditions to address the above matters.

10.1.11 No. 19 (Lot 6) Green Street, Mount Hawthorn - Proposed Change of Use from Shop to Education Centre

Ward:	Mount Hawthorn	Date:	14 April 2003
Precinct:	Mount Hawthorn, P1	File Ref:	PRO0142; 00/33/1524
Reporting Officer(s):	M Bonini		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by D Hobbs on behalf of the owner N Fartsalas, for proposed change of use from shop to education centre at No.19 (Lot 6) Green Street, Mount Hawthorn, as shown on plans stamp-dated 4 March 2003, subject to:

- (i) *compliance with all relevant Environmental Health, Engineering and Building requirements, including the provision of access and facilities for people with disabilities in accordance with the Building Code of Australia (BCA) and Disability Discrimination Act;*
- (ii) *all signage shall be subject to a separate Planning Approval and Sign Licence application being submitted and approved prior to the erection of the signage;*
- (iii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iv) *the number of teacher and students at any one time in the education centre shall not exceed a maximum of 6 in total; and*
- (v) *prior to the first occupation of the development, the car-parking area on the subject site shall be dimensioned and line marked in accordance with the minimum specifications and dimensions specified in the Town's Policy relating to Parking and Access and Australian Standards AS2890.1 – "Off Street Parking";*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.11

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: N Fartsalas
APPLICANT: D Hobbs
ZONING: Metropolitan Region Scheme: Urban.
 Town Planning Scheme No.1: Local Centre

EXISTING LAND USE: Shop

COMPLIANCE:

Use Class	Educational Establishment
Use Classification	"AA"
Lot Area	663 square metres

***Car Parking**

Car parking requirement (nearest whole number) -Shop 1 - 77.49 square metres gross floor area - 5.17 bays -*Education Centre - as determined by Council - 6 bays -Shop 2 - 63 square metres gross floor area - 4.2 bays	15 car bays
Apply the adjustment factors. <ul style="list-style-type: none"> ▪ 0.85 (within 400 metres of a bus stop) ▪ 0.95 (within 400 metres of one existing public car parking place with in excess of a total of 25 car parking bays. 	(0.808)
Minus the car parking provided on site	12 car bays
Minus the most recently approved on site car parking shortfall x adjustment factors. Originally 3 shops. Shop 1 - 77.48 square metres Gross Floor Area requires 5.17 bays Shop 2 - 67.88 square metres Gross Floor Area requires 4.46 bays Shop 3 - 63 square metres Gross Floor Area requires 4.2 bays Results in 11.2 car bays therefore no shortfall previously approved.	0 car bays
Resultant shortfall	0.12 car bays**

* Applicant has advised that 1 teacher with 5 students will be at the premise at any one time. Accordingly, it is considered appropriate that 6 bays be required for the educational centre.

** "If the resultant shortfall of parking is less than or equal to 0.5 bays, no parking bays or cash in lieu of parking is required for shortfall." (Parking and Access Policy)

SITE HISTORY:

The site was previously used as a shop and occupied by a fish and chips outlet. However, there is no Town record to readily confirm the approval of this use.

DETAILS:

The subject proposal involves a change of use from a shop to an education centre in the Local Centre zoning. The education centre use will involve training in floristry to small sized classes.

CONSULTATION/ADVERTISING:

The proposal was advertised and no objection was received by the Town.

COMMENTS:

Structural Component

The proposed use is to be conducted in an existing building where no structural modifications are proposed to the building.

Parking

The Town's Policy relating to parking does not stipulate a car parking requirement for education centre uses. It is at Council's discretion to determine appropriate parking as deemed necessary according to the nature of the education centre use and potential demands on parking requirements. On this basis, it is considered appropriate for 6 bays to be provided to accommodate for 1 teacher and 5 students at the premises at any one time. This results in a car parking shortfall of 0.12 car bays, which does not warrant any additional car parking provision or a cash-in-lieu payment.

Following an assessment of the proposal, the application is considered acceptable, subject to standard and appropriate conditions to address the above matters.

10.1.12 No. 147 (Lot 1) (Strata Lots 1 and 3) Walcott Street, Mount Lawley – Proposed Change of Use from Take Away Premises to Eating House

Ward:	Mount Hawthorn	Date:	15 April 2003
Precinct:	Norfolk, P10	File Ref:	PRO0866; 00/33/1528
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by U Rethnam on behalf of the owners F and M Gianncsi Pty Ltd and Ramorrez Pty Ltd for proposed change of use from take away premises to eating house at No. 147 (Lot 1) (Strata Lots 1 and 3) Walcott Street, Mount Lawley as shown on plans stamp dated 17 February 2003, subject to:

- (i) compliance with all relevant Environmental Health, Engineering and Building requirements, including maximum permissible seating and sanitary provisions;*
- (ii) all signage shall be subject to a separate Planning Approval and Sign Licence application being submitted and approved prior to the erection of the signage;*
- (iii) the public floor area of the eating house shall be limited to 54.6 square metres; and*
- (iv) the extended seating area shall be contained wholly within the subject lot;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.12

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER:	F and M Gianncsi Pty Ltd and Ramorrez Pty Ltd
APPLICANT:	U Rethnam
ZONING:	Metropolitan Region Scheme – Urban - abuts an Other Regional Road Town Planning Scheme No. 1 – Local Centre - abuts an Other Regional Road
EXISTING LAND USE:	Shop

COMPLIANCE:

Use Class	Eating House
Use Classification	'AA'
Lot Area	899 square metres

Requirements	Required	Proposed
Car parking	30 bays	16 bays

SITE HISTORY:

The site is currently occupied by the business entitled "Hungry Spot", which is a take-away premises. This use has been recognised since 10 July 1995. In addition, the site supports a shop located within the same building as the take away premises and a laundromat.

DETAILS:

The applicant seeks a change of use from take away premises to eating house to allow the business to accommodate chairs and tables for patrons. The applicant seeks to utilise an additional 28 square metres of outdoor eating space located on the pavement as an extension to the existing 26.6 square metres of internal seating space currently available. The seating will initially support 18 seats with the potential to extend to 24 seats.

CONSULTATION/ADVERTISING:

The proposal was advertised and within this period one (1) objection was received. The objection raised concerns relating to car parking. The objector notes that the applicant operates an existing coin operated laundry business at this site and this itself creates car parking difficulties. The objector believes that the change of use to an eating house will exacerbate the pressure on car parking.

The proposal occurs along Walcott Street, which is classified as an Other Regional Road (ORR) Reservation. The proposal did not require referral to the Department for Planning and Infrastructure as the development involves no encroachment upon the road reservation and does not involve additional, relocated or new access onto Walcott Street.

COMMENTS:

Objection

The applicant's objection has been adequately addressed within the comments on Parking and Access below.

Norfolk Precinct Policy

The Precinct Policy supports the proposed use under the terms of the zoning, and thereby no objection is raised to the proposal for an eating house use.

Parking and Access

Car Parking Requirement (nearest whole number)	30 car bays
Apply the adjustment factor. • 0.85 (within 400 metres of a bus stop/station)	(0.85) 25.5 car bays
Minus the car parking provided on site.	16 car bays
Minus existing shortfall onsite for existing landuses	16.87 car bays
Resultant excess	7.37 car bays

The subject site supports three existing landuses, which include the take away business, the shop to its rear and the laundromat. Any consideration of car parking needs to account for all uses on the site. Based on these existing uses under the provisions of the Town's Parking and Access Policy, 38.671 car parking bays are required. Applying the adjustment factor to this figure would reduce the car parking to 32.87 bays. The site currently makes provision of 16 car parking bays, thus indicating an existing shortfall onsite of 16.87 bays.

Altering the existing take away business into an eating house, while maintaining the shop and laundromat, would result in a requirement for the provision of 29.92 (thus 30) car parking bays onsite. The application of Clause 10 of the Town's Parking and Access Policy allows for car parking requirements to be adjusted in certain circumstances. In this instance, the car parking requirement would be reduced to 25.5 onsite bays. Taking into account the existing provision of 16 bays and the existing shortfall onsite, being 16.87 bays there is a resultant excess of car parking onsite of 7.37 bays. On this basis, the proposed change of use from take away premises to eating house, while maintaining the shop and Laundromat, would comply with the parking requirements of the Town's Policy.

It should also be noted that the applicant has made provision for reciprocal use arrangements to utilise 9 car parking bays associated with an adjacent business ("Wardrobe"), being for use outside retail trading hours. The Town has not been provided with any formal documentation to substantiate this arrangement, and notwithstanding this information from the applicant, the proposal is nevertheless compliant with the Town's requirements.

It is considered that the proposal will generally have no unreasonable detrimental impact on the amenity of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions and conditions to address the above matters.

10.1.13 No. 105 (Lot 1) Walcott Street (Dual Frontage to Alma Road), Mount Lawley - Proposed Alterations and Additions to Existing Single House Including Two (2) Storey Addition, and Additional Two (2) Storey Single House

Ward:	North Perth	Date:	15 April 2003
Precinct:	Norfolk, P10	File Ref:	PRO2038; (00/33/1468)
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme and having regard to the matters it is required to consider generally, and in particular:

- (i) *the development is not consistent with the orderly and proper planning and the preservation of the amenities of the locality;*
- (ii) *the non-compliance with the plot ratio, setbacks, privacy and wall height requirements of the Residential Design Codes; and*
- (iii) *the inappropriate design of the development to accommodate the requirements of the Other Regional Roads reserve that affects the property and the impact of this reservation on access and setbacks to Walcott Street;*

the Council REFUSES the application submitted by Metamorphica on behalf of the owner S Jiemingchen for the proposed alterations and additions to existing single house including two (2) storey addition, and additional two (2) storey single house at No. 105 (Lot 1) Walcott Street, Mount Lawley, as shown on plans stamp-dated 20 February 2003.

COUNCIL DECISION ITEM 10.1.13

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

LANDOWNER: S Jiemingchen
APPLICANT: Metamorphica
ZONING: Metropolitan Region Scheme – Urban - abuts an Other Regional Road
 Town Planning Scheme No. 1 – Residential R60 - abuts an Other Regional Road
EXISTING LANDUSE: Single House

COMPLIANCE:

Use Class	Single House
Use Classification	“P”
Lot Area	617 square metres

Requirements	Required	Proposed
Setbacks		
<u>Lot 1</u>		
Front (carport)	4.0 metres or within the street setback area provided the width of the carport does not exceed 50 per cent of the frontage at the building line and maintains unobstructed views to the dwelling 1.5 metres to store	2.88 metres
Eastern ground level side setback	1.5 metres	1.0 metre
North-western ground level side setback	1.0 metre	Nil
North-western upper level side setback	2.6 metres	Nil
Western ground level side setback	1.5 metres	1.414 metres
Western upper level side setback	2.5 metres	1.414 metres
<u>Lot 2</u>		
Front setback	4.0 metres	1.5 metres
Eastern ground level side setback	1.5 metres	1.32 metres
North-western ground level side setback	1.5 metres	Nil
North-western upper level side setback	1.5 metres	Nil
Store south-eastern setback	1.0 metre	Nil
Store south-western setback	1.0 metre	Nil
Plot Ratio		
Lot 2	0.65	0.76

Wall Height		
Lot 1 (ground level)	3.0 metres	3.3 metres
Cone of Vision		
<u>Lot 1</u> Retreat west window	6.0 metres to boundary	2.0 metres
<u>Lot 2</u> Bed 2	4.5 metres	0.6 metre to west
Bed 3	4.5 metres	3.0 metres to east
Bed 3	4.5 metres	3.4 metres to west

SITE HISTORY:

The existing site supports a single house that has primary frontage to Walcott Street and a secondary street frontage/access to Alma Road.

The site is affected by the Walcott Street Metropolitan Region Scheme 'Other Regional Roads' (ORR) reserve, which encroaches over a 1.5 metres wide section of the site.

DETAILS:

The proposal is for alterations and additions to existing dwelling including two (2) storey addition and additional two (2) storey single house. Both dwellings seek vehicular access off Walcott Street with the existing house maintaining secondary access off Alma Road.

CONSULTATION/ADVERTISING:

The proposal was advertised in accordance with the Town's Policy. Within this time, one submission from the Department for Planning and Infrastructure (DPI) was received. The DPI advised the following:

- the site is affected by the 1.5 metres wide ORR reservation along the Walcott Street frontage;
- in accordance with the Western Australian Planning Commission's Policy relating to Regional Roads - Vehicular Access the number of driveways to such roads should be minimised in order to improve traffic flow and safety, thus there is a general presumption against the creation of new driveways or increased use of accesses;
- the proposed new dwelling on Lot 2 would be severely impacted by the road widening resulting in this proposed dwelling only having a front setback to Walcott Street of 0.47 metres; and
- the DPI would have no objection to the development, subject to only one shared driveway being provided from Walcott Street and the proposed dwelling on Lot 2 being setback appropriately to provide for adequate access when the ORR reserve is acquired in the future.

COMMENTS:

ORR Reservation and Access

The applicant was unaware of the ORR reservation widening requirement at the time of designing and submitting the proposal to the Town. As a result, the proposed configuration of the development does not take account of the future road widening in the design of the proposed extensions to the existing dwelling or additional two storey grouped dwelling proposed for Lot 2, which has significant implications with respect to setback and access requirements as identified by the DPI above. In order to address these issues, significant redesign work will be required to address the DPI and Town's concerns to achieve a suitable development for this site.

Setbacks

Significant setback variations are sought for this proposal. As has been established, the variation to the front setback to Walcott Street for the additional two storey dwelling located on Proposed Lot 2, would result in the front door being 0.47 metre from the revised future boundary of the property. This setback would cause undue detriment to the amenity of the proposed dwelling once the road is widened. This degree of variation is considered unsuitable for the future amenity of this dwelling and is out of keeping with the streetscape of the immediate area.

All other proposed setback variations have a direct impact on the amenity of the neighbouring dwellings, and the amenity of the existing and proposed dwellings on the subject site. These setback variations have a direct relationship to the plot ratio concerns for this site and in turn are interrelated to bulk and scale issues, privacy and height concerns. It is not necessary to address the remaining setback variations due to the unacceptability of the proposed front setback of the additional dwelling and relationship to access issues, which significantly affects the required placement and configuration of the development.

Plot Ratio

The additional two storey dwelling being proposed for Lot 2 seeks a plot ratio of 0.76. The Residential R60 code provides for a ratio of only 0.65. The degree of variation being sought is considered excessive, which results from overdevelopment of proposed Lot 2. The resultant size and scale of the proposed dwelling is considered to be too large for the site, which results in an over dominant structure that is not in keeping with the scale of the development in its immediate surrounds.

Height

The extensions to the existing house propose a minor variation to the R Codes for the single storey wall height. Such minor variations may be acceptable once the applicant has addressed the outstanding concerns of the Town and this issue is more appropriately addressed at that time once a more suitable proposal has been submitted.

Privacy

The proposal does not comply with the privacy requirements of the Residential Design Codes. Although this aspect could be adequately addressed via conditioning of the proposal, new privacy issues are likely to result from an amended design to address the ORR widening, access and plot ratio issues. These aspects are more appropriately addressed at that time.

Summary

The proposed development of the site does not recognise and allow for the impact of the road widening affecting Walcott Street. The result of this is that development has been proposed that incorporates inappropriate setbacks and access arrangements to Walcott Street as well as within the site. In addition to these two issues, the proposed additional dwelling seeks a significant variation in plot ratio which results in a dwelling that is too large for the lot, which has an undue impact on the bulk and scale of development in relation to the area.

Given the above and obtrusive scale and nature of the proposal, it is recommended that the proposal be refused.

10.1.14 Amendment No. 18 to the Town of Vincent Town Planning Scheme No. 1 - Proposed Rezoning of a Portion of Crown Reserve 7337, Lord Street, Corner Walcott Street, Mount Lawley from "Unzoned" to "Residential R60"

Ward:	North Perth	Date:	16 April 2003
Precinct:	Forrest, P15	File Ref:	PLA0107& PRO1607
Reporting Officer(s):	Y Scheidegger, A Nancarrow		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

the Council advises the Minister for Planning and Infrastructure and Western Australian Planning Commission that the Town DOES NOT SUPPORT the proposed modification to Amendment No. 18 to the Town of Vincent Town Planning Scheme No. 1, to change the proposed density code from "Residential R60" to Residential R80/100" for a portion of Crown Reserve 7337 Lord Street, corner Walcott Street, Mount Lawley, for the following reasons:

- (i) the proposed density code of R80/100 has not been adequately justified by the Department for Planning and Infrastructure;*
- (ii) the proposed density code of R80/100 undermines the general objectives and intent of the Town Planning Scheme No. 1 and relevant associated Planning Policies;*
- (iii) the proposed density code of R80/100 is not consistent with the heritage considerations relating to the existing place on site, which is on the State Register of Heritage Places; and*
- (iv) the owner's and applicant's continued support of a density code of R60.*

COUNCIL DECISION ITEM 10.1.14

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

The Town received a letter dated 7 December 2001 and accompanying documentation from the Western Australian Planning Commission (WAPC) relating to the proposed Metropolitan Region Scheme (MRS) Amendment No. 1037/33 – North West Omnibus (No. 5). Proposal 30 of the Amendment related to the above-mentioned subject site as follows:

“PROPOSAL 30

TRANSFER OF CROWN RESERVE 7337 CNR LORD AND WALCOTT STREETS, MT LAWLEY FROM THE PUBLIC PURPOSES (SPECIAL USES) RESERVATION TO THE URBAN ZONE AND PUBLIC PURPOSES (TECHNICAL SCHOOL) RESERVATION.

Crown Reserve 7337 situated on the corner of Lord and Walcott Streets, Mt Lawley is reserved in the Metropolitan Region Scheme for Public Purposes (Special Uses). Crown Reserve 7337 is approximately 1.5 hectares in size and is vested in the Hon. Minister for Justice for the purpose of the Supervision of Offenders (Adult and Juvenile). In the past, the land has been used for various purposes including offices, a child hostel and workshops.

