

10.1 ENVIRONMENTAL AND DEVELOPMENT SERVICES

10.1.1 Further Report - No.91 (Lot 157) (Strata Lot 2) Raglan Road, Corner Hyde Street, Mount Lawley - Proposed Additional Two-Storey Grouped Dwelling With Additional Uncovered Storage Area/Roof Terrace to Existing Dwelling

Ward:	North Perth	Date:	6 August 2002
Precinct:	Norfolk, P10	File Ref:	PR01782 00/33/0959
Reporting Officer(s):	B Mirco		
Checked/Endorsed by:	Y Scheidegger, R Boardman		
Amended by:	-		

FURTHER 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 BY AN ABSOLUTE MAJORITY the application submitted by the owner S Arseven for the proposed additional two-storey grouped dwelling with additional uncovered storage area/roof terrace to existing dwelling on No.91 (Lot 157) (Strata Lot 2) Raglan Road, corner Hyde Street, North Perth, and as shown on the amended plans stamp-dated 11 June 2002, subject to:

- (i) 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 fences and gates adjacent to Raglan Road 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;*
- (ii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iii) a road and verge security bond and /or bank guarantee of \$550 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (iv) a right of way security bond and/or bank guarantee for \$550 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;*
- (v) compliance with all relevant Environmental Health, Engineering and Building requirements.*

- (vi) *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;*
- (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) *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) *proposed crossovers shall be positioned in consultation with and as directed by the Town's Technical Services Division; and*
- (xi) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the deletion of the proposed uncovered storage area/roof terrace;*

to the satisfaction of the Chief Executive Officer.

FURTHER REPORT:

The Council, at its Ordinary Meeting held on 13 August 2002, received a Report relating to proposed additional two-storey grouped dwelling with additional uncovered storage area/roof terrace to existing dwelling.

The application was deferred at the request of the applicant. On 19 August 2002 a meeting was held between Executive Manager Environmental and Development Services, Acting Manager Planning and Building Services and the applicant and his wife to discuss the issue of the roof terrace. The applicant suggested the deletion of the carport and conversion to storage area. The Town does not consider this to be a suitable option and as such the applicant agreed to the deletion of the roof terrace which should be conditioned accordingly.

Clause (v) of the previous recommendation has been deleted, as it redundant and is contradictory to clause (xii) and clause (xi) of the previous and further recommendations respectively.

The following is a verbatim copy of the Minutes of the Item placed before the Council at its Ordinary Meeting held on 13 August 2002:

"That;

in accordance with the provisions of the Town of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, the Council APPROVES BY AN ABSOLUTE MAJORITY the application submitted by the owner S Arseven for the proposed additional two-storey grouped dwelling with additional uncovered storage area/roof terrace to existing dwelling on No.91 (Lot 157) (Strata Lot 2) Raglan Road, corner Hyde Street, North Perth, and as shown on the amended plans stamp-dated 11 June 2002, subject to:

- (i) *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 fences and gates adjacent to Raglan Road 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;*
 - (ii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
 - (iii) *a road and verge security bond and /or bank guarantee of \$550 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
 - (iv) *a right of way security bond and/or bank guarantee for \$550 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;*
 - (v) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, all four sides of the uncovered storage area on the roof level shall be screened with a permanent obscure material to a minimum height of 1.4 metres above the finished roof floor level. A permanent obscure material does not include a self-adhesive material or other material that is easily removed;*
 - (vi) *compliance with all relevant Environmental Health, Engineering and Building requirements.*
 - (vii) *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;*
 - (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) *proposed crossovers shall be positioned in consultation with and as directed by the Town's Technical Services Division; and*
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(xii) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the deletion of the proposed uncovered storage area/roof terrace;*

to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION ITEM 10.1.11

Moved Cr Hall, Seconded Cr Franchina

That the recommendation be adopted.

Moved Cr Hall, Seconded Cr Franchina

That the this item be DEFERRED at the request of the applicant.

CARRIED (6-2)

(Cr Piper on approved leave of absence)

<u>For</u>	<u>Against</u>
Mayor Catania	Cr Chester
Cr Cohen	Cr Ker
Cr Doran-Wu	
Cr Drewett	
Cr Franchina	
Cr Hall	

LANDOWNER: S Arseven
APPLICANT: S Arseven
ZONING: Metropolitan Region Scheme – Urban
Town of Vincent Town Planning Scheme No. 1 – Residential R40
EXISTING LAND USE: Vacant survey strata lot

COMPLIANCE:

<i>Use Class</i>	<i>Grouped dwelling</i>
<i>Use Classification</i>	<i>“P”</i>
<i>Lot Area</i>	<i>541 square metres</i>

<i>Requirements</i>	<i>Required</i>	<i>Proposed</i>
<i>Raglan Road Setback</i>	<i>6.0 metres</i>	<i>1.0 metre</i>
<i>Southern Side Setback - ground floor</i>	<i>1.5 metres</i>	<i>1.3 metres</i>
<i>Carparking</i>	<i>2 car bays for each grouped dwelling</i>	<i>1 standard car bay for proposed grouped dwelling</i>
<i>Total Open Space</i>	<i>50 per cent</i>	<i>41 percent</i>
<i>Plot Ratio</i>	<i>0.5</i>	<i>0.59</i>

SITE HISTORY:

- 11 April 2000 The Western Australian Planning Commission (WAPC) issued conditional approval for a vacant survey strata subdivision.*
- 14 August 2001 The Council at its Ordinary Meeting of Council resolved to defer consideration of a similar proposal for an additional three-storey grouped dwelling to existing dwelling.*
- 18 December 2001 The Council at its Ordinary Meeting resolved to refuse the proposed additional three-storey grouped dwelling to existing dwelling.*

DETAILS:

The applicant seeks approval for a two-storey grouped dwelling including an uncovered storage area/roof terrace above the first floor.

ADVERTISING:

Nine objections were received as a result of advertising. The main concerns included:

- out of character with surrounding area;*
- over development of site;*
- perceived three-storey nature of development;*
- excessive bulk and scale;*
- overlooking and privacy issues;*
- loss of sunlight;*
- loss of amenity;*
- heritage value of surrounding area; and*
- potential for upper level uncovered storage area to be utilised as a roof terrace.*

COMMENTS:

Raglan Road Setback

The proposed reduced front setback is considered supportable, given the setback follows the building line of the main dwelling and consideration of the size constraints of the site.

Setbacks

The southern side ground floor setback is considered supportable, given the relatively minor nature of the concession and there is not considered to be an unreasonable adverse impact on the amenity of the adjacent properties.

Carparking

Two car bays are shown on the plan. However, the Towns Engineering Services have advised that manoeuvring from the second bay will be difficult due to the location of a power pole on the verge. In this instance, the variation to car parking requirements for the proposed grouped dwelling may be considered supportable, given the proximity to public transport and availability of on-street parking.

Overlooking

The proposal indicates an upper level uncovered storage area that could potentially be utilised as a roof terrace. The proposed uncovered storage area/roof terrace cannot be supported due to unreasonable overlooking, objections received and is not considered practical/useable for storage.

Plot Ratio

The proposed plot ratio considered supportable as there is not considered to be an unreasonable adverse effect on the amenity of the area in terms of excessive bulk and scale.

Total Open Space

The proposed total open space is considered supportable, given the useable and functional courtyard area and the proximity to public open space.

Bulk and Scale

The proposal complies with the Town's Policy relating to Building Scale and as such is supported.

Accordingly, it is recommended that the application be approved, subject to standard and appropriate conditions."

10.1.2 Further Report - No 2A (Lot 106) Campsie Street, North Perth - Additional Two-Storey Grouped Dwelling to Existing Dwelling

Ward:	North Perth	Date:	20 August 2002
Precinct:	Smith's Lake, P6	File Ref:	PRO 1317 00/33/1188
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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; and*
- (ii) the non-compliance with the density, setback, total open space and plot ratio requirements of the Residential Planning Codes (R-Codes);*

the Council REFUSES the application stamp dated 5 July 2002 submitted by the owners A and I Kapor, for an additional two-storey grouped dwelling to existing dwelling at No. 2A (Lot 106) Campsie Street, North Perth.

FURTHER REPORT:

The Council at its Ordinary Meeting held on 13 August 2002 received a Report relating to a proposed additional two-storey grouped dwelling to existing dwelling on the subject property and deferred its consideration of the application as the owner was overseas and is not able to address the Council.

The applicant has since advised that they would like the application to be presented to the Council for determination.

The following information was also provided as a Further Report to the Council Meeting held on the 13 August 2002;

"8 December 1997 A Building Licence was issued for a single dwelling at No. 2A (Lot 106) Campsie Street, North Perth. It would appear that this Building Licence was never picked up and a letter dated 18 January 1999 was sent by the Town, indicating that the Building Licence had expired. It would also appear that the house has been built without obtaining a Building Licence.

26 July 1999 The Town recommended approval to the Western Australian Planning Commission (WAPC) for the strata subdivision of No. 2A (Lot 106) Campsie Street, North Perth, into two lots (281 square metres and 218 square metres, respectively).

25 October 1999 *The WAPC approved a strata subdivision of No. 2A (Lot 106) Campsie Street, North Perth into two lots in a similar configuration to the current application.*

Condition 3 of the WAPC approval states the following:

"The applicant obtaining development approval from the Council for a grouped dwelling on the proposed vacant strata lot to the satisfaction of the Western Australian Planning Commission;"

Condition 4 of the WAPC approval states the following:

"The full length of the right of way from Campsie Street to the eastern most boundary of the subject land being sealed, drained and paved full width to the satisfaction of the Western Australian Planning Commission."

The applicant has not yet satisfied these conditions, hence a strata subdivision has not yet been created. This approval from the WAPC is valid for three years, that is, until 25 October 2002.

The Town's Technical Services have advised that the ROW has an adequate width to be a dedicated road. Should the Town determine to approve the application subject to the ROW becoming a dedicated road, it is considered appropriate that the bollards at the end of this ROW are removed so that the new dedicated road will connect through to the currently unnamed dedicated road created as a part of the "Richmond on the Park" subdivision/development that connects to Toorak Rise. At such a time, the Town's Technical Services will undertake an assessment of lighting in the ROW to determine if additional lighting is required. Any costs associated with the dedication of the ROW, including lighting, drainage and sealing of the ROW should be conditioned to be at the cost of the applicant."

The Town's Planning and Building Services will further investigate the construction of the existing house.

The following is a verbatim copy of the Minutes of the Item placed before the Council at its Ordinary Meeting held on 13 August 2002:

"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; and*
- (ii) the non-compliance with the density, setback, total open space and plot ratio requirements of the Residential Planning Codes (R-Codes);*

the Council REFUSES the application stamp dated 5 July 2002 submitted by the owners A and I Kapor, for an additional two-storey grouped dwelling to existing dwelling at No. 2A (Lot 106) Campsie Street, North Perth.

COUNCIL DECISION ITEM 10.1.29

Moved Cr Ker, Seconded Cr Doran-Wu

That the recommendation be adopted.

Moved Cr Ker, Seconded Cr Drewett

That this item be DEFERRED as the owner is overseas and is not able to address Council.

CARRIED (7-1)

(Cr Piper on approved leave of absence)

<u>For</u>	<u>Against</u>
Cr Chester	Mayor Catania
Cr Cohen	
Cr Doran-Wu	
Cr Drewett	
Cr Franchina	
Cr Hall	
Cr Ker	

LANDOWNER(S): A and I Kapor
APPLICANT(S): A and I Kapor
ZONING: Metropolitan Region Scheme - Urban
Town Planning Scheme No. 1 - Residential R40
EXISTING LAND USE: Vacant

COMPLIANCE:

<i>Requirements</i>	<i>Required</i>	<i>Proposed</i>
<i>Setbacks</i>		
<i>- Front</i>	<i>6 metres</i>	<i>1.4 metres to main dwelling 0 metre to cantilevered balcony</i>
<i>- Rear</i>	<i>4 metres</i>	<i>1 metre</i>
<i>- Side - west</i>	<i>1 metre</i>	<i>0 metre to garage</i>
<i>Open Space (min)</i>	<i>50 per cent</i>	<i>45 per cent</i>
<i>Plot Ratio (max)</i>	<i>0.5</i>	<i>0.77</i>
<i>PAW</i>	<i>1.5 metres</i>	<i>1 metre</i>
<i>Density</i>	<i>500 square metres minimum (250 square metres per strata lot)</i>	<i>499 square metres</i>
<i>Use Class</i>	<i>Single House</i>	
<i>Use Classification</i>	<i>'P'</i>	
<i>Land Area</i>	<i>499 square metres</i>	

SITE HISTORY:

*8 December 1997 Building Licence issued for a single house at No. 1 (Lot 106)
 Campsie Street, North Perth.*

DETAILS:

The proposal involves the addition of a two-storey grouped dwelling behind the existing two-storey dwelling on the subject property. Vehicular and pedestrian access to the property is proposed via a right of way (ROW) connecting to Campsie Street.

CONSULTATION/ADVERTISING:

Three submissions were received during the consultation period. Concerns related to a reduction in direct natural sunlight in the backyard of property, variations to open space and setbacks. One objector has spoken to the owner and understands that the house will be 700-800 millimetres above the adjoining ground level of Lot 617, and they would like the retaining wall to conform to relevant Australian Standards and also requested if it would result in the existing bollards being removed from Toorak Rise to allow easier entry into Campsie Street.

COMMENTS:

Density

The current land area is one square metre short of meeting the Residential Planning Codes (R-Codes) requirement for a strata subdivision. The subject property does meet the minimum requirements for a freehold subdivision, if the right of way is made into a dedicated road. The applicant has advised that they wish to proceed with the application for a strata subdivision.

In this instance, the existing house is relatively new (built in 1997) and therefore it is not considered appropriate to support the proposal, as the existing house is not considered to have features of heritage significance worthy of granting a density bonus in accordance with Clause 20, Special Application of the Residential Planning Codes (R-Codes), of the Town Planning Scheme No. 1 (TPS No. 1).

Pedestrian Access Way and Dedication of ROW

The applicant is unable to provide a pedestrian access way, with a minimum width of 1.5 metres, to Campsie Street, as required for the provision of services, due to the location of the existing house. Therefore, the Town recommends that the ROW be made into a dedicated road in order to provide legal access for vehicles, pedestrians and provision of services to the proposed dwelling. As this dedicated road will only serve one property, it is considered appropriate that all cost associated with the dedication of the ROW be met by the applicant/owner.

Setbacks

The proposed dwelling has a 1.4 metres setback to the (to be) dedicated road, with a cantilevered balcony with a zero setback to the ROW. This variation is supported due to the small size of the block and as it is considered to be a minor road. The dwelling addresses the (to be) dedicated road, providing passive overlooking and interaction, which is encouraged. It is considered appropriate that the Town's Policy relating to Street Walls and Fences is applied to this northern property boundary, requiring a visually permeable fence so that visual interaction and passive surveillance of the street is maintained.

The northern property boundary in this instance is considered to be the rear setback. An objection has been received regarding this variation to the rear setback, and the potential reduction in sunlight it may cause to the adjoining lot. In this instance, it is not considered appropriate to also support this variation due to the impact on the adjoining property and implications on total open space, plot ratio and overshadowing.

Total Open Space, Plot Ratio and Overshadowing

A courtyard, with dimensions as required by the R-Codes, provides open space at the north western corner of the block. Due to the orientation of the subject lot, there is some overshadowing of the adjoining lot. However, the proposed development is not considered to place more than 50 per cent of the adjacent lot in shadow at noon on the 21 June, as specified in the R-Codes as an unreasonable effect on amenity.

Due to objections received from adjacent residents regarding rear setbacks and lack of total open space, these variations are not supported.

It is considered appropriate that the proposed dwelling should be setback 4 metres from the southern property boundary (rear boundary) in accordance with the R-Codes, or a greater portion of the building setback to four metres, to reduce the impact on the adjacent residents by allowing more sunlight into the adjoining properties, increasing total open space and separation distances between properties.

Policy Relating to Street Setbacks

In order to lessen the impact of the garage door on the (to be) dedicated road, it is recommended that the door be a minimum of 50 per cent visually permeable.

Accordingly, it is recommended that the application be refused."

10.1.3 No.16 (Lot 40) Claverton Street, North Perth - Proposed Carport Additions to Existing Single House

Ward:	North Perth	Date:	12 August 2002
Precinct:	Smith's Lake, P6	File Ref:	PRO 2130 00/33/1254
Reporting Officer(s):	M Hansen		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Heritage Outdoor on behalf of the owners DA Brinkworth & R Cvetkoska for proposed carport additions to existing single house at No. 16 (Lot 40) Claverton Street, North Perth and as shown on plans stamp dated 1 August 2002 and 8 August 2002, subject to;

- (i) a road and verge security bond and /or bank guarantee of \$220 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (ii) the proposed carport is to be set back from the right of way to give a minimum manoeuvring distance of 5.0 metres to the opposite boundary of the right of way, with an associated 2 metres by 2 metres truncation to the right of way boundary on the east side of the carport;*
- (iii) 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;*
- (iv) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division; and*
- (v) compliance with all relevant Building, Engineering and Environmental Health requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: DA Brinkworth & R Cvetkoska
APPLICANT: Heritage Outdoor
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		486 square metres	
Requirements	Required	Existing	Proposed
Open Space	50 percent	49 percent	41 percent
Western Side Setback	1.0 metre	N/A	Nil

SITE HISTORY:

The subject site is occupied by an existing single house. The single house is flanked by residential properties.

DETAILS:

Approval is sought for carport additions to the existing single house. The proposal will reduce the total open space from 49 per cent to 41 per cent.

CONSULTATION/ADVERTISING:

As a result of the advertising procedure, no objections were received from the affected adjoining neighbour.

COMMENTS:

The variations to the total open space and western side setback requirements are considered acceptable as the variations are relatively minor in nature, will not unduly adversely affect the amenity of the area, and no objections were received from the affected adjacent properties.

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

10.1.4 No.118 (Lot 54) Richmond Street, Leederville - Proposed Additional Two-Storey Grouped Dwelling to Existing Single House

Ward:	North Perth	Date:	15 August 2002
Precinct:	Leederville, P3	File Ref:	PRO2113 00/33/1220
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Cedar Property Group Pty Ltd on behalf of the landowners R G Bacon and Calamoore Pty Ltd for an additional two-storey grouped dwelling to the existing single house at No. 118 (Lot 54) Richmond Street, Leederville and as shown on plans dated 18 July 2002, 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) 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;*
- (iii) a road and verge security 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;*
- (iv) a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Richmond Street verge adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (v) 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;*
- (vi) the construction of crossovers shall be in accordance with the Town's specifications;*
- (vii) 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 proposed front fences and gates adjacent to Richmond Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fence and gate being visually permeable, with a minimum 50 per cent transparency;*

- (viii) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (ix) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (x) *prior to the first occupation of the development, the full length and width of the right of way from the eastern most boundary 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;*
- (xi) *prior to the issue of a Building Licence, a bond and/or bank guarantee for \$5,800 (representing a third of the cost of upgrading Ragen Alley) shall be lodged prior to the issue of a Building Licence;*
- (xii) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the northern side of the balcony to unit 2 accessible from bedroom 1 on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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;*
- (xiii) *a 1.5 metres minimum width pedestrian accessway to unit two (2) shall be provided within Lot 54 and being constructed and drained at the applicant/owner's cost to the Council's specification; and*
- (xiv) *subject to first obtaining the consent of the owners of Nos. 116 and 120 Richmond Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing east and west [description of adjoining land] in a good and clean condition; and*
- (xv) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: R G Bacon & Calamoore Pty Ltd
APPLICANT: Cedar Property Group Pty Ltd
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No. 1: Residential R60
EXISTING LAND USE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - North (grd) 1st flr	1.0 metre 1.2 metres	Nil 3.3 metres
West (grd) 1st flr	1.0 metre 1.8 metres	Nil 1.5 metres
Total Open Space	50 per cent (221.5 square metres)	48 per cent (210.8 square metres)
Plot Ratio	0.55:1 (243.65 square metres)	0.56:1 (248.2 square metres)
Use Class	Grouped Dwelling	
Use Classification	'P'	
Lot Area	443 square metres	

SITE HISTORY:

The site currently accommodates a weatherboard and iron single house and forms part of the Birchills Dye Factory land holdings. The Town's records indicate that the subject site has been operating since 1959 with non-conforming use-rights as a textile dyer.

Surrounding landuses are characterised by single residences, recent two-storey grouped dwelling developments, commercial shops, eating houses, and offices along Oxford Street.

The Council at its Ordinary Meeting held on 25 June 2002 conditionally approved the proposed demolition of the existing factory buildings and lean-to of existing single house, outbuildings and the construction of seven, additional two-storey grouped dwellings to the existing single house.

DETAILS:

Approval is sought to construct an additional two-storey grouped dwelling to the rear of the existing single house. The plans do not differ from the plans originally submitted across the whole site however, it is now proposed to retain and renovate the lean-to structure on the existing dwelling. In support of the application, the applicant writes:

"These applications seek to allow Lot 54 and 1B to remain as separate titles while Lots 2B and 3B will be amalgamated as one site.... There is no variation to the current approved plan. These applications only relate to the underlying land titles. This arrangement will allow for more flexibility which is useful for staging and financing the whole development..."

CONSULTATION/ADVERTISING:

There was no requirement to re-advertise the proposal given that no significant changes to the plans are proposed. The one relevant submission received previously relating to this site is as follows:

"...The prime concern they have is that privacy and security are neither diminished nor compromised...The following 17 points further highlight in detail, these concerns. The streetscape on the north side of Richmond Street is predominately single storey. We would prefer the existing building and landscape were retained..development blocks eastern morning sun to No.120.. On the street verge are two rather old oak trees.."

COMMENTS:

Setbacks

The variations to the side setbacks are supportable, given the absence of direct objection and it is not considered they would have an unreasonable adverse impact on the amenity of the area. The adjoining landowners' concerns regarding the construction of the parapet walls along the shared boundary with No.120 Richmond Street are acknowledged, and accordingly a condition ensuring entry to private property and a reasonable finish to the wall will be imposed. In terms of its compliance with setback requirements, the length, height and impact of the walls on the adjoining landowners are not considered unreasonable and would not unreasonably impact on the amenity of the adjoining properties.