A portion of the land is currently being used as part of the Mt Lawley TAFE site. This proposal seeks to include a 5500m² portion of Crown Reserve 7337 in the Urban zone, with the balance of the land being transferred to the Public Purposes (Technical School) reservation in the Metropolitan Region Scheme for the Mt Lawley TAFE site.

The proposed rezoning of the land to the Urban zone will enable the Town of Vincent to consider future land use development options for the site and to initiate an amendment to its Town Planning Scheme, which will involve a further opportunity for public consultation."

The Town considered MRS Amendment No. 1037/33 relating to the subject site under delegated authority on 29 January 2002 and resolved the following:

"That the Council;

- (i) receives the correspondence dated 7 December 2001 and accompanying Amendment Report from the Western Australian Planning Commission relating to the proposed Metropolitan Region Scheme (MRS) Amendment No. 1037/33 – North West Districts Omnibus (No.5), as 'Laid on the Table'; and*
- (ii) advises the Western Australian Planning Commission that the Council supports the proposed MRS Amendment No.1037/33, particularly Proposal 30 relating to Crown Reserve 7337 Corner Lord Street and Walcott Street, Mount Lawley."*

The Council at its Ordinary Meeting held on 28 May 2002 resolved the following:

"That the Council pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended), resolves to initiate an amendment to the Town of Vincent Town Planning Scheme No. 1 by initiating a rezoning of a Portion of Crown Reserve 7337 Lord Street, corner Walcott Street, Mount Lawley, as identified in Appendix 10.1.24(a), from "Metropolitan Region Scheme Reserves Public Purpose - Special Use" to "Residential R60"."

The MRS Amendment No.1037/33, particularly Proposal 30 relating to Crown Reserve 7337 corner Lord Street and Walcott Street, Mount Lawley, has been promulgated and as such the subject land is currently "unzoned" under the Town of Vincent Town Planning Scheme No. 1 (TPSNo. 1). Amendment No. 18 will provide a zoning for the subject land under the Town's TPSNo.1.

DETAILS:

The Town received a facsimile dated 19 December 2002 from the Department for Planning and Infrastructure (DPI) advising the Town that a feasibility study was undertaken by the DPI's Urban Design and Major Places Branch and that the *"study indicates that a 3-storey building hold 12 multiple dwelling could be accommodated on the 1180 m² portion of the subject land at the intersection (without interference to the existing heritage listed buildings)."* The DPI sought comments on this proposal from the Town and the applicants' representative, Masterplan Consultants. The feasibility study is shown as Attachment 10.1.14(a) to this Report.

The DPI also stated that Clause 20(4)(f)(ii) of the Town's Town Planning Scheme No. 1 (TPSNo. 1) should be amended from:

"Dual Coding: Within the area coded R80/100, development will only be permitted to R100 standards if a single integrated development is proposed, in accordance with the requirements set down in the Scheme Map; "

to

"Within the area coded R100 grouped dwellings and single houses are not permitted and buildings shall not generally exceed 4-storeys maximum height;".

The Town's Policy relating to Brigatti - Locality Plan 27, states the following:

"A general height limit of two storeys (including loft) can be considered provided the second storey (including loft) is generally setback a minimum of 6 metres from the street and the amenity of the area is protected in terms of privacy, scale and bulk;".

The only height provision of 4-storeys in the Town's Planning Policies can be considered in district centres, local centres and some commercial areas, but not residential areas. Therefore, this proposed provision in the TPSNo. 1 will not accurately reflect the intention of the Policies.

Masterplan responded to the DPI outlining the justification for retaining a density code of R60 as agreed upon by the applicant and the Town. The letter sent to the DPI dated 10 January 2003 is shown as Appendix 10.1.14(b) to this Report. The Town sent a letter dated 3 February 2003 to the DPI advising that the Town supports the proposed density code of Residential R60 in its current form.

The Town received a letter dated 11 March 2003 from the DPI advising the Town of the following:

"the Commission has given its consent for the above Amendment to be advertised for public inspection subject to the following modification being effected prior to advertising:

(1) Delete "R60" and replace with "R80/100".";

and is shown as Appendix 10.1.14(c) to this Report.

This advice from the DPI did not make reference to any textual changes to Clause 20(4)(f)(ii) of the TPSNo. 1 required to be made to work in conjunction with the density code of R80/100. The Town's Officers contact the DPI requesting clarification on whether criteria for the dual coding could be included in Amendment No. 18. The DPI advised that Clause 20(4)(f)(ii) of the Town's TPSNo. 1 provides the necessary statutory backing for the dual coding.

The subject site, known as the Walcott Centre and the former Government Receiving Depot, is included in the State Register of Heritage Places. It is the oldest government run institution providing child welfare services in Western Australia and was the only government receiving home from 1921 to 1984.

The Town received a letter dated 3 November 2000 from the Heritage Council of Western Australia (HCWA), which states *"Should the Town of Vincent subsequently proceed in preparing an amendment to their Town Planning Scheme to create a use-class table and allocate a Residential Density Codes for the place, it is requested that this matter be referred to the Heritage Council for consideration. The drawing up of a use-class table should reflect the Future Use Policies of the Conservation Plan currently in preparation."*

The Town will refer this amendment to HCWA and other relevant government agencies for comment during the formal advertising period, as per standard procedures and practices for the preparation of scheme amendments.

The Conservation Plan for the site contains some development guidelines to ensure that the cultural significance of the site is not adversely impacted by any future development. The Conservation Plan states that new development on the north-east portion of the site is appropriate, but that new buildings should be designed to contribute to the visual quality of the setting of the site, and that they should respect the form, scale and proportions of the existing significant buildings.

It is considered that the R80/100 coding that has been proposed for the site by the WAPC may be inconsistent with the above heritage conservation objectives. The existing heritage significant buildings on the site are single-storey and inherently modest in scale. Conversely, an R80/100 coding is likely to encourage a dense multi-storey development on the site. As such, the extent to which an R80/100 coding can produce a new development that is respectful of the scale and proportions of the existing heritage significant buildings and which contributes to the established setting of the place is questionable. These concerns may be raised by HCWA during the advertising period for the amendment.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 –

Key Result Areas: 1.1 *“Implement Town Planning Scheme No. 1 and associated policies and guidelines”*.

Draft Strategic Plan 2002-2007 -

Key Result Areas: 1.2 *“Manage heritage to provide a sense of place, identity and character for the area.”*

Key Result Areas: 1.3 *“Develop, implement and promote sustainable urban design.”*

COMMENTS:

In light of the above, it is recommended that the Council advises the Minister for Planning and Infrastructure and Western Australian Planning Commission that the Town does not support the proposed modification to Amendment No. 18 to change the proposed density code from "Residential R60" to Residential R80/100", for the reasons outlined in the report.

10.1.15 Library Statewide Marketing Program

Ward:	Both	Date:	4 April 2003
Precinct:	All	File Ref:	
Reporting Officer(s):	E Scott		
Checked/Endorsed by:	R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *receives the report relating to the Library Statewide Marketing Program; and*
- (ii) *supports the proposal that the Town of Vincent Library commit to the "@ your library" program.*

COUNCIL DECISION ITEM 10.1.15

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

In 2000, the American Library Association (ALA) initiated the "**@ your library..**" marketing campaign. It was to be a five-year campaign, to address the public's perception of libraries, and librarians. Generally, it was acknowledged that as a group, libraries are rarely able to communicate their uniqueness and community value, but are often seen as intimidating and out of date. It was also planned that the full scope of services and facilities that today's libraries offer would be highlighted, encouraging a wider range of membership. In 2002, the State Library of South Australia (SLSA) gained permission from ALA to use the "**@ your library..**" slogan, and this year are celebrating the Library with "2003 @ your library". To date, the State Library of Western Australia (SLWA) has committed to purchasing the kit, and investigations into a similar program for Western Australia are in process.

DETAILS:

In March 2003 the Western Australian Local Government Librarians Association (WALGLA) brought Fiona Hill, of Lang Hill Marketing, SA to Western Australia to address interested library personnel and stakeholders on the **@ your library** marketing campaign. They had been given the brief to lift the public and media image of library services and library professionals. By using the **@ your library** slogan in partnership with annual library and community events, they plan to increase awareness of the services libraries offer, and to reinforce the unique and valuable place the library holds in the community.

Monthly themes such as **Holiday fun @ your library** (school holidays), and **Treasures @ your library** (Local history), are the basis for the adaptable program. **@ your library** will become a recognized brand, and be identifiable to both the media and the public. It will incorporate a recognizable logo and quality graphics. Because the funding is totally from sponsorship – in South Australia that includes Channel Nine, the mix-fm radio station and the daily newspaper – sponsor's details appear in the various poster's bookmarks, and other promotional material.

A website has been established (<http://www.slsa/sa/gov.au/2003@yourlibrary/>) for participants to use to advertise events, create their own publicity, or get creative support. The original ALA website is <http://cs.ala.org/@yourlibrary/>. Support material such as bookmarks and stickers is available free of charge in the SA model, and it is anticipated the same will apply in WA.

Using both printed and electronic public media, at each state of the program key messages are delivered to the public, based on market research into customer needs, wants and expectations, and geared at library users and non-users. The messages are delivered using a medium that matches the demographics of the focus client. Advertisements are produced each month and delivered to the various media, in their most used and preferred format, and using the correct editorial style. The images are strong and the colours vibrant, and translate well into black and white for newspapers. Messages have been rewritten from an American style into an Aussie humour style. Mr Brian Dawe (ABC satirist) was employed to read the South Australian television commercials, in a news-like presentation. The State Library of Western Australia (SLWA) has obtained a tentative agreement that he will come to Perth to participate in a Western Australian campaign.

The **@ your library** marketing campaign should deliver an increase in library usage, have a positive recruitment impact, and result in a strong (long term) community and business commitment to library sponsorship and partnerships. It should highlight and reinforce the extremely important role that libraries play in collecting and conserving our culture.

The proven success of the ALA campaign suggests that, subject to local modifications, we can expect success in Australia. To date, SLWA has agreed to purchase the kit, which includes templates for libraries to use for promotional activities. A steering committee has been formed, and has had one meeting. All library sectors are represented. SLWA has suggested that an immediate start is not an option, however after due consideration by the Steering Committee the use of this marketing model will commence as soon as possible.

In order for a campaign of this magnitude to realize success for the Town of Vincent Library, a parallel campaign should be run identifying the Library, promoting its location, services and facilities. Colourful exterior signage attracting attention to the library entrance would be an essential component to a successful campaign.

STRATEGIC IMPLICATIONS:

Principal Activities Plan 2002 - 2006 - Key Result Area: Community and Information Services - *"Review and enhance the way Council provides and co-ordinates community information services."*

Draft Strategic Plan 2002 – 2007

- Key Result Area 2.2 *“Evaluate and enhance the way that Council provides and co-ordinates community and information services”*; and
- Key Result Area 2.3 *“Ensure effective public relations and communications”*; and
- Key Result Area 2.4 *“Review the range of community services provided”*.

FINANCIAL IMPLICATIONS:

The @ **your library** campaign would have minimal cost implications for the Town. Almost all costing is provided by sponsorship, which is to be organised by the SLWA, and a yet to be determined marketing team. Library staff would be expected to spend some time becoming familiar with the campaign, to be able to fully participate. It is expected that the cost of downloading and printing handouts would be the greatest expense, and would be easily absorbed into the planned 2003-2004 Budget.

Regarding a parallel program, a graphic artist who has extensive experience in the Library promotions field has quoted \$550.00 to design colourful signage for the front of the library. There are no figures at this stage for the production of signage or banners. In spite of the fact that the future of the Library building is uncertain, signage will be an issue. It would be appropriate to bring this issue forward to coincide with and support the @ **your library** marketing campaign.

COMMENTS:

In light of the proven success of the ALA campaign, and the likely benefits to library services and library professionals, it is recommended that the Council supports the proposal that the Town of Vincent Library commit to the @ **your library** program.

10.2.1 Parkland Formerly Referred to as "Olive Park", Kingston Avenue, West Perth

Ward:	North Perth	Date:	15 April 2003
Precinct:	Cleaver P5	File Ref:	ORG0058/RES0045
Reporting Officer(s):	J van den Bok		
Checked/Endorsed by:	R Lotznicher		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *receives the report on the proposal to recreate the area of parkland formerly referred to as "Olive Park" located in Kingston Avenue, near Loftus Street, West Perth; and*
- (ii) *advises the Cleaver Precinct Group that following advice from the Department of Planning & Infrastructure (Pt Lot 5) is not available for purchase in isolation and may be amalgamated with adjoining (Lots 781-73) and offered to the market place by public auction or private treaty some time in 2003/2004.*

COUNCIL DECISION ITEM 10.2.1

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

At the Ordinary Meeting of Council held on 25 February 2003 it was resolved:

"That the Council;

- (i) *receives the report on the proposal to investigate options for recreating an area of parkland formally referred to as "Olive Park" located in Kingston Avenue, near Loftus Street, West Perth; and*
- (ii) *authorises the Chief Executive Officer to write to the Department for Planning and Infrastructure) to investigate options for acquiring or leasing the area of vacant land (Pt Lot 5 on the attached plan) for the creation of a public park."*

A letter was subsequently sent to the Department of Planning and Infrastructure (DPI) on 17 March 2003.

DETAILS:

A response, dated 2 April 2003, has been received from the DPI as follows:

“Lot 5 Cnr Kingston/Loftus St, West Perth (WAPC)
Lot 73 Loftus St, West Perth (WAPC)
Lot 72 Loftus St, West Perth (MRWA)
Lot 71 Loftus St, West Perth (WAPC)

Thank you for your letter dated 17 March 2003 regarding the Council’s interest to purchase or lease the above Lot 5, with the prospect of reinstating Olive Park on this site.

The above Lot 5 together with the above adjoining Lots were purchased by the Western Australian Planning Commission (WAPC) and Man Roads WA (MRWA) for the purpose of constructing the widening of Loftus Street. The road works was completed in 1998/99.

In June 1999 the Metropolitan Region Scheme was amended from Other Regional Roads to Urban and consequently the remaining properties above are surplus to requirements.

The land (delineated on the attached plan) is under consideration buy the Commission to amalgamate Lot 5 with the surplus portions of the 3 adjoining Lots to the North (Lots 71-73 inclusive). The amalgamation is necessary as the properties to the north are denied access to Loftus Street. The amalgamated site is likely to have access from Kingston Street.

In the circumstances it is not appropriate to offer Lot 5 in isolation to the Council.

Once the relevant approvals are obtained, the WAPC anticipates to Offer the amalgamated site to the market place by Public Auction or Private Treaty in 2003/04.”

As reported to Council on 25 February 2003, Lot 5 was formerly referred to as *Olive Park*. The amalgamation of Lots with Lots 71, 72 and 73 and DPI’s intention to auction the land, will place the proposal beyond the reach of the Town. The estimated cost to purchase the land could be in the order of \$1 million.

CONSULTATION/ADVERTISING:

Nil.

STRATEGIC IMPLICATIONS:

In accordance with Key Result Area One of the Draft Plan 2002-2007 – 1.4 Maintain and enhance the Town’s infrastructure to provide a safe, healthy, sustainable and functional environment. “c) *Continue to design and implement infrastructure improvements for public open space.*”

FINANCIAL/BUDGET IMPLICATIONS:

The estimated cost to purchase the amalgamated Lots would be in the order of \$1 million. There are no funds in the Town's budget for the purchase of this land.

COMMENTS:

With the proposed amalgamation of the surplus portions of the four (4) lots, it is now unlikely that the Town will be in a position to purchase the entire parcel of land to recreate a park at this site.

It is therefore recommended that the Cleaver Precinct Group be advised of the advice received from the DPI.

10.2.2 Tender No. 251/03 - Bi-annual Bulk Verge Green Waste and Tender No. 254/03 - Annual Bulk Verge General Waste Collection

Ward:	Both	Date:	11 April 2003
Precinct:	All	File Ref:	TEN0205 & TEN0188
Reporting Officer(s):	R Lotznicher, N Vaughan		
Checked/Endorsed by:	R Lotznicher, M Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the tender for the Bi-annual Bulk Verge Green Waste Collection and the tender for the Annual Bulk Verge General Waste Collection, be awarded to D&M Waste Services in accordance with the terms and conditions as contained in Tender No. 251/03 and Tender No. 254/03 respectively.

COUNCIL DECISION ITEM 10.2.2

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

At the meeting of the 25 July 2000 the Council resolved, (in part) that *it approve of*

“three (3) collections being carried out per annum in the future, including two (2) green waste collections and one (1) general waste collection each year;”

In October 2000 tenders were called for the Bi-annual Verge Green Waste Collection and the Tender was awarded to D&M Waste Services for a three (3) year period expiring in 2002/2003.

As D&M Waste Services tenders for both Green waste and General waste collections are about to expire, new tenders for the Bi-annual Bulk Verge Green Waste Collection were called in March 2003.

At the close of the tender period at 2.00pm 1 April 2003, five (5) tenders were received for the Bi-annual Bulk Verge Green Waste Collection and four (4) tenders were received for the annual Bulk Verge General Waste Collection.

DETAILS:

Bi-annual Bulk Verge Green Waste Collection

Details of the submissions received are as follows: *(Note: All have allowed disposal to the Brockway Transfer Station)*

	Company	Collection Period	Lump Sum
1.	WA Recycling Service	November 2003	\$42,350.00
		May 2004	\$42,350.00
		November 2004	\$42,350.00
		May 2005	\$46,200.00
		November 2005	\$46,200.00
		May 2006	\$46,200.00
2.	Steann Pty Ltd	November 2003	\$59,400.00
		May 2004	\$59,400.00
		November 2004	\$59,400.00 + CPI
		May 2005	\$59,400.00 + CPI
3.	Kwinana Recycle Service	November 2003	\$60,500.00
		May 2004	\$60,500.00 + CPI
		November 2004	\$63,000.00 + CPI
		May 2005	\$65,000.00 + CPI
		November 2005	\$66,000.00 + CPI
		May 2006	\$68,000.00 + CPI
	Other option	\$1.50/house plus tonnage of \$60/tonne plus GST (Total estimated cost \$43,450 / collection)	

	Company	Collection Period	Lump Sum
4.	D&M Waste Services	November 2003	\$49,500.00
		May 2004	\$49,500.00
		November 2004	\$49,500.00
		May 2005	\$49,500.00
		November 2005	\$49,500.00
		May 2006	\$49,500.00
	Other option	Invoice weekly, payments 14 days \$43,313.00	
5.	Bulk Refuse Collections	November 2003	\$58,781.25
		May 2004	\$60,500.00
		November 2004	\$60,500.00
		May 2005	\$62,920.00

Two (2) companies D&M Waste Services and Kwinana Recycle Service submitted other options in their compliant tenders.

D&M Waste Services

The other option in their tender includes a price of \$43,313 per collection or a total cost \$259,878 invoiced weekly with payment within fourteen (14) days. In addition, as with D&M Waste Services previous tender, they advised that if successful they will only invoice the Town for the actual labour and plant costs incurred by them over the course of the collections. Between 2000 and 2003 this averaged out at approximately \$36,000 per collection.

Kwinana Recycle Service

The other option in their tender includes the following: -

- \$1.50 (+ GST) per collection plus \$60.00/tonne (+ GST) for all greens collected (per collection)

Based on 12,000 units and approximately 2,150 tonnes of green waste collected during the previous six (6) collections, this would equate to a total cost of approximately \$260,700 or an approximate average of \$43,450 per collection.

The tenders received were evaluated in accordance with the selection criteria as outlined in the tender documentation as follows:

- Contract price 65%
 - Past performance in similar project 15%
 - Adequate resources available to carry out works 10%
 - References 5%
 - Overall compliance with tender specification and requirements 5%
- 100%**

	Score	D&M	D&M	WA Recycling	Steann	Kwinana	Kwinana*	BRC
Contract Price	65	65	55.72	63.56	39.37	31.14	64.72	37.82
Past Performance	15	15	15	10	14	14	14	13
Resources	10	10	10	9	9	10	10	9
References	5	5	5	3	4	5	5	4
Compliance	5	5	5	4	4	5	5	4
	100	100	90.72	89.56	70.37	65.14	98.72	67.82

Annual Bulk Verge General Waste Collection

Details of the submissions received are as follows: -

	Company	Collection Period	Lump Sum
1.	WA Recycling Service	March / April 2004	\$42,900.00
		March / April 2005	\$42,900.00
		March / April 2006	\$47,300.00
2.	Steann Pty Ltd	March / April 2004	\$44,00.00
		March / April 2005	\$44,00.00 + CPI
		March / April 2006	\$44,00.00 + CPI
	Option	To Tamala Park land fill site \$60,500.00 per collection	
3.	Kwinana Recycle Service	March / April 2004	\$60,500.00
		March / April 2005	\$63,000.00 + CPI
		March / April 2006	\$65,000 + CPI
	Option	\$1.50/house per collection plus a tonnage of \$80/tonne (plus GST) Total estimated cost \$56,833 per collection)	

	<i>Company</i>	<i>Collection Period</i>	<i>Lump Sum</i>
4.	D&M Waste Services	March / April 2004	\$75,633.00
	To Tamala Park Landfill Site	March / April 2005	\$75,633.00
		March / April 2006	\$75,633.00
	Option - Brockway	Invoiced weekly, payment 14 days - \$55,633.00 P.A.	

Three (3) companies D&M Waste Services, Kwinana Recycle Service and Steann Pty Ltd submitted other options in their compliant tenders.

D&M Waste Services

The other option in their tender includes a price of \$55,633 per collection or a total cost \$166,899 for the three (3) collections invoiced weekly with payment within fourteen (14) days.

In addition as with D&M waste Services previous tender they advised that if successful they will only invoice the Town for the actual labour and plant costs incurred by them over the course of the collections. Between 2000 and 2003 this averaged out at approximately \$46,000 per collection or a total of \$138,000 for the three (3) collections.

Kwinana Recycle Service

The other option in their tender includes the following:

- \$1.50 (+ GST) per collection plus \$80.00/tonne (+ GST) for all general waste collected (per collection)

Based on 14,000 units and approximately 1,150 tonnes of general waste collected during the three (3) collections this would equate to a total cost of approximately \$170,500 or an average of \$56,833 per collection.

Steann Pty Ltd

The other option in their tender includes the cost of \$60,500 per collection with disposal at Tamala Park.

The tenders received were evaluated in accordance with the selection criteria as outlined in the tender documentation as follows:

- | | |
|---|-------------|
| • Contract price | 65% |
| • Past performance in similar project | 15% |
| • Adequate resources available to carry out works | 10% |
| • References | 5% |
| • Overall compliance with tender specification and requirements | <u>5%</u> |
| | 100% |

	Score	D&M Waste Services		WA Recycling	Steann Pty Ltd		Kwinana Recycle Service	
		<i>Tamala Park</i>	<i>Brockway</i>	<i>Brockway</i>	<i>Brockway</i>	<i>Tamala Park</i>	<i>Brockway</i>	<i>Brockway</i>
			<i>Other option</i>					<i>Other option</i>
Contract Price	65	19.19	48.49	65	63.91	41.36	35.02	46.74
Past Performance	15	15	15	8	13	13	14	14
Resources	10	10	10	9	9	9	10	10
References	5	5	5	3	4	4	5	5
Tender Compliance	5	5	5	4	5	5	5	5
Total Score	100	54.19	83.49	89	94.91	72.36	69.02	80.74

Combined Total Scores (Green and General Waste respectively)

The following scores relate to combining both tenders and transporting the material to the Brockway Transfer Station.

D&M Waste Services

Total combined score: $100 + 83.49 = \underline{183.49}$

Kwinana Recycling

Total combined score equals $98.72 + 80.74 = \underline{179.46}$

WA Recycling

Total combined score equals $89.56 + 89 = \underline{178.56}$

Steann Pty Ltd

Total combined score: $70.47 + 94.91 = \underline{165.38}$

Bulk Refuse Collections

Note: Submitted price for Green Waste collection only = 67.82

D&M Waste Services have carried out both the Bulk Verge Green Waste Collection and the General Waste Collection for the Town for the past three (3) years and have submitted a competitive price and have scored the highest combined score (183.49) for the combined tenders in accordance with the selection criteria weightings.

To maintain efficiency, uniformity and provide an effective service, it would be in Town's interest for the same contractor to carry out both bulk verge collections, and in future the Council should consider combining the two tenders to form a single tender.

FINANCIAL/BUDGET IMPLICATIONS:

Funds totalling \$240,000 have been listed in the 2003/2004 Draft Budget for two (2) Bulk Verge Green Waste collections and one (1) Bulk Verge General Waste collection during this period. This amount includes tipping fees, leaflet preparation and distribution, skip bins (at several locations), advertising and supervision.

STRATEGIC IMPLICATIONS:

In accordance with Key Result Area One of the Draft Strategic Plan 2002-2007 – 1.1 Protect and enhance environmental sustainability and biodiversity. “j) *Develop a waste management strategy that is aligned with the Mindarie Regional Council's Secondary Waste Treatment initiatives and has positive environmental outcomes*”.

COMMENTS:

As previously reported to Council the reasons for changing the bulk verge collection from a combined greens/general waste to a bi-annual bulk verge green waste collection and an annual bulk verge general waste collection, were to overcome some of the problems experienced and negative publicity generated (OMC 25 July 2000).

Since adopting and implementing the new bulk verge program and contracting the works to D&M Waste Services ALL the problems previously experienced have been addressed and no negative reports have been received by the Town over the past three (3) years.

D&M Waste Services have a proven track record both with the Town and other Local Governments.

While contracted to the Town over the past three years, D&M Waste Services have provided an exceptionally professional service and completed each collection within time and budget. No complaints were received regarding D&M Waste Services during the collections and with their assistance many new initiatives have been implemented.

D&M Waste Services programmed and performed each collection in an efficient and effective manner resulting in a excellent delivery of service to the Town's residents devoid of the negative publicity which plagued previous collections of this nature.

D&M Waste Services have indicated that they would be interested in entering into another three (3) year contract with the Town providing that they are awarded both contracts.

It is therefore recommended that based on their previous track record that the contract for the Bi-annual Verge Green Waste Collection and the Annual Verge General Waste collection for the period 2003/04 to 2005/2006 be awarded to D&M Waste Services in accordance with the terms and conditions as outlined in Tender No TEN 251/03 and 254/03 respectively.

10.3.1 Financial Statements as at 31st March 2003

Ward:		Date:	14 April 2003
Precinct:		File Ref:	
Reporting Officer(s):	Natasha Forsyth		
Checked/Endorsed by:	Mike Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Financial Reports for the month ended 31 March 2003 be received.

COUNCIL DECISION ITEM 10.3.1

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

The Local Government Act and Local Government (Financial Management) Regulations 1996 require monthly reports and quarterly financial reports to be submitted to Council. The Financial Statements attached are for the month ended 31 March 2003.

DETAILS:

The Financial Statements comprise:

- Operating Statement
- Summary of Programmes/Activities
- Capital Works Schedule
- Statement of Financial Position and Changes in Equity
- Reserve Schedule
- Debtor Report
- Rate Report

Operating Statement and Detailed Summary of Programmes/Activities

The Operating Statement shows revenue and expenditure by Programme whereas the Summary of Programmes/Activities provides detail to Programme/Sub Programme level. Both reports compare actual results for the period with the Budget.

The statements place emphasis on results from operating activity rather than construction of infrastructure or purchase of capital items and principally aim to report the change in net assets resulting from operations.

Operating Revenue

Operating revenue is currently showing 90% of the Budget received to date.

General Purpose Funding (Page 2)

General Purpose Funding is showing 97% of the budget received to date, this is due to rates being levied. The final instalment was due on the 19th of March.

Health (Page 4)

Health is showing 95% of the budget received to date. This is due to Health Licences being issued.

Community Amenities (Page 6)

Community Amenities is showing 86% of the budget received to date. This is due to bin charges being invoiced. The distribution from the Mindarie Regional Council was received in November.

Transport (Page 11)

Transport is showing 85% of the budget received to date.

Economic Services (Page 12)

Economic Services is showing 63% of the budget received to date.

Other Property and Services (Page 13)

Other Property and Services in this report is 118% of budget. Higher than anticipated recoup of workers compensation claims have occurred.

Operating Expenditure

Operating expenditure for the month is level with Budget (72%).

Law, Order & Public Safety (Page 3)

The fourth quarterly instalment of the Fire Services contribution has been paid.

Education & Welfare (Page 5)

Water rates have been paid on the properties in the Town.

Recreation & Culture (Page 7)

Water rates have been paid on properties, parks and reserves in the Town.

Capital Expenditure Summary (Pages 15 to 25)

The Capital Expenditure summary details projects included in the 2002/03 budget and reports the original budget and compares actual expenditure to date against these. Capital works show total expenditure for the year to date of \$5,058,371, which is 37% of the budget.

Statement of Financial Position and Changes in Equity (Pages 26 and 27)

This statement is in essence the Balance Sheet of the Town as at 31 March 2003 and shows current assets of \$16,603,569 less current liabilities of \$2,064,585, for a current position of \$14,538,983. Total non-current assets amount to \$94,906,038 for total net assets of \$109,148,717.

Restricted Cash Reserves (Page 28)

The Restricted Cash Reserves schedule details movements in the reserves including transfers, interest earned and funds used, comparing actual results with the annual budget.

Transfers of interest occurs as it is earned and investments mature. The amounts funded for the Municipal Fund are transferred on a monthly basis. Contributions received, which are transferred to Reserves occur at the end of month during which the cash contribution is received. To the 31st March 2003, interest of \$244,273 was transferred. Transfers to Reserves totalled \$564,350 and transfers from Reserves amounted to \$881,691. Restricted cash reserves total \$6,457,424 at the end of March 2003.

Debtors and Rates Financial Summary

General Debtors (Page 29)

Other Sundry Debtors are raised from time to time as services are provided or debts incurred. Late payment interest of 11% per annum will be charged on overdue accounts.

Sundry Debtors of \$535,009 are outstanding at the end of March. Of this \$49,500 (9%) relates to debts outstanding for over 60 days. The Debtor Report identifies significant balances that are well overdue.

The balance of the significant Debtors are either current or 1- 30 Days.

Rate Debtors

The notices for rates and charges levied for 2002/03 were issued on the 12 August 2002.

The Local Government Act 1995 provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

First Instalment	16 September 2002
Second Instalment	18 November 2002
Third Instalment	15 January 2003
Fourth Instalment	19 March 2003

To cover the costs involved in providing the instalment programme the following charge and interest rates apply:

Instalment Administration Charge	\$4.00
(to apply to second, third, and fourth instalment)	
Instalment Interest Rate	5.5% per annum
Late Payment Penalty Interest	11% per annum

Pensioners registered with the Town for rate concessions do not incur the above interest or charge.

10.3.4 Capital Works Program 2002/2003 - Progress Report No.3 as at 31st March 2003

Ward:	Both	Date:	16 April 2003
Precinct:	All	File Ref:	FIN0025
Reporting Officer(s):	M Rootsey, R Lotznicher, R Boardman		
Checked/Endorsed by:	J Giorgi		
Amended by:			

OFFICER RECOMMENDATION:

That the Council RECEIVES the Progress Report No.3 for the Capital Works Program 2002/2003, as detailed in attachment 10.3.4.

COUNCIL DECISION ITEM 10.3.4

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

The Council adopted the Capital Works Program at the Ordinary Meeting of Council held on 23 July 2002. Quarterly reports are presented to Council to advise of the schedule and progress of the Capital Works Program. This is the third Progress Report for this financial year covering the period ending 31 March 2003.

DETAILS:

The report focuses on the work that was due to be completed in the second quarter. Comments on the report relate only to works scheduled to be carried out in the period up to 31 March 2003.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Nil.

STRATEGIC IMPLICATIONS:

Draft Strategic Plan 2002 – 2007 – Key Result Area 1.4: *Maintain and enhance the Town's infrastructure to provide a safe, healthy sustainable and functional environment.*

FINANCIAL/BUDGET IMPLICATIONS:

The progress is proceeding according to funding in the Annual Budget.

COMMENTS:

The capital works programme is progressing according to schedule.

10.3.5 Cultural Development Seeding Grant Applications

Ward:	Both	Date:	15 April 2003
Precinct:	All	File Ref:	CMS0008
Reporting Officer(s):	D Spurgeon		
Checked/Endorsed by:	J Anthony		
Amended by:			

OFFICER RECOMMENDATION:

That Council APPROVES the application of the WA Deaf Society for a Cultural Development Seeding Grant of \$500.

COUNCIL DECISION ITEM 10.3.5

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

DETAILS:

The WA Deaf Society plans to host its annual community event fun day on Sunday 18 May 2003. The purpose of the fun day is to break down the barriers that often exist between the deaf and the wider community through a range of games and activities with a sausage sizzle and Devonshire teas.

Stalls from groups such as the Australian Sign Language Interpreters Association, the Auslan Community School and the West Australian Association of the Deaf will provide information and serve to educate the community on deaf culture, recreation and communication.

The WA Deaf Society views the fun day as an 'Open Day' for community members to experience first hand deaf culture and practices as well as being introduced to members of the deaf community.

STRATEGIC IMPLICATIONS:

The Cultural Development Seeding Grants and the submitted application address the following section of the Town's Draft Strategic Plan 2002 – 2007:

2.1: *“Celebrate and acknowledge the Town's social diversity.”*

FINANCIAL/BUDGET IMPLICATIONS:

Of the \$10,000 budgeted for this item, \$5,936 remains unallocated.

COMMENTS:

A seeding grant of \$500 would support the WA Deaf Society in organising the Community Event - Fun Day by covering the costs of marketing and promotion as well as the interpreter fees for the event.

10.3.6 Menzies Park Pavilion - Proposed Verandah Extension to Provide Shelter

Ward:	Mount Hawthorn	Date:	11 April 2003
Precinct:	Mt Hawthorn; P1	File Ref:	PRO1226
Reporting Officer(s):	D Brits, K Steicke		
Checked/Endorsed by:	R Boardman, M Rootsey		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

the Council list for consideration in the Draft 2003/04 Budget an amount of \$32,000 for the construction of an external shelter building at Menzies Park Pavilion Mount Hawthorn.

COUNCIL DECISION ITEM 10.3.6

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

CARRIED (9-0)

BACKGROUND:

The Council resolved at its Ordinary Meeting held on 11 March 2003 after consideration of a Notice of Motion submitted by Councillors Helen Doran-Wu, Simon Chester and David Drewett as follows:

"That the Council authorises the Chief Executive Officer to;

- (i) investigate the proposal by the Town of Vincent Cricket Club for extensions to the Menzies Park Community Pavilion at Menzies Park, Mount Hawthorn; and*
- (ii) prepare a report on the proposal, including usage, financial and budget implications for consideration during the 2003/2004 Budget deliberations."*

In addition, the Town of Vincent Cricket Club Inc, Mr Murray Buzza (President) and Mr Graham Earnshaw (Secretary) submitted a proposal for the extension of the Pavilion verandah at Menzies Park Community Pavilion and requested the Council to set aside funds in the next Budget to carry out this extension work. Having used the pavilion for about six seasons, the cricket club believe that the existing verandah is too small, as it does not provide adequate shade cover for players and spectators during the hot summer afternoons of their cricket matches.