Plot Ratio

The minor variation to plot ratio floor area is supported, given the retention of the existing dwelling and that the scale and height of the new building is cognisant of two-storey development in the street and it is not considered that the variation would have any undue adverse effect on the amenity and streetscape of the area.

Overshadowing

The proposed new building will cast a direct shadow across Richmond Street in front of the property at noon on the 21 June and as such complies with Clause 1.7.2 of the Residential Planning Codes (R Codes) relating to amenity.

Retention of Street Trees

The adjoining landowners concerns regarding the existing street trees is acknowledged and given the development does not result in their removal, appropriate conditions will be applied to ensure their retention.

Total Open Space

The minor variation to the open space requirement can be supported on the basis that both the new and existing dwellings are provided with functional areas of private open space, including a traditional front yard area to the existing dwelling, side and rear courtyards and a first floor balcony with access from a habitable/living area in the new dwelling. Further, a sense of openness is provided to the site by virtue of the rear right of way and the street verges of Richmond Street and given the site's inner urban location, its proximity to local and regional areas of open space and the growing trend for smaller maintenance-free areas of open space, the variation is considered acceptable.

Privacy

The northern face of Unit 2's balcony has the potential to unreasonably reduce the privacy of adjoining properties. Accordingly, a screening condition in accordance with the Town's Privacy Policy should be imposed.

Noise, Flooding, Damage during Construction

The adjoining landowner's comments regarding noise, flooding and damage during construction are noted and appropriate Environmental Health and Engineering conditions will be imposed on the Building Licence to ensure compliance with the Town's requirements.

Summary

In view of the above and that this application is not fundamentally dissimilar to the previous proposal conditionally approved by the Council, it is recommended that the application be approved, subject to standard and appropriate conditions to address the matters discussed above.

10.1.5 No. 98 (Lot 36) Harold Street, Mount Lawley - Proposed Additional Two-Storey Grouped Dwelling to Existing Dwelling

Ward:	North Perth	Date:	14 August 2002
Precinct:	Forrest, P14	File Ref:	PRO2105 00/33/1207
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by the R Halford-Bailey on behalf of the owners M Barnes and C Critch, for proposed additional two-storey grouped dwelling to existing dwelling at No. 98 (Lot 36) Harold Street, Mount Lawley, as shown on plans stamp dated 16 July 2002, subject to:

- (i) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the windows to bedroom on the southern elevation on the first floor, the windows to bedroom 2 and the living/stairs on the northern elevation, the windows to the living on the eastern elevation on the first floor, the windows to the living area on the western elevation on the first floor, and the existing window on the eastern elevation of the existing house shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (ii) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the eastern and western sides of the balcony accessible from living area on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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;*
- (iii) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iv) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) adequate vehicle manoeuvring area for entry and exit from the right of way to the satisfaction of the Town's Technical Services;*
 - (b) a door connecting the proposed dwelling and the pedestrian access way; and*
 - (c) truncation of the storeroom for the proposed dwelling;*

- (v) *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;*
 - (vi) *subject to first obtaining the consent of the owners of No. 102 (Lot 33) Harold Street, Mount Lawley and the owners of No. 93 (37) Harold 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 No. 102 (Lot 33) and No. 93 (Lot 37) Harold Street, Mount Lawley, in a good and clean condition;*
 - (vii) *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 fences and gates adjacent to Harold Street, including the first 6 metres of the pedestrian access leg, 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;*
 - (viii) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
 - (ix) *prior to the first occupation of the development, the full length and width of the right of way from Curtis 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;*
 - (x) *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.*
 - (xi) *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;*
 - (xii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division.*
 - (xiii) *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 Town's assets 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;*
 - (xiv) *the construction of crossovers shall be in accordance with the Town's specifications; and*
-

(xv) *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;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: M Barnes and C Critch
APPLICANT: R Halford-Bailey
ZONING: Metropolitan Region Scheme - Urban
 Town Planning Scheme No. 1 - Residential R50
EXISTING LAND USE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - ROW - southern - western - eastern	6 metres 1 metre 1 metre 1 metre	2.2 metres to store room 7.9 metres to house 0 metre 0 metre 0 metre to proposed store for existing house
Vehicle Manoeuvring	sufficient manoeuvring area in and out of the ROW	insufficient area to manoeuvre in and out of the ROW
Plot Ratio	0.5	0.6
Total Open Space	50 per cent	49 per cent
Privacy	windows within 6 metres of property boundary on first floor to be screened	first floor windows without screening
PAW	1.5 metres wide	1.1 metres adjacent to the existing house
Use Class	Grouped Dwelling	
Use Classification	'P'	
Lot Area	473 square metres	

SITE HISTORY:

The existing house is not listed on the Town's Municipal Heritage Inventory, however it is listed on the Town's Interim Heritage Database.

DETAILS:

The proposal involves the addition of a two-storey house at the rear of the existing single-storey house. Vehicular access for both houses is proposed from the Right of Way (ROW) at the rear which has been resumed and vested to the Town and has a width of 3.05 metres.

CONSULTATION/ADVERTISING:

One submission was received during the consultation period, requesting screening of the first floor windows and balcony on the eastern elevation, and the eastern window of the existing dwelling.

COMMENTS:

Setbacks

The proposed first floor additions to the proposed additional grouped dwelling comply with the setbacks as required by the Residential Planning Codes (R-Codes).

The proposal involves the addition of a store room with a parapet wall, for the existing dwelling, between the house and the property boundary. A single storey parapet wall is also proposed 6.92 metres long on the western elevation of the proposed dwelling. These walls comply with the R-Codes as less than one quarter of the length of the property boundary is in parapet wall. As no objections have been received from the adjoining property owners regarding the variations to setbacks, these variations are supported.

Privacy

Due to time constraints, the applicant was unable to revise the plans, however he has verbally advised that he will meet the Town's requirements and submit revised plans prior to the issue of a Building Licence. Accordingly, it is recommended that window on the eastern elevation of the existing dwelling and the windows to the bathroom, living and balcony on the first floor on the eastern elevation, the windows on the northern elevation to the living/staircase and bedroom 2 and windows to the living area and balcony on the western elevation of the proposed dwelling are screened in accordance with the Town's Policy relating to Privacy.

Vehicle Manoeuvring

The plans submitted do not provide adequate manoeuvring for vehicles entering and exiting from the ROW. The applicant has verbally advised that they are willing to modify the plans prior to the issue of a Building Licence to comply with the requirements of the Town's Technical Services. It has been determined that revised plans that address this requirement will not detrimentally effect the size of the courtyards. This will also require the truncation or reduction in size of the store room for the proposed dwelling, however it will still comply with minimum size requirements.

Open Space

The proposed variation to open space is considered to be minor. It is considered that there are adequate separation distances for light and air between the proposed house and the adjoining properties, and both dwellings have useable and functional courtyards and outdoor areas. Therefore this variation is supported.

Plot Ratio

The proposal generally complies with the Town's Policy relating to Building Scale and is generally considered to complement the surrounding houses in terms of bulk and scale. As the existing dwelling is being retained, in this instance, this variation to plot ratio is supported.

Pedestrian Access Way (PAW)

The position of the existing house limits the width of the PAW to the rear house to a minimum of 1.1 metres. This is considered to be an adequate width to wheel a bin to Harold Street for collection and provide wheelchair access to the proposed dwelling, and therefore this variation is supported.

To ensure direct access is provided between the rear house and the PAW, it is recommended that the approval is conditioned with a door connecting the PAW to the proposed dwelling.

Accordingly, it is recommended the proposal be approved, subject to standard and appropriate conditions to address the above.

10.1.6 No.36 (Lot 69) Clarence Street, Mount Lawley - Proposed Two (2) Two-Storey Grouped Dwellings

Ward:	North Perth	Date:	20 August 2002
Precinct:	Forrest, P14	File Ref:	PRO1678 (00/33/1183)
Reporting Officer(s):	B Mirco		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by APG Homes on behalf of the owners M Stiles and R Irrera for the proposed two (2) two-storey grouped dwellings on No.36 (Lot 69) Clarence Street, Mount Lawley, and as shown on the amended plans stamp-dated 9 August 2002, subject to:

- (i) 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 fences and gates adjacent to Clarence 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;*
- (ii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iii) a road and verge security bond and /or bank guarantee of \$550 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (iv) 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;*
- (v) a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Clarence Street verge adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*

- (vi) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
- (a) *the proposed driveway from rear dwelling to include 1.5 metres truncations to right of way;*
 - (b) *the proposed garage to Unit 1 being a maximum of 50 percent of the width of the dwelling; and*
 - (c) *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 main dwelling;*
- (vii) *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);*
- (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) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to bedroom 3 on the north western elevation on the first floor of Units 1 and 2 shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (xi) *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; and*
- (xii) *compliance with all relevant Environmental Health, Engineering and Building requirements.*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: M Stiles and R Irrera
APPLICANT: APG Homes
ZONING: Metropolitan Region Scheme: Urban
Town of Vincent Town Planning Scheme No.1:
Residential R50
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Grouped Dwelling
Use Classification	"P"
Lot Area	463 square metres

Requirements	Required	Proposed
Clarence Street Setback		
- ground floor	6.0 metres	3.015 metres
- first floor	6.0 metres	4.9 metres
Garage Width	50 percent of dwelling width	71 percent of dwelling width
Plot Ratio	0.5	0.57

SITE HISTORY:

The subject site is currently occupied by a single storey single house. A resumed and vested sealed right of way runs along the rear of the property. The Council at its Ordinary Meeting held on 27 March 2001 resolved to grant conditional approval for the demolition of the existing dwelling and outbuilding.

DETAILS:

Approval is sought for the construction of two (2) two-storey grouped dwellings.

CONSULTATION/ADVERTISING:

There was one letter received during the advertising period relating to the protection of privacy and requesting the rear right of way remain unobstructed during construction.

COMMENTS:

Clarence Street Setback

The proposed Clarence Street ground floor setback is considered supportable, given a similar reduced front reduced setback to the existing dwelling at No.40 Clarence Street, North Perth.

The proposed Clarence Street first floor setback is considered supportable, given the relatively minor concession being sought and the constraints of the lot in terms of the narrow frontage.

Garage Width

The proposed width of the garage does not comply with the Town's Policy Relating to Street Setbacks and as such should be conditioned accordingly.

Plot Ratio

The plot ratio concession being sought is considered supportable, given the relatively minor nature of the concession being sought and the proposed bulk and scale is not considered unreasonable.

Overlooking

There is considered to be unreasonable overlooking from bedroom 3 of Unit 1 and 2 on the first floor north western elevation and as such an appropriate screening condition should be applied.

Accordingly, it is recommended that the proposed redevelopment be approved, subject to standard and appropriate conditions.

10.1.7 No. 345 (Lot 31) Stirling Street, Highgate - Proposed Additional Three (3) Two-Storey Grouped Dwellings to Existing Multiple Dwellings

Ward:	North Perth	Date:	27 August 2002
Precinct:	Forrest, P14	File Ref:	PRO1529 (00/33/1136)
Reporting Officer(s):	S Turner		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Domonic Mancini on behalf of the owner Decisive Holdings Pty Ltd for an additional three (3) two-storey grouped dwelling to the existing single bedroom multiple dwellings on No. 345 (Lot 31) Stirling Street, Highgate and as shown on plans stamp-dated 4 June 2002, subject to the following:

- (i) prior to the issue of a Building Licence, a revised plan shall be submitted and approved demonstrating the deletion of car parking bay number one (1) and inclusion of this area into the front landscaping. The bays shall be renumbered accordingly.*
- (ii) a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on site;*
- (iii) subject to first obtaining the consent of the owners of No. 349 Stirling Street and Nos. 450-454 Beaufort 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. 349 Stirling Street and Nos. 450-454 Beaufort Street in a good and clean condition;*
- (iv) detailed plans of site works, including identification of pavement type, drainage and parking shall be submitted with the Building Licence Application.*
- (v) all car parking bays shall be dimensioned on the Building Licence application working drawings and shall comply with the minimum specifications and dimensions specified in the Town's Policy 3.1.78 Parking and Access and Australian Standards AS2890.1 - "Off Street Parking";*
- (vi) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (vii) detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Stirling Street verge adjacent to the subject property, and minimum four metre wide landscaping strip on the south eastern boundary of the lot, as screening to car parking bays, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*

- (viii) *a road and verge security 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;*
- (ix) *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;*
- (x) *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 and gate adjacent to Stirling Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fence and gate being visually permeable, with a minimum 50 per cent transparency;*
- (xi) *the car parking areas on the subject land and the associated turning area at the rear of the site shall be sealed, drained, paved and line marked in accordance with the approved plans, prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the Town;*
- (xii) *the car parking areas shall be clearly marked and sign posted to indicate that a vehicle turning area exists at the rear of the site and vehicles shall use this area in order to exit the site in forward gear. This marking and sign posting shall be completed prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the Town;*
- (xiii) *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*
- (xiv) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Decisive Holdings Pty Ltd
APPLICANT: Domonic Mancini
ZONING: Metropolitan Region Scheme: Urban
Town of Vincent Town Planning Scheme: Residential R80
EXISTING LAND USE: 10 Single Bedroom Multiple Dwellings

COMPLIANCE:

Use Class	Multiple (Special Purpose Dwellings - Single Bedroom) and Grouped Dwellings
Use Classification	'P'
Lot Area	1239 square metres

Setbacks

Wall	Height	Length	Major Openings	Setback Required	Setback Provided
Western (Store)	2.4 metres	1.8 metres	no	1.0 metre	nil
Northern side	5.25 metres	9.0 metres	no	1.2 metres	nil
Northern side (stores)	2.4 metres	5.0 metres	no	1.0 metre	nil

Requirements	Required	Proposed
Private Average Open Space Per Dwelling	40 square metres per grouped dwelling	24 square metres
Density	10 single bedroom dwellings and 2 grouped dwellings; or 14 single bedroom dwellings; or 10 multiple dwellings; or 7 grouped dwellings	10 single bedroom (multiple) dwellings and 3 grouped dwellings
Communal Open Space	20 percent (247.8 square metres)	9 percent (115 square metres)
Car Parking	16 bays * (minimum 1 bay per single bed dwelling)	14 bays after compliance with condition (i)

* Residential Planning Codes 5.2.2

SITE HISTORY:

7 November 2000 At its Ordinary Meeting, the Council resolved to conditionally approve the development of three (3) two-storey grouped dwellings and alterations and additions to the existing multiple dwellings.

4 June 2002 An amended development application was received by the Council.

CONSULTATION/ADVERTISING:

No objections were received during the advertising period. The previous application included a letter of consent from the affected northern property owner in relation to the proposed two storey parapet wall. The overall height of the proposal has been significantly lowered to reduce potential impact upon neighbouring properties in relation to overlooking and overshadowing.

COMMENTS:**Neighbouring properties**

The rear of a commercial building exists along the western boundary of the subject site and a multiple dwelling development exists to the south. Fronting Stirling Street in the immediate vicinity are a number of single storey houses, some of which are listed on the Town's Interim Heritage Database.

Setbacks

The variation to the western setback is not considered to have an adverse affect on the amenity of the adjoining western site, which is a commercial property, and the setback is accordingly supported. The other minor setback variations that relate to the provision of stores are not considered to adversely affect the adjacent properties and are considered acceptable.

Carparking

Sixteen bays are required for the total proposal and provision has been made for 15 bays. The car parking layout includes two bays that are forward of the building line and one of which is only two metres from the front boundary. In order to maintain a high level of visual attractiveness to the streetscape, it is recommended that bay number one be deleted and included in the front landscaping area.

Given single bedroom dwellings generally have a smaller household per dwelling and the site's proximity to public transport on Beaufort Street, it is considered that a shortfall of two bays is supported.

Adequate turning area exists for vehicles at the rear of the site so that they can exit the site in forward gear. The provision of signage to specify use of the turning area is however considered necessary, in addition to an appropriate condition requiring the minimum dimension for a car bay abutting a barrier.

Communal Open Space

The overall provision of open space is in excess of the Residential Planning Codes (R-Codes) requirement of 50 per cent. Given the private courtyards proposed for each grouped dwellings and the recent modifications that have been undertaken to the multiple dwellings to include private courtyards for ground level units, the minor variation to the private open space requirement is considered acceptable.

The provision of private open space for the existing dwellings is considered beneficial and functional to the occupants of the dwellings and is more likely to be utilised than large areas of communal open space, which usually require high levels of maintenance. The proposal is considered to provide a substantial amount of private open space on site and given improvements to the existing open space for the existing dwellings and retention of existing mature trees, the variation is accordingly supported.

Overlooking

There are no overlooking issues with this proposal. The windows and balconies on the eastern elevation overlook the internal car parking areas and on the western elevation bedroom windows overlook a commercial property. Privacy screening has been provided on the northern and southern elevations of the proposed balconies.

Density

The applicant seeks the existing dwellings to be assessed as a special purpose/single bedroom dwellings and an increase in density in accordance with Clause 5.2.1 of the R-Codes, therefore reducing the site areas required to two-thirds of that for grouped dwellings. In such case, the surplus land would support 2.7 grouped dwellings and the application for three additional dwellings exceeds the existing maximum dwelling density by one dwelling.

The intent of the R-Codes is that special purpose dwellings may take the form of multiple dwellings in areas designated R40 or higher. Given the area is zoned R80, it is considered reasonable to assess the existing dwellings as single bedroom multiple dwellings. The minor increase in density to allow 3 dwellings from the calculated 2.7 is not considered to be detrimental to the area.

Overall Development

The proposed development of three grouped dwellings has addressed issues that were expressed as conditions on the Planning Approval granted in November 2000. The items that have been addressed as part of this application include; the provision of private courtyards to the ground floor multiple dwelling units; the provision of stores for the grouped dwellings and balconies for the upper level multiple dwellings.

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

10.1.8 Nos.49-53 (Lot 57) Mary Street, Highgate - Proposed Additional Four (4) Two-Storey Single Bedroom Dwellings to Two (2) Existing Single Houses, Three (3) Multiple Dwellings (Including Two (2) Single Bedroom Multiple Dwellings)

Ward:	North Perth	Date:	19 August 2002
Precinct:	Hyde Park, P12	File Ref:	PRO2008 (00/33/1209)
Reporting Officer(s):	B Mirco		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Rizzo and Associates on behalf of the owners P and A Robinson for the proposed additional four (4) two-storey single bedroom dwellings to two (2) existing single houses, three (3) multiple dwellings (including two (2) single bedroom multiple dwellings) on Nos.49-53 (Lot 57) Mary Street, Highgate, and as shown on the plans stamp-dated 10 July 2002, subject to:

- (i) the proposed single bedroom dwellings shall be utilised as single bedroom dwellings as defined in the Residential Planning Codes (R-Codes);*
- (ii) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the provision of an adequate bin storage area;*
- (iii) 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;*
- (iv) prior to the issue of a Building Licence, the subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s);*
- (v) 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;*

- (vi) *a road and verge security bond and /or bank guarantee of \$550 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (vii) *a pedestrian access way of a minimum width of 1.1 metres being provided and constructed from Mary Street to the proposed rear lots;*
- (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 shall not be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (xi) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the western, eastern and southern side of the balcony accessible from the bedroom of units 2 and 3 on the first floor shall be screened with a permanent obscure material to a minimum height of 1.4 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;*
- (xii) *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 fences and gates adjacent to Mary 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;*
- (xiii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division; and*
- (xiv) *compliance with all relevant Environmental Health, Building and Engineering requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: P and A Robinson
APPLICANT: Rizzo and Associates
ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No.1: Residential R80
EXISTING LAND USE: Single House, Multiple Dwelling

COMPLIANCE:

Use Class	Single Bedroom Dwelling
Use Classification	"P"
Lot Area	1279 square metres

Requirements	Required	Proposed
Density	7 grouped dwellings or 11 single bedroom dwellings	4 additional single bedroom dwellings to two (2) existing single houses, three (3) multiple dwellings (including two (2) single bedroom multiple dwellings)
Western side setback - ground floor	1.0 metre	0.2 metre
Eastern side setback - ground floor	1.0 metre	0.2 metre
Courtyard Area	24 square metres for each grouped dwelling	24 square metre for each grouped dwelling, indicated on first floor for existing grouped dwellings
Communal Open Space	20 percent	18.5 percent
Balconies	10 square metres for each multiple dwelling	none indicated for three existing multiple dwellings
Stores	4 square metres	none indicated for existing dwellings
Car parking	12 bays	10 bays (Previously 3 car bays existing)

SITE HISTORY:

The site is occupied by two (2) single houses, three (3) multiple dwellings, including two (2) single bedroom dwellings. There is a resumed and vested sealed right of way to the rear of the property.

CONSULTATION/ADVERTISING:

There were no letters of comment during the advertising period.

DETAILS:

Approval is sought for the construction of an additional four (4) two-storey single bedroom dwellings to two (2) existing single houses, and three (3) multiple dwellings (including two (2) single bedroom multiple dwellings).

COMMENTS:

Density

The proposed density complies with Clause 5.2.1 of the Residential Planning Codes (R-Codes) which permits up to 50 percent density bonus for single bedroom dwellings. The proposal incorporates the retention of existing dwellings that are worthy of retention and, as such, Clause 20 of the Town's Town Planning Scheme No.1 can also be utilised which also permits a density bonus up to 50 percent.

Side setbacks

The variations to the western and eastern ground floor side setbacks are considered supportable given the single storey nature of the walls and there is not considered to be an unreasonable adverse effect on the amenity of the adjacent properties.

Balconies

The concession sort to waive the requirement for balconies to the existing multiple dwellings is considered supportable, given the adequate provision of functional communal open space.

Courtyard Area

The concession to waive the requirement for a courtyard area to be accessible from the ground floor for the existing dwellings is considered supportable, given the functional and useable deck area on the first floor of the dwellings.

Communal Open Space

The concession to communal open space is considered supportable, given the relatively minor nature of the concession being sought and the functional and useable areas of communal open space.