Furthermore, an extended verandah would allow for better viewing and a greatly improved amenity to enhance enjoyment of what is a very attractive park for all users. The main user is the Cardinal-Aranmore local Junior Football Club in the winter months; other users include a local junior soccer club, the Mount Hawthorn Precinct Group, a retirees group, the Dharanapala Buddhist Group and the Jigsaw Toy Factory.

As the original proposal was costed at around \$200,000, the Manager Health Services requested the Property Maintenance Officer to liaise with the Club representatives and the Universal Access Consultant with a view to explore less costly and achievable options. Subsequently, a site meeting was conducted on 9 April 2003 with the following representatives in attendance - Mr Murray Buzza of the University Cricket Club, Mr Oliver Douglas of Aranmore Junior Football Club, Mr Keith Steicke the Property Maintenance Officer, and Mr Peter Jones the Architect and Universal Access Consultant.

After discussion, the plan submitted by Architect Peter Jones was supported in-principle, subject to Council approval, by the representatives that includes the following items and indicative costing:

External Works & limestone blocks	\$3,000
Fill	\$2,000
Concrete	\$3,000
Structural steel	\$10,000
Wall cladding	\$2,000
Roof sheeting	\$2,500
Fencing	<u>\$2,500</u>
Sub total	\$25,000
Margins, fees, insurances.	<u>\$6,250</u>
Indicative Total:	<u>\$31,250</u>

The consensus plan is attached as Appendix 10.3.6.

STRATEGIC IMPLICATIONS:

Principal Activities Plan 2002 - 2006 - Key Result Area: The Physical Environment - *"promotion of a safe and healthy inner-city environment."*

Strategic Plan 2000 – 2002

- Key Result Area 2.1 *"Publicly celebrate the Town's diversity";*
- Key Result Area 2.4(a) *"to facilitate the provision of services and programs which are relevant to the needs of our community"; and*
- Key Result Area 2.4(b) *"Promote community development and cultural diversity of the Town".*

FINANCIAL IMPLICATIONS:

The amount of \$32,000 needs to be listed for consideration on the Draft 2003/04 Budget.

UNIVERSAL ACCESS IMPLICATIONS:

Universal access is provided to the pavilion and toilet facilities.

COMMENTS:

As a result of Council's unanimous resolution on 11 March 2003, and formal community requests, it is considered appropriate to request the Council to authorise the formal inclusion of the indicative cost of \$32,000 in the 2003-2004 Capital Works Budget so as to provide the requested permanent shelter at Menzies Park Pavilion.

10.1.1 Further Report - No. 2A (Lot 450, Strata Lot 2) Scott Street, Corner Richmond Street, Leederville - Proposed Single Carport and Front Fence Additions to Existing Single House

Ward:	North Perth	Date:	16 April 2003
Precinct:	Leederville, P3	File Ref:	PRO 2275; 00/33/1517
Reporting Officer(s):	M Bonini		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owner D Cookson for the proposed single carport and front fence additions to existing single house on No. 2A (Lot 450, Strata Lot 2) Scott Street, Leederville, as shown on the plans stamp-dated 28 March 2003, subject to the following conditions;

- (i) compliance with all Building, Environmental Health and Engineering requirements;*
- (ii) a road and verge security deposit bond and/or bank guarantee of \$220 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (iii) no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of the front fence, including the solid wall portion between the south carport column and south boundary, shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*
- (iv) a visual truncation of 2 metres by 2 metres at the intersection of the driveway and footpath, shall be provided at the owner's cost;*
- (v) the construction of crossovers shall be in accordance with the Town's specifications; and*
- (vi) the carport shall be one hundred (100) per cent open on all sides and at all times (open type gates/panels are permitted), except where it abuts the front elevation of the existing dwelling;*

to the satisfaction of the Chief Executive Officer.

Moved Cr Hall, Seconded Cr Franchina

That the recommendation be adopted.

Moved Cr Hall, Seconded Cr Franchina

That;

- (i) *clause (vi) be deleted; and*
- (ii) *clause (iv) be amended by deleting the words "2 metres by 2 metres" and inserting the words "1 metre by 1 metre".*

AMENDMENT CARRIED (9-0)

MOTION AS AMENDED CARRIED (9-0)

COUNCIL DECISION ITEM 10.1.1

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owner D Cookson for the proposed single carport and front fence additions to existing single house on No. 2A (Lot 450, Strata Lot 2) Scott Street, Leederville, as shown on the plans stamp-dated 28 March 2003, subject to the following conditions;

- (i) *compliance with all Building, Environmental Health and Engineering requirements;*
- (ii) *a road and verge security deposit bond and/or bank guarantee of \$220 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (iii) *no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of the front fence, including the solid wall portion between the south carport column and south boundary, shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*
- (iv) *a visual truncation of 1 metre by 1 metre at the intersection of the driveway and footpath, shall be provided at the owner's cost;*
- (v) *the construction of crossovers shall be in accordance with the Town's specifications; and*

to the satisfaction of the Chief Executive Officer.

FURTHER REPORT:

The Council at its Ordinary Meeting held on 8 April 2003 received a report relating to a proposed single carport and front fence additions to existing single house on the subject property and deferred its consideration of the application as the owner was unwell and not able to address the Council.

The applicant seeks the erection of a sectional roller door to the subject carport within the front setback area. The applicant is not prepared to consider utilising an open type gate/panel (such as a wrought iron gate/panel) to the carport as suggested by the Town Officers, for the following reasons:

"...I am an aged pensioner living at the above address by myself...I would prefer to leave my house and enter my car without being approached by pedestrians on the street.

The carport is to be fitted with a remote control roller door. On arriving home, this will allow me to park my car and secure the area before leaving the vehicle.

Currently, the open carport does not offer any protection to my car from the afternoon sun. The roller door will correct this problem ..."

Furthermore, the applicant has provided photographs of examples within the Town of garages and carports noted to have solid sectional doors for the Council's consideration. The photographs and their addresses were investigated to establish the status of the solid doors, and the results are as follows:

ADDRESS AND DEVELOPMENT DESCRIPTION	STATUS
No.5 Richmond Street - Solid door to carport approximately 1 metre from front boundary.	No readily available Town record found.
No.198 Carr Place - Solid door to carport on front boundary.	No readily available Town record found.
No.11 Tennyson Street - Solid door to carport on front boundary.	No readily available Town record found
No.1 Fleet Street - Solid door to carport on front boundary.	No readily available Town record found.
No.58 Emmerson Street - Solid door to carport approximately 0.5 metre from front boundary.	Approval was issued for a garage from a secondary street.
Nos.12-14 Tennyson Street - Solid door to carport on front boundary.	Carport approved without a solid door.
No.3 Elven Street	No readily available Town record found.

Garages forward of the building line, wide carriageways, poor pedestrian amenity and streets without life appear to be characteristic of the suburban form. It is not considered in the best interest of the area that a built form such as this be perpetuated, in this case represented by the solid door to the subject carport, be encouraged to predominate.

Whilst safety can be easily achieved through applying open aspect gates, protection from weather elements cannot be readily accommodated under current requirements via an open carport in the front setback area.

It is most likely that the above solid garage/carport doors were installed prior to the promulgation of the relevant Town Policy relating to Street Setbacks in March 2001. The submitted photographs are of garage/carport solid doors on properties not along Scott Street. The impact of the subject development on the Scott Street streetscape and amenity of the area are imperative planning considerations in relation to the planning application.

It is considered that the details and photographs submitted by the applicant do not justify the erection of a solid carport/garage door in terms of planning considerations, as they do not demonstrate that a solid door will not have an undue impact on the Scott Street streetscape and amenity of the area.

In light of the above, the previous Officer's Recommendation remains unchanged.

The following is a verbatim copy of the Minutes of the Item placed before the Council at its Ordinary Meeting held on 8 April 2003:

"OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owner D Cookson for the proposed single carport and front fence additions to existing single house on No. 2A (Lot 450, Strata Lot 2) Scott Street, Leederville, as shown on the plans stamp-dated 28 March 2003, subject to the following conditions;

- (i) compliance with all Building, Environmental Health and Engineering requirements;*
- (ii) a road and verge security deposit bond and/or bank guarantee of \$220 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (iii) no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of the front fence, including the solid wall portion between the south carport column and south boundary, shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*
- (iv) a visual truncation of 2 metres by 2 metres at the intersection of the driveway and footpath, shall be provided at the owner's cost;*
- (v) the construction of crossovers shall be in accordance with the Town's specifications;
and*
- (vi) the carport shall be one hundred (100) per cent open on all sides and at all times (open type gates/panels are permitted), except where it abuts the front elevation of the existing dwelling;*

to the satisfaction of the Chief Executive Officer.

Moved Cr Doran-Wu, Seconded Cr Chester

That the recommendation be adopted.

COUNCIL DECISION ITEM 10.1.4

Moved Cr Doran-Wu, Seconded Cr Hall

That this Item be DEFERRED as requested by the applicant due to illness.

CARRIED (8-1)

For

Mayor Catania
Cr Chester
Cr Doran-Wu
Cr Drewett
Cr Franchina
Cr Hall
Cr Ker
Cr Piper

Against

Cr Cohen

LANDOWNER: D Cookson
APPLICANT: As Above
ZONING: Metropolitan Region Scheme: Urban Town Planning
Scheme No.1: Residential R40
EXISTING LAND USE: Single House
COMPLIANCE:

Use Class	Single House
Use Classification	"P"
Lot Area	Strata Lot - 290 square metres

Requirement	Required	Proposed
Carport Door as per Residential Design Codes	Carport to be without a door unless that door is visually permeable.	Solid garage door
Front Fence	Solid up to 1.2 metres, 50 percent visual permeability to a height of 1.8 metres.	Solid wall between the south boundary and garage.

SITE HISTORY:

No.2A is a single house on a strata lot and occupied by a single storey residence with an existing single bay carport in the front setback area. A timber and colorbond carport currently exists on the subject lot, which is to be removed subsequent to the determination of this application.

DETAILS:

The owner seeks approval for the front boundary fence and carport. The proposed carport is located in the front setback area 0.3 metre away from the front boundary line. The carport consists of piers and a garage door facing Scott Street.

The owner submitted a letter in support of the proposal. The main points raised in the letter are as follows:

" I am an aged pensioner living at the above address by myself...I would prefer to leave my house and enter my car without being approached by pedestrians on the street.

The carport is to be fitted with a remote control roller door. On arriving home, this will allow me to park my car and secure the area before leaving the vehicle.

Currently, the open carport does not offer any protection to my car from the afternoon sun. The roller door will correct this problem."

CONSULTATION/ADVERTISING:

The applicant sought and obtained signatures of consent from the neighbours of Nos. 76 and 80 Richmond Street, Nos. 1, 1A, 2, 4, 5 and 9, Scott Street and No. 67 Bourke Street.

COMMENTS:

Garage Door

The application proposes a solid door at the entrance of the carport, which effectively encloses the carport to the streetscape. As stated in the Residential Design Codes (R Codes), a carport must be unenclosed except where it abuts a dwelling or a property boundary on one side and being without a door unless that door is visually permeable. The interpretation of a carport in the R Codes clearly delineates that a solid door is not acceptable for a carport. The solid door will have an undue adverse impact on the open character of the streetscape and discourage social interaction and surveillance between the dwelling and the street.

It is considered that a visually permeable door will still provide appropriate safety and security for the occupier. In this instance, the carport is supported provided that the door be removed and reinstated with visually permeable gates or panels.

Sitelines

The proposal involves a solid portion of wall between the south boundary and the south column of the carport. This is contrary to the Town's Policy relating to Street Walls and Front Fences. Furthermore, it also limits visibility to the street, which disrupts the streetscape and compromises surveillance and security. It is recommended that the solid wall be modified to comply with the Policy requirements, which will create a more aesthetically pleasing and consistent appearance.

The proposed carport and front fence are supported and recommended for approval, subject to standard and appropriate conditions to address the above matters."

10.4.1 Further Report – Amendment to Town of Vincent Local Law Relating to Parking Facilities for The Avenue Car Park and Frame Court Car Park

Ward:	Both	Date:	15 April 2003
Precinct:	All Precincts	File Ref:	PKG0112
Reporting Officer(s):	J MacLean, S Beanland		
Checked/Endorsed by:	R Boardman		
Amended by:	-		

FURTHER OFFICER RECOMMENDATION:

That;

- (i) *the Council APPROVES the extension of the two-hour (2P) and one hour (1P) parking time restrictions in The Avenue Car Park and Frame Court Car Park, to cover the whole week from 8.00am to 8.00pm Monday to Sunday;*
- (ii) *the Second Schedule of the Town of Vincent Local Law Relating to Parking Facilities be amended to alter the applicable times for paid parking from "8.00am to 8.00pm Monday to Friday and 8.00am to 12 noon Saturday", to "8.00am to 8.00pm Monday to Sunday", in all car parks;*

In accordance with the provisions of Section 3.12 of the Local Government Act 1995 as amended, the Council gives a Statewide advertisement, indicating where the proposed amendment may be viewed and seeking public comment on the following amendments to the Town of Vincent Parking Facilities Local Law.

**LOCAL GOVERNMENT ACT 1995 (as amended)
TOWN OF VINCENT PARKING FACILITIES LOCAL LAW
AMENDMENT**

In pursuance of the powers conferred upon it by Section 3.12 of the Local Government Act 1995, the above-mentioned Local Law and all other powers enabling it, the Council of the Town of Vincent HEREBY RECORDS having resolved on 22 April 2003 to make the following amendments to the Town of Vincent Parking Facilities Local Law published in the Government Gazette on 23 May 2000.

That the existing Second Schedule Relating to Ticket Machine Zones – Periods and Fees, be deleted and replaced by the Second Schedule Relating to Ticket Machine Zones – Periods and Fees, shown at Appendix 10.4.1 to this report; and

- (iii) *the Chief Executive Officer, after the expiry of the statutory consultation period, again reports to the Council listing any comments from the public and providing any further recommendations considered appropriate.*

COUNCIL DECISION ITEM 10.4.1

Moved Cr Cohen, Seconded Cr Ker

That the recommendation be adopted.

CARRIED BY A SPECIAL MAJORITY (6-2)

For

Mayor Catania
Cr Chester
Cr Cohen
Cr Doran-Wu
Cr Franchina
Cr Hall
Cr Ker

Against

Cr Drewett
Cr Piper

FURTHER REPORT:

The Council, at its Ordinary Meeting held on 8 April 2003, considered a report at Item 10.1.15 in relation to "Authority to Sell Reduced Rate All-night Parking Permits for use in the Town's Car Parks, Which Attract a Night Parking Fee and Extension of Parking Time Restrictions for The Avenue Car Park and Frame Court Car Park". The Council resolved "*That this item be DEFERRED to the next Ordinary Meeting of Council to be held on 22 April 2003*". This was as a result of the item not being included in the announcements in Item 7 at the start of the meeting.

The Oxford Lane development has only very recently been completed and to date, total occupancy has not occurred. Following further consideration of the issues relating to Pre-Paid Monthly Parking Permits, it is considered necessary to carry out a detailed study and submit a further report to the Council at a later date addressing, in particular, the following:

- (a) whether the Oxford Lane development at No.314 Vincent Street, Nos.177-179 Oxford Street and No.2 Stamford Street, Leederville, is compliant with its approval in terms of car parking;
- (b) quantifying the car parking provided by the Oxford Lane development;
- (c) quantifying the number of added car parking bays required by the Oxford Lane development;
- (d) quantifying the 'real' car parking shortfall of the Oxford Lane development; and
- (e) reviewing the Town's Parking and Access Policy with new adjustment factors in line with the 'real' car parking shortfall identified in the Oxford Lane development.

The two separate requests for Residential Parking Permits, whilst notable, are not considered sufficient grounds for the detailed study to be carried out at this time. Such a study into the current occupants' and visitors' transport and carparking use and behaviour patterns would be premature at this time. Therefore, a further report will be submitted to the Council at a later date addressing the issues identified in (a) to (e) above.

It is still considered necessary to proceed with amendments to the Second Schedule of the Town of Vincent Local Law relating to Parking Facilities, for the reasons as detailed in the previous report at Item 10.1.15 to the Ordinary Meeting of Council held on 8 April 2003. The proposed new Second Schedule has been attached at Appendix 10.4.1. Therefore, the previous officer recommendation to the Ordinary Meeting of Council held on 8 April 2003 has been amended by the deletion of clause (i), relating to the introduction of monthly night parking permits, and minor amendments to clause (iii) to reflect the new item number and date of Council Meeting.

The following is the verbatim copy of the minutes of Item 10.1.15 placed before the Council at its Ordinary Meeting held on 8 April 2003:

"OFFICER RECOMMENDATION:

That;

- (i) the Council APPROVES of the introduction of monthly night parking permits for The Avenue and Frame Court Car Parks, Leederville at a monthly fee of approximately 60% of the average current night parking charge;*
- (ii) the Council APPROVES the extension of the two-hour (2P) and one hour (1P) parking time restrictions in The Avenue Car Park and Frame Court Car Park, to cover the whole week from 8.00am to 8.00pm Monday to Sunday;*
- (iii) the Second Schedule of the Town of Vincent Local Law Relating to Parking Facilities be amended to alter the applicable times for paid parking from "8.00am to 8.00pm Monday to Friday and 8.00am to 12 noon Saturday", to "8.00am to 8.00pm Monday to Sunday", in all car parks;*

In accordance with the provisions of Section 3.12 of the Local Government Act 1995 as amended, the Council gives a Statewide advertisement, indicating where the proposed amendment may be viewed and seeking public comment on the following amendments to the Town of Vincent Parking Facilities Local Law.

*LOCAL GOVERNMENT ACT 1995 (as amended)
TOWN OF VINCENT PARKING FACILITIES LOCAL LAW
AMENDMENT*

In pursuance of the powers conferred upon it by Section 3.12 of the Local Government Act 1995, the above-mentioned Local Law and all other powers enabling it, the Council of the Town of Vincent HEREBY RECORDS having resolved on 8 April 2003 to make the following amendments to the Town of Vincent Parking Facilities Local Law published in the Government Gazette on 23 May 2000.