Stores

The proposal does not indicate the provision of stores for the existing dwelling and as such should be conditioned accordingly.

Carparking

The proposed carparking shortfall is considered supportable, given the site currently provides for only three existing car bays, the inner city location of the site, and the close proximity to public transport.

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

10.1.9 No.300 (Lots 96 & 97) Charles Street corner of Albert Street, North Perth - Alterations and Loft Additions to Existing Caretakers Residence and Shop and Construction of Additional Seven (7) Two-Storey with Loft Multiple Dwellings

Ward:	Mount Hawthorn	Date:	19 August 2002
Precinct:	Charles Centre, P7	File Ref:	PRO1557 00/33/1215
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, 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 RECOMMENDS APPROVAL BY AN ABSOLUTE MAJORITY to the Western Australian Planning Commission for the application dated 12 July 2002 submitted by Hoffman Architecture on behalf of the landowners Glensum Nominees Pty Ltd as Trustee for Charla Unit Trust for the proposed alterations and loft additions to the existing caretakers residence and shop and construction of additional seven (7) two-storey with loft multiple dwellings at No.300 (Lots 96 & 97) Charles Street, corner of Albert Street, North Perth and as shown on the plans stamp-dated 12 July 2002, subject to:

- (i) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating a minimum driveway entry width of 3.0 metres into the development;*
- (ii) 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;*
- (iii) all car-parking bays shall be dimensioned on the Building Licence application working drawings and shall comply with the minimum specifications and dimensions specified in the Town's Policy 3.1.78 Parking and Access and Australian Standards AS 2890.1 – "Off Street Parking";*
- (iv) a right of way security bond and/or bank guarantee for \$880.00 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;*
- (v) a road and verge security bond and /or bank guarantee of \$880.00 shall be lodge prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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) *a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Charles Street verge adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (viii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (ix) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development:*
 - (a) *the windows to the living/dining rooms of units 5, 6 and 7 on the northern elevation on the first floor;*
 - (b) *the windows to the kitchen of unit 8 on the eastern elevation on the first floor;*
 - (c) *the window to bedroom 2 of unit 8 on the northern elevation on the first floor; and*
 - (d) *the window to bedroom 1 of unit 7 on the northern elevation on the loft level;*

shall be screened with a permanent obscure material to a minimum of 1.4 metres above the finished first floor and loft levels. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;

- (x) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development:*
 - (a) *the northern and eastern sides of the balcony accessible from the kitchen of unit 5; and*
 - (b) *the northern, eastern and western sides of the balconies accessible from the kitchen and living/dining areas of units 6 and 7; and*

on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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;

- (xi) *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;*
-

- (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;*
- (xiii) *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 fences and gates adjacent to Charles and Albert Streets 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; and*
- (xiv) *compliance with all relevant Environmental Health, Building and Engineering requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Glensum Nominees Pty Ltd as Trustee for Charla Unit Trust

APPLICANT: Hoffman Architecture

ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No. 1: Commercial
The property is within Planning Control Area No.54.

EXISTING LAND USE: Shop and Caretakers Residence

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Front (Charles Street)	9.0 metres	Nil to existing shop; 3.66 metres to units 1 and 2
Secondary (Albert Street)	1.5 metres	Nil to existing shop; 3 metres to alterations and additions to caretakers residence
East (1st flr)	4 metres	2.2 metres
(2nd flr)	2 metres	4.1 metres
North (grd flr)	1.5 metres	1 metre
(1st flr)	1.5 - 6 metres	Nil - 2.8 metres
(2nd flr)	3.5 metres	2.1 - 3.8 metres
Total Open Space	60 per cent (486 square metres)	13 per cent (103.45 square metres)
Car Parking	15.62 bays	13 bays *
Communal Open Space	20 per cent (162 square metres)	Nil
Plot Ratio	0.75:1 (607.5 square metres)	0.80:1 (651 square metres)
Use Class	Multiple Dwellings	
Use Classification	'P'	
Lot Area	810 square metres	

* Clause 4.3.1 (c) of the Residential Planning Codes makes provision for a minimum of at least one car bay per multiple dwelling.

SITE HISTORY:

The property is located on the east side of Charles Street, on the corner of Albert Street. The dwelling is of a modest scale consisting of four principle rooms, with an attached shop. The place has continually been used as a shop and single house.

The Council at its Ordinary Meeting held 26 February 2002 refused an application to demolish the existing dwelling and shop for the following reasons:

- "(i) is not consistent with the orderly and proper planning and the preservation of the amenities of the locality with respect to the visual amenity of the locality by virtue of the demolition of the existing building; and*
- (b) the existing place has cultural heritage significance in terms of its historic and representative values and is entered in the Town's Municipal Heritage Inventory."*

The Council also advised the landowners that it is prepared to give consideration to a development proposal which includes the retention and upgrading of the existing dwelling and shop on the site.

DETAILS:

Approval is sought to alter and extend the existing shop and residence and to construct an additional seven multiple dwellings on the site. The property is located within Planning Control Area No.54 and as such, the Western Australian Planning Commission is the determining authority in respect to this application.

In support of the application, the applicant has submitted the following:

"..there is a road widening (3.66 metres) proposed on Charles Street. The corner shop is listed on the Town's Municipal Inventory. These two factors place severe limitations on the development of this property. ...we understand that the retention of the listed shop means that this development proposal can attract a density bonus of up to 50 per cent.

..it is difficult to achieve open space requirements as specified in the R Codes...

The two storey bulk is common to properties in the vicinity, the zero setback is also common on the properties north of the site.

The qualitative issues surrounding light penetration and privacy are well resolved. We believe that the scale, bulk and external expression are appropriate for its locality. In order to achieve the shop's retention, accommodate the road widening and adhere to the two storey height limit, some concessions are required for setbacks and open spaces."

CONSULTATION/ADVERTISING:

One submission was received, an excerpt of which follows:

"No.40 Albert Street will not be demolished...Units 7 & 8 first floor walls have nil setback to dedicated road...this will be of overbearing presence on the adjoining residential property and will be overshadowing...Proposed Unit 7 kitchen window overlooks outdoor living area of No.40 Albert Street. Also balcony on north boundary overlooks..."

*Unit 8 the obscure glazing ..is too easily replaced with clear glass..
Vehicle entrance to property is too constricted for the number of vehicles proposed
and relies too much on dedicated road to achieve reasonable amenity.
Proposed development is relying on changing street verge to accommodate visitor
parking which is not accommodated on site...."*

COMMENTS:

Heritage

The existing shop-house at No.300 Charles Street, corner Albert Street, was included on the Town's Municipal Heritage Inventory on 26 September 2000, after an application for demolition was refused. The place has some historic value as a residence with a corner shop attached servicing a main road in and out of Perth, along the old Wanneroo Road at the beginning of the 20th century and is representative of the accelerated residential development that occurred in North Perth during the first decade of the 20th century and the growing service requirements of the population of North Perth and the surrounding suburbs. It also relates well historically to the existing Brownes Dairy and associated residential buildings.

The shop-house is in need of repair and the proposal to renovate the shop-house to facilitate commercial space to the front and living space to the rear and roof space is supported. This proposal will continue the original intent of the building, being mixed commercial and residential, maintaining the heritage integrity of the place and providing for its ongoing use and maintenance. The application of a density bonus is supported on the basis that the site contains a number of restraints and considerations. In relation to matters of conservation and reuse of the existing shop-house, the density bonus is supported.

Density

Clause 20 (2) (b) of the Town Planning Scheme No.1 makes provision for the Council to approve an increase in the permitted dwelling density by up to 50 per cent where an existing dwelling worthy of retention is retained. The development proposes a 25 percent increase in the permitted dwelling density. The existing building is listed on the Town's Municipal Heritage Inventory and significantly contributes to buildings and dwellings associated with the former Brownes Dairy and family in the Charles Centre Precinct.

Plot Ratio, Scale and Bulk

The variation to the plot ratio requirement is reasonable given the land area involved, the scale and height of the buildings are cognisant of two and three storey development along Charles Street and the Brownes Dairy building opposite. In addition, due regard has been given to ensuring that the integrity of the existing heritage building is not compromised by the proposed new buildings to Charles Street, by virtue of the road widening, being setback.

Given the above, it is considered that the overall height and scale of the development is in keeping with the commercial locality in general and can be supported. Further, the variation to the plot ratio requirement is not considered to have any undue adverse effect on the amenity and streetscape of the Charles Centre Precinct or the adjacent residential areas.

Notwithstanding the above, it is noted that commercial development within the Charles Centre Precinct is not limited by plot ratio restrictions and as such, due regard is given to the fact that the site potentially, could support a greater commercial floor area.

Communal Open Space

Multiple dwelling developments are required to provide 20 per cent of the total land area as communal open space for the use of all occupants of all dwellings constructed on the site. The proposal does not provide an area suitable as communal open space however, the existing caretakers residence and units facing Charles Street each have reasonable courtyard areas and all of the units each have balconies in excess of 10 square metres.

Communal open space, in most instances, is rarely used and requires high levels of maintenance. The provision of private open space for each of the units is considered to be more beneficial and functional to the occupants of the dwellings and is more likely to be utilised than large areas of communal open space. As such, it is recommended that the non-compliance with the communal open space requirement be supported.

Setbacks

Within the Charles Centre Precinct, buildings are required to be setback from Charles Street in accordance with Planning Control Area No.54 and in the case of residential development, in accordance with the Residential Planning Codes (R-Codes). Accordingly, the variations to setback requirements as detailed are considered acceptable, given the nil front and side setback of the existing shop and residence and it is not considered that the variations will unreasonably affect the streetscapes of Charles and Albert Streets.

With regard to the northern side setback, no objections have been received in this regard and it is not considered that the variation will unreasonably impact on the amenity of the adjoining property. Whilst the Town encourages the orientation of developments to dedicated roads, the proposed buildings' setback to the right of way is considered reasonable on the basis that the site pays due regard to two other street frontages and casual surveillance of the dedicated road will occur by virtue of the first floor balconies to units 7 and 8 and the kitchen window to unit 7.

Overshadowing

The shadow from the proposed new dwellings will effectively cast in a southerly direction across the front of No.40 Albert Street at 12 noon 21 June. The overshadowing is less than 50 per cent of the adjoining lot as required by Clause 1.7.2 of the R-Codes.

Car Parking

As outlined in Clause 4.3.1 (c) of the R-Codes relating to car parking for multiple dwellings, *'at least one space shall be exclusive to each dwelling...'*. However, based on the calculation set out in the R-Codes for multiple dwellings, a total car parking requirement of 15.62 car bays is calculated for the site based on the following:

Caretaker's residence	1 bay
Shop (58.4 square metres)	4 bays
0.35 bays x 7 dwellings	2.45 bays
0.015 spaces x 545.15 square metres plot ratio flr area	8.17 bays
	15.62 bays

The Town's Policy relating to Parking and Access permits that the gross total car parking shortfall applicable to the commercial component may be reduced through the application of discount factors (outlined in the following table), reflecting particular site and design factors, to the gross parking requirement.

Percentage Reduction	Adjustment Factor	Factors to be successfully justified by the Applicant to the Town of Vincent
15 per cent	0.85	The proposed development is within 400 metres** of a bus stop/station.
20 per cent	0.80	The proposed development contains a mix of uses, where at least 45 percent of the gross floor area is residential.
5 per cent	0.95	The proposed development is within 400 metres** of one or more existing public car parking places with in excess of a total of 25 car parking spaces.

The current proposal effectively meets the minimum car parking requirements (based on 1 car bay per multiple dwelling) for the multiple dwellings and application of the relevant adjustment factors further reduces the shop requirement to 2.58 bays. Accordingly, the proposal adequately meets the minimum car parking requirements for the development. It is noted that the proposed on-street parking depicted on the plans does not form part of this application.

Privacy

The upper floor windows to the northern and eastern elevations, the northern sides of the balconies of units 5, 6 and 7 and the eastern and western sides of the balcony to unit 7 have the potential to unreasonably reduce the privacy of adjoining properties. Accordingly, screening conditions ensuring their height and method of glazing in accordance with the Town's Policy relating to Privacy should be imposed.

Conclusion

The proposal represents a comprehensive development for the site and generally satisfies the design principles of development within the Charles Centre Precinct. The areas of non-compliance are generally not considered to be detrimental to the subject site or the surrounding area, but rather, will positively contribute to the urban form and dynamism of the Charles Centre Precinct. In view of the above, it is recommended that the application be approved, subject to standard and appropriate conditions to address the matters outlined above.

10.1.10 No.386 (Lot 54) Stirling Street, Highgate – Proposed Construction of Ten (10) Multiple Dwellings (Including Two (2), Single Bedroom Dwellings)

Ward:	North Perth	Date:	15 August 2002
Precinct:	Forrest, P14	File Ref:	PRO1929 00/33/1176
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Greg Davies Architects on behalf of the landowners Mulloway Pty Ltd and Sivan Pty Ltd for the proposed construction of ten multiple dwellings (including two, single bedroom dwellings) at No. 386 (Lot 54) Stirling Street, Highgate and as shown on amended plans dated 6 August 2002, subject to:

- (i) prior to the issue of a Building Licence, revised plans shall be submitted and approved, demonstrating a 2 metres x 2 metres visual truncation at the intersection of the driveways and the footpaths;*
- (ii) prior to the issue of a Building Licence, details of the effectiveness and compliance with the Town's Policy relating to Privacy of the proposed louvred screens to the northern and southern elevations shall be submitted and approved. Alternatively, to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to the stairwell on the northern elevation on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (iii) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the windows to the bedrooms of the two eastern-most (rear) units on the northern, southern and eastern elevations on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (iv) 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;*

- (v) *subject to first obtaining the consent of the owners of the adjoining Nos.384 and 388 (Lots 55 and 53) Stirling Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing adjoining Nos.384 and 388 (Lots 55 and 53) Stirling Street in a good and clean condition;*
 - (vi) *a road and verge security 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 existing Towns assets 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;*
 - (vii) *a detailed landscaping plan prepared in consultation with the Town's Parks Services Section (including a schedule of plant species, the removal and replacement of the existing street trees located on the Stirling Street verge adjacent to the subject property, and the landscaping and reticulation of the Stirling Street verge adjacent to the subject property) shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s);*
 - (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) *the construction of crossovers shall be in accordance with the Town's specifications;*
 - (x) *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 proposed front fences and gates adjacent to Stirling Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fence and gate being visually permeable, with a minimum 50 per cent transparency;*
 - (xi) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
 - (xii) *all car-parking bays shall be dimensioned on the Building Licence application working drawings and shall comply with the minimum specifications and dimensions specified in the Town's Policy 3.1.78 Parking and Access and Australian Standards AS2890.1 – "Off Street Parking";*
 - (xiii) *the carports within the front setback area shall be one hundred (100) per cent open on all sides and at all times (open type gates/panels are permitted), except where they abut the northern and southern sides of the dwellings respectively;*
 - (xiv) *a detailed management plan that addresses the control of noise, traffic, car parking, litter and anti-social behaviour (to reasonable levels) associated with the development shall be submitted and approved prior to the first occupation of the development, and thereafter implemented and maintained; and*
-

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

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Mulloway Pty Ltd and Sivan Pty Ltd
APPLICANT: Greg Davies Architects
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No. 1: Residential R80
EXISTING LAND USE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Front	9.0 metres	3.0 metres (1.5 metres to balconies) *
North (grd) 1 st flr	1.0 metre 6.4 metres	Nil 1.5 metres
South (grd) 1 st flr	1 metre 6.4 metres	Nil 1.5 metres
Total Open Space	60 per cent (743.4 square metres)	39 per cent (485.36 square metres)
Car Parking	19.48 bays	18 bays **
Communal Open Space	20 per cent (247.8 square metres)	Nil
Balconies	10 square metres with a minimum dimension of 2 metres	Each dwelling provided with ground floor courtyard area - 6 dwellings also have balconies
Stores	4 square metres	1.5 square metres
Crossover Separation	6 metres	4.8 metres
Plot Ratio	0.75:1 (929.25 square metres)	0.78:1 (978.78 square metres)
Use Class	Multiple Dwellings	
Use Classification	'P'	
Lot Area	1239 square metres	

*Clause 4.5.2 makes provision for balconies to project into the required minimum setback by a maximum of 1.5 metres..

** Clause 4.3.1 (c) of the Residential Planning Codes makes provision for a minimum of at least one car bay per multiple dwelling.

SITE HISTORY:

The site currently accommodates a brick and tile single residence. The Town under delegated authority from the Council conditionally approved the demolition of the existing dwelling on 11 February 2002.

DETAILS:

Approval is sought to construct ten (10) multiple dwellings including two (2), single bedroom dwellings. In support of the application, the applicant submits the following:

"The side and rear setbacks have been set with indentations to ensure complicity (and provide visual interest).

Rather than provide communal open space, which would not be meaningful at this scale, particularly with consideration of the dimensions of this block, private courtyards were utilised in addition to balcony space.

The front setbacks are consistent with those at No.374 to 384 Stirling Street (adjacent), which is considerably bulkier in form than this proposal, with a minimum of 3 metres (the ground floor of this proposal is at 4 metres) for walls and 1.5 metres for the balconies. In addition we do not have columns within that area.

...for the reasons of maintaining this density with the single bedroom units, we request a variation to plot ratio and site cover for what is a low impact small scale development."

CONSULTATION/ADVERTISING:

One submission of support was received, an excerpt of which follows:

"...our committee has no objections to the design and planning of the North Elevation which faces our church, however we request that you note our comments...regarding our churches various sensitive commitments each week, inspection of the church buildings prior to construction and the removal of the existing super six asbestos fence."

COMMENTS:

Setbacks

The proposed ground and first floor front setbacks of the new dwellings are considered acceptable given the pattern of reduced setbacks along Stirling Street, in particular the recently built dwellings at No.384 Stirling Street which are setback 3 metres from the front boundary. The variations to the side setbacks are supportable, given the absence of direct objection and it is not considered they would have an unreasonable adverse impact on the amenity of the area.

Plot Ratio

The minor variation to plot ratio floor area is supported given the scale of the overall development, and it is not considered that strict compliance would result in any particular benefit to the streetscape or the development.

Further, the scale and height of the buildings are cognisant of two-storey development in the street and it is not considered that the variation would have any undue adverse effect on the amenity and streetscape of the area.

Car Parking

As outlined in Clause 4.3.1 (c) of the R Codes relating to car parking for multiple dwellings, 'at least one space shall be exclusive to each dwelling...'. The proposal details one bay each for the two, single bedroom dwellings and two bays each for the two and three bedroom dwellings. Accordingly, it is considered that the provision of car parking for the dwellings is adequate and is in compliance with the intent of the Residential Planning Codes (R Codes).

Total Open Space

The variation to the total open space requirement can be supported, as the plans detail provision for private open space in terms of functional courtyard and balcony areas for each dwelling. In addition, given the site's inner urban location, its proximity to public open parks and the growing trend for smaller maintenance-free areas of open space, the variation is considered acceptable.

Communal Open Space

Multiple dwelling developments are required to provide 20 per cent of the total land area as communal open space for the use of all occupants of all dwellings constructed on the site. The proposal does not provide an area suitable as communal open space however, the ground floor units each have an average of 70 square metres of courtyard area and the upper level units each have a balcony of between 8 and 10 square metres. Notwithstanding the non-compliance with communal open space, the proposal provides a total of 395 square metres of private open space (27.8 per cent) for the ten units.

Communal open space, in most instances, is rarely used and requires high levels of maintenance. The provision of private open space for each of the units is considered to be more beneficial and functional to the occupants of the dwellings and is more likely to be utilised than large areas of communal open space. As such, it is recommended that the non-compliance with the communal open space requirement be supported.

Balconies

The provision of private balcony areas for each unit has not been strictly met, however each unit has a ground floor courtyard area with six units also having balcony areas off living areas. As such, it is considered that the intention to provide areas of private passive open space for each unit has been more than adequately met, in that the units all have more than the minimum 10 square metres in functional areas of private open space.

Stores

The proposal includes the provision of minimum 1.5 square metre stores to each unit. Given the nature, likely occupancy of the dwellings and that each dwelling is also provided with separate bin storage, the variation is considered supportable.

Crossover Separation

The applicant initially complied with the minimum distance between the crossovers with the intention of retaining the existing street trees. Discussions with the Town's Technical Services and Parks Services resulted in amended plans being submitted which depicted driveways at 90 degrees to the footpath and the removal and replacement of the street trees. In view of the above, the variation to the R Code requirement is considered acceptable.

Privacy

Two of the dwellings have bedroom openings which have the potential to reduce the privacy of adjoining properties, whereas the majority of habitable openings are located 1400 millimetres above the finished first floor level. It is also noted that 1800 millimetres high louvred screens are depicted as screening along the northern and southern elevations. Detail regarding their effectiveness and or compliance with the Town's Policy relating to Privacy will be required prior to the issue of a Building Licence.

Summary

The proposal represents a reasonable development for the site. The areas of non-compliance are not considered to be detrimental to the subject site or the surrounding area, but rather will contribute to the establishment of a safe and pleasant ambience for the existing residential area. It is therefore recommended that the application be approved, subject to standard and appropriate conditions to address the issues discussed above.

10.1.11 Nos.110-112 (Lots 2B & 3B) Richmond Street, Leederville - Proposed Demolition of Existing Carport and Construction of Four (4), Two-Storey Grouped Dwellings

Ward:	North Perth	Date:	15 August 2002
Precinct:	Leederville, P3	File Ref:	PRO2033 00/33/1238
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Cedar Property Group Pty Ltd on behalf of the landowners R G Bacon and Calamoore Pty Ltd for the proposed demolition of the existing carport and construction of four (4), two-storey grouped dwellings at Nos. 110-112 (Lots 2B & 3B) Richmond Street, Leederville and as shown on plans dated 23 July 2002, 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) subject to first obtaining the consent of the owners of the adjoining No.108 and 116 (Lots 4B and 1B) Richmond 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.108 and 116 Richmond Street in a good and clean condition;*
- (iii) 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;*
- (iv) a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Richmond Street verge adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (v) 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;*
- (vi) the construction of crossovers shall be in accordance with the Town's specifications;*
- (vii) 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 proposed front fences and gates adjacent to Richmond Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fence and gate being visually permeable, with a minimum 50 per cent transparency;*

- (viii) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (ix) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (x) *a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on site;*
- (xi) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the windows to bedrooms 2 and 3 of Unit 6 on the northern elevation on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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 obscure portion of the window(s) shall be fixed in a closed position and any higher part may be openable, or the whole windows be top hinged and the obscure portion of the windows openable to a maximum of 20 degrees;*
- (xii) *prior to the first occupation of the development, the full length and width of the right of way from the eastern most boundary 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;*
- (xiii) *prior to the issue of a Building Licence, a bond and/or bank guarantee for \$5,800 (representing a third of the cost of upgrading Ragen Alley) shall be lodged prior to the issue of a Building Licence;*
- (xiv) *prior to the issue of a Building Licence, the subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s); and*
- (xv) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER:	R G Bacon & Calamoore Pty Ltd
APPLICANT:	Cedar Property Group Pty Ltd
ZONING:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1: Residential R60
EXISTING LAND USE:	Carport and Drying Area

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Front	6.0 metres	3.5-5.5 metres
North (grd)	1.0 metre	Nil
East (grd)	1.0 metre	Nil (garage)
1 st flr	3.5 metres	1.7 metres
West (grd)	1.0-1.5 metres	Nil-1.5 metres
1 st flr	1.8 metres	1.5 metres
Total Open Space	50 per cent (329 square metres)	42 per cent (275.92 square metres)
Density	3.94 grouped dwellings	4 grouped dwellings
Plot Ratio	0.55:1 (361.9 square metres)	0.67:1 (443.18 square metres)
Use Class	Grouped Dwelling	
Use Classification	'P'	
Lot Area	658 square metres	

SITE HISTORY:

The site currently accommodates a carport structure and a large open drying area and forms part of the Birchills Dye Factory land holdings. The Town's records indicate that the subject site has been operating since 1959 with non-conforming use-rights as a textile dyer.

Surrounding landuses are characterised by single residences, recent two-storey grouped dwelling developments, commercial shops, eating houses, and offices along Oxford Street.

The Council at its Ordinary Meeting held on 25 June 2002 conditionally approved the proposed demolition of the existing factory buildings and lean-to of existing single house, outbuildings and the construction of seven, additional two-storey grouped dwellings to the existing single house.

DETAILS:

Approval is sought to demolish the carport structure and to construct four, two-storey grouped dwellings on the subject lot. The plans do not differ from the plans originally submitted across the whole site as outlined above. In support of the application, the applicant writes:

"These applications seek to allow Lot 54 and 1B to remain as separate titles while Lots 2B and 3B will be amalgamated as one site.... There is no variation to the current approved plan. These applications only relate to the underlying land titles. This arrangement will allow for more flexibility which is useful for staging and financing the whole development..."

CONSULTATION/ADVERTISING:

There was no requirement to re-advertise the proposal given that no significant changes to the plans are proposed. The one relevant submission received previously relating to this site is as follows:

*"The proposed units will overshadow my residential lot...The darkening of my living areas will reduce the value of my house and will result in having to have artificial lights on all day. The second storey windows...will have direct line of sight into my main living areas....
The 8 townhouses will result in a great increase of noise from vehicles...will place an unnecessary drain on already limited parking resources in this area.*

...there will be a substantial reduction in the resale value of my home. I am opposed to all 2 storey constructions but as a compromise I am willing to consider ...the construction closest to my house should be of a single storey type."

COMMENTS:

Heritage

The proposal to demolish the Birchall's Textile Dyers factory buildings, is supported. An initial application for the demolition of both buildings, including the cottage on an adjoining lot, resulted in the applicant providing the Town with independent heritage assessments for the subject buildings.

The light industrial buildings associated with the Birchall's Textile Dyers are located adjacent to the cottage on Lot 54 and comprise three brick and iron buildings and a large open drying area (one building and a drying area on Lots 2B and 3B - the subject lots). The place is associated with the post World War Two period in Leederville, the Birchall family who lived and worked in the Leederville area for over fifty years and the Panizza family also significant in the Leederville area as landholders and business operators (*Heritage Assessment Birchall's Textile Dyers, 116 Richmond Street - Kelsall Binet Architects, May 2002*). Overall, the industrial buildings are utilitarian, and although the factory is an unusual style in its immediate area, they are not considered to have any local heritage significance, which would make them eligible for consideration for inclusion on the Town's Municipal Heritage Inventory.

Density

The current application for four dwellings across the two existing lots requires the Council to exercise its discretion with regard to density. The Council's previous consideration of the overall site did not involve a density bonus given the total land area. Notwithstanding, in view of the minor shortfall in land area of 10 square metres, the partial removal of a non-conforming use and that the physical appearance of the dwellings will not differ from the previously approved development, it is considered that the non-compliance with density can be supported.

Setbacks

The proposed setbacks of the new dwellings are considered acceptable, given the pattern of reduced setbacks along Richmond Street and that the new dwellings will not interrupt the view of the existing dwelling to be retained on the western-most lot of the former Birchalls land holding. The variations to the side setbacks are supportable, given the absence of direct objection and it is not considered they would have an unreasonable adverse impact on the amenity of the area. The adjoining landowners' concerns regarding the construction of the parapet walls along the shared boundary with No.108 Richmond Street are acknowledged, and accordingly a condition ensuring entry to private property and a reasonable finish to the wall will be imposed. In terms of its compliance with setback requirements, the length, height and impact of the walls on the adjoining landowners are not considered unreasonable and would not unreasonably impact on the amenity of the adjoining properties. In terms of the setback of the upper storey of the dwellings, it is considered that given the setback of the recently constructed two-storey dwellings on the northern and southern sides of Richmond Street and that the new dwellings are not uniformly setback, interest will be maintained in the streetscape.

Plot Ratio

The variation to plot ratio floor area is supported given the scale of the overall development, the development will result in the partial removal of a non-conforming use and it is not considered that strict compliance would result in any particular benefit to the streetscape or the development.

Further, the scale and height of the buildings are cognisant of two-storey development in the street and it is not considered that the variation would have any undue adverse effect on the amenity and streetscape of the area.

Overshadowing

The proposed buildings will cast a direct shadow across Richmond Street in front of the development at noon on the 21 June and as such complies with Clause 1.7.2 of the Residential Planning Codes (R Codes) relating to amenity.

Total Open Space

The variation to the open space requirement can be supported on the basis that each new dwelling is provided with functional areas of private open space, including a traditional front yard area, a rear courtyard and first floor balcony access from habitable/living areas. In addition, a sense of openness is provided to the site by virtue of the rear right of way and the street verges of Richmond Street and given the site's inner urban location, its proximity to local and regional areas of open space and the growing trend for smaller maintenance-free areas of open space, the variation is considered acceptable.

Privacy

The upper floor windows to unit 6's bedrooms 2 and 3 have the potential to unreasonably reduce the privacy of adjoining properties. Accordingly, screening conditions in accordance with the Town's Policy relating to Privacy should be imposed.

Parking

Comments regarding increases in parking demand and traffic in the area are acknowledged however, the proposal does exceed the R Codes requirements for parking provision for the site.

Property Values

Whilst not a planning consideration, the comments regarding perceived property value loss are acknowledged. Further, the design, layout and appearance of the development is not dissimilar to approved and constructed contemporary grouped dwelling developments in the immediate and surrounding areas of the Town.

Summary

In conclusion, the proposed development and the partial removal of a non-conforming use, whilst not in strict compliance with the R Codes, is not considered disproportionate to development within the immediate area. In view of the above, it is recommended that the application be approved, subject to standard and appropriate conditions to address the matters discussed above.

10.1.12 No.116 (Lot 1B) Richmond Street, Leederville - Proposed Demolition of the Existing Factory Buildings and the Construction of Two (2), Two-Storey Grouped Dwellings

Ward:	North Perth	Date:	15 August 2002
Precinct:	Leederville, P3	File Ref:	PRO1146 00/33/1219
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, 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 BY AN ABSOLUTE MAJORITY the application submitted by Cedar Property Group Pty Ltd on behalf of the landowners R G Bacon and Calamoore Pty Ltd for the proposed demolition of the existing factory buildings and the construction of two (2), two-storey grouped dwellings at No. 116 (Lot 1B) Richmond Street, Leederville and as shown on plans dated 18 July 2002, 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) 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;*
- (iii) a road and verge security 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;*
- (iv) a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Richmond Street verge adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (v) 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;*
- (vi) the construction of crossovers shall be in accordance with the Town's specifications;*

- (vii) *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 proposed front fences and gates adjacent to Richmond Street shall be a maximum height of 1.2 metres above the ground level, with the upper portion of the front fence and gate being visually permeable, with a minimum 50 per cent transparency;*
- (viii) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (ix) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (x) *prior to the first occupation of the development, the full length and width of the right of way from the eastern most boundary 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;*
- (xi) *prior to the issue of a Building Licence, a bond and/or bank guarantee for \$5,800 (representing a third of the cost of upgrading Ragen Alley) shall be lodged prior to the issue of a Building Licence;*
- (xii) *subject to first obtaining the consent of the owners of Nos.118 and 112 Richmond Street for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing Nos.118 and 112 Richmond Street in a good and clean condition;*
- (xiii) *a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on site;*
- (xiv) *an archival documented record of the place (including photographs, floor plans and elevations) for the Town's Historical Archive Collection shall be submitted and approved prior to the issue of a Demolition Licence;*
- (xv) *a plaque, or similar marker shall be installed on the subject land and be visible to the public, prior to the first occupation of the development. Details of the plaque/marker shall be submitted to and approved by the Town, prior to the issue of a Demolition or Building Licence, whichever occurs first. The plaque/marker shall broadly record the previous use and associations of the place; and*
- (xvi) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER:	R G Bacon & Calamoore Pty Ltd
APPLICANT:	Cedar Property Group Pty Ltd
ZONING:	Metropolitan Region Scheme: Urban Town Planning Scheme No. 1: Residential R60
EXISTING LAND USE:	Two Factory Buildings

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Front	6 metres	4.5 metres
East - grd	1.5 metres	Nil
1st flr	1.8 metres	Nil
West - grd	1.5 metres	Nil
1st flr	1.8 metres	Nil
Total Open Space	50 per cent (167 square metres)	34 per cent (111.02 square metres)
Plot Ratio	0.55:1 (183.7 square metres)	0.77:1 (260.12 square metres)
Use Class	Grouped Dwelling	
Use Classification	'P'	
Lot Area	334 square metres	

SITE HISTORY:

The site currently accommodates two brick and iron light industrial buildings, house and forms part of the Birchills Dye Factory land holdings. The Town's records indicate that the subject site has been operating since 1959 with non-conforming use-rights as a textile dyer.

Surrounding landuses are characterised by single residences, recent two-storey grouped dwelling developments, commercial shops, eating houses, and offices along Oxford Street.

The Council at its Ordinary Meeting held 25 June 2002 conditionally approved the proposed demolition of the existing factory buildings and lean-to of existing single house, outbuildings and the construction of seven, additional two-storey grouped dwellings to the existing single house.

DETAILS:

Approval is sought to demolish two existing factory buildings and to construct two, two-storey grouped dwellings on the subject lot. The plans do not differ from the plans originally submitted across the whole site as outlined above. In support of the application, the applicant writes:

"These applications seek to allow Lot 54 and 1B to remain as separate titles while Lots 2B and 3B will be amalgamated as one site.... There is no variation to the current approved plan. These applications only relate to the underlying land titles. This arrangement will allow for more flexibility which is useful for staging and financing the whole development..."

CONSULTATION/ADVERTISING:

There was no requirement to re-advertise the proposal given that no significant changes to the plans are proposed.

COMMENTS:

Heritage

The proposal to demolish the Birchall's Textile Dyers factory buildings, is supported. An initial application for the demolition of both buildings, including the cottage on an adjoining lot, resulted in the applicant providing the Town with independent heritage assessments for the subject buildings.

The light industrial buildings associated with the Birchall's Textile Dyers are located adjacent to the cottage on Lot 54 and comprise three brick and iron buildings and a large open drying area (two buildings on the subject lot and one building and a drying area on Lots 2B and 3B). The place is associated with the post World War Two period in Leederville, the Birchall family who lived and worked in the Leederville area for over fifty years and the Panizza family also significant in the Leederville area as landholders and business operators (*Heritage Assessment Birchall's Textile Dyers, 116 Richmond Street - Kelsall Binet Architects, May 2002*). Overall, the industrial buildings are utilitarian, and although the factory is an unusual style in its immediate area, they are not considered to have any local heritage significance, which would make them eligible for consideration for inclusion on the Town's Municipal Heritage Inventory.

The proposed demolition of the Birchall's Textile Dyers buildings is considered acceptable. However, in recognition of the association of the place with the Birchall and Panizza families, it is recommended that the applicant incorporate a plaque, or similar, into the proposed redevelopment of the site, and that the details of this plaque are approved by the Town prior to the issue of the Building Licence or Demolition Licence, whichever occurs first.

Setbacks

The proposed setbacks of the new dwellings are considered acceptable given the pattern of reduced setbacks along Richmond Street and that the new dwellings will not interrupt the view of the existing dwelling to be retained on the adjoining property. In terms of the setback of the upper storey of the dwellings, it is considered that given the setback of the recently constructed two-storey dwellings on the northern and southern sides of Richmond Street, interest will be maintained in the streetscape.

The variations to the side setbacks are supportable, given the absence of direct objection (by virtue of equal ownership) and it is not considered they would have an unreasonable adverse impact on the amenity of the area.

Plot Ratio

The variation to plot ratio floor area is supported given the removal of a non-conforming use and it is not considered that strict compliance would result in any particular benefit to the streetscape or the development.

Further, the scale and height of the buildings are cognisant of two-storey development in the street and it is not considered that the variation would have any undue adverse effect on the amenity and streetscape of the area.

Retention of Street Trees

The adjoining landowners concerns regarding the existing street trees is acknowledged and given the development does not result in their removal, appropriate conditions will be applied to ensure their retention.

Total Open Space

The minor variation to the open space requirement can be supported on the basis that the new dwellings are provided with functional areas of private open space including front and rear yards and first floor balconies with access from a habitable/living area. Further, a sense of openness is provided to the site by virtue of the rear right of way and the street verges of Richmond Street and given the site's inner urban location, its proximity to local and regional areas of open space and the growing trend for smaller maintenance-free areas of open space, the variation is considered acceptable.

Summary

In view of the above and that this application is not fundamentally dissimilar to the previous proposal conditionally approved by the Council, it is recommended that the application be approved, subject to standard and appropriate conditions to address the matters discussed above.

10.1.13 Appeal to the Minister for Planning and Infrastructure - No. 12A (Lot 88) Knutsford Street, North Perth – Request for Reconsideration of a Refusal of a Two-Storey Grouped Dwelling to Existing Dwelling

Ward:	Mount Hawthorn	Date:	15 August 2002
Precinct:	Norfolk, P8	File Ref:	PRO1979 00/33/0972
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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 Danmar Homes on behalf of A Braham for proposed two-storey grouped dwelling to existing dwelling at No. 12A (Lot 88) (Strata Lot 2) Knutsford Street, North Perth as shown on plans stamp dated 1 May 2002, subject to:

- (i) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (ii) the construction of crossovers shall be in accordance with the Town's specifications;*
- (iii) a general security 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 Town's assets in Knutsford Street are reinstated to the satisfaction of the Town's Technical Services Division;*
- (iv) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (v) 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 fences and gates adjacent to Knutsford Street, including the first 6 metres, 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;*
- (vi) measures shall be taken to ensure that the tree listed on the Town's Significant Tree Database on No. 14 Knutsford Street, adjacent to No 12A Knutsford Street, is not damaged during construction works. A general 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 tree has been rectified to the satisfaction of the Town's Technical Services Division. An application for the refund of the security deposit must be made in writing;*

- (vii) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the southern windows to the master suite and guest room, and the northern windows to bedroom 2 on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the windows shall be fixed in a closed position and any higher part may be openable, or the whole windows be top hinged and the obscure portion of the window openable to a maximum of 20 degrees; and*
- (viii) *subject to first obtaining the consent of the owners of No. 12 Knutsford 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. 12 Knutsford Street in a good and clean condition;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: A Braham
APPLICANT: Danmar Homes
ZONING: Metropolitan Region Scheme - Urban
 Town Planning Scheme No. 1 - Residential R30/40
EXISTING LAND USE: Vacant

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Side - west - garage - side - northern	1 metre 2.4 metres where two storey is proposed with major opening	0 metre 1.05 metres and 1.41 metres

Use Class	Grouped Dwelling
Use Classification	"P"
Lot Area	675 square metres

SITE HISTORY:

- 3 November 2000 Approval was granted for the amalgamation of Lots Pt49 and Pt50 to create Lot 88 Knutsford Street, North Perth.
- 27 November 2000 The Western Australian Planning Commission approved a diagram of survey for the survey strata subdivision of the land, creating a rear lot of 320 square metres, with an effective lot area (excluding the accessway) of approximately 216 square metres. A search of the Town's Rates Database shows that the subject lot has been created and is now contained on its own survey strata title.
- 11 December 2000 Planning Approval was granted for an additional single-storey grouped dwelling to the existing dwelling at No. 12 (Lots Pt49 and Pt50) Knutsford Street, North Perth subject to conditions. This house has not been built.
- 14 May 2002 The Council at its Ordinary Meeting, refused an application for the proposed two-storey grouped dwelling to existing dwelling at No. 12A (Lot 88) Knutsford Street, North Perth for the following reasons:

1. *Consideration of the petition received relating to objections.*
2. *Lack of privacy caused by this application.*
3. *The infringement on the amenity of the area caused by this development.*

16 July 2002 The Town was advised that an appeal had been lodged against the decision of the Town to refuse the application for a two-storey grouped dwelling to existing dwelling at No. 12A Knutsford Street, North Perth.

9 August 2002 The Town's Planning Officers met with a representative of the Minister's Appeals Office.

CONSULTATION/ADVERTISING:

The application was not advertised, as the application has been considered by the Council within the past 12 months and is being referred to the Council for its reconsideration.

DETAILS:

The Town has two principal options regarding the future course of the Appeal. Firstly, it can defend the Appeal and attempt to persuade the Minister for Planning and Infrastructure (Minister) that the proposed residence should not be approved.

The Town's second option is to enter into negotiations with the appellant in an attempt to agree to a set of conditions which would enable the development to proceed.

The applicant has provided a written submission after discussions with the representative of the Minister and is summarised, as follows:

"Further to a discussion with Mr Hans Bollig from the Minister's Appeal Office I am pleased to hear that Council may be prepared to consider approving the proposal should the owner be prepared to commit to undertake the following. The owner Mr Andrew Braham is keen to follow up opportunities for a negotiated resolution as recommended by Mr Bollig and consequently commits to:

1. *Sign and abide by a statutory declaration not to remove the permanent obscure materials to a height of 1.4 metres above the finished first floor level to the southern windows of the master suite and the guest room and the north facing windows to bedroom two. (This wording is as per item (iv) of the officer recommendation to Council). This commitment would be for the period that the property is owned by Andrew Braham. The property is being developed for his own occupancy.*
2. *Trim the tree on the northern boundary to a height of 6 metres or as otherwise agreed with Council officers."*

COMMENTS:

The appellant has provided the following submission in response to the Council's reasons for refusal:

"The proposal is a "P" Permitted Use in the Residential R30/40 zone.

The proposal complies with the Residential Planning Codes and all Council's Policies that were operative at the time.

Reason number 1 of the Council's Refusal was "Consideration of the petition received relating to objections". The objections in the petition related to the "specifications not within Council Guidelines, the two story dwelling is situated too close to the boundaries and does not make provision to prevent overlooking." These are all invalid as these issues have been addressed and accepted as complying with the Council Guidelines. Council officers have also assessed the development as being reasonable by recommending to the Council that the application be approved.

Reason number 2 of the Council's refusal was "Lack of privacy caused by the application".

The owner carefully considered these matters in the design such that highlight windows were proposed to avoid overlooking to the east. The petitioners primary concerns, being the south facing windows, were setback 4 and 10 meters from the boundaries with screening to 1.4 metres above the finished floor height.

The designs provision for privacy and overlooking was acknowledged by the Planning Division in their report to Council and I quote:

"Overlooking: The revised plans show screening to a finished floor height of 1.4 metres on first floor windows to the master bedroom, guest bedroom, bedroom 2 and staircase to address neighbours concerns relating to overlooking."

The proposed window setbacks are all well within the deemed to comply standards of the Residential Planning Codes. Inspection of the site will confirm that any potential overlooking from the proposed development would be of roof space, pergola roof and of open yards.

Reason number 3 of the Council's refusal was "The infringement on the amenity of the area caused by the development".

This is very vague and general reason. The area is a residential zone containing a number of two story developments and in which Council Policy anticipates two story developments. The construction of a dwelling is a "P" Permitted use and the plans comply with the Residential Planning Codes and Councils Policies that were operative at the time.

If the amenity concern relates to overshadowing, the Council officer report states and I quote"

"It is acknowledged that afternoon sun within some neighbours gardens may change, however, the proposal complies with clause 1.7.2 of the Residential Planning Codes (R-Codes) in terms of reasonable overshadowing".

This overshadowing however would still be less than that currently caused by the existing trees.

The recommendation to Council included proposed conditions of approval that related to a neighbouring property and were consequently unenforceable. This could have influenced the Council's willingness to give fair consideration to approval of the proposal."