That the existing Second Schedule Relating to Ticket Machine Zones – Periods and Fees, be deleted and replaced by the Second Schedule Relating to Ticket Machine Zones – Periods and Fees, shown at Appendix 10.1.15 to this report; and

- (iv) the Chief Executive Officer, after the expiry of the statutory consultation period, again reports to the Council listing any comments from the public and providing any further recommendations considered appropriate.*

Moved Cr Chester, Seconded Cr Ker

That the recommendation be adopted.

Mayor Catania advised that this Item was not included in the Announcements in Item 7 of this meeting, and therefore could not be voted upon at this meeting and would need to be deferred.

COUNCIL DECISION ITEM 10.1.15

Moved Cr Hall, Seconded Cr Ker

That this item be DEFERRED to the next Ordinary Meeting of Council to be held on 22 April 2003.

CARRIED (9-0)

BACKGROUND:

Recently, Law and Order Services have received telephone calls from new residents of a units development, close to The Avenue Car Park, who had two vehicles, yet only had one parking bay provided within the development.

Initially, these residents requested Residential and Visitors Permits for parking in the surrounding streets but, since Oxford Street is time restricted during the day and it is heavily utilised at night time by restaurant and cinema patrons, it was considered inappropriate. It was also considered that, if the Town issues residential and visitor parking permits for developments such as this one, it would result in the currently available parking bays being completely taken up by residents, leaving patrons of local businesses with nowhere to park.

It should also be noted that, at Part 6.4.1 of the adopted "Car Parking Strategy", on page 26, it is recommended that the developer be made aware of the following condition, to be applied to developments:

"The Town of Vincent shall not issue a residential or visitor car parking permit to any owner occupier of this development or land use. This is because, at the time the application was made, the developer claimed that the on-site parking provided would adequately meet the current and future parking demands of the development."

DETAILS:

Currently, the Town issues Pre-paid Monthly Parking Permits for day time parking in all of the existing car parks, which attract a parking fee. In the case of The Avenue Car Park and Frame Court Car Park, a fee of 80 cents per hour to a maximum daily fee of \$4.40 is charged. The current pre-paid monthly fee, charged for day-time parking is \$55.00 per month, which equates to approximately \$2.70 per day.

Due to the small number of parking bays available on Oxford Street, and no bays being available on Vincent Street, residents should be given the option of purchasing monthly after hours parking permits for use in The Avenue and Frame Court Car Parks. Night Parking fees in both The Avenue and Frame Court Car Park is set at 60 cents per hour to a maximum of \$3.30 per night and it is suggested that a Pre-paid Monthly Night Parking Permit should be sold at \$40.00 per month.

When the Town commenced operation in 1995, the current parking restrictions were considered to be adequate to service the local business communities, but there has been an increasing pressure being placed on the facilities, particularly at weekends. Since The Avenue Car Park is currently being re-configured, to accommodate an additional 76 parking bays, it is considered an opportune time to re-assess the existing time restrictions in the area and to make alterations, if appropriate.

When East Perth Football Club commenced playing at Leederville Oval, it was found that the spectators were also utilising The Avenue Car Park. At the Ordinary Meeting of Council on 28 May 2002, the Council approved an alteration to the time restrictions, in the one-hour (1P) section of the car park, for it to operate between 8.00am and 8.00pm Monday to Sunday. This has resulted in a situation where part of the car park attracts different parking restrictions in different parts of the car park as follows:

- (a) a night parking fee from 8.00pm to 8.00am Monday to Sunday;*
- (b) a day parking fee from 8.00am to 8.00pm Monday to Friday and from 8.00am to 12 noon on Saturday;*
- (c) a one hour (1P) time restriction from 8.00am to 8.00pm Monday to Sunday; and*
- (d) a two hour (2P) time restriction from 8.00am to 8.00pm Monday to Friday and 8.00am to 12 noon Saturday.*

For obvious reasons, this has created a great deal of public confusion and it is almost impossible to develop signage, which reflects the above, in a way that the public can understand.

The need for an unrestricted parking period, from 12 noon to 8.00pm on Saturday and from 8.00am to 8.00pm on Sunday, may have been appropriate a number of years ago, but there does not appear to be any value in its retention at this time.

As a result, it is considered appropriate to standardise the time restrictions and the paid parking restrictions in all car parks, currently shown in the Second Schedule of the Parking Facilities Local Law.

Rather than alter individual parts of the Second Schedule, it is considered more appropriate to delete the existing Second Schedule and to substitute a new Second Schedule in its place. The proposed new Second Schedule has been attached at Appendix 10.1.15.

CONSULTATION/ADVERTISING:

There will be a statutory requirement to advertise the proposed amendment to the Local Law. It would be appropriate to place an information advertisement in a local newspaper to advertise the extension of the parking time restrictions in the car parks as well as advise all affected businesses and residents by letter drop.

LEGAL/POLICY:

When the Council approves the proposed amendment, an advertisement must be placed in a newspaper with a Statewide publication, seeking public comment and explaining where and when the proposed amendment may be inspected. At the completion of a statutory 6-week period, a further report must be provided to the Council, outlining any public objections, comments and suggestions and seeking a final approval for the proposed amendment. When the Council gives his approval, the amendment must be advertised in the Government Gazette for 14 days before becoming enforceable.

STRATEGIC IMPLICATIONS:

The above proposal is in accordance with the Strategic Plan 2000-2002 - Key Result Area 1.4 "Develop and implement a Transport and Car Parking Strategy".

The above proposal is also in accordance with the Draft Strategic Plan 2002 - 2007 - Key Result Area 1.4(i)(1) "Develop a strategy for parking management in business, residential and mixed use precincts, that include parking facilities that are appropriate to public needs"

FINANCIAL/BUDGET IMPLICATIONS:

The Avenue Car Park is currently undergoing a redevelopment and costs for new signage have already been allocated for this car park. There will be a cost associated with the alteration of the signage for the other car parks and the total cost is estimated to be approximately \$1,500.00.

However, since the new restrictions will not be enforceable until the new signage is erected, it would be appropriate to stage the new signs over a number of months. Since the new restriction times will incorporate the old restrictions, the old restrictions will remain enforceable until the signs are changed.

COMMENTS:

The enforcement of parking restrictions needs to be a dynamic process, which should be amended to take account of the changing needs of the community. All of the above proposals take these changing needs into account and the recommendations will standardise the restriction periods, throughout the Town, making the wording for the signage simpler and making it easier for the public to understand the restrictions.

The proposal is recommended for approval."

10.4.3 Tender No 256/03 - Relocation of the Sewer Main at Perth Oval

Ward:	Both	Date:	17 April 2003
Precinct:	-	File Ref:	TEN0263
Reporting Officer(s):	John Giorgi, Rick Lotznicher		
Checked/Endorsed by:	-		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *ACCEPTS the tender as submitted by Underground Services Australia, for an amount of \$216,731 (plus \$21,673 GST), as being the most acceptable to the Town for the Relocation of the Sewer Main at Perth Oval;*
- (ii) *APPROVES of an amount of \$19,000 (plus \$1,900 GST) to BPA Engineering Pty Ltd, Civil and Structural Consultants, for tender specification documentation and contract management;*
- (iii) *APPROVES of an amount of \$4,500 to be used to meet the Aboriginal Heritage Act requirements;*
- (iv) *AUTHORISES the Chief Executive Officer to sign the contract between the Town and Underground Services Australia; and*
- (v) *APPROVES BY AN ABSOLUTE MAJORITY to reallocate \$263,804 from the Capital Reserve Fund for this contract and notes that the State Government of Western Australia is to reimburse the Town for these monies.*

COUNCIL DECISION ITEM 10.4.3

Moved Cr Ker, Seconded Cr Chester

That the recommendation be adopted.

Cr Franchina departed the Chamber at 6.26pm.

CARRIED BY AN ABSOLUTE MAJORITY (8-0)

(Cr Franchina absent from the Chamber and did not vote).

Cr Franchina returned to the Chamber at 6.27pm.

FURTHER REPORT:

At the Council meeting held on the 8 April 2003 the Council considered this matter and resolved that:

"That this item be DEFERRED until a letter is received by the Town from the State Government advising that the State Government will reimburse \$263,804."

Discussions have been held with the Department of Sport and Recreation (DSR) and also with officers from the Water Corporation of Western Australia. A letter was sent to the DSR and on the 17 April 2003 the Acting Director General advised in writing of the following:

"Dear Mr Giorgi,

Perth Oval Redevelopment - Relocation of Sewer

Further to your correspondence of the 16 April 2003 and discussions held the day prior, I confirm that the Minister for Sport and Recreation, Mr Alan Carpenter, MLA has approved funding up to \$239,781 towards the sewer relocation required at Perth Oval.

This commitment is in addition to the already confirmed undertaking of the Water Corporation to fund the difference in costs between what they have deemed minimal works that have been tendered for and their ideal solution.

The department is keen to continue its positive working relationship with the Town of Vincent. However, it needs to be appreciated that this request for additional funding was unexpected and while an expedient resolution was sought there were time requirements for the department to become aware of the issues in relation to the sewer relocation.

The funds will be available in the current financial year and correspondence detailing how these funds will be forwarded and processed will be sent to the Town of Vincent by Thursday 24 April 2003."

The amount of \$239,781 is the cost of the project (excluding the GST). It should be noted that both the Government and the Town recoup their GST.

In previous discussions between the Town, the Project Consultant and the Water Corporation of Western Australia in January 2003, agreement was reached with the Water Corporation that it would contribute up to \$60,000 towards the project. The Water Corporation acknowledged that there are cost efficiencies in having this work being carried out by the Town. The Town's Project Consultant is currently estimating the exact cost of the Water Corporation contribution. Once this has been determined it will be confirmed to the DSR and Town.

The written commitment by the Minister of Sport and Recreation to reimburse the Town for its expenditure satisfies the Town's request and accordingly it is recommended that the Council approve of the tender.

The following is verbatim report submitted to the Ordinary Meeting of Council of the 8 April 2003:

BACKGROUND:

At the Special Council Meeting held on 30 October 2001, the Council approved of entering into a partnership with the State Government of Western Australia to redevelop and construct a number of sporting facilities, including a Multi-Purpose Rectangular Sports Stadium on Perth Oval, State Indoor Multi-Use Sports Centre on the Loftus Centre land and the redevelopment of Leederville Oval into a "Football Centre of Excellence" for joint use by EPFC and SFC. The Town has also approved of the construction of an office building on Leederville Oval to house the Department of Sport and Recreation.

At a Special Meeting of Council held on 10 December 2002, the Council resolved to redevelop Perth Oval, construct a Multi-Purpose Rectangular Sports Stadium (Stage 1) and create approximately 35,000m² of public open space, including plants, lawn, paths, lighting, fencing, street furniture, public art and bore upgrade and reticulation, at an estimated cost of \$10,548,000. A rising pressure sewer main crosses Perth Oval, in an east/west direction from Pier Street diagonally to Lord Street. This needs to be relocated to allow the redevelopment work to proceed. (See plan - Appendix 10.4.4.)

On 19 March 2003 an advertisement was placed in the West Australian Newspaper inviting tenders from suitably qualified and experienced persons/organizations for the relocation of a sewer main at Perth Oval. At 2pm on 2 April 2003, three (3) tenders were received. Present at the opening were David Paull (Purchasing/Contracts Officer), John Giorgi (Chief Executive Officer) and Rick Lotznicher (Executive Manager Technical Services).

Tenders were received from the following companies:

Name	Address
1. Underground Services Australia	245 Collier Road, Bayswater WA 6053
2. DM Civil	PO Box 302, Gosnells WA 6110
3. Mako Civil Pty Ltd	PO Box 137, Maddington WA 6989

TENDER EVALUATION

Selection Criteria

The following evaluation criteria was applied in the assessment of this tender:

	Criteria	Weighting
1.	Contract Price	65%
2.	Past performance in similar projects	15%
3.	Adequate resources available to carryout works	10%
4.	References	5%
5.	Overall compliance with tender specification and requirements	5%
	TOTAL	100%

Tender Evaluation Panel

The Tender Evaluation Panel consisted of Chief Executive Officer, John Giorgi, Executive Manager Technical Services, Rick Lotznicher and Mike Evans, Consultant Engineer from BPA Engineering Ltd, Civil and Structural Consultant.

Each tender was assessed in accordance with an Evaluation Assessment Matrix as used by the State Government Department of Housing and Works. This provided for the following scoring;

0-1	Inadequate or non-appropriate offer, critical or disqualifying deficiencies, does not meet criterion, unacceptably high risk to Principal.
2-3	Marginal offer, some deficiencies, partly meets criterion, high risk to Principal.
4-5	Fair offer, few deficiencies, almost meets criterion, medium risk to Principal.
6-7	Good offer, no deficiencies, meets criterion, medium to low risk to Principal.
8-9	Very good offer, exceeds criterion, low risk to Principal.
10	Outstanding offer, greatly exceeds criterion, very low risk to Principal.

(Scoring was calculated using the criterion weighting)

TENDER SUMMARY

The following is a summary of the tenders received;

Costs

	Underground Services Aust \$	Underground Services Aust <i>*Alternative</i> \$	DM Civil \$	Mako Civil Pty Ltd \$
Preliminaries - mobilisation and demolition	4,000.00	4,000.00	18,360.00	12,511.00
Supply & Construct HOBAS DN600 Class 12.5 SN10000 including all works as specified	187,069.00	181,563.00	216,474.60	201,211.00
Connection to existing by Water Corporation	5,000.00	5,000.00	-	8,122.00
Hydrostatic testing of pressure main	636.00	636.00	-	6,191.00
Restoration of site to Town of Vincent requirements/specifications	13,696.00	13,696.00	-	20,777.00
Provide as as-constructed information including survey and mark-ups	930.00	930.00	-	1,806.00
Charges for compliance with the Traffic Control measures during works	5,400.00	5,400.00	-	3,871.00
TOTAL	216,731.00	211,225.00	234,834.60	254,489.00
GST	21,673.00	21,123.00	23,483.46	25,448.90
TOTAL INCLUDING GST	238,404.00	232,348.00	258,318.06	279,937.90

* = Pipeline Construction using ductile iron bends

Tender Assessment

The Evaluation Panel assessed the tenders and the following was determined;

	Criteria	Weighting	U'ground Services	DM Civil	Mako Civil P/L
1.	Contract Price	65%	65	43.33	21.66
2.	Past performance in similar projects	15%	10	15	15
3.	Adequate resources available to carryout works	10%	10	10	10
4.	References	5%	5	5	5
5.	Overall compliance with tender specification and requirements	5%	5	5	5
	TOTAL	100%	95	78.33	56.66

All three tenderers are reputable companies with extensive local and national experience in providing services. Reference checks reveal that Underground Services Australia have the experience and capability to carry out this work. In addition, they have confirmed their prices. They are available to commence this work on Tuesday 22 April 2003 and it is estimated that the work will be completed within four weeks.

Therefore, the Evaluation Panel recommends Underground Services Australia to be awarded this tender.

Alternative Tender

The alternative tender submitted by Underground Services Australia proposed the use of ductile iron bends instead of HOBAS (piping). HOBAS is a synthetic material which is far superior to ductile iron and would have a considerably longer lifespan. Therefore, the cost saving by using ductile iron bends would be negligible in a project of this size. In addition, the Water Corporation, who are the determining authority, have specified HOBAS bends - therefore, the alternative tender would not conform with their requirements. Accordingly, the alternative tender is not accepted.

Sewer Line

The existing sewer line was built in 1932 and is constructed of cast iron. The proposed new sewer line will be diverted from the eastern side of the Oval in a northerly direction, to Bulwer Street (adjacent to the former Caretaker's Cottage). It will then proceed in a westerly direction along Bulwer Street, to the junction of Pier Street, where it will be connected to the newly upgraded Water Corporation sewer in Smith Street (see attached plan 10.4.4). This new route is recommended by Water Corporation as it is more cost effective and is supported by the Town's staff as it avoids excavating near numerous trees along the Pier Street frontage.

FINANCIAL/BUDGET IMPLICATIONS:

The 2002/2003 Budget lists an amount of \$950,000 for the proposed multi-purpose rectangular sports stadium.

The Council, at its Special Meeting held on 16 December 2002, approved the following:

"approves the Town carrying out the sewer diversion work at Perth Oval and to be reimbursed by the Water Corporation, when the work has been completed."

The Town has written to the Minister for Sport and Recreation and Minister for Government Enterprises. The Mayor and the CEO also recently met with the Minister for Government Enterprises to expedite the matter. The Minister advised that a "whole of government" approach to this project will involve the reimbursement to be via a "community service obligation" as the project is in partnership with the State Government of Western Australia.

It will be necessary to reallocate an amount of \$263,804 to cover the interim payment for this contract. This will cover the Town's position whilst it awaits the State Government of Western Australia's reimbursement of this money. It is recommended that the funds be reallocated from the Capital Reserve Fund, on the basis that this money will be replaced into the Reserve Fund when it is received.

LEGAL/POLICY IMPLICATIONS:

The tender was advertised in accordance with the Local Government (Functions and General) Regulations 1996 – Tender Requirements.

Perth Oval is listed on the Interim Register of Aboriginal Sites and approval under the Aboriginal Heritage Act is necessary to carry out any ground disturbing works. A condition of the necessary approvals will require Aboriginal monitors to oversee these works. An amount of \$4,500 has been included in the Project costs.

PRINCIPAL ACTIVITIES PLAN:

The upgrade of Perth Oval is listed in the Town's Principal Activities Plan.

STRATEGIC IMPLICATIONS:

The upgrade and redevelopment of Perth Oval is in accordance with the Town's Strategic Plan 2002-2002 Key Result Area 3.6 "Develop and Implement Strategies to improve the Town's Parks and Reserves".