When presented to the Council at the Ordinary Meeting held on 14 May 2002, the Officer's Recommendation read as follows:

- (i) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
 - (ii) *the construction of crossovers shall be in accordance with the Town's specifications;*
 - (iii) *a general security 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 Town's assets in Knutsford Street are reinstated to the satisfaction of the Town's Technical Services Division;*
 - (iv) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the southern windows to the master suite and guest room, and the northern windows to bedroom 2 on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the windows shall be fixed in a closed position and any higher part may be openable, or the whole windows be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
 - (v) *measures shall be taken to ensure that the tree listed on the Town's Significant Tree Database on No. 14 Knutsford Street, adjacent to No 12A Knutsford Street, is not damaged during construction works. A general 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 tree has been rectified 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) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) *the existing dwelling being provided with two open car parking bays; and*
 - (b) *the existing dwelling being provided with a store, not visible from the adjacent street(s), accessible from the outside, and of a minimum area of 4 square metres and a minimum dimension of 1.5 metres. The store shall be provided as a weatherproof enclosure with a lockable door and be built in materials compatible with the development. The store shall comply with the setback requirements of the Residential Planning Codes;*
 - (vii) *all front fences and gates shall comply with the Town's Policy relating to Front Fences and Screen Walls;*
 - (viii) *compliance with all relevant Environmental Health, Engineering and Building requirements; and*
 - (ix) *subject to first obtaining the consent of the owners of No. 12 Knutsford 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. 12 Knutsford Street in a good and clean condition;*
-

As part of the Appeal to the Minister, the appellant requested reconsideration of a number of these conditions.

The applicant requested deletion of condition (iv) as this screening is already shown on the revised plans that were presented to the Council. This is acknowledged, however it is recommended that this condition be retained to ensure that screening complies with the Town's Policy relating to Privacy.

The applicant requested deletion of condition (v), stating;

"that this condition is unreasonable. The tree does not appear on the "Trees of Significance (Inventory)" under Policy 3.6.3. Its listing under the third level "Interim Significant Tree Data Base - Reference" means only that someone has put the tree on the list. No assessment of the tree is required to be placed on the list.

Pruning of the tree will be required as at least on the branches covers approximately half the width of the lot.....and projects into the proposed upper stairwell.

The lodging of a \$550 bond for the protection of a tree in an unspecified manner is a punitive condition that would be at the discretion of a Council officer"

The applicant has agreed to trim the tree to a height of 6 metres or as otherwise agreed with the Town's officers. The applicant is only entitled to prune portions of branches of the subject tree, that overhang the property boundary, without the approval of the landowner on which the tree is located. Notwithstanding, it is recommended that this condition be retained to ensure that the work is undertaken appropriately.

The applicant has requested the deletion of condition (vi) from the Officer's Recommendation,

"the existing dwelling is on a different strata lot and is owned by a third party that has no relationship to myself and is not the original subdivider of the land. This condition would be ultra vires.

It is acknowledged that this discrepancy should have been rectified when the strata subdivision was cleared, rather than at the development application stage. As the two properties are now under different ownership, it is recommended that this condition no longer be imposed.

As no front fences are proposed as a part of this development, the appellant requests that condition (vii) is no longer imposed. It is considered appropriate to retain this condition so that any new fencing complies with the Town's Policy relating to Street Walls and Fences.

In light of the above, it is recommended that the Council resolve to approve the proposed two-storey grouped dwelling to an existing dwelling at No. 12A Knutsford Street, North Perth, subject to standard and appropriate conditions. These conditions are generally those which can be supported under the Town Planning Scheme and associated Policies.

The alternative would be to prepare a response to the Minister, however it is considered that the Town would experience some difficulty in successfully defending the Appeal. Should the Minister uphold the appeal, it may be subject to lesser conditions to those recommended above.

10.1.14 No. 663 (Lot 53) (Strata Lots 5 & 6) (Units 6 & 7) Newcastle Street, Leederville - Alterations and Additions Including Alfresco Dining Area to Approved Eating House and Winebar

Ward:	North Perth	Date:	20 August 2002
Precinct:	Oxford Centre, P4	File Ref:	PRO0817, 00/33/1175
Reporting Officer(s):	S Turner		
Checked/Endorsed by:	Y Scheidegger, 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 Oldfield Knott Architects Pty Ltd on behalf of the owner C & K Morrison for alterations and additions including an alfresco dining area to the approved eating house and winebar on No.663 (Lot 53) (Strata Lots 5 & 6) (Units 6 & 7) Newcastle Street, Leederville as shown on the amended plans stamp dated 12 August 2002 , subject to:

- (i) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (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) any building fit out, alterations and/or additions should address the following requirements for people with disabilities:*
 - (a) level access into the building;*
 - (b) any new or altered entrances to the building having a minimum doorway width of 850 millimetres in accordance with Australian Standards (AS) 1428.2; and*
 - (c) any new counters in accordance with AS 1428.2 - clause 24;*
- (iv) the public floor area shall be limited to a maximum of 195.45 square metres;*
- (v) the hours of operation shall be limited to 6:00am to 12:00 midnight Monday to Tuesday, 6:00am to 1:00am Wednesday to Thursday, 6:00am to 2:00am Friday to Saturday and 12:00 noon to 12:00 midnight Sunday, inclusive;*
- (vi) the winebar shall be incidental and ancillary to, and associated with the eating house;*
- (vii) a detailed management plan that addresses the control of noise, traffic, car parking, litter and anti-social behaviour (to reasonable levels) associated with the development shall be submitted and approved prior to the first occupation of the development, and thereafter implemented and maintained; and*
- (viii) the activities and doors and windows fronting the accessway and car parking area shall maintain an active and interactive relationship with the accessway and car parking area;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: C & K Morrison
APPLICANT: Oldfield Knott Architects Pty Ltd
ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No. 1: District Centre
EXISTING LAND USE: Commercial Development

COMPLIANCE:

Use Class	Eating House
Use Classification	'P'
Lot Area	7163 square metres

Requirements	Required	Provided
Car Parking (previously approved)	43.7 car bays	8 bays
Car Parking	49.25 car bays (5.55 car bays additional)	8 bays

SITE HISTORY:

- 12 October 1998 The Council at its Ordinary Meeting granted conditional approval for a change of use from fast food outlet/eating house and shop/showroom/office to eating house and winebar with special facilities licence.
- 20 November 2001 The Council at its Ordinary Meeting granted conditional approval for a change of use from fast food outlet/eating house and shop/showroom/office to eating house and winebar with special facilities licence.
- 27 June 2002 Development Application received for internal redesign and courtyard facility to the approved eating house and winebar. The Applicant requested modifications to the internal layout of the eating house and winebar and also included an outdoor courtyard/alfresco dining area. This proposal was placed on hold as the strata owners effectively did not support the proposal as it was partly on common land.
- 12 August 2002 A revised request was received that limits the Alfresco Dining Area to land owned by the Water Corporation. A letter of support was also submitted by the Water Corporation, which details the lease agreement over this portion of land.

DETAILS:

Approval is sought for internal alterations and additions including a new alfresco dining area to the approved eating house and winebar. The alfresco dining area includes the construction of a rotunda and fencing adjacent to the existing pathway abutting the car parking area.

ADVERTISING:

The original submission to modify the approval was advertised and one submission from the Strata Owners was received. The modifications have not been altered extensively and the reduction in size of the alfresco dining area overcomes the concerns raised from the Strata Owners. Therefore, the new plans submitted have not been advertised.

COMMENTS:

Application of the relevant adjustment factors, relating to the site's proximity to public car parking facilities, bus route, rail station and location within a District Centre results in a car parking requirement of 18.57 bays, which results in a surplus of 6.82 bays after subtracting the existing 25.4 bay car parking shortfall and the 8 provided bays. The alfresco area requires and additional 5.55 bays. Therefore, there is still a surplus of 1.27 bays for the site. These calculations are based on the Town's Policy relating to Parking and Access.

The internal alterations do not affect any planning provisions and are in accordance with the maximum public floor area of 195.45 square metres as stated on the previous planning approval. The alfresco area includes the construction of an open style fence and shade sails, which provides visual interaction with the adjacent footpath and generally complies with the intent of the Oxford Centre Study. The fence has a 500 millimetres solid section with open style infill panels in between masonry piers that are approximately 1.7 metres in height above the existing footpath level. Landscaping is proposed behind the fence, which will be visible from the car parking area and will increase the amenity of the area.

SUMMARY:

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

10.1.15 Nos. 642 & 644-648 (Lot 99 & 100) Beaufort Street, corner of Walcott Street, - Proposed Alterations and Additions to Existing Shop and Office

Ward:	North Perth	Date:	19 August 2002
Precinct:	Mount Lawley Centre Precinct, P11	File Ref:	PRO2055 (00/33/1102)
Reporting Officer(s):	S Turner		
Checked/Endorsed by:	Y Scheidegger, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

- (i) *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 Larrikan Holdings Pty Ltd (Planet Video) on behalf of the owners Larrikan Holdings Pty Ltd, UJ Blumenthal & H Leib for proposed alterations and additions to the existing shop and office, at Nos. 642 & 644-648 (Lots 99 & 100) Beaufort Street, corner of Walcott Street, Mount Lawley and as shown on the plans stamp-dated 15 May 2002 (not including the rear car parking areas), subject to:*
- (a) *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;*
 - (b) *a report being prepared by a Building Surveying Consultant or Fire Engineer detailing the building's compliance and works required to satisfy Part A4 of the Building Code of Australia to the satisfaction of the Town shall be submitted and approved prior to the issue of a Building Licence. All works required to bring the building into compliance with Part A4 (in relation to United Buildings) of the Building Code of Australia shall be undertaken prior to the first occupation of the building on Lot 99 for a video shop and ancillary office;*
 - (c) *two bike rails shall be provided on the Walcott Street footpath adjacent to the entrance of Planet Video to the satisfaction of the Town's Technical Services Division, at the applicant's/owner(s)' full expense;*
 - (d) *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;*
 - (e) *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;*

- (f) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (g) *a road and verge security bond and/or bank guarantee of \$550 shall be lodge prior to the issue of a Building Licence and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (h) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application;*
- (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);*
- (j) *prior to the issuing of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) *the height of the awning being a minimum of 3.1 metres above the height of the footpath; and*
 - (b) *the awning width being in alignment with the existing awning on Lot 100 Beaufort Street, corner Walcott Street, Mount Lawley (Planet Video).*
- (k) *compliance with all relevant Environmental Health, Engineering and Building requirements, including the Town's Local Law relating to Verandahs and Awnings Over Streets; and*
- (ii) *the Council advises the applicant that the proposed carparking configuration and ramp does not form part of the Planning Approval and recommends that the Applicant contact the Town's Technical Services and Planning and Building Services to discuss the design, configuration and upgrade of the rear car parking areas;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Larrikan Holdings Pty Ltd, UJ Blumenthal & H Leib
APPLICANT: Larrikan Holdings Pty Ltd (Planet Video)
ZONING: Metropolitan Region Scheme: Urban
Town of Vincent Town Planning Scheme No.1:
District Centre
EXISTING LAND USE: Shop and Office

COMPLIANCE:

Use Class	Shop/Office
Use Classification	"P"
Lot Area	Lot 99 - 493 square metres Lot 100 - 759 square metres

Requirements	Required	Proposed
Awning	3.3 metres above the height of the footpath	2.8 - 3.3 metres
Carparking	42 bays	10 bays

DETAILS:

Approval is sought for minor alterations to the existing buildings to allow for an increase in floor space for the Planet Video Shop. The Planet Video store on Lot 100 is proposing to extend its floor space by utilising the existing building on Lot 99, which was previously used as a shop (bank and ancillary office).

CONSULTATION/ADVERTISING:

One letter of objection was received during the consultation period. The concerns raised within this letter relate to a reduction in the amenity enjoyed by the neighbouring property owner, resultant from the proposed modification in the car park layout and the operating times of the business. The main issue with loss of amenity is associated with health concerns from exhaust fumes.

COMMENTS:**Carparking**

The proposed alterations to the existing buildings do not necessitate an increase in the number of car parking bays provided, however the applicant has indicated that they intend to improve the current condition of the car parking areas. A new ramp is proposed adjacent to the eastern boundary that will provide access from Lot 100 to Lot 99. A legal agreement is required that gives Lot 99 access rights over Lot 100. There is also an existing right of access for Lot 99 traversing Lot 98 and 97 to the adjacent Right of Way, in the form of a legal agreement. The agreement is required to be amended to allow Lot 100 the same use right, as access would no longer physically be restricted to Lot 100 when the ramp is constructed.

An alternative plan for the car parking layout was submitted by the applicant, that details an 'ideal' parking layout that incorporates neighbouring properties. This was not part of the application, however resulted from discussions with the Applicant. The design improves the number of parking bays for the immediate area and may resolve some potential vehicular circulation problems. However, advice from the Town's Technical Services indicates that the matter would need to be referred to Main Roads Western Australia, Western Power and the Western Australian Planning Commission for comment in relation to the modified crossover. The crossover would require the relocation of an existing power pole and the removal of a street tree. The owners have requested a cooperative approach to the development of this car parking area between themselves and the Town, to share associated costs. The cost of doing such works is apparently prohibitive to the owners of these properties. The 'ideal' carpark would be an improvement to the existing situation and would improve the aesthetics to the rear car parking areas. In order to proceed, the issues would need to be resolved including consultation with neighbouring property owners. An application has been submitted for a neighbouring property situated at Lot 98 Beaufort Street. In relation to this application, any upgrading of the parking areas would result in difficulties in instigating any design changes. To resolve this potential problem, upgrading of the parking should be considered separately to this application.

Awning

The proposed alterations include the addition of an awning to the old 'bank' building facade located on Lot 99. The proposed awning complies with the Town's Policy relating to Mount Lawley Centre Precinct, where the construction of awnings to provide shelter for pedestrians is encouraged. The Policy stipulates that the awning is to have a clearance of 3.3 metres from the level of the footpath. The proposed awning is 2.8 metres higher than the footpath at the northern end of the facade. The footpath slopes from the north to the south, therefore the height of the awning above the footpath complies at the southern end. As the height of the awning in this case is constrained due to the existing structure, it would not be possible to locate the awning higher as there would not be adequate structural support. In this particular instance, a minor relaxation of the height of the awning above the footpath level is warranted. The width of the awning should be in alignment with the existing awning on Planet Video (Lot 100), as it has adequate clearance from Beaufort Street.

The Applicant has advised that the height of the proposed awning is 3.1 to 3.3 metres above the height of the footpath. An error occurred when the Applicant's Engineer undertook measurements of the existing building. Modified drawings have not been received that show this height increase, however amended plans will be submitted prior to the issue of a Building Licence and has been conditioned accordingly.

Impact of Development

The issues raised within the submission were referred to the Town's Environmental Health Services section for comment. They stated that the minor alterations and additions would not be of a significant level to alter existing conditions associated with the car parking area or vehicular movement, including noise and fumes. These factors comply with acceptable levels as determined by the Environmental Protection Authority.

Overall Development

The proposed development involves minor modifications which include improvements to the facade of the building on Lot 99. This will improve the appearance of the old 'bank' building and will make it more compatible with the architectural style of adjoining properties. Whilst it is desirable to have direct pedestrian interface between buildings and Beaufort Street, the proposal does not provide another pedestrian link from the shop to Beaufort Street, instead it proposes to use the existing entrance on the corner of Beaufort and Walcott Streets. The facade of the building does include large windows, which create an interface between the shop and Beaufort Street albeit only a visual one.

Summary

The proposal is supportable as it is not considered to unreasonably adversely affect the amenity of the adjacent properties or the existing streetscape. Accordingly, it is recommended that the proposal be approved, subject to standard and appropriate conditions to address the above matters.

10.1.16 No.171 (Lot 61) Egina Street, Corner Bondi Street, Mount Hawthorn - Proposed Two Storey Additions, Alterations and Garage to Existing Single House

Ward:	Mount Hawthorn	Date:	15 August 2002
Precinct:	Mount Hawthorn, P1	File Ref:	PR02133 00/33/1260
Reporting Officer(s):	S Ward		
Checked/Endorsed by:	Y Scheidegger, 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 Fraser Projects on behalf of the owner P Koczvara for the proposed two storey additions, alterations and garage to the existing single house on No. 171 (Lot 61) Egina Street, corner Bondi Street, Mount Hawthorn and as shown on the plans received 26 July 2002, subject to:

- (i) prior to the issue of a Building Licence, revised plans shall be submitted demonstrating the following:*
 - (a) incorporating design features and/or openings to the upper floor on the northern elevation; and*
 - (b) the upper floor being setback a minimum of 3 metres from the northern boundary to reduce its visual impact on the streetscape to increase the interaction of the dwelling as visible from the street;*
- (ii) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to the family room on the southern elevation on the upper floor shall be screened with a permanent obscure material to a minimum of 1.4 metres above the finished upper floor level. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (iii) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the southern side of the balcony accessible from the family room and master bedroom on the southern elevation on the upper floor level shall be screened with a permanent obscure material to a minimum height of 1.4 metres above the finished upper floor level. A permanent obscure material does not include a self-adhesive material or other material that is easily removed;*
- (iv) the construction of crossovers shall be in accordance with the Town's specifications;*

- (v) *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;*
- (vi) *subject to first obtaining the consent of the owners of No. 169 Egina 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. 169 Egina Street in a good and clean condition;*
- (vii) *a road and verge security bond and/or bank guarantee of \$880 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 existing Town's assets 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) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services; and*
- (ix) *compliance with all relevant Environmental Health, Building and Engineering requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: P Koczvara
APPLICANT: Fraser Projects
ZONING: Metropolitan Region Scheme – Urban
Town of Vincent Town Planning Scheme No. 1 – Residential R30
EXISTING LANDUSE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks		
Garage		
Southern side - Secondary street	1.0 metre	Nil
First floor -	2.5 metres	1.65 metres
Use Class	Single House	
Use Classification	'P'	
Lot Area	637 square metres	

SITE HISTORY:

The property currently accommodates a two storey brick and pitched tiled roof dwelling with an undercroft garage fronting Egina Street.

DETAILS:

An application has been received to construct two storey additions, alterations and garage to the existing single house.

CONSULTATION/ADVERTISING:

One letter of objection was received. A summary of the concerns are follows:

1. The south facing family room window overlooks my property and should be adequately screened.
2. The east facing family room window overlooks a corner of my front garden and should be adequately screened.
3. The balcony provides a vantage point to watch my coming and going from my property and has the potential to become a significant source of after hours noise and should be screened with a brick wall to at least 1.8 metres high.
4. The south facing master bedroom window should be screened or removed.
5. The external master bedroom door is a major opening and should be screened or relocated.

A comprehensive submission of the objection to the proposal has been submitted by the applicant and is '*Laid on the Table*'.

COMMENTS:

Side Setbacks

The variation to the side setback to the proposed garage addition is considered relatively minor and is acceptable in the context of the location of the site and amenity of the area, and no objection from the neighbour.

Due to the scale of the existing and proposed development, the proposed dwelling additions will not overshadow the adjoining property more than 50 percent and therefore, is in accordance with clause 1.7.2 of the Residential Planning Codes (R-Codes).

Bondi Street Setback

The Town generally requires the upper floor to be setback to a minimum of 3 metres to a secondary street. It is proposed for the upper floor to be setback at 1.65 metres from Bondi Street to follow the existing ground floor alignment. The proposal does not comply with the Town's Policy relating Street Setbacks in terms of upper floor secondary street setback requirement and, as such, should be conditioned accordingly to reduce its impact on the amenity and streetscape of the area.

Privacy

Although the setbacks to the proposed upper floor addition complies with the requirements of the R-Codes, given the openings to the family room and balcony are not setback at least 6 metres in accordance with the Town's Policy relating to Privacy, unreasonable overlooking into the adjacent property may occur. It is recommended that the window to the family room and balcony opening on the southern side elevation on the first floor level be screened with a permanent obscure material to a minimum height of 1.4 metres above the finished first floor level.

Summary

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

10.1.17 No. 58 (Lot 464) Fairfield Street, Mount Hawthorn - Alterations and Additions to Existing Two-Storey Single House with Loft

Ward:	Mount Hawthorn	Date:	19 August 2002
Precinct:	Mount Hawthorn, P1	File Ref:	PRO2097 00/33/1194
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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 W Antoniazzi on behalf of the owners W and J Antoniazzi for proposed alterations and additions to existing two-storey single house with loft at No. 58 (Lot 464) Fairfield Street, Mount Hawthorn, as shown on plans stamp-dated 1 July 2002, subject to:

(i) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development:*

(a) *the windows to the activity room on the northern, eastern and southern elevations, and the windows to bedroom 3 and bedroom 4 on the southern elevation, on the upper floor, and*

(b) *the windows to the meals and family rooms on northern elevation and the windows to the family room on the eastern elevation on the ground floor;*

shall be screened with a permanent obscure material to a minimum of 1.4 metres above the finished upper and ground floor levels. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;

(ii) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the northern, eastern and southern sides of the balcony accessible from the family room on the ground floor level shall be screened with a permanent obscure material to a minimum height of 1.4 metres above the finished ground floor level. A permanent obscure material does not include a self-adhesive material or other material that is easily removed;*

(iii) *compliance with all relevant Environmental Health, Engineering and Building requirements, including the modifications to new windows to the meals and family room to comply with fire requirements of the Building Code of Australia;*

(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 the front fences and gates adjacent to Fairfield 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) *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;*
- (vi) *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;*
- (vii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (viii) *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 Town's assets 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;*
- (ix) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the activity room on the upper floor being incorporated into the roof and the pitch of the roof shall be a maximum height of 9 metres; and*
- (xi) *trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: W and J Antoniazzi
APPLICANT: W Antoniazzi
ZONING: Metropolitan Region Scheme - Urban
Town Planning Scheme No. 1 - Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks		
- Side - North	3.8 metres to second floor activity	2.8 metres
	3.5 metres to first floor	0.8 metre
- Side - South	3.8 metres to second floor activity	3.2 metres
	4.5 to first floor	1.2 metres

Privacy	screening of windows and balconies where there is potential overlooking	first floor and second floor windows unscreened
Building Scale	9 metres to pitch 6 metres to top of two storey wall	10 metres at highest point 8 metres at rear
Use Class	Single House	
Use Classification	'P'	
Lot Area	516 square metres	

SITE HISTORY:

The existing house is not listed on the Town's Municipal Heritage Inventory.

DETAILS:

The existing house has a significant roof pitch and it is proposed to modify this space as part of the proposed addition. Vehicular access is proposed from the right of way (ROW) at the rear.