This is in keeping with the Town's Draft Strategic Plan (yet to be adopted) – Key Result Area "Economic Development".

COMMENT:

The Town's partnership with the State Government of Western Australia to provide upgraded and new sporting facilities within the Town of Vincent, as part of the State Sporting Facilities Plan will be a major benefit to the Town, its residents and taxpayers. This work will allow the proposed Multi-Purpose Rectangular Sports Stadium and Redevelopment of Perth Oval to be carried out within the period May 2003 to November 2003. The Council's approval of this recommendation is therefore requested.

10.1.4 No. 41 (Lot 251) Elizabeth Street, North Perth - Proposed Alterations, Additions, Single Carport and Front Fencing to Existing Single House

Ward:	Mount Hawthorn	Date:	15 April 2003
Precinct:	North Perth, P8	File Ref:	PRO2175; (00/33/1510)
Reporting Officer(s):	C Mooney		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owners T R & L A G Nielsen for proposed alterations, additions, single carport and front fencing to existing single house, at No. 41 (Lot 251) Elizabeth Street, North Perth, and as shown on plans stamp-dated 26 February 2003, subject to:

- (i) street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s);*
- (ii) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iv) no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of any front fences and gates adjacent to Elizabeth Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*
- (v) a road and verge security deposit bond and/or bank guarantee of \$550.00 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (vi) a visual truncation of 2 metres by 2 metres at the intersection of the driveway and the footpath shall be provided at the owner's cost;*
- (vii) the construction of crossovers shall be in accordance with the Town's specifications;*
- (viii) prior to the first occupation of the development, redundant or 'blind' crossovers shall be removed and the verge and kerb made good to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense; and*

- (ix) *subject to first obtaining the consent of the owners of No. 43 Elizabeth Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 43 Elizabeth Street in a good and clean condition;*

to the satisfaction of the Chief Executive Officer.

Moved Cr Chester, Seconded Cr Cohen

That the recommendation be adopted.

Moved Cr Cohen, Seconded Cr Chester

That a new clause (x) be included as follows:

- (x) *the carport shall be one hundred (100) per cent open on all sides and at all times (open type gates/panels are permitted);*

AMENDMENT CARRIED (9-0)

MOTION AS AMENDED CARRIED (9-0)

COUNCIL DECISION ITEM 10.1.4

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owners T R & L A G Nielsen for proposed alterations, additions, single carport and front fencing to existing single house, at No. 41 (Lot 251) Elizabeth Street, North Perth, and as shown on plans stamp-dated 26 February 2003, subject to:

- (i) *street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s);*
- (ii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iv) *no fence shall exceed a maximum of 1.8 metres above the ground level. Decorative capping on top of posts and piers may extend up to a maximum height of 2.0 metres. The solid portion of any front fences and gates adjacent to Elizabeth Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fences and gates being visually permeable, with a minimum 50 per cent transparency;*

- (v) *a road and verge security deposit bond and/or bank guarantee of \$550.00 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (vi) *a visual truncation of 2 metres by 2 metres at the intersection of the driveway and the footpath shall be provided at the owner's cost;*
- (vii) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (viii) *prior to the first occupation of the development, redundant or 'blind' crossovers shall be removed and the verge and kerb made good to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense;*
- (ix) *subject to first obtaining the consent of the owners of No. 43 Elizabeth Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 43 Elizabeth Street in a good and clean condition; and*
- (x) *the carport shall be one hundred (100) per cent open on all sides and at all times (open type gates/panels are permitted);*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: T R & L A G Nielsen
APPLICANT: T R & L A G Nielsen
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Single house
Use Classification	"P"
Lot Area	491 square metres

Requirements	Required	Proposed
Minimum Carparking	Two parking spaces for existing dwelling	One parking space for existing dwelling
Boundary Setback	One Side Boundary - <ul style="list-style-type: none"> ▪ 2/3 (67 per cent) the length of the balance behind the front setback, walls not to be higher than 3.5 metres with an average height of 3.0 metre. 	These Side Boundaries - <ul style="list-style-type: none"> ▪ Eastern and Southern Boundaries - Existing Store ▪ Western Boundary - Proposed Store: Height 2.4 metres

SITE HISTORY:

The subject site has an existing single house that fronts Elizabeth Street.

CONSULTATION/ADVERTISING:

No objections were received during the advertising period.

DETAILS:

The proposal seeks to construct a single carport, open front fencing, rear verandah, store and extension of the existing pergola to the rear, to an existing single storey single house.

The applicant has provided the following information in support of the application.

"The construction of a double carport is not feasible for two reasons. These are:

- *There is an existing electricity pole located on the verge in front of the property to the west of the existing driveway. This electricity pole would block the entrance to one half of a double carport. This electricity pole is noted on the drawings submitted to council.*
- *Moving the car port to the other side of the property, (i.e. the western side) is not possible because of presence of a large street tree located on the verge (not included in the drawings submitted to council) and a second large street located on the property (included in the drawings).*

In terms of provided additional car parking space we would be prepared to explore the option of paving an area of the verge in front of the property. This has been done in front of other properties in the street to provide additional parking."

COMMENTS:

The subject proposal involves a variation to the minimum car parking requirements of two car parking spaces, as outlined in the Residential Design Codes, to one car parking space for the existing dwelling. The proposal intends to utilise the existing single carparking space, which has been designed to complement the architectural style/features of the dwelling. There is no formal existing second car parking space on site, however there is opportunity to create a second car parking space on site in the future, if required.

Also, the proposal has adequate access to public transport located on Charles Street and parking facilities located on Elizabeth Street. There are no carparking restrictions on Elizabeth Street adjacent to the subject property. The applicant is retaining the existing dwelling and the carport design complements the architectural integrity of the existing dwelling, ensuring adequate consideration of the amenity and streetscape character of the locality.

In regard to the boundary setback variations, the proposal for a store on the western boundary is considered acceptable, as it will not unduly adversely affect the amenity of the adjoining property and as it is minor in nature.

In addition, the proposed front fence, verandah, and pergola extension complies with the requirements of both the Residential Design Codes and Town's Policies.

Accordingly, it is recommended that Council approves the proposal, subject to standard and appropriate conditions to address the above matters.

10.1.7 No. 86A (Lot 9, Strata Lot 2) Bourke Street, Leederville - Proposed Two Storey Grouped Dwelling on Strata Lot

Ward:	Mount Hawthorn	Date:	15 April 2003
Precinct:	Leederville, P3	File Ref:	PRO 1804; 00/33/1537
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by the owner V Chapman for a proposed two storey grouped dwelling on strata lot at No. 86A (Lot 9, Strata Lot 2) Bourke Street, Leederville, and as shown on plans stamp-dated 14 March 2003, subject to:

- (i) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) *the first floor level southern side elevation being setback in accordance with the requirement of the Residential Design Codes;*
 - (b) *the garage door being setback a minimum of 4.1 metres from the western survey strata lot boundary;*
 - (c) *no physical obstructions within the entrance area of the garage between the access leg and the garage door; and*
 - (d) *the garage door being a full width door to a minimum width of 6.4 metres.*

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the Town's Policies;
- (ii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iii) *detailed plans of site works, including identification of pavement type, drainage and parking shall be submitted with the Building Licence application;*
- (iv) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (v) *a road and verge security deposit bond and/or bank guarantee of \$550 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*

- (vi) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (vii) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application;*
- (viii) *street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s); and*
- (ix) *subject to first obtaining the consent of the owners of Survey Strata Lot 1 of No. 86 Bourke Street and No. 88 Bourke Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Survey Strata Lot 1 of No. 86 Bourke Street and No. 88 Bourke Street in a good and clean condition;*

to the satisfaction of the Chief Executive Officer.

Mayor Catania departed the Chamber at 6.33pm.

Deputy Mayor, Cr Drewett assumed the Chair.

Moved Cr Cohen, Seconded Cr Chester

That the recommendation be adopted.

Moved Cr Ker, Seconded Cr Hall

That Standing Orders be suspended to allow speakers to address the Council as they had arrived at the meeting after the close of public question time.

CARRIED (8-0)

(Mayor Catania was absent from the Chamber and did not vote).

Mr Paul Hawkins of 196 Harbourne Street, Wembley on behalf of the owner of 86 Bourke Street addressed the Council. Mr Hawkins advised that every elevation of the proposed building does not comply with the current R-Code requirements. The application has not addressed the required carparking requirements and the finished roof height requires clarification.

M/s Vicki Chapman, landowner, 86A Bourke Street, Leederville advised that she had shown the plans to all of the surrounding neighbours who have given her their support and have no objection. M/s Chapman has spoken to the neighbour on the southern side on a couple of occasions and was of the opinion that all issues had been resolved. It is her intention to comply with the R-Codes.

Moved Cr Piper, Seconded Cr Hall

That Standing Orders be resumed.

CARRIED (8-0)

(Mayor Catania was absent from the Chamber and did not vote).

COUNCIL DECISION ITEM 10.1.7

Moved Cr Franchina , Seconded Cr Hall

That the item LIE ON THE TABLE to allow the relevant parties to meet and address any concerns.

CARRIED (8-0)

(Mayor Catania was absent from the Chamber and did not vote).

Mayor Catania returned to the Chamber at 6.44pm.

LANDOWNER: V Chapman
APPLICANT: As above
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R40
EXISTING LAND USE: Grouped Dwelling

COMPLIANCE:

Use Class	Grouped Dwelling
Use Classification	"P"
Lot Area	279 square metres

Requirement	Required	Proposed
Setbacks		
Eastern side - upper level	2.1 metres	2.063 metres
Western side - ground level	1.5 metres	Minimum Nil
Western side - upper level	4.2 metres	Minimum nil
Southern side - ground level	1.5 metres	Minimum nil
Southern side - upper level	1.6 metres	1.1 metres
Northern side – upper level	1.5 metres	1.208 metres
Car Parking	Compliance with the Town's Policy relating to Parking and Access for minimum manoeuvring distances	The applicant has agreed to modify the garage layout to address adequate manoeuvrability

SITE HISTORY:

The site is currently a vacant lot created via a survey strata application under reference 217-01. A previous application for two additional single storey grouped dwellings for the two newly created vacant lots was conditionally approved by the Town on 23 August 2001.

DETAILS:

The applicant seeks to construct a two storey grouped dwelling on the site.

CONSULTATION/ADVERTISING:

The proposal was advertised in accordance with the Town's Community Consultation Policy. Prior to the submission of the application, an objection to the proposed development was provided to the Town and received on 27 December 2002. This objection is from the southern neighbour who raises concerns in relation to the proposed two storey high southern wall proposed for the dwelling. Although the applicant has modified the proposal and this wall is no longer a parapet wall, the objector has renewed their concerns with respect to the impact of such a wall with respect to overshadowing, impact on light and the impact on the amenity of their dwelling, including a courtyard space located adjacent to this common boundary. The objector is comfortable with the single storey parapet wall on the boundary, however would like the upper level setback in accordance with the provisions of the Residential Design Codes (R Codes).

The applicant has provided letters of consent from the resident and owner of numbers 88 and 86B Bourke Street respectively, which states they have no objection to the proposal.

COMMENTS:

Setbacks

Eastern Side - Upper Level Setback

The R Codes require a setback of 2.1 metres to be provided whereas the proposal achieves a setback of 2.063 metres. This elevation faces the access arrangements for Strata Lots 2 and 3 with all upper level openings being minor in nature. On this basis, the proposal is not considered to represent any undue impact on the access legs of the development and the minor alteration in setback is considered acceptable.

Western Side - Ground Level Setback

The R Codes promote a setback provision of 1.5 metres. A reduced setback to nil is sought by the applicant to accommodate a store structure, however the dominant setbacks increase to 2.176 metres through to 3.409 metres from this boundary. This relaxation to accommodate the store is supported by the owner and resident of the affected adjacent property.

Western Side - Upper Level Setback

Similarly to the ground level, a small portion of the upper level is proposed with a nil setback to the western boundary, with the setback then increasing to 2.176 metres and predominantly 3.409 metres. Again the affected neighbour has consented to the plans and taking into account the limited impact this parapet wall will have on the amenity of the neighbouring property, it is considered suitable.

Southern Side - Ground Level Setback

The applicant seeks a nil setback to this boundary to accommodate the garage structure. The R Codes permit a wall to a maximum height of 3.5 metres with an average height of 3.0 metres for 2/3 of the length of one side boundary of the property. The proposed wall exceeds these limits, however has been supported by the affected neighbour to the south. The wall will have an overshadowing impact on the southern neighbour, due to their location directly south of this wall. However, consideration should be given to the fact that the Town's Fencing Local Laws allows a maximum wall height of 2.4 metres. Taking this into account, a proposal for a 3.0 metres high wall is only a marginal increase that will not significantly increase the impacts on this neighbour. Taking these factors into account, coupled with the fact that the proposal is within the overshadowing limits of the R Codes, the relaxation is considered acceptable.

Southern Side - Upper Level Setback

The applicant has sought to set back the upper level element of this wall to 1.1 metres. The applicant was of the understanding that this setback was in accordance with the R Codes, as the applicant was also aware of the neighbour's objection. The actual requirement for the setback is 1.6 metres from this boundary. In order to take into account the neighbours concerns with respect to overshadowing and resulting impact on light and amenity, the proposal should be conditioned accordingly.

Northern Side - Upper Level Setback

The applicant seeks a relaxation from the required 1.5 metres setback down to 1.208 metres. There are no major openings to the upper level which creates privacy concerns, and no overshadowing occurs as the affected lot is located on the northern side of this property. In addition, the northern neighbour of Strata Lot 3 has provided their consent to the proposal. On this basis, the reduced setback is considered acceptable.

Car Parking

The currently proposed configuration of the garage parking does not allow adequate manoeuvring room for the vehicles in accordance with the Town's requirements. In order to address this, it has been suggested to the applicant that the garage door/entrance would need to be drawn westwards in order to provide adequate reversing room. In addition to drawing the entrance back, there would have to be no physical obstructions within this space to assist in maximising manoeuvrability.

Taking into account the Engineering Design Services suggested design to allow the garage to be functional, it is also recognised that it is not an ideal situation and that it requires specific car parking locations within the garage. These have been demonstrated on the attached plans.

The applicant is fully aware that the parking situation and manoeuvring room is not ideal, however functional and is prepared to accept it on this basis, so that the proposal can be supported.

It is considered that the proposal will generally have no unreasonable detrimental impact on the amenity and streetscape of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions and conditions to address the above matters.

10.1.9 No. 171 (Lot 325) Walcott Street, Mount Lawley - Proposed Additional Two (2) Two Storey Grouped Dwellings to Existing Dwelling

Ward:	Mount Hawthorn	Date:	14 April 2003
Precinct:	Norfolk, P10	File Ref:	PRO 1316; 00/33/0297
Reporting Officer(s):	M Bonini		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by Perceptions on behalf of the owner B W Griffiths for proposed additional two (2) two storey grouped dwelling to existing dwelling on No.171 (Lot 325) Walcott Street, Mount Lawley as shown on plans stamp-dated 6 March 2003, subject to:

- (i) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (ii) detailed plans of site works, including identification of pavement type, drainage and parking shall be submitted with the Building Licence application;*
- (iii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iv) a road and verge security deposit bond and/or bank guarantee of \$550 shall be lodged prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to the existing footpath have been reinstated to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*
- (v) the construction of crossovers shall be in accordance with the Town's specifications;*
- (vi) prior to the first occupation of the development, redundant or 'blind' crossovers shall be removed and the verge and kerb made good to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense;*
- (vii) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to bedroom 2 of Unit 1 on the south west elevation and window to bedroom 2 on the south east elevation, on the first floor shall be screened with a permanent obscure material and be non-openable to a minimum of 1.6 metres above the finished first floor level. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The whole window can be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*

OR

prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the subject windows not exceeding one square metre in aggregate in the respective subject walls, so that they are not considered to be major openings as defined in the Residential Design Codes 2002;

- (viii) *subject to first obtaining the consent of the owners of No.169 Walcott Street, No. 173 Walcott Street and No. 60 Monmouth Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 169 Walcott Street, No. 173 Walcott Street and No. 60 Monmouth Street in a good and clean condition;*
- (ix) *prior to the issue of a Building Licence, revised plans shall be submitted to and approved by the Town demonstrating the truncation at the point where the proposed rear boundary of the existing dwelling lot intersects with the driveway being at a lesser gradient to allow for adequate maneuverability for vehicles to/from Unit 2. The revised plans shall not involve any greater variation to the requirements of the Residential Design Codes and the Town's Policies; and*
- (x) *street trees will only be removed with the written consent of the Town's Parks Services Section. All removal and replacement costs shall be borne by the applicant/owner(s);*

to the satisfaction of the Chief Executive Officer

COUNCIL DECISION ITEM 10.1.9

Moved Cr Drewett, Seconded Cr Chester

That the recommendation be adopted.

LOST (3-6)

For

Mayor Catania
Cr Chester
Cr Ker

Against

Cr Cohen
Cr Doran-Wu
Cr Drewett
Cr Franchina
Cr Hall
Cr Piper

Reasons :

1. **The development does not comply.**
-

LANDOWNER:

B W Griffiths

APPLICANT:

Perceptions

ZONING:

Metropolitan Region Scheme: Urban – abuts an Other Regional Road

Town Planning Scheme No.1: Residential R60 – abuts an Other Regional Road

EXISTING LAND USE: Residential

COMPLIANCE:

Use Class	Grouped Dwellings
Use Classification	"P"
Lot Area	999 square metres

Setback	Required	Provided
Unit 1		
South East - Ground Floor	1 metre	Nil
Unit 2		
North West - Ground Floor	1 metre	Nil
South West- Ground Floor	1 metre to 1.5 metres	Nil to 1.3 metres
North East - Ground and Upper Floors	2.7 metres	1.7 metres

Privacy Setbacks	Required	Provided
Unit 1		
Bed 2 Window	4.5 metres	2.4 metres to South East Boundary
Unit 2		
Bed 3 Window	4.5 metres	3.3 metres to South West Boundary

SITE HISTORY:

The site is occupied by a two storey federation style single house.

DETAILS:

The proposed development involves two (2) two storey grouped dwellings to an existing dwelling. The proposal generally complies with the Residential Design Codes (R Codes) and the Town's Town Planning Scheme No. 1 and Policies with the exception of the above non-compliances.

CONSULTATION/ADVERTISING:

The proposal was advertised and one objection was received by the Town from the south east neighbour. In short, the letter mentions the following;

"Proposed Unit 1 significantly overshadows my property. This problem is exacerbated by the absence of any setback from the common boundary...I am concerned that construction of a parapet wall of this height on the boundary could not be effected without significant damage to the garden on my property.

Proposed Unit 2 upstairs bedrooms present a problem with respect to privacy with respect to both bedrooms 2 and 3."

The proposal occurs along Walcott Street, which is classified as an Other Regional Road (ORR) Reservation. The proposal did not require referral to the Department for Planning and Infrastructure as the development involves less than five dwellings, has no encroachment upon the road reservation and does not involve additional, relocated or new access onto Walcott Street.

COMMENTS:

Overshadowing

In response to the concerns raised with regards to overshadowing from unit 1, an overshadowing assessment was conducted to establish the extent of overshadowing the development would impose onto the adjoining affected property. The outcome of this assessment established that a total of 29.4 square metres of the adjoining property will be overshadowed. This equates to 2.9 percent. This is considered to be within the requirements as per the R Codes. The R Codes stipulate that the shadow cast onto the adjoining property must not exceed 50 percent. Furthermore, the shadow affects yard area where there is no notable outdoor living used by the adjoining neighbours. The overshadowing is therefore in full compliance with the requirements of the R Codes and considered acceptable.

South East Side Setback

The proposed setback variation corresponds with the lower floor of unit 1. The boundary wall is proposed at a maximum height of 2.9 metres with a total length of 6 metres. As the wall is contained to the newly developed lot at the rear of the subject property, the wall affects the rear portion of the adjoining affected neighbour to the south east. The wall abuts garden area, which is notably dense along the boundary where the wall is proposed. Furthermore, the proposed boundary wall does not impose upon outdoor living area of the adjoining neighbour. Therefore, the variation is not considered to be excessive or to cause an undue adverse impact upon the amenity of the adjoining residence. The variation is regarded as minor and therefore supported.

North West Side Setback

The applicant seeks a variation to the setback for the garage of unit 2. The garage is proposed to be located on the north west boundary. The subject wall is single storey in nature reaching a maximum height of 3.1 metres and occupying a maximum length of 6.2 metres. No undue overshadowing is caused as a result of the proposed wall due to its location in relation to the orientation of the lot. It is also noted that no loss of amenity is imposed to the adjoining affected neighbour on the north west side as its location is common to the location of an existing garage structure on that site. In addition, no objection was received from the affected adjoining neighbour. The variation is considered acceptable and therefore supported.

South West Rear Setback

The setback variation for the south west boundary pertains to the entire south west elevation of unit 2. The garage wall is proposed on the boundary and the store is offset slightly from the boundary by 0.12 metre. The rest of the south west elevation is setback by a distance of 1.3 metres. The variation for the garage is of the same nature as the variation sought for the boundary wall on the north west boundary as the maximum height and length closely corresponds. The imposition to the affected adjoining neighbour to the south west is minimal as the walls to the garage and store are single storey in nature and occupy a small portion of the total boundary length. The rest of the elevation is non compliant by 0.2 metre, which is considered as a marginal amount for a single storey aspect of the development. In light of this, the proposed variations are considered acceptable and therefore supported.

North East Setback

There is boundary wall development straddling the proposed lot boundary on the north east side. The boundary wall involves the entire single storey and upper storey wall of the northeast elevation. Given that the wall is internally placed and only affects the front lot on the subject property, it is not deemed to unduly disrupt the amenity of any adjoining neighbours. The variation is therefore supported.

Privacy Setback - Unit 1 Bedroom 2

The bedroom two window on the upper floor does not comply with the privacy assessment to the south east boundary. The distance is deficient by 2.1 metres. To address any potential undue overlooking, appropriate screening as per the requirements of the R Codes can be applied to the window. The variation to the setback is therefore considered acceptable and supported with the condition of screening being applied to the window.

Privacy Setback - Unit 2 Bedroom 3

The window applicable to bedroom 3 of the upper floor does not comply with the privacy assessment to the south west boundary. A shortfall distance of 1.2 metres exists. Overlooking can be addressed through applying screening to the non complying window as per the requirements of the R Codes. The variation is supported on the basis that the window is appropriately screened to prevent potential undue overlooking to the south west neighbour.

Boundary Wall Development

The R Codes permit boundary wall development on one side boundary with restrictions placed on the height of the boundary wall. In this instance, the proposed development involves boundary walls on three side boundaries of single storey nature and a two storey boundary wall on the internal proposed boundary on the subject property. Whilst it is a deviation from the requirements of the R Codes, such a provision can be varied. The boundary walls affecting adjoining neighbours are all single storey in nature and occupy minimal lengths on each of the boundaries. The boundary walls are not considered to be over imposing, rather they help to make effective use of space for the development proposed on the site. The internal two storey boundary wall is not deemed to cause any undue loss of amenity to adjoining neighbours as its impact is contained to the subject property. The boundary walls are considered acceptable and therefore supported.

In view of the above, it is recommended that the proposal be approved, subject to standard conditions and appropriate conditions to address the above matters.

10.3.3 Land Sale Auction - Elven on the Park - Reserve Price

Ward:	North Perth	Date:	31 March 2003
Precinct:	Smith's Lake	File Ref:	PRO1957
Reporting Officer(s):	M Rootsey		
Checked/Endorsed by:	J Giorgi		
Amended by:			

OFFICER RECOMMENDATION:

That Council authorises the Chief Executive Officer and Executive Manager Corporate Services in liaison with the Mayor to determine the minimum reserve prices for each lot.

Moved Cr Ker, Seconded Cr Chester

That the recommendation be adopted.

Moved Cr Ker, Seconded Cr Chester

That clause (ii) be inserted as follows:

- (ii) *defers the auction of Elven on the Park until it adopts the Design Guidelines.*

AMENDMENT CARRIED (9-0)

MOTION AS AMENDED CARRIED (9-0)

COUNCIL DECISION ITEM 10.3.3

That Council;

- (i) *authorises the Chief Executive Officer and Executive Manager Corporate Services in liaison with the Mayor to determine the minimum reserve prices for each lot; and*
- (ii) *defers the auction of Elven on the Park until it adopts the Design Guidelines.*

BACKGROUND:

At the Ordinary Council meeting of the 12th February 2002 the Chief Executive Officer was authorised to prepare the land for sale. At the Ordinary Council meeting of the 17th December 2002 item 10.3.5 the Tender for the Marketing and Disposal of Elven on the Park was awarded to Eftos Estates.

DETAILS:

The subdivisional works at "Elven on the Park" have now been completed and the necessary approvals received.

The auction for the sale of the land has been scheduled for Saturday 10th May 2003.

Valuations for the lots have been sought and received from two (2) licensed valuers – Eftos Estates and Murray R Stubbs.

CONSULTATION/ADVERTISING:

The marketing of the land is the responsibility of Eftos Estates under the tender. A marketing campaign will commence approximately four (4) weeks prior to the auction.

LEGAL/POLICY:

The land sale has been conducted in accordance with the Local Government Act 1995 Section 3.58(2)(a).

FINANCIAL/BUDGET IMPLICATIONS:

The subdivisional costs associated with the land sale were provided in the Annual Budget 2002/03 and the funds received from the sale will be held in the State Indoor Multi-Use Sports Centre Fund.

COMMENTS:

It has been the Council's procedure for previous land sale auctions by the Town to authorise the Chief Executive Officer and Executive Manager Corporate Services to determine the minimum reserve price for each lot.

10.4.2 Further Report - Planning and Building Policies - Amendment No. 9 Relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park

Ward:	North Perth	Date:	17 April 2003
Precinct:	Smiths' Lake, P6 Hyde Park, P12	File Ref:	118874; PLA0128 & PLA0142
Reporting Officer(s):	Y Scheidegger		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *RECEIVES the amended version of the Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park, as shown in Appendices 10.4.2(b);*
- (ii) *ADOPTS the amended version of the Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park to be applied immediately;*
- (iii) *ADVERTISES the amended version of the Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park for public comment, in accordance with Clause 47 of the Town of Vincent Town Planning Scheme No. 1, including:*
 - (a) *advertising a summary of the subject Policy once a week for four consecutive weeks in a newspaper circulating in the locality;*
 - (b) *where practicable, notifying those persons who, in the opinion of the Town, might be directly affected by the subject Policy; and*
 - (c) *forwarding a copy of the subject Policy to the Western Australian Planning Commission; and*
- (iv) *after the expiry of the period for submissions:*
 - (a) *REVIEWS the amended version of the Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park, having regard to any written submissions; and*
 - (b) *DETERMINES the amended version of the Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park, with or without amendment, to or not to proceed with them.*

Moved Cr Ker, Seconded Cr Cohen

That the recommendation be adopted.

COUNCIL DECISION ITEM 10.

Moved Cr Ker, Seconded Cr Hall

That this Item be DEFERRED to allow an Informal Briefing of Elected Members to be held in order to determine the Design Guidelines for the Elven on the Park Subdivision.

CARRIED (9-0)

FURTHER REPORT:

The Council at its Ordinary Meeting held on 8 April 2003 considered this matter and resolved that the item be deferred for "*further consideration and a report of Elven Park to be provided.*" The subdivision layout is shown in Appendix 10.4.2(a) to this Report.

General concerns were raised by Elected Members in relation to the draft amended Design Guidelines for Elven on the Park allowing garages to be 6 metres wide and within the front setback area and having a greater width than 50 percent of the frontage of the lots, which are generally 8.6 metres wide.

The garage component of the draft amended Design Guidelines for Elven on the Park is a variation to and overrides the Streetscape requirements of the Residential Design Codes (R-Codes) and the Town's Policy relating to Street Setbacks.

The Elven Street streetscape currently comprises of three houses on the western side, with their primary street frontage to Richmond Street, Elven Street and Emmerson Street, respectively, as shown in the photograph below. The subject eastern side of Elven Street is presently vacant. It is therefore considered that the development on the subject land/subdivision will determine the Elven Street streetscape.

These draft amended guidelines still achieve an active interaction and casual surveillance between the dwellings and the street, and reduces the visual impact of the garage, via the provision of proposed new clause 5) i) e) Setbacks. Consequently the draft amended guidelines are considered to generally achieve the intent and objectives of the existing Design Guidelines for Elven on the Park, and the other Town Policies.

The draft amended guidelines will provide:

1. reduction of the visual impact of the garages and carports with the requirement for the walls/doors facing the street having at least two (2) design features; for example, open structures, recesses and/or planters facing the street at regular intervals and varying finishes; and
2. visual interaction with the street as the changes made to the guidelines include:
 - (i) the formal entry to the main dwelling being clearly visible from Elven Street, when viewed directly from the footpath on Elven Street;
 - (ii) front garages and carport are to have a maximum external width of 6.0 metres; and
 - (iii) balcony(ies) are to be located above the front garage and carport with a minimum depth of 2.0 metres, minimum width of the garage and carport below and to be located at or in front of the garage and carport front setback line. Therefore a significantly functional balcony(ies) will be required to be located above the garage and have a front setback at or in front of the garage below

Development at '*Richmond on the Park*' has achieved an intimate inner urban streetscape, and the draft amended guidelines for Elven on the Park will enhance and extend this theme, and achieve active interaction between the dwelling and the street.

Notwithstanding the above, the current Policy relating to Appendix No. 6 Design Guidelines for Elven on the Park was formally adopted by the Council at its Ordinary Meeting held on 3 December 2002. If the draft amended guidelines are not adopted, the current formally adopted guidelines will prevail and be applicable at the time of sale/auction of the subject land.

The following is the verbatim copy of the Minutes of the Item placed before the Council at its Ordinary Meeting held on 8 April 2003:

"OFFICER RECOMMENDATION:

That the Council;

- (i) RECEIVES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park, as shown in Appendices 10.4.6 (b) and (c);*
- (ii) ADOPTS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park to be applied immediately;*
- (iii) ADVERTISES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park for public comment, in accordance with Clause 47 of the Town of Vincent Town Planning Scheme No. 1, including:*
 - (a) advertising a summary of the subject Policies once a week for four consecutive weeks in a newspaper circulating in the locality;*
 - (b) where practicable, notifying those persons who, in the opinion of the Town, might be directly affected by the subject Policies; and*
 - (c) forwarding a copy of the subject Policies to the Western Australian Planning Commission; and*
- (iv) after the expiry of the period for submissions:*
 - (a) REVIEWS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park, having regard to any written submissions; and*
 - (b) DETERMINES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park, with or without amendment, to or not to proceed with them.*

Moved Cr Ker, Seconded Cr Cohen

That the recommendation be adopted.

Debate ensued.

COUNCIL DECISION ITEM 10.4.6

Moved Cr Ker, Seconded Cr Chester

That Elven Park be DEFERRED for further consideration and report, and all references to Elven Park be deleted as follows:

That the Council;

- (i) *RECEIVES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines as shown in Appendix 10.4.6 (b);*
- (ii) *ADOPTS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines to be applied immediately;*
- (iii) *ADVERTISES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines for public comment, in accordance with Clause 47 of the Town of Vincent Town Planning Scheme No. 1, including:*
 - (a) *advertising a summary of the subject Policies once a week for four consecutive weeks in a newspaper circulating in the locality;*
 - (b) *where practicable, notifying those persons who, in the opinion of the Town, might be directly affected by the subject Policies; and*
 - (c) *forwarding a copy of the subject Policies to the Western Australian Planning Commission; and*
- (iv) *after the expiry of the period for submissions:*
 - (a) *REVIEWS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines, having regard to any written submissions; and*
 - (b) *DETERMINES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines, with or without amendment, to or not to proceed with them.*

AMENDMENT CARRIED (9-0)

MOTION AS AMENDED CARRIED (9-0)

Reasons:

1. Further consideration and a report of Elven Park to be provided.

COUNCIL DECISION ITEM 10.4.6

That the Council;

- (i) *RECEIVES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines as shown in Appendix 10.4.6(b);*
- (ii) *ADOPTS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines to be applied immediately;*
- (iii) *ADVERTISES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines for public comment, in accordance with Clause 47 of the Town of Vincent Town Planning Scheme No. 1, including:*
 - (a) *advertising a summary of the subject Policies once a week for four consecutive weeks in a newspaper circulating in the locality;*

- (b) *where practicable, notifying those persons who, in the opinion of the Town, might be directly affected by the subject Policies; and*
- (c) *forwarding a copy of the subject Policies to the Western Australian Planning Commission;*
- (iv) *after the expiry of the period for submissions:*
 - (a) *REVIEWS the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines, having regard to any written submissions; and*
 - (b) *DETERMINES the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines, with or without amendment, to or not to proceed with them; and*
- (v) *DEFERS the Elven on the Park Design Guidelines.*

BACKGROUND:

The Council at its Ordinary Meeting held on 27 March 2001 resolved to adopt the Policy relating to Appendix No. 6 Brookman and Moir Streets Design Guidelines.

The Town applied to the Western Australian Planning Commission (WAPC) to subdivide a portion of its land on Elven Street, corner Emmerson Street, North Perth into seven lots. Conditional approval for the subdivision was received from the WAPC on 19 September 2002. The advice to applicant states as follows:

"3. Detailed Residential Design Guidelines for the subdivisional area being submitted to the Western Australian Planning Commission for approval and adopted by the Town of Vincent pursuant to Clause 47 of the Town of Vincent Town Planning Scheme No.1 to address such issues as building orientation, site coverage, setbacks, the location and width of driveway crossovers, location of party walls, common fencing and parking."

Therefore, the Town was required to draft a new Policy that contained appropriate development guidelines. The subdivision was named "Elven on the Park", to reflect the adjacent street and the naming of the nearby subdivision of "Richmond on the Park". A copy of the approved subdivision plan is included as Appendix No.10.4.6(a) to this Agenda Report. The proposed subdivision forms part of the Smith's Lake Redevelopment Plan.

The Council at its Ordinary Meeting held on 3 December 2002 resolved to adopt the Policy relating to Appendix No. 6 Design Guidelines for Elven on the Park subject to some minor text amendments.

CONSULTATION/ADVERTISING:

Any new or amended Planning Policy is required to be advertised for public comment in accordance with Clause 47 of the Town's Town Planning Scheme No. 1.

DETAILS:

*Policy relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines
The Brookman and Moir Streets Precinct in Perth has been recognised as a culturally significant area for some fifteen years. In 1988, it was included in the City of Perth Town Planning Scheme as a place of historical architectural significance and in 1995 it was included in the Town of Vincent Municipal Heritage Inventory.*

Last year, the Town commissioned Considine and Griffiths Architects to undertake a detailed heritage assessment of the Brookman and Moir Streets Precinct. The heritage assessment was undertaken with a view to providing it to the Heritage Council of Western Australia so that at some point it can be considered for entry in the State Register of Heritage Places. In September 2002, all property owners in the Brookman and Moir Streets Precinct were advised in writing that the heritage assessment was being undertaken.

As part of the project, Considine and Griffiths Architects reviewed the existing Brookman and Moir Street Design Guidelines in consultation with Town Officers. The revised guidelines seek to provide more holistic advice and encouragement to owners regarding the development of their properties. The revised guidelines provide more than just design advice - they address all aspects of the development of properties in the Precinct. As such, it is considered more appropriate to refer to the revised guidelines as development guidelines, rather than design guidelines.