In support of the proposal, the applicant has provided the following information:

"We purchased the property at 58 Fairfield Street in 1985. The American bungalow style house, built in the early 1920's was in very good original condition and we have spent a great deal of time and effort over the years restoring it to its former glory... Over this period, we have become very involved in the Mt. Hawthorn community. Now that our two sons are approaching their teenage years, we need more room but are very keen to stay in this house, hence the need for extensions. We were conscious of the need for any extension to retain the original character of the house and to keep the street-scape as unaltered as possible. We are also aware that with the small lots in Mt Hawthorn privacy is an important issue, this coupled with the fact that the house is built on a steep hill created planning challenges. When a new house was built at number 60 a few years ago with an open second storey balcony, we successfully worked together to quickly grow effective screening plants. We get on well with our neighbours and value this relationship. With this in mind, we have consulted them in the planning process. Photos taken from the roof of the back of 58 Fairfield Street show clearly that there will not be any possibility of looking into the backyards of any neighbours. Please also note that the character of the house is carried through to the extension. We believe that the quality of design and the standard of finishes will make this home an asset to the area."

CONSULTATION/ADVERTISING:

One submission received requested screening of windows on the upper level to protect privacy. The applicant has advised that they are willing to meet this request and will submit revised plans showing this.

COMMENTS:

Building Scale

The Ellesmere Locality Policy Statement states that;

"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 subject lot has substantial fall to the rear of the lot, of approximately 3 metres from the front of the block to the rear of the block.

The proposed additions will not significantly alter the affect of the streetscape from Fairfield Street. The proposed additions follow the existing roof line and effectively the building will appear to be a two-storey from Fairfield Street.

However, due to the significant slope on the lot, the house visually appears to be three-storey from the ROW at the rear. Visually, the ROW is dominated by rear fences and garages, and therefore there is not considered to be an established streetscape.

The ground floor is proposed to be cut into the slope, so that approximately 600 millimetres of the proposed additions will be below the existing ground level. This cut is encouraged to reduce the overall height of the building and effect on the rear streetscape and effect on neighbours.

In order to further reduce the height of the building at the rear, it is recommended that revised plans be submitted showing the continuation of the existing roof line through to the end of the building rather than a hipped feature end. This will reduce the height to the pitch of the roof to approximately 9 metres and therefore the proposal will comply with this requirement of the Town's Policy relating to Building Scale. The upper floor will therefore be contained within the existing roof line and therefore the upper floor may be considered as a 'loft' and not a third storey.

The applicant has advised that this option may not be acceptable due to minimum ceiling heights and the location of the staircase. Notwithstanding, it is recommended that an approval be subject to a condition requiring compliance with the Town's Policy relating to Building Scale, in particular, the height to the pitch of the roof, to address concerns regarding the bulk and scale to the rear.

Although the proposal does not strictly comply with the Town's Policy relating to the Ellesmere Locality, it may be considered acceptable to support the proposal due to the significant slope over the lot and as no objections have been received. From Fairfield Street, the proposal is sympathetic to the existing streetscape in terms of bulk and scale.

It is considered that with appropriate screening conditions, the proposal will not adversely affect the adjoining neighbours amenity.

Privacy

The applicant comments regarding overlooking are noted and it is acknowledged that there is currently significant vegetation screening the adjoining properties.

However, should the proposed additions be approved, it is considered appropriate that screening be required on all windows and verandahs that potentially may overlook adjoining properties. In this instance, it is considered appropriate to screen the eastern, northern and southern sides of the balcony on the ground floor, windows to the meals on the northern elevation of the ground floor, windows to the family room on the eastern elevation on the ground floor, eastern, southern and northern windows to the activity room on the upper floor, and bedroom 3 and 4 on the southern elevation on the upper floor.

Setbacks

The ground floor additions are in keeping with the line of the existing house, therefore this variation to setbacks for ground floor additions are supported.

The proposed activity room on the upper floor does not meet the setbacks of the Residential Planning Codes. It is considered that there is adequate light and air around the house. As no objections have been received, it is considered that this variation is acceptable.

Accordingly, it is recommended that the application be approved, subject to standard and appropriate conditions to address the above matters.

10.1.18 No.93 (Lots 28) Carr Street Corner Strathcona Street, West Perth – Proposed Alterations, Additions and Garage to Existing Grouped Dwelling

Ward:	North Perth	Date:	19 August 2002
Precinct:	Cleaver, P5	File Ref:	PRO2115 00/33/1231
Reporting Officer(s):	P Mastrodomenico		
Checked/Endorsed by:	Y Scheidegger , 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 Janine Warden for Proposed Alterations, Additions and Garage to Existing Grouped at No.93 (Lots 28) Carr Street Corner Strathcona Street, West Perth, and as shown on the plans stamp dated 22 July 2002, subject to:

- (i) *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;*
- (ii) *a two (2) by two (2) metres visual truncation at the intersection of the driveway and footpath shall be provided at the owners cost;*
- (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) *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;*
- (vi) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) *access to the garage from the right of way; and*
 - (b) *the garage being setback a minimum distance of 6 metres from the opposite boundary of the right of way to allow for adequate maneuvering;*

- (vii) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application; and*
- (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);*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Janine Warden
APPLICANT: Janine Warden
ZONING: Metropolitan Region Scheme: Urban
Town Planning Scheme No.1: Residential R80
EXISTING LAND USE: Single House

COMPLIANCE:

Use Class	Grouped dwelling
Use Classification	"P"
Lot Area	516 square metres

Requirements	Required	Proposed
Vehicular access	Vehicular access from Right of Way (ROW)	Vehicular access from Strathcona Street

SITE HISTORY:

The subject site is occupied by a single storey grouped dwelling. A publicly owned and sealed right of way (ROW) runs along the rear southern boundary of the site.

CONSULTATION/ADVERTISING:

No objections were received during the advertising period.

DETAILS:

Approval is sought for garage providing vehicular access from Strathcona Street.

COMMENTS:

The applicant has requested that vehicular access be from Strathcona Street. The Town's Technical Services has recommended that vehicular access is gained from the ROW and the garage to be setback six metres to allow for manoeuvring.

Summary

The proposal is supportable as is not considered to unreasonably adversely affect the amenity of the adjacent properties or the existing streetscape. Accordingly, it is recommended that the proposal be approved, subject to standard and appropriate conditions to address the above matters.

10.1.19 No. 84 (Lot 23) (Strata Lot 2) Robinson Avenue, Dual Frontage with Brisbane Terrace, Perth - Proposed Alterations and Additions to Existing Single Storey Grouped Dwelling, Involving Partial Demolition

Ward:	North Perth	Date:	19 August 2002
Precinct:	Hyde Park, P12	File Ref:	PRO2096 00/33/1191
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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, A Vandeleur for proposed alterations and addition to existing single-storey grouped dwelling, involving partial demolition at No 84, (Lot 23) (Strata Lot 2) Robinson Avenue, Dual Frontage with Brisbane Terrace, Perth, as shown on plans stamp dated 1 July 2002, subject to:

- (i) a road and verge security deposit bond and/or bank guarantee of \$880 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 Town's assets 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;*
- (ii) compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (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 fences and gates adjacent to Robinson Avenue 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) 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);*
- (v) 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*
- (vi) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: A Vandeleur
APPLICANT: A Vandeleur
ZONING: Metropolitan Region Scheme - Urban
Town Planning Scheme No. 1 - Residential R80
EXISTING LAND USE: Grouped Dwelling

COMPLIANCE:

Requirements	Required	Existing	Proposed
Car Parking	2 car parking bays	0 parking bays	0 car parking bays
Setbacks side - eastern	1 metre	0 metre	0 metre
side - western	2.5 metres	1 metre	1 metre
Building Scale	3 metres to top of wall for single storey	4 metres	3.2 metres
Use Class	Grouped Dwelling		
Use Classification	'P'		
Lot Area	403 square metres		

SITE HISTORY:

The subject property is listed on the Town's Interim Heritage Database.

DETAILS:

The proposal involves the partial demolition at the rear of the dwelling (approximately 11 square metres) and construction of a new bathroom and lounge room (approximately 16.5 square metres).

CONSULTATION/ADVERTISING:

No submissions were received during the advertising period.

COMMENTS:

The proposed additions are not visible from Robinson Avenue and therefore do not effect this streetscape. Brisbane Terrace is dominated by rear fences and garage doors and due to existing brick fencing, the additions will not be visible from Brisbane Terrace.

Setbacks

The proposed setbacks are in line with the existing building and are therefore supported.

Building Scale

Although the proposed height of the walls do not strictly comply with the Town's Policy relating to Building Scale, due to the slope of the land, the proposed additions are smaller in height than the existing house. Therefore, these variation are considered to be minor and are supported.

Car Parking

Currently the subject property has no area for vehicle parking on site. There is potentially room for one vehicle to park, with access from Brisbane Terrace. However, access to the rear of the property from Brisbane Terrace is currently prevented by a brick wall and solid gate approximately 2 metres high. If the Council required as a condition of approval, one car parking space on site, this would result in the loss of the properties private outdoor living area and the subject property would no longer have a minimum courtyard as required by the Residential Planning Codes. This would also require the removal of the existing fence.

The proposed additions provide a much needed upgrade in the provision of a new bathroom, kitchen and additional indoor living space for the applicant. The proposed additions do not prevent the potential for a car to be parked on site, should the existing brick wall be removed in the future. Therefore, in this instance, due to the properties close location to the city and public transport, it is considered appropriate to support the proposed additions without the need for parking to be provided on site.

Accordingly, it is recommended that the application be approved, subject to standard and appropriate conditions to address the above matters.

10.1.20 No.140 (Lots 226 & 227) (Proposed Lot 7) Anzac Road Corner The Boulevarde, Mount Hawthorn – Proposed Two Storey Single House

Ward:	Mount Hawthorn	Date:	16 August 2002
Precinct:	Mount Hawthorn, P1	File Ref:	PRO2116 00/33/1237
Reporting Officer(s):	P Mastrodomenico		
Checked/Endorsed by:	Y Scheidegger , 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 Peter Fryer Design on behalf of the owner Sandra D' Ambrosio for a two storey single house at No.140 (Lots 226 & 227) (Proposed Lot 7) Anzac Road corner The Boulevarde, Mount Hawthorn, and as shown on the plans stamp dated 24 July 2002, subject to:

- (i) detailed plans of site works, including identification of pavement type, drainage and parking shall be submitted with the Building Licence application;*
- (ii) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (iii) a road and verge security 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;*
- (iv) the construction of crossovers shall be in accordance with the Town's specifications;*
- (v) proposed crossovers shall be positioned in consultation with and as directed by the Town's Technical Services Division as having a minimum distance of 6 metres between each crossover;*
- (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) 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 fences and gates adjacent to The Boulevarde 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;*
- (viii) subject to first obtaining the consent of the owners of the existing property on No.140 (Lots 226 & 227) (Proposed Lot 6) Anzac Road, corner The Boulevarde, Mount Hawthorn, for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing, Lot No. 140 (Lots 226 & 227) (Proposed Lot 6) Anzac Road, corner The Boulevarde, Mount Hawthorn, in a good and clean condition;*

- (ix) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the ground floor to the eastern elevation to be setback 2 metres from the rear boundary and the first floor to the eastern elevation to be setback 2.5 metres from the rear boundary. The revised plans shall not result in any greater variation to the requirements of the Residential Planning Codes and the Town's Policies;*
- (x) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to the bedroom 4 on the first floor to the eastern elevation and the window to the bedroom 3 and landing on the first floor to the northern elevation shall be screened with a permanent obscure material. A permanent obscure material does not include a self adhesive material or other material that is easily removed. The obscure portion of the window shall be fixed in a closed position, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (xi) *prior to the issue of a Building Licence, the subject land shall be subdivided as generally shown on the approved plans on Certificates of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to subdivide the subject land as generally shown on the approved plans within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s);*
- (xii) *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;*
- (xiii) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application;*
- (xiv) *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*
- (xv) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Sandra D' Ambrosio
APPLICANT: Peter Fryer Design
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	270 square metres (proposed)

Requirements	Required	Proposed
Side setback- Southern elevation (ground floor)	1.2 metres	0 metres

SITE HISTORY:

The subject site is vacant and the surrounding area is characterised by single storey dwellings.

CONSULTATION/ADVERTISING:

There was one objection received during the advertising period. Issues raised included the overlooking from the proposed bedroom window on the first floor on the eastern elevation, the proposed rear setback of one metre and the existing site level of the property being higher than the adjacent property. Another issue raised was the height of the existing dividing fence.

DETAILS:

Approval is sought for a two-storey single house. A conditional approval of subdivision was granted by the Western Australian Planning Commission (WAPC) on the 5th April 2002, resulting in the proposed Lot 7 which is the subject of this development application.

COMMENTS:

Parapet Wall

The ground floor southern side setback variation (parapet wall) is considered supportable as it is relatively short in length (6.3 metres), the height is single storey and there is no unreasonable adverse effect on the adjacent property, mainly as it is setback greater than 3 metres from the adjacent dwelling.

Rear Setback

The rear of the proposed dwelling is proposed to be setback at 1 metre from the boundary. Clause 1.5.6 of the Residential Planning Codes (R-Codes) states that the side and the rear boundary setback can be interchanged and as such a rear setback of 1 metre is considered acceptable.

Privacy

The Town's Policy relating to Privacy provides for a setback of 6 metres from the common boundary. In order to reduce the potential for overlooking and to reduce the impact of the development on the adjacent property, the highlight window to bedroom 4 on the first floor to the eastern elevation and the window to the bedroom 3 and landing on the first floor to the northern elevation shall be screened in accordance with the Town's Policy relating to Privacy.

Site Levels

It has been noted that the finished floor level of the proposed dwelling is 9.65 metres and the adjacent residence has a finished floor level of 8.66 metres. It appears as though the site levels are existing and as such the proposed dwelling should be setback 2 metres in order to reduce the impact of the development on the adjacent property. The height of the existing fence is a civil matter which is not dealt with by the Town.

Bulk and Scale

The proposal complies with the Town's Policy relating to Building Scale in terms of height, bulk and scale.

Summary

The proposal is supportable as is not considered to unreasonably adversely affect the amenity of the adjacent properties or the existing streetscape. Accordingly, it is recommended that the proposal be approved, subject to standard and appropriate conditions to address the above matters.

10.1.21 No.8A (Lot 74) (Strata Lot 2) Sydney Street, North Perth - Proposed Additional Two-Storey Grouped Dwelling to Existing Dwelling

Ward:	Mount Hawthorn	Date:	16 August 2002
Precinct:	North Perth, P8	File Ref:	PRO1963 (00/33/1230)
Reporting Officer(s):	B Mirco		
Checked/Endorsed by:	Y Scheidegger, 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 Bond Architecture Pty Ltd on behalf of the owners C & J Mills for the proposed additional two-storey grouped dwelling to existing dwelling on No.8A (Lot 74) (Strata Lot 2) Sydney Street, North Perth, and as shown on the plans stamp-dated 19 July 2002, 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) to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the windows to the living and dining areas on the southern elevation on the first floor of the proposed dwelling shall be screened with permanent obscure material to a minimum height of 1.4 metres above the finished first floor level. A permanent obscured material does not include a self-adhesive material or other material that is easily removed. The obscured portion of the windows shall be fixed in a closed position and any higher part may be openable, or the whole windows be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (iii) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating -*
 - (a) the deletion of the gate adjacent to the rear right of way; and*
 - (b) no through vehicle access to the subject property via the adjacent rear right of way;*
- (iv) 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;*
- (v) all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*

- (vi) *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 fences and gates adjacent to Sydney Street, including the first 6.0 metres of the front setback area, 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; and*
- (vii) *compliance with all relevant Environmental Health, Building and Engineering requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: C & J Mills
APPLICANT: Bond Architecture Pty Ltd
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No.1: Residential R30/40
EXISTING LAND USE: Grouped Dwelling

COMPLIANCE:

Use Class	Grouped Dwelling
Use Classification	"P"
Lot Area	637 square metres

Requirements	Required	Proposed
Southern side - first floor	3.5 metres	3.0 metres
Northern side - first floor	3.4 metres	3.12 metres

SITE HISTORY:

The site is occupied by a single storey dwelling. There is a privately owned unsealed right of way to the rear of the property. The Council recently initiated Scheme Amendment No. 11 to rezone the Eton Locality from Residential R30/40 to Residential R30. The Town is currently awaiting consent to commence advertising of Scheme Amendment No.11.

9 April 2002 The Council at its Ordinary Meeting resolved to refuse a similar application on the following grounds:

- "(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 setbacks and courtyard requirements of the Residential Planning Codes (R-Codes), and the Town's Policy relating to Privacy; and*
- (iii) *consideration of the objection received;"*

CONSULTATION/ADVERTISING:

One letter of comment was received, with the main concern requesting no loss of privacy to adjacent properties.

DETAILS:

Approval is sought for the construction of a two-storey additional grouped dwelling to the existing dwelling.

COMMENTS:

Side setbacks

The variations to the northern and southern side first floor setbacks to the proposed dwelling are considered supportable, given the relative minor nature of the variation and is not considered to have an unreasonable impact on the amenity of the adjacent properties.

Overlooking

There is no longer considered to be potential for unreasonable overlooking from the windows to the living and dining areas on the southern elevation on the first floor of the proposed dwelling as the minimum sill height is proposed to be 1.4 metres, which is in compliance with the Town's Policy Relating to Privacy.

Vehicle Access

While it is the Town's general practice to require vehicle access via a right of way the Town's Technical Services have indicated that it is not appropriate in this instance, given the layout and width of the right of way resulting in inadequate manoeuvring area for vehicles.

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

10.1.22 No. 20A (Lot 4021) (Strata Lot 2) Ellesmere Street, North Perth - Proposed Additional Two-Storey Grouped Dwelling to Existing House

Ward:	Mount Hawthorn	Date:	16 August 2002
Precinct:	North Perth, P8	File Ref:	PRO2104 00/33/1205
Reporting Officer(s):	V Lee		
Checked/Endorsed by:	Y Scheidegger, 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 Ross Griffin Homes, on behalf of the owner K Lewis, for proposed additional two-storey grouped dwelling to existing house at No. 20A (Lot 4021) (Strata Lot 2) Ellesmere Street, North Perth, as shown on plans stamp dated 9 August 2002, subject to;

- (i) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the windows to bedroom 3 and bedroom 2 on the northern elevation (elevation 3) on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (ii) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the southern side of the balcony accessible from bedroom 2 on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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;*
- (iii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iv) *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;*
- (v) *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 fences and gates adjacent to Ellesmere Street, including the first 6 metres of the access leg, 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;*
- (vi) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services;*

- (vii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
- (viii) *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 Town's assets 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;*
- (ix) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (x) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating adequate manoeuvring area for vehicles from the proposed garage to exit the rear lot in forward gear; and*
- (xi) *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;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: K Lewis
APPLICANT: Ross Griffin Homes
ZONING: Metropolitan Region Scheme - Urban
 Town Planning Scheme No. 1 - Residential R30/40
EXISTING LAND USE: Single house

COMPLIANCE:

Requirements	Required	Proposed
Vehicle Manoeuvring	provision for vehicles to exit the rear lot in forward gear	insufficient turning area from the proposed garage for vehicles to exit the rear lot in forward gear.
Privacy	windows within 6 metres of property boundary on first floor to be screened	bedroom 2 and bedroom 3 potentially overlook the property at the rear
Use Class	Grouped Dwelling	
Use Classification	'P'	
Lot Area	809 square metres	

SITE HISTORY:

The existing house is single storey.

DETAILS:

The proposal involves the addition of a two-storey grouped dwelling at the rear of the existing single storey house.

CONSULTATION/ADVERTISING:

One submission was received during the consultation period, requesting that the windows to the balcony and stairwell are screened to protect the privacy of the existing house.

COMMENTS:

Privacy

It is not considered appropriate to screen the window to the staircase as this is not a habitable room.

The proposed balconies potentially overlook the only private courtyard that the front house has and therefore, in this instance, it is considered appropriate that these balconies are screened in accordance with the Town's Policy relating to Privacy.

It is also considered appropriate to require that windows to bedroom 3 and bedroom 2 are screened in accordance with the Town's Policy relating to Privacy.

Building Scale

The subject site has a significant slope which requires a portion of the site to be cut and filled. The average ground level has been calculated to be 9.41 metres. The proposed finished floor level (FFL) is 9.47.

It is noted that there is a difference between the ground levels between the subject site and No. 22 (Lot 4022) Ellesmere Street, 0.9 metre. This is proposed to be retained by a retaining wall. As the proposed house on this side of the lot is only single storey, no objection has been received from this neighbour, and as the house has been positioned generally at the average ground level on this lot, this amount of fill is supported.

Vehicle Manoeuvring

The applicant has advised that they will modify the plans prior to the issue of a Building Licence to provide adequate manoeuvring area, to the satisfaction of the Town's Technical Services. A suitable alternative has been discussed with the applicant, which should not result in any further variations to the R-Codes or the Town's Policies.

Accordingly, it is recommended that the application be approved, subject to standard and appropriate conditions to address the above matters.