The draft amended Policy relating to Appendix No. 6 Brookman and Moir Street Development Guidelines is shown as Appendix No.10.4.6(b) to this Report.

Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park

Amendments are required to this Policy to provide further clarity of acceptable development standards on the subject lots. These amendments include provision of garages in certain circumstances and the development of a detailed indicative plan showing all setback requirements from the ground and upper floors including carports/garages to the lot boundaries.

The draft amended Policy relating to Appendix No. 12 Design Guidelines for Elven on the Park is shown as Appendix No.10.4.6(c) to this Report.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 –

Key Result Area: 1.1 “Implement Town Planning Scheme No. 1 and associated policies and guidelines”.

Draft Strategic Plan 2002-2007 -

Key Result Area: 1.2 "Manage heritage to provide a sense of place, identity and character for the area"; and

Key Result Area: 1.3 "Develop, implement and promote sustainable urban design".

COMMENTS:

In light of the above, it is recommended that the Council approves and advertises the amended version of the Policies relating to Appendix No. 6 Brookman and Moir Streets Development Guidelines and Appendix No. 12 Design Guidelines for Elven on the Park."

10.3.2 Authorisation of Expenditure for the Period 01 March - 31 March 2003

Ward:		Date:	8 April 2003
Precinct:		File Ref:	FIN0033
Reporting Officer(s):	P Forte		
Checked/Endorsed by:	N Forsyth		
Amended by:			

OFFICER RECOMMENDATION:

That;

- (i) *the Schedule of Accounts for the period 1 March – 31 March 2003 be confirmed and the list of payments as laid on the table be included in the Minutes;*
- (ii) *direct lodgement of payroll payments to the personal bank account of employees be confirmed and be included in the Minutes;*
- (iii) *direct lodgement of PAYG taxes to the Australian Taxation Office be confirmed and be included in the Minutes;*
- (iv) *direct lodgement of Child Support to the Australian Taxation Office be confirmed and included in the Minutes;*
- (v) *direct lodgement of creditors payments to the individual bank accounts of creditors be confirmed and included in the Minutes; and*
- (vi) *direct lodgement of Superannuation to Local Government and City of Perth superannuation plans be confirmed and included in the Minutes.*

COUNCIL DECISION ITEM 10.3.2

Moved Cr Ker, Seconded Cr Chester

That the recommendation be adopted.

CARRIED (9-0)

DECLARATION OF INTEREST

Members/ Officers	Voucher	Extent of Interest
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Nil.

BACKGROUND:

The Local Government Act provides for all payments to be approved by the Council. In addition the attached Schedules are submitted in accordance with Item 13 of the Local Government (Finance Management) Regulations 1996.

DETAILS:

The Schedule of Accounts to be passed for payment, cover the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account		
Town of Vincent Advance Account	EFT	\$500,000.00
	EFT	\$737,167.63
Total Municipal Account		\$1,237,167.63
Advance Account		
Automatic Cheques	42276-42661	\$552,938.33
Manual Cheques		\$0.00
Transfer of Creditors by EFT Batch 73 – 84		\$958,404.45
Australia Post Lease Equipment	March 2003	\$311.77
Transfer of Payroll by EFT	March 2003	\$436,877.94
Transfer of PAYG Tax by EFT	March 2003	\$135,105.59
Transfer of Child Support by EFT	March 2003	\$624.46
Transfer of Superannuation by EFT City of Perth	March 2003	\$23,561.99
Local Government	March 2003	\$53,083.63
Total Advance Account		\$2,160,908.16
Bank Charges & Other Minor Debits		
Bank Charges – CBA		\$2,618.07
Lease Fees		\$1,742.41
Corporate MasterCards		\$952.50
Total Bank Charges & Other Minor Debits		\$5,312.98
Less GST effect on Advance Account		-\$80,695.50
Total Payments		\$3,322,693.27

COMMENT:

Vouchers, supporting invoices and other relevant documentation are available for inspection by Councillors at any time following the date of payment and are laid on the table.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 – Key Result Area 4.5(a)

“Develop short term (5 year) and medium term (10 year) financial plans, linked to the strategic plan and principal activities plan (include the investment portfolio, current assets, and debt free status).”

ADVERTISING/CONSULTATION:

Nil.

10.1.6 No. 85 (Lots 43, 70 and 71) Glendower Street (Dual Frontage to Primrose Street) Perth – Proposed Single Storey Addition to Existing Two Storey Single House and Free Standing Rear Garage

Ward:	North Perth	Date:	15 April 2003
Precinct:	Hyde Park, P12	File Ref:	PRO 2269; 00/33/1512
Reporting Officer(s):	S Crawford		
Checked/Endorsed by:	D Abel, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES the application submitted by Slade Construction WA Pty Ltd on behalf of the owner, R Rogers for proposed single storey addition to existing two storey single house and free standing rear garage, at No.85 (Lots 43, 70 and 71) Glendower Street (dual frontage to Primrose Street), Perth, and as shown on plans stamp-dated 25 February 2003, subject to:

(i) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*

(a) *a minimum open space provision of 45 per cent being achieved for the site;*

(b) *a minimum internal garage length of 5.4 metres being achieved; and*

(c) *no part of the roof, including gutters, being setback nearer than 500 millimetres from eastern and western side boundaries.*

The revised plans shall not result in any greater variation to the requirements of the Residential Design Codes and the Town's Policies;

(ii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

(iii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*

(iv) *subject to first obtaining the consent of the owners of 83 and 87 Glendower Street, Perth for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing 83 and 87 Glendower Street, Perth in a good and clean condition; and*

(v) *the garage structure shall not be used for industrial, commercial or habitable purposes;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.6

Moved Cr Ker, Seconded Cr Chester

That the recommendation be adopted.

Cr Hall departed the Chamber at 7.02pm.

LOST (2-6)

(Cr Hall was absent from the Chamber and did not vote).

For

**Mayor Catania
Cr Chester**

Against

**Cr Cohen
Cr Doran-Wu
Cr Drewett
Cr Franchina
Cr Hall
Cr Ker
Cr Piper**

Reasons :

- 1. The development does not comply.**

Cr Hall returned to the Chamber at 7.03pm.

LANDOWNER:

R Rogers

APPLICANT:

Slade Construction WA Pty Ltd

ZONING:

Metropolitan Region Scheme: Urban
Town Planning Scheme No.1: Residential R80 (R60
provisions apply for single house)

EXISTING LAND USE:

Single House

COMPLIANCE:

Use Class	Single House
Use Classification	"P"
Lot Area	201 square metres

Requirement	Required	Proposed
Garage		
Secondary street setback	1.5 metres	Nil
Eastern side setback	1.0 metre	Nil
Western side setback	1.0 metre	Nil
Car Parking		
Provision	2 car parking bays	1 car parking bay
Size - length	5.4 metres	5.34 metres
Extension - Ground Level		
Eastern side setback	2.1 metres	Nil
Western side setback	2.1 metres	Nil
Open Space	45 per cent	43.64 per cent
Plot Ratio	0.65	1.4

SITE HISTORY:

The site is occupied by a three storey single house in a terrace configuration, with dual frontage to Primrose Street.

DETAILS:

The applicant seeks to undertake a single storey extension to the rear of the dwelling, and to erect a double garage located to the secondary street frontage of Primrose Street.

CONSULTATION/ADVERTISING:

The proposal was advertised and one submission was received within this time. The neighbour located at No. 83 Glendower Street has advised that they similarly intend to construct a garage in the same location on their lot in the future, and thus raise no objection to the proposed parapet wall.

COMMENTS

Garage

Secondary Street Setback

The Residential Design Codes (R Codes) prescribe that a 1.5 metres setback should be achieved to the secondary street for a garage. The applicant proposes a nil setback to this boundary to accommodate the garage, while maintaining their courtyard provision to the rear of the dwelling. The surrounding properties also have their garages to the secondary street, being Primrose Street. As such, the proposal to infill an existing pattern of development to Primrose Street is considered acceptable.

Eastern and Western Side Setbacks

The R Codes require these side setbacks to the garage be 1.0 metre from the boundary. The applicant proposes a reduced setback to nil for both boundaries. The proposed garage sits between existing garages on either side of the property, and it is considered that such development will have no undue impact as this proposal simply represents infill development of the nature already existing in the immediate area.

Car Parking

The R Codes require that two car parking bays be provided per dwelling. Currently, the site does not provide any onsite car parking and relies on street parking facilities. The applicant seeks a rear garage to rectify this and provide onsite secure parking.

The lot is constrained by the fact that it is only 4.97 metres in width and therefore not wide enough to support a double garage in accordance with the provisions of the R Codes. Due to the fact that the site currently provides no onsite car parking and the proposal represents a continuation of the surrounding form of development of garages to the secondary street frontage, a single garage can be supported. This in turn provides for a relaxation in the car parking requirements by one bay. Such a relaxation is considered suitable in light of the fact that the proposal represents an improvement to the current car parking arrangement.

In addition, the R Codes require a minimum car parking length of 5.4 metres, whereas the applicant achieves a length of 5.34 metres. The length requirement can be achieved onsite and is required by Engineering Design Services. This aspect should be addressed via a condition of Planning Approval.

Extension - Ground Level

Eastern and Western Side Setbacks

The applicant proposes a full width single storey extension to the dwelling. Thus, the proposed extension seeks nil setbacks to both side boundaries. The R Codes generally require a ground level setback (based on the entire dwelling wall length as per the R Codes) of 2.1 metres to each of the side boundaries.

The dwellings along Glendower Street are a set of uniform terraces which have identical footprints. The extension will alter this uniformity, however little impact is considered to result from the proposal. The northern aspect is to the Glendower Street frontage and as such any overshadowing cast by the extension will fall within the subject lot boundaries only. Secondly, the presence of single storey parapet walls for a length of 3.005 metres is not considered to reduce the amenity of the neighbouring properties.

Furthermore, the R Codes permit a parapet wall to one side boundary in areas coded R30 or higher where the wall has a maximum height of 3.5 metres with an average height of 3.0 metres. Under these provisions, one side boundary wall complies with the provisions of this clause of the R Codes, and a variation is being sought for the alternative side. On the basis that very little undue impact is caused by the extension, it is considered suitable.

Open Space

The R Codes permits a minimum provision of 45 per cent open space for each dwelling. Taking into account the ground floor extension and the garage structure, the applicant seeks only 43.64 per cent open space for the site. It is considered unsuitable to vary this provision for small lots due to the direct impact this has on the dwelling's amenity. Although the applicant achieves a courtyard provision of 41.7 square metres (accounting for the required increase in length to the garage structure), which is far in excess of the 16 square metres requirement of the R Codes, it is still considered that a variation to open space provision is unsuitable and sets an undesirable precedent for future development.

The applicant has the ability to comply with the open space requirements through minor amendment to the size of the proposed ground floor extension. As such, the approval has been conditioned accordingly.

Plot Ratio

The R Codes permit a plot ratio of 0.65 for the subject density code. The existing plot ratio onsite is 1.045, and taking into account the proposed extensions and existing three storey dwelling, the applicant seeks an increased plot ratio of 1.4.

Taking into account that the proposal will comply with the open space provision of the R Codes, it exceeds the outdoor living space requirements, coupled with the small nature of the lots and existing form of development, the variation to plot ratio over and above that which already exists onsite is not considered to have any undue impact on the subject site or the neighbouring properties. On this basis, the variation of plot ratio by 34.41 per cent is considered acceptable.

It is considered that the proposal will generally have no unreasonable detrimental impact on the amenity and streetscape of the area. Accordingly, the proposal is recommended for approval, subject to standard conditions and conditions to address the above matters.

10.4.4 Information Bulletin

Ward:	-	Date:	16 April 2003
Precinct:	-	File Ref:	-
Reporting Officer(s):	A Gilham		
Checked/Endorsed by:	J Giorgi		
Amended by:	-		

RECOMMENDATION:

That the Information Bulletin dated 22 April 2003, as distributed with the Agenda, be received.

COUNCIL DECISION ITEM 10.4.4

Moved Cr Ker, Seconded Cr Chester

That the recommendation be adopted.

CARRIED (9-0)

Cr Ker congratulated the Mayor on receiving a letter from the Prime Minister congratulating him on being approved for the Award of the Centenary Medal.

Received with acclamation.

DETAILS:

The items included in the Information Bulletin dated 22 April 2003 are as follows:

ITEM	DESCRIPTION
IB01	Letter from the Western Australian Local Government Association - Heritage Loan Scheme.
IB02	Letter from Telstra - Proposed Low Impact Antenna Installation Mobile Telephone Base Station - Mt Hawthorn Telephone Exchange Cnr Oxford Street and Scarborough Beach Road.
IB03	Letter Perth Criterium Series Pty Ltd - Appreciation for sponsorship support of the 2003 "Be Active - Cycle Instead" Criterium Series and Australian Open Criterium Championship.
IB04	Letter from the Prime Minister - Congratulations to the Mayor on being approved for the Award of the Centenary Medal.

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Notice of Motion – Councillor Caroline Cohen - Information Session - Residential Design Codes

That the Council authorises the Chief Executive Officer and the Town's Planning and Building Services Section to provide an education/information session for the Elected Members and the Town's Planning and Building Services Section staff on the application of the Residential Design Codes of Western Australia, specifically the use of Performance Criteria versus Acceptable Development.

Moved Cr Cohen, Seconded Cr Doran-Wu

That the recommendation be adopted.

CARRIED (9-0)

11.2 Notice of Motion – Councillor Marilyn Piper - North Perth Bowling Club - Request for Financial Assistance

That the Council;

- (i) *supports the North Perth Bowling Club's application to the Town for financial assistance to enable the installation of synthetic bowling greens;*
- (ii) *authorises the Chief Executive Officer to investigate and evaluate the request and report on the most viable financial arrangement to ensure the installation of synthetic greens in time for the 2004 Lawn Bowls Summer Competition; and*
- (iii) *allocates an amount of \$220,000 for consideration in the 2003/04 Draft Budget.*

Moved Cr Piper, Seconded Cr Hall

That the recommendation be adopted.

Moved Cr Ker, Seconded Cr Chester

That the words "in principle" be added after the word "supports" in clause (i).

AMENDMENT LOST (3-6)

For

Cr Chester
Cr Doran-Wu
Cr Ker

Against

Mayor Catania
Cr Cohen
Cr Drewett
Cr Franchina
Cr Hall
Cr Piper

ORIGINAL MOTION CARRIED (9-0)

11.3 Notice of Motion – Councillor Basil Franchina - Request for Councillor Kate Hall to Compere the Anzac Day Ceremony 2003

That the Council APPROVES of Councillor Kate Hall to compere the Anzac Day Ceremony at Axford Park on 25 April 2003.

Moved Cr Franchina, Seconded Cr Drewett

That the recommendation be adopted.

CARRIED (6-3)

For

Cr Cohen
Cr Drewett
Cr Franchina
Cr Hall
Cr Ker
Cr Piper

Against

Mayor Catania
Cr Chester
Cr Doran-Wu

12. REPRESENTATION ON STATUTORY AUTHORITIES AND PUBLIC BODIES

12.1 WALGA Nominations – Fire and Emergency Services Authority (FESA) Board; Visitor Centre Association of WA Executive Committee; Community, Affordable and Sustainable Housing Standing Committee; Department of Justice Advisory Council and Emergency Services Levy Capital Grants Committees (FESA) – Bush Fire Brigade Capital Grants Committee and State Emergency Service Capital Grants Committee (Panel of 9 Names) - Re-Advertised

Ward:	-	Date:	15 April 2003
Precinct:	-	File Ref:	ORG0045
Reporting Officer(s):	M McKahey		
Checked/Endorsed by:	John Giorgi		
Amended by:	-		

RECOMMENDATION:

That;

- (i) _____ *..be nominated as WALGA Member – Fire and Emergency Services Authority (FESA) Board;*
- (ii) _____ *..be nominated as WALGA Deputy Metropolitan Member – Visitor Centre Association of WA Executive Committee;*
- (iii) _____ *..be nominated as WALGA Member – Community, Affordable and Sustainable Housing Standing Committee;*
- (iv) _____ *..be nominated as WALGA Deputy Member – Community, Affordable and Sustainable Housing Standing Committee;*
- (v) _____ *..be nominated as WALGA Member – Department of Justice Advisory Council;*
- (vi) _____ *.. and _____ ..and _____ ..be nominated as WALGA Member – FESA Emergency Services Levy (ESL) Capital Grants Committee - Bush Fire Brigade Capital Grants Committee (3 Members, Panel of 9 Names) - (Re-Advertised); and*
- (vii) _____ *.. and _____ ..and _____ ..be nominated as WALGA Member – FESA Emergency Services Levy (ESL) Capital Grants Committee – State Emergency Service (SES) Capital Grants Committee (3 Members, Panel of 9 Names) - (Re-Advertised).*

Moved Cr Ker, Seconded Cr Drewett

That nil nominations be made.

CARRIED (9-0)

BACKGROUND:

Please see Appendix 12.1 for details.

NOMINATIONS CLOSE COB WEDNESDAY 14 MAY 2003.

13. URGENT BUSINESS

Nil.

14. CLOSURE

Presiding Member, Mayor Nick Catania JP, wished Councillors Drewett and Piper well in their retirement, all candidates well in the Election and thanked all Elected Members for their support. Mayor Catania declared the Meeting closed at 7.26pm with Councillors Chester, Cohen, Doran-Wu, Drewett JP, Franchina, Hall, Ker and Piper JP, Chief Executive Officer, John Giorgi JP, Executive Manager Environmental and Development Services, Rob Boardman, Executive Manager Corporate Services, Mike Rootsey, Executive Manager Technical Services, Rick Lotznicher, Acting Minutes Secretary, Nadine Wellington, Journalist Ryan Sturman, Guardian Express, Journalist Jenny D'Anger, Voice News and approximately 6 members of the public present.

These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 22 April 2003.

Signed:Presiding Member
Mayor Nick Catania, JP

Dated this day of 2003