10.1.23 No. 143 (Lot 33) Matlock Street, Mount Hawthorn - Proposed Demolition of Existing House and Construction of a Two-Storey Single House

Ward:	Mount Hawthorn	Date:	15 August 2002
Precinct:	Mount Hawthorn, P1	File Ref:	PRO2098 00/33/1195
Reporting Officer(s):	V Lee, A Nancarrow		
Checked/Endorsed by:	Y Scheidegger, 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 S Harben on behalf of the owners S and C Harben, for proposed demolition of the existing house and construction of a two-storey single house at No. 143 (Lot 33) Matlock Street, Mount Hawthorn, as shown on plans stamp dated 3 July 2002, subject to:

- (i) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the window to bedroom 3 on the western elevation on the first floor shall be screened with a permanent obscure material to a minimum of 1.4 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 obscure portion of the window shall be fixed in a closed position and any higher part may be openable, or the whole window be top hinged and the obscure portion of the window openable to a maximum of 20 degrees;*
- (ii) *to protect the reasonable privacy of the adjacent residents, prior to the first occupation of the development, the southern side of the balcony accessible from bedroom 2 and the sitting area on the southern elevation on the first floor level shall be screened with a permanent obscure material to a minimum height of 1.4 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;*
- (iii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*
- (iv) *prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the garage being setback a minimum of six (6) metres from Matlock Street;*
- (v) *subject to first obtaining the consent of the owners of No. 141 (Lot 34) Matlock Street, Mount Hawthorn, for entry onto their land the owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 141 (Lot 34) Matlock Street, Mount Hawthorn in a good and clean condition;*
- (vi) *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 fences and gates adjacent to Matlock 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;*

- (vii) *no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (viii) *a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on site;*
- (ix) *an archival documented record of the place (including photographs, floor plans and elevations) for the Town's Historical Archive Collection shall be submitted and approved prior to the issue of a Demolition Licence;*
- (x) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division. No further consideration will be given to the disposal of stormwater without the submission of a geotechnical report from a qualified consultant;*
- (xi) *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 Town's assets 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;*
- (xii) *the construction of crossovers shall be in accordance with the Town's specifications;*
- (xiii) *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;*
- (xiv) *details of all street trees adjacent to the subject property shall be submitted with the Building Licence application; and*
- (xv) *a visual truncation of 2 metres x 2 metres at the north side of the intersection of the driveway and the footpath shall be provided at the owners cost;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: S and C Harben
APPLICANT: S Harben
ZONING: Metropolitan Region Scheme - Urban
 Town Planning Scheme No. 1 - Residential R30
EXISTING LAND USE: Single House

COMPLIANCE:

Requirements	Required	Proposed
Setbacks - Front - Side - southern	6 metres 1 metre 3.4 metres for two storey	5 metres to garage 0 metre to garage 2 metres to two storey dwelling
Privacy	compliance with the Town's Policy relating to Privacy	potential overlooking from first floor windows to bedroom 3 and southern side of balcony
Use Class	Single House	
Use Classification	'P'	
Lot Area	491 square metres	

SITE HISTORY:

The existing single-storey, fibro and iron single house is not listed on the Town's Municipal Heritage Inventory.

DETAILS:

The proposal involves the demolition of the existing house and proposes a two-storey single house.

CONSULTATION/ADVERTISING:

Two submissions were received during the consultation period. It was requested that the proposed house be in keeping with the residences in the area, that is, have a traditional period home look, and request that privacy be protected. The second submission requested that the application be deferred until they return from holiday on 31 August 2002 so they can personally assess the plans.

COMMENTS:

Demolition

A detailed heritage assessment is contained in the Appendix 10.1.23.

The subject place is a four-room fibro and iron dwelling that was constructed in 1924. At the time of its construction, the property was owned by Charles Medhurst, who was a builder by trade and probably built the modest residence himself. In 1956, the southern end of the front verandah was enclosed to construct a sleep-out and in 1964, a garage was constructed in the back yard.

Overall, the place exhibits little aesthetic, historic, scientific or social value and does not meet the minimum threshold for entry in the Town's Municipal Heritage Inventory. It is therefore recommended that the proposal to demolish the existing dwelling on the site be approved, subject to standard conditions.

Setbacks

The proposed garage is in front of the main line of the house and is within the front setback. Accordingly, it is recommended that the application be conditioned so that the garage is setback a minimum of 6 metres to comply with the Town's Policy relating to Street Setbacks and the Residential Planning Codes. The applicant has advised that they will revise the plans prior to the issue of the Building Licence to address this matter.

The proposed garage is more than 50 per cent of the width of the house, however as the garage will be setback 6 metres this is considered acceptable.

Objectors Concerns

In this instance it is not considered appropriate to defer determination of the proposal as requested by one submission. It is considered that the proposal will not unduly affect the amenity of this adjoining neighbour.

Overshadowing

The proposed two-storey house is not considered to significantly overshadow the adjoining lot, as it does not overshadow more than 50 percent of the adjoining lot at midday on the shortest day of the year, as specified in the R-Codes.

Accordingly, it is recommended that the application be approved, subject to standard and appropriate conditions to address the above matters.

10.1.24 Nos. 434-446 (Lot 1) Lord Street and No.139 (Lot 140) West Parade, Mount Lawley - Change of Use from Showroom/Warehouses to Shop, Warehouse, Eating House and Associated Office to Existing Five (5) Showroom/Warehouses and Change of Use from Warehouse to Car Parking

Ward:	North Perth	Date:	19 August 2002
Precinct:	Banks, P15	File Ref:	PRO1683 (00/33/1218)
Reporting Officer(s):	H Coulter		
Checked/Endorsed by:	Y Scheidegger, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That;

in accordance with the provisions of the Metropolitan Region Scheme and the Town of Vincent Town Planning Scheme No.1 the Council APPROVES the application submitted by Peter D Webb and Associates on behalf of the landowners H and R Atlas for change of use from showroom/warehouse to shop, warehouse, eating house and associated office to existing five (5) showroom/warehouses and change of use from warehouse to car parking at Nos. 434-446 (Lot 1) Lord Street and No.139 (Lot 140) West Parade, Mount Lawley, and as shown on plans dated 12 July 2002, subject to;

- (i) the applicant/owner complying with the approval and conditions of the Western Australian Planning Commission in relation to the existing road widening requirements on the property;*
- (ii) a detailed management plan that addresses the control of noise, traffic, car parking, litter and anti-social behaviour (to reasonable levels) associated with the development shall be submitted and approved prior to the first occupation of the development, and thereafter implemented and maintained;*
- (iii) 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;*
- (iv) no street trees shall be removed, cut back, pruned or interfered with in any way, without the prior approval of the Town's Parks Services Section;*
- (v) a detailed landscaping plan, including a schedule of plant species, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (vi) 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;*

- (vii) *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.*
- (viii) *a road and verge security bond and /or bank guarantee of \$220.00 shall be lodged prior to the issue of a Building License and be held until all works have been completed and/or any damage to existing Towns assets 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;*
- (ix) *prior to the first occupation of the building, two (2) bicycle parking rails shall be provided within the setback area adjacent to the Lord Street frontage. Details of the location, design and layout of the bicycle parking facilities shall be submitted and approved prior to installation;*
- (x) *the car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the Town;*
- (xi) *the Lord Street facade of the building shall be maintained with a minimum 50 per cent clear glazing. Those doors and windows and adjacent floor area fronting Lord Street shall maintain an active and interactive relationship to the street. The installation of roller shutters or the like are not permitted;*
- (xii) *prior to the issue of a Building Licence, the subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s); and*
- (xiii) *compliance with all relevant Environmental Health, Engineering and Building requirements;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER:	H & R Atlas
APPLICANT:	Peter D Webb and Associates
ZONING:	Metropolitan Region Scheme: Urban Town Planning Scheme No.1 - Commercial
EXISTING LAND USE:	Nine Showrooms (Lot 1); Warehouse Building (Lot 140)

COMPLIANCE:

Requirements	Required	Provided
Bicycle Parking	2 bays	Nil
Car Parking	63.5 bays	41 bays
Use Class	Showroom; Warehouse; Eating House; Shop; Car Parking	
Use Classification	'P'; 'P'; 'P'; 'P'; 'AA'	
Lot Area	Lot 1 - 3040 square metres Lot 140 - 455 square metres	

SITE HISTORY:

- 20 October 1975 The Perth City Council approved a warehouse building at No.139 West Parade.
- 19 September 1984 The former Perth City Council referred, with a recommendation for approval, an application for nine showroom/warehouses and 23 car bays at Nos.434-446 Lord Street to the (then) Metropolitan Region Planning Authority.

The site is currently occupied by a variety of showroom uses including the 'Ajax Furniture Company'. The site is adjoined by a car sales yard to the east, residential uses west along Lord Street and commercial/warehouse buildings to the rear used by a building company, a Christian Fellowship and a distribution company.

DETAILS:

Approval is sought to change the use of showroom/warehouse units 5-8 to a shop and eating house with associated warehouse and office spaces at Nos.434-446 Lord Street and to change the use of the existing warehouse at No.139 West Parade for car parking. In support of the application, the applicant writes:

"It is proposed to convert 970 metres of the existing showroom (units 5-8) to accommodate the book store, and integrated cafe, a warehouse, an office, a dispatch store and a children's playground. The remaining showrooms remain unaffected, and comprise a total area of 491 square metres...the warehouse building situated on Lot 140 is proposed to be entirely taken up by car parking, comprising 14 bays. It will be a requirement that tenants park their cars in this facility, leaving the principle car parking facility at the front of the showroom complex, solely for customers of the centre.

The showroom complex ... will be modified in the first instance by improving the elevations of the four showrooms.. the other changes to the facade being proposed include a modification of the front (Lord Street) facade...this front facade would then be masonry construction...The facade will however, be 'broken up' through the use of architectural relief mechanisms."

CONSULTATION/ADVERTISING:

The application was referred to the Department of Planning and Infrastructure in accordance with the Notice of Delegation. No submissions were received during the advertising period.

COMMENTS:

Uses

The use of part of the site for a shop and associated eating house is considered consistent with the commercial zoning of the property by virtue of a shop's active and interactive nature. The use of the warehouse building for staff car parking is considered appropriate by virtue of the reduced level of activity and the resultant reduced impact on adjoining residential properties.

Facade Modifications

The submitted plans detail substantial modification to the Lord Street facade of the proposed new shop and eating house, which will have the effect of diminishing the active and interactive frontage of the tenancy. The applicants' reasons for enclosing this frontage is acknowledged however, the resultant impact on the street is not considered acceptable in that the purpose of providing openings to the street is to ensure and facilitate an active and interactive frontage. As such, a condition ensuring that a minimum 50 per cent of the Lord Street frontage is provided with new or existing clear glazing is considered appropriate. This may require the proposed floor plan to be modified accordingly.

Car Parking

Existing Showrooms and Warehouse (proposed)(658 square metres)	7.5 bays
Bookshop (636 square metres)	42 bays
Office (35 square metres)	1 bay
Eating House (60 square metres)	13 bays
Total Required	63.5 bays
Apply the adjustment factors	(0.64)
<ul style="list-style-type: none"> ▪ 0.80 (within 800 metres of a rail station) ▪ 0.85 (within 400 metres of a bus stop) ▪ 0.95 (secure on-site and/or adjacent street bicycle parking) 	22.86 car bays
Minus the car parking provided on site	41 car bays
Minus the most recently approved on site car parking shortfall	0 car bays
Resultant surplus	0.36 car bays

Bicycle Parking

The Town's Policy Relating to Parking and Access requires the provision of bicycle parking facilities commensurate with the type and size of use proposed. In this instance, two bays are required to be provided in accordance with a shop use.

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

10.1.25 No.83 (Lot 14) Angove Street, North Perth - Proposed Carport Additions and Front Fence to Existing Single House

Ward:	Mount Hawthorn	Date:	6 August 2002
Precinct:	Smith's Lake, P6	File Ref:	PR02125 00/33/1248
Reporting Officer(s):	S Ward		
Checked/Endorsed by:	Y Scheidegger, 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; and*
- (ii) non-compliance with the Town's Policy relating to Street Walls and Fences and Street Setbacks;*

the Council REFUSES the application submitted by the owner B Edwards for the proposed carport additions to the existing single house at No.83 (Lot 14) Angove Street, North Perth as shown on the plans stamp dated 12 July 2002.

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

COMPLIANCE:

Requirements	Required	Proposed
Front elevation	50 percent	62 percent
Setbacks		
Front	6 metres	1.5 metres
Western side	1.0 metre	Nil
Use Class	Single House	
Use Classification	'P'	
Lot Area	761 square metres	

SITE HISTORY:

The property currently accommodates a single storey brick and pitched metal roof single house with access from a sealed right of way (ROW) at the rear of the property.

There is an existing garage and carparking area at the rear of the property with access from the rear sealed ROW.

DETAILS:

An application has been received to construct a pitched metal roof carport with a brick parapet wall located on the western side boundary and within the front street setback area. The proposed carport will compliment the existing dwelling.

In support of the application, the applicant has submitted the following information. An extract of the letter is as follows:

"We were always using the rear lane to gain entrance to our house until recently we came home in the evening to find someone hiding in the shadows. This has scared us both as we have two children under the age of four. Now we are using the front of the house with only street parking available we are now worried that our children with no road sense could easily run out onto the ever increasing busy Angove Street. I realise that it isn't Council Policy for this type of frontage but you must consider the changes in our society for us to make changes to protect our family."

CONSULTATION/ADVERTISING:

One letter of objection was received. A summary of the concerns are follows:

1. The parapet wall within the front setback area is unsightly and would affect views from front windows.
2. Reduction of light during the day and the loss of street lighting at night would affect security.
3. No other similar structures within the street.

COMMENTS:

Carport

The Town's Policy relating to Street Setbacks requires on-site car parking to be accessible from an existing ROW where available and the carport width to be not more than 50 per cent of the front elevation width of the existing dwelling as visible from the street.

The proposed carport is within the street setback however, access to the rear of the property for parking purposes is available via a rear sealed ROW to the existing garage on this particular site. Furthermore, the proposed carport covers approximately 62 per cent of the front elevation of the existing dwelling and will therefore dominate the streetscape view of the development on-site, and is considered to unreasonably adversely affect the amenity and streetscape of the area.

The carport is considered to be compatible with the nearest dwelling on site in terms of the design, profile and finishes used as required by the Town's Policy relating to Street Setbacks.

Side Setbacks

The side setback variation of the proposed carport is unacceptable in the context of the nature of development in the immediate area, in particular the objections received from the neighbour.

Front Fence

The Town's Policy relating to Front Fences and Screen Walls requires the solid portion of the fence excepting piers to be a maximum height of 1.2 metres above the adjacent footpath level. The solid portion of the proposed fence adjacent the street alignment is 1.8 metres above the footpath level and is considered to unreasonably adversely affect the amenity and streetscape of the area.

Summary

In light of the above, it is recommended that the application for the proposed carport and fence be refused.

10.1.26 Review of the Dog Act 1976 - Department of Local Government and Regional Development Issues Paper - June 2002

Ward:	Both Wards	Date:	8 August 2002
Precinct:	All Precincts	File Ref:	ENS0002
Reporting Officer(s):	J MacLean		
Checked/Endorsed by:	R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council APPROVES the Town's submission to the Department of Local Government and Regional Development on the Review of the Dog Act 1976, as 'Laid on the Table' and circulated separately to Elected Members.

DETAILS:

The Department of Local Government and Regional Development is currently undertaking a review of the provisions of the Dog Act 1976 and is seeking information from all Local Governments in Western Australia, which would assist in this task. To ensure that the same approach is used in each Local Government, they have compiled a series of questions which are designed to provide feedback on the efficiency and effectiveness of the current Act. The Department has asked that responses be forwarded to them by 2 September 2002.

The Town's Law and Order Services are charged with enforcing the provisions of the existing Dog Legislation and were asked to consider the questions posed in the Issues Paper. The Manager Law and Order Services, Senior Ranger and all Rangers made comments on the paper and compiled a list of answers. They then discussed the implications of each comment and included, amended or rejected them on the basis of their enforceability and reasonableness.

The report '*Laid on the Table*' is a compilation of all the comments, which were considered appropriate for inclusion in any new legislation. The report has been reproduced as it was provided to the Town (black type) and the related comments have been typed immediately below each question (red type).

LEGAL/POLICY:

There are no legal implications associated with this recommendation. If adopted, the suggestions will make enforcement of many of the provisions of the Dog Act 1976 much easier.

STRATEGIC IMPLICATIONS:

Item 1.8 of the Town's Strategic Plan indicates that the Council should "*Develop and implement a comprehensive strategy for law, order and public safety*" and the above is designed to foster that strategy.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications associated with this proposal.

COMMENTS:

The suggested changes to the Dog Act 1976 have been compiled to assist Rangers, throughout the State to enforce the provisions of the Dog Act 1976. The proposal is recommended for approval.

10.1.27 SUPPLEMENTARY REPORT; Nos. 244-260 (Lots W105, 23, 1, 2, 3, 21 & 20) Beaufort Street and Nos. 209 - 219 (Lots W105, 22, 5, 6, W 107 & 123) Stirling Street, Perth - Proposed Demolition of Existing Showroom/Warehouse Buildings and Construction of Four-Storey Mixed Use Development, Including One Hundred and Thirty-Six (136) (Including 48 Single Bedroom) Multiple Dwellings, One (1) Local Shop, Nine (9) Offices and Ancillary Facilities

Ward:	North Perth	Date:	23 August 2002
Precinct:	Beaufort, P13	File Ref:	PRO1682, 00/33/1262
Reporting Officer(s):	B Mirco		
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 BY AN ABSOLUTE MAJORITY the application received by the Town on 16 August 2002 submitted by Pindan Property Group on behalf of the owners Reyhall Pty Ltd for demolition of existing showroom/warehouse buildings and construction of a four-storey mixed use development, including one hundred and thirty-six (136) (including 48 single bedroom) multiple dwellings , one (1) local shop, nine (9) offices and ancillary facilities on Nos.244-260 (Lots W105, 23, 1, 2, 3, 21 & 20) Beaufort Street and Nos. 209-219 (Lots W105, 22, 5, 6, W107 & 123) Stirling Street, Perth as shown on the plans stamp-dated 16 August 2002, subject to:

- (i) prior to the issue of a Building Licence, revised plans shall be submitted and approved demonstrating the following:*
 - (a) significant design features to the electrical substation, stairwell, bin store and storage areas to reduce the visual impact on Stirling Street and Beaufort Street;*
 - (b) the main entries to the buildings along Beaufort and Stirling Streets being treated with architectural design features/materials/colours, not increasing its height, which provides a more formal entry statement and landmark aspect;*
 - (c) the proposed balconies to Beaufort and Stirling Streets having minimum dimensions of two metres; and*
 - (d) the provision of continuous awnings along Beaufort Street;*
- (ii) the office tenancies adjacent to Beaufort Street shall be limited to a maximum gross floor area of 560 square metres. The commercial tenancies adjacent to Stirling Street shall be limited to the following maximum gross floor areas, local shop - 210 square metres and office 90 square metres;*
- (iii) doors and windows and adjacent floor areas fronting Beaufort and Stirling Streets shall maintain an active and interactive relationship with these streets;*

- (iv) *the "proposed deli/cafe" shall be utilised as a local shop only. Any further change of use requires the submission and approval of a planning application to the Town prior to the commencement of such use;*
 - (v) *the support of the Department for Planning and Infrastructure, Western Australian Planning Commission and/or Main Roads Western Australia, and compliance with its comments and conditions at the applicant(s)/owner(s)' full expense;*
 - (vi) *the applicant/owner(s) shall, in at least 12-point size writing, advise (prospective) purchasers of the residential units/dwellings that:*
 - (a) *they may be subject to activities, traffic, car parking and/or noise not normally associated with a typical residential development; and*
 - (b) *they should recognise and accept that in selecting to reside in this locality that noise, traffic, car parking and other factors that constitute part of normal commercial and other non-residential activities are likely to occur, which are not normally associated with a typical residential development;*
 - (vii) *all car parking bays shall be dimensioned on the Building Licence application working drawings and shall comply with the minimum specifications, dimensions and manoeuvring area specified in accordance with the Town's Policy - "Parking and Access" and Australian Standards AS2890.1 - 'Off Street Parking', and disabled access bays shall be marked and provided as per ACROD standards;*
 - (viii) *prior to the first occupation of the development, the car parking spaces provided for the residential component of the development shall be clearly marked and signposted for the exclusive use of the residents of the development and shall not be in tandem arrangement unless they service the same residential unit/dwelling;*
 - (ix) *the car parking area(s) on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the Town;*
 - (x) *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;*
 - (xi) *all pedestrian access and vehicle driveway/crossover levels shall match into existing verge/footpath levels;*
 - (xii) *in keeping with the Town's practice for multiple dwellings, commercial, retail and similar developments the footpaths adjacent to the subject land are to be upgraded, by the applicant, to a brick paved standard to the Town's specification. A refundable footpath upgrading bond and/or bank guarantee of \$35,000 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 facilities have been reinstated to the satisfaction of the Town's Technical Services Division. An application to the Town for the refund of the upgrading bond must be made in writing;*
 - (xiii) *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;*
 - (xiv) *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;*
-

- (xv) *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 fences and gates adjacent to Stirling Street and Beaufort 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;*
 - (xvi) *prior to the issue of a Building Licence, the subject land shall be amalgamated into one lot on Certificate of Title; OR alternatively, prior to the issue of a Building Licence the owner(s) shall enter into a legal agreement with and lodge an appropriate assurance bond/bank guarantee to the satisfaction of the Town, which is secured by a caveat on the Certificate(s) of Title of the subject land, prepared by the Town's solicitors or other solicitors agreed upon by the Town, undertaking to amalgamate the subject land into one lot within 6 months of the issue of the subject Building Licence. All costs associated with this condition shall be borne by the applicant/owner(s);*
 - (xvii) *a Demolition Licence shall be obtained from the Town prior to commencement of any demolition works on site;*
 - (xviii) *an archival documented record of the place (including detailed photographs prior to and after works to the building, floor plans and elevations) for the Town's Historical Archive Collection shall be submitted and approved prior to the issue of a Demolition Licence;*
 - (xix) *prior to the issue of a Building Licence, designs for art work(s) valued at a minimum of 1 per cent of the estimated total cost of the development (\$130,000) shall be submitted to and approved by the Town. The art work(s) shall be in accordance with the Town's Policy relating to Percent for Art Scheme and be developed in full consultation with the Town's Community Development and Administrative Services Section with reference to the Percent for Art Scheme Policy Guidelines for Developers. The art work(s) shall be installed prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
 - (xx) *the residential component of the development shall be adequately sound insulated prior to the first occupation of the development. The necessary sound insulation shall be in accordance with the recommendations, developed in consultation with the Town, of an acoustic consultant registered to conduct noise surveys and assessments in accordance with the Environmental Protection Act 1986. The sound insulation recommendations shall be submitted and approved prior to the issue of a Building Licence. The engagement of and the implementation of the recommendations of this acoustic consultant are to be at the applicant's/owner(s)' costs;*
 - (xxi) *the Town accepts no liability for the cost of relocating any services that may be required as a consequence of this development. The applicant/owner(s) shall ensure that all services are identified prior to submitting a Building Licence application and that the cost of any service relocations is to be borne by the applicant/owner(s);*
 - (xxii) *the construction of crossovers shall be in accordance with the Town's specifications, and speed humps shall be provided at entry/exits to Beaufort and Stirling Street;*
 - (xxiii) *all stormwater produced on the subject land shall be retained on site to the satisfaction of the Town's Technical Services Division;*
-

- (xxiv) *subject to first obtaining the consent of the owners of Nos.199-203 (Lot 50) Stirling Street and Nos.286-288 (Lot W111) Beaufort Street for entry onto their land, the owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos.199-203 (Lot 50) Stirling Street and Nos.286-288 (Lot W111) Beaufort Street in a good and clean condition;*
- (xxv) *compliance with all relevant Environmental Health, Engineering and Building requirements, including pool regulations;*
- (xxvi) *a detailed landscaping plan, including a schedule of plant species and the landscaping and reticulation of the Beaufort Street and Stirling Street verges adjacent to the subject property, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s);*
- (xxvii) *prior to the first occupation of the development, the following requirements for people with disabilities shall be addressed:*
 - (a) *level access into the eating house and to the end of trip facilities;*
 - (b) *any new or altered entrances to the building having a minimum doorway width of 850 millimetres in accordance with Australian Standards (AS) 1428.2; and*
 - (c) *commercial reception/pay counters in accordance with AS 1428.2 - clause 24;*
- (xxviii) *the undergrounding of power and overhead cable services, and the installation of new embayed car parking (on the Stirling Street verge), footpaths, brick paving, kerbing, lighting, landscaping, lawn, reticulation and mature trees at a minimum height of 3 metres, on the Beaufort Street and Stirling Street verges directly adjacent to the subject land, at the full cost of the owner(s)/applicant(s). A detailed streetscape upgrading plan for the Beaufort Street and Stirling Street verges directly adjacent to the subject land, including these works and a schedule of plant species, shall be submitted and approved prior to the issue of a Building Licence. All such works shall be undertaken prior to the first occupation of the development and maintained thereafter by the owner(s)/occupier(s);*
- (xxix) *if applicable, prior to the issue of a Building Licence, the written approval of the Minister for Lands and/or the Western Australian Planning Commission, whichever is applicable, for the encroachment of any structure(s) over the adjacent Crown land, including roads, shall be obtained and submitted to and approved by the Town;*
- (xxx) *prior to the issue of a Building Licence a Construction Staging Plan shall be submitted to and approved by the Town, indicating the staging of the development and all major construction works associated with each stage, with particular reference to the planning conditions that are required to be complied with 'prior to the first occupation of the development; and*
- (xxxi) *prior to the issue of a Building Licence, a Construction Management Plan addressing noise, hours of construction, traffic and heavy vehicle access, dust and any other appropriate matters, shall be submitted to and approved by the Town;*

to the satisfaction of the Chief Executive Officer.

LANDOWNER: Reyhall Pty Ltd
APPLICANT: Pindan Property Group
ZONING: Metropolitan Region Scheme: Urban
 Town Planning Scheme No. 1: Commercial,
 Residential/Commercial R80
EXISTING LAND USE: Showrooms/Warehouses

COMPLIANCE:

Use Class	Multiple Dwelling, , Local Shop, Office Building	
Use Classification	Commercial Zone - 'AA', 'P', 'P' Commercial/Residential Zone - 'P', 'AA', 'AA'	
Lot Area	10647 square metres	
Requirements	Required	Proposed
Density	85 multiple dwellings	136 multiple dwellings
Stirling Street Setback	9 metres	1.0 metre to 2.8 metres
Beaufort Street Setback	9 metres	Nil
Southern Side Setback - ground floor	1.0 metre	Nil
4th floor	1.8 metres	Nil
Northern Side Setback - ground floor	1.0 metre	Nil
4th floor	1.8 metres	Nil
Car Parking	Single bedroom dwellings - 48 bays* Multiple dwellings - 132 bays Offices - 13 bays Local Shop - 14 bays Total Required - 207 bays	Multiple dwellings - 180 bays Commercial - 27 bays Total - 214 bays (on site)
Plot Ratio	0.75	0.83
Open Space	50 percent	44 percent
Communal Open Space	20 percent	12 percent

* Clause 5.2.2 of the Residential Planning Codes (R Codes) allows at the Council's discretion, the provision of a minimum of at least one car bay per single bedroom dwelling.

Car Parking

Commercial car parking requirement	27 car bays
Apply the adjustment factors	(0.4)
<ul style="list-style-type: none"> ▪ 0.85 (within 800 metres of a rail station) ▪ 0.85 (within 400metres of a bus stop) ▪ 0.80 (within 400 metres of public car park with in excess of 50 car bays) ▪ 0.9 (end of trip facilities) ▪ 0.80 (45 percent of gross floor area is residential) 	10.8 car bays
Minus the car parking provided on site	23 car bays
Carparking shortfall/surplus	12.2 bays

	surplus
--	---------

DETAILS:

Approval is sought for the demolition of the existing showroom/warehouses and the construction of a four-storey mixed use development, including one hundred and thirty-six (136) multiple dwellings, one (1) local shop, nine (9) offices and ancillary facilities.

CONSULTATION/ADVERTISING:

This application is not required to be readvertised due to a previous similar application being considered by the Council within 12 months. During the previous advertising period no written objections were received.

COMMENTS:

Heritage

It is considered that the existing buildings to be demolished do not have cultural heritage significance and do not warrant a heritage assessment. With reference to the single storey circa 1940s shop front at No.229 Stirling Street, it is considered that this building has little cultural heritage significance and that a quality archival record is appropriate for this building. An inspection revealed little original detailing internally, and reference to the building's construction is limited to its facade, which is not considered to be a particularly good example of its type. All other buildings proposed to be demolished are considered not to have any heritage significance.

Density

A density bonus of fifty-one multiple dwellings (37.5 percent) is being sought. Given the inner city location, the nature of the proposal and the general encouragement of the Residential Planning Codes (R Codes) for both inner city housing and mixed use development and the intention of the Town's Policy - Beaufort Precinct which recognises that *... "Opportunities to improve the amenity of the area exist through the redevelopment of under-utilised or vacant sites to achieve predominantly residential development"*, it is considered that the development proposal displays a sensitive and appropriate mix of uses, built form and development intensity, which will not have an undue adverse impact on the amenity and streetscape of the area, and can be supported.

Setbacks

The proposed setbacks are considered acceptable given the scale and nature of existing development in the immediate area.

Parking

In accordance with the R Codes, the single bedroom dwellings have been assessed on 1 bay per such dwelling, which is considered reasonable given their scale, nature, proximity to public transport and previous Council decisions.

Plot Ratio and Height

The purpose of plot ratio is to control the height, scale and bulk of a development. In this instance, given the existing streetscape and built form, the four-storey element of the proposal fronting Beaufort Street, and the three-storey component adjacent to Stirling Street, and the overall bulk and scale of the proposal is not considered to have an undue adverse impact on amenity and streetscape of the area.

It is considered that the overall height and scale of the development is in keeping with the built form of this inner city locality in general and can be supported. Further, the variation to the plot ratio requirement is not considered to have any undue adverse effect on the amenity and streetscape of both Beaufort and Stirling Streets.

Open Space

The proposed open space provided is considered supportable given the provision of some useable private courtyard areas and balconies, the nature of the communal open space provided, the proximity to public open space, the adjacent wide road provides a sense of openness, and the site's inner city location.

Urban Design

The Beaufort Precinct Policy generally encourages interactive and integrated urban design, as such, appropriate design details for the main entry statements, electrical substation, stairwell, bin store and storage areas to Beaufort and Stirling Streets are required, appropriate conditions should be applied.

Summary

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

10.2 TECHNICAL SERVICES

10.2.1 Travel Smart Individualised Marketing Program

Ward:	Both	Date:	19 August 2002
Precinct:	All	File Ref:	ORG0060
Reporting Officer(s):	R Lotznicher		
Checked/Endorsed by:			
Amended by:	-		

RECOMMENDATION:

That the Council;

- (i) *receives the report on the Town's successful inclusion in Stage II of the TravelSmart Individualised Marketing Program;*
- (ii) *concurs with the project area as shown on Plan No A4-2084-CP.1;*
- (iii) *lists an amount of \$8,340 for consideration in the 2003/2004 draft budget as the Town's "year 2" contribution to the TravelSmart Individualised Marketing Program; and*
- (iv) *advises the Department of Planning and Infrastructure of its resolution and expresses its appreciation for being included in the Program.*

BACKGROUND:

On 18 December 2001, a final report on the Travel Smart Individualised Marketing proposal was presented to Council. The report detailed all previous information regarding the proposal and discussed the following matters:

- Community Briefing Sessions
- Expressions of Interest Process (EOIs)
- Cost of the Project for the Town of Vincent

At the meeting, the following resolution was adopted by the Council:

"That;

- (i) *the Council receives the further report on the Travel Smart Individualised Marketing Program;*
- (ii) *the Council notes that the Town has an opportunity to be included in the 2002/2003 round of Travel Smart Individualised Marketing funding if it supports the proposed Program and commits to funding 10% of the cost of the program ,estimated to cost \$947,143, over two (2) financial years, that is \$47,357 per annum over two (2) financial years;*
- (iii) *in the event that the Council approves the Travel Smart Individualised Marketing proposal that additional funds of \$27,357 required for Year 1 of the program be listed in the 2002/2003 draft Budget and \$47,357 be listed for consideration in the 2003/2004 draft budget; and*
- (iv) *the Department of Planning and Infrastructure be advised of the Council's resolution."*

DETAILS:

In accordance with clause (iv) of the Council's resolution, the Department of Planning and Infrastructure (DPI) was advised of the Council's resolution. On 16 August 2002, representatives from DPI and PATH Transit met with the Town's Chief Executive Officer, Executive Manager Technical Services and Manager Engineering Design Services and advised that the Town had been selected to participate in the next TravelSmart Individualised Marketing round.

At the meeting, a draft Memorandum of Understanding (MOU) was presented by the DPI representatives, and program timing and the program area were discussed.

The draft MOU covers the key actions and resources required to deliver TravelSmart Individualised Marketing to 15,000 residents within the Town. This is a smaller area than the originally proposed, however DPI consider the residents in this area which includes the suburbs of Mount Hawthorn, North Perth and Leederville as shown on Plan No A4-2084-CP.1, will have the most to gain from the Marketing proposal.

Stage II TravelSmart Proposal (Perth Metropolitan Area)

The TravelSmart Individualised Marketing program has State Government funding commitment sufficient (with partner funding contributions) to deliver the service to approximately 150,000 persons across the Metropolitan area. This program is called TravelSmart Stage II and will be delivered between 2001/2002 and 2004/2005. Delivery to households is staged for Autumn and Spring each year to provide the best weather conditions for residents to trial alternative forms of transport.

The project will deliver information and motivation services at a household level and (based upon TravelSmart Stage I results) is projected to achieve in the order of a 14% reduction in car trips, 61% increase in cycling, 35% increase in walking and a 17% increase in public transport use.

The major components of project delivery will include:

- Baseline and evaluation travel surveys
- Cycling and walking materials
- Public transport materials (stop side information and pocket timetables)
- Support services for residents wishing to trial alternative transport options
- Travel behaviour change services (identification of and contact with households to establish, and meet, travel information needs)

In addition, public transport capacity and service changes may be implemented in some areas prior to TravelSmart Individualised Marketing to provide the best possible system.

Town of Vincent Proposal

DPI Actions

As part of the Town of Vincent Program, DPI will carryout the following:

- Obtain and account for State Government and partner funding to the total project budget of \$600,000
-

- Conduct household travel surveys for monitoring purposes
- Supply walking and cycling information materials on time
- Install bus stop modules and information contents on time
- Supply (stop specific) pocket timetables on time
- Supply incentive materials (such as water bottles and delivery bags) on time
- Procure effective travel behaviour change interventions
- Provide project co-ordination
- Deliver the TravelSmart Individualised Marketing service to 15,000 residents within the Town of Vincent area

Town of Vincent Actions

- Provide to the DPI a project contribution of \$55,700, in two (2) instalments - 50% at commencement of 'telephone contact' phase and 50% at completion of 'home visit' phase
- Provide input to the content of a TravelSmart Access Guide (map) for the project area and surrounds
- Collate information on local community groups, events and opportunities pertinent to encouraging walking, cycling and public transport use
- Endorse within two weeks of receipt of drafts all relevant project materials including, but not limited to: travel survey letters; marketing service announcement letter; 'service sheet'; Access Guide
- Provide representation at project co-ordination meetings
- Assist with raising general awareness of the project through Town of Vincent publications and communications, and through the local media.

Proposed Project Implementation Timetable

The target completion dates for the Town's project milestones are:

- Baseline travel survey (*Completed March 2000*)
- Installation of modules and information content – August 2003
- Supply of materials (pocket timetables, cycling leaflets, walking pack) – September 2003
- Announcement letter to households / telephone contact phase- August 2003
- Completion of information delivery / home visit phase- November 2003
- Evaluation travel survey – March/April 2004

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 - Key Result Area 1 - *The Physical Environment "Develop and implement a plan to manage through traffic and local traffic, and reduce car dependence. Work with MRWA, Transport, Bike West and Transperth to reduce car dependence and explore new opportunities"*.

CONSULTATION/ADVERTISING:

As per TravelSmart proposal outlined above.

FINANCIAL/BUDGET IMPLICATIONS:

As previously reported to Council, the total project cost for 25,500 Town of Vincent residents would have been \$947,143 with 90% of the funding provided by State budget/ Bus Operator contributions.

The current proposal for 15,000 residents is approximately \$557,000 with the Town's total contribution over two financial years being \$55,700 i.e. 10% of \$557,000.

In July 2002 the Council adopted the 2002/2003 budget which includes an amount of \$47,360 for TravelSmart therefore an additional \$8,340 will be required to be budgeted for in 2003/2004.

COMMENTS:

The DPI representatives have advised that it is envisaged the Minister for Planning and Infrastructure will announce the TravelSmart allocation at the Travel Demand Management Seminar to be held in Perth on 11 September 2002.

It is therefore recommended that the Council receives the report on the Town's successful application for the TravelSmart Individualised marketing project and advises DPI that it concurs with the project area as shown on attached Plan No A4-2084-CP.1.

10.2.2 Introduction of a Two Hour Time Restriction to Parking on the North Side of Randell Street, Perth

Ward:	North Perth	Date:	12 August 2002
Precinct:	Hyde Park P12	File Ref:	PKG0131
Reporting Officer(s):	A. Munyard		
Checked/Endorsed by:	R Lotznicher		
Amended by:	-		

RECOMMENDATION:

That the Council;

- (i) *APPROVES the introduction of a two (2) hour parking restriction from 8.00am until 5.30pm Monday to Friday and 8.00am until 12noon Saturday on the North side of Randell Street, Perth, as shown on Plan No. 2057-PP.01;*
- (ii) *places a moratorium on issuing infringement notices for a period of two (2) weeks from the installation of the new parking restriction signs; and*
- (iii) *advises residents and business proprietors in Randell Street of Council's resolution.*

BACKGROUND:

A number of factors have recently changed the pattern of parking in the vicinity of Randall Street, resulting in a significant increase in available space being occupied by all day parkers. Residents and their invitees are finding that they are unable to park in Randall Street during business hours, and have requested that the Town take measures to relieve this situation. It is now proposed that a two (2) hour time restriction be put in place on the north side of the road.

DETAILS:

In the past months, a time restriction has been applied to parking in Stuart Street, on the south side of Robertson Park. This stretch of Stuart Street was popularly used by nearby workers to park their vehicles for the entire day, free of charge. Other city workers also used Stuart Street for free all day parking, either walking or taking the free public transport the remainder of their journey.

The introduction of the time restrictions in Stuart Street has resulted in some commuters choosing to park in Randell Street, and then walk the additional distance to work, or to Newcastle Street, and into the city. The distance from Randell Street to Newcastle Street is approximately 600m.

This practice has made it very difficult for residents and their visitors to park close to their homes during business hours. Consequently, several requests have been received for the Town to implement some measure to discourage all day parking.

It is proposed that a two (2) hour time restriction be put in place on the north side of the street, being adjacent to the residential development. The south side of the street borders Robertson Park and the tennis club, and will remain unrestricted.

A letter drop was conducted seeking comments from residents and business proprietors, with 21 responses received from the 37 letters distributed. All respondents were in favour of the implementation of the restriction, although 5 would have liked to see this carried across to include the south side. Residents will be entitled to apply for Resident and Visitor Parking Permits, which will exempt them from the time restriction.

Once in place, the street will be monitored to assess the effectiveness of the restriction, and further measures may be proposed should that be deemed necessary. The Manager for Law and Order Services has been consulted and is in agreement with the need to impose a time restriction

CONSULTATION/ADVERTISING:

Consultation with affected residents and businesses has been carried out prior to the preparation of this report. Of the 37 notifications delivered requesting comments, 21 responses were received, all supporting the introduction of the restriction. A further letter drop will be carried out to inform residents and businesses of the Council's decision.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002, at key result Area 1.4, "*Develop and implement a Transport and Car Parking Strategy*".

FINANCIAL/BUDGET IMPLICATIONS:

The cost of installation of 6 new parking restriction signs and would be approximately \$550.00.

COMMENTS:

Residents and business proprietors in close proximity to the city experience huge demands on parking in their adjacent streets. Where there are no restrictions in place, city workers frequently take advantage of the free all day parking. As permits are made available to exempt residents and their visitors from the restriction, the imposing of time restrictions during business hours will aide in preserving parking in this zone for the use of ratepayers and their invitees. It is recommended that the Council approve the introduction of the time restriction as shown on attached Plan No. 2057-PP.01.

10.2.3 Northbridge Urban Renewal Project - Newcastle Street Upgrading Stage 3B

Ward:	North	Date:	21 August 2002
Precinct:	Beaufort Precinct P13	File Ref:	TES0136
Reporting Officer(s):	C Wilson		
Checked/Endorsed by:	R Lotznicher		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *receives the report on the East Perth Redevelopment Authority's Stage 3B Newcastle Street Upgrading project;*
- (ii) *adopts the proposal as shown on Plan No. DD-040 and APPROVES the commencement of works upon the awarding of the tender by the East Perth Redevelopment Authority; and*
- (iii) *advises the East Perth Redevelopment Authority of its resolution.*

BACKGROUND:

From its Ordinary Meeting of 14 March 2000, the Council has received a series of reports on the East Perth Redevelopment Authority's (ERPA) proposed Newcastle Street Upgrade Project and the funding implications for the Town.

A further report was presented Council on the 24 October 2000 where by Council adopted in principal EPRA's upgrade proposals. The resolution read in part:

"the funding proposals for both Parry and Newcastle Streets be supported in principle;"

The Council subsequently allocated funds in the 2001/02 budget as its contribution to the Newcastle Street Upgrading Project.

A third report was presented to Council at its Ordinary Meeting of 12 February 2002 seeking Council's endorsement of Stage 2B of the project being the section Fitzgerald Street to William Street at which the following resolution was adopted:

"That the Council;

- (i) *receives the report on the Newcastle Street Upgrading project;*
- (ii) *adopts the proposal as shown on Plan No. DD-035 Rev 1 and APPROVES the commencement of works upon the awarding of the tender by the East Perth Redevelopment Authority; and*
- (iii) *authorises the Chief Executive Officer to enter into negotiations with the East Perth Redevelopment Authority to extend the maintenance period for the streetlights to the life of the Northbridge Urban Renewal Project."*

Works commenced on Newcastle Street Stage 2B in June with an anticipated completion by 30 November 2002.

DETAILS:

The Northbridge Urban Renewal Project under the auspices of ERPA has made significant progress over the past 12 months in upgrading various precincts within the project area. Of particular significance to the Town is the recent completion of the Parry and Summers Streets enhancement projects. Further, works commenced in June 2002 on Newcastle Street Stage 2B, Fitzgerald Street to William Street.

In respect of the Newcastle Street Stage 3B Upgrade Proposal, ERPA's Project Manager, Clifton Coney Stevens, has advised the Town that detailed design and documentation for Stage 3B is nearly completed and that they are proposing to go to tender shortly.

The significant difference between Stage 3B and prior stages of the project is the minimal impact upon the Town. While EPRA is only seeking Council's endorsement, about 10% of the overall proposed works falls within the Town boundaries. The extent of works, as shown on Hames Sharley's drawing DD 040 (attached), is Newcastle Street, William Street to Lord Street, and the area over the Graham Farmer Freeway bounded by Beaufort, Parry, Lord and Newcastle Streets. This area, as Council is aware, comes under the control of EPRA and will revert to the City of Perth at the conclusion of the Northbridge Urban Renewal Project. Therefore the only sections within the Town are the northern or east bound carriageway of Newcastle Street between William and Lindsay Streets and Parry Street between Beaufort and Stirling Streets.

The standard and finishes of the proposed works for Stage 3B are the same as that adopted for previous stages, specifically Newcastle Street Stage 2B and Parry Street (Stirling Street to Lord Street).

The following extract is taken from recent correspondence from Clifton Coney Stevens and best describes the extent of the proposed works. The Landscape Consultants on the project are Hames Sharley. The selection of street trees, as mentioned in the report, was made in consultation with the Town's Manager, Parks Services.

Introduction

The narrowing of Newcastle Street to two lanes with embayed car parking is one of EPRA's key objectives for the Northbridge project. This modification is proposed to improve the street environment and encourage the development of the proposed new land uses on Newcastle Street.

Traffic Analysis of Modifications

To achieve the narrowing of Newcastle Street to two lanes, EPRA has undertaken detailed traffic analyses and investigations to determine the feasibility of this proposal. The end result of this work is the "proving up" of this proposal, which will constitute one traffic lane in each direction, a shared median lane for turning vehicles and embayed car parking. Importantly, two lanes will be provided at major intersections such as Beaufort and Stirling Streets to minimise intersection congestion.

EPRA has referred this concept design proposal to Main Roads WA (MRWA) for comment.

Note: MRWA have previously provided Clifton Coney Stevens with in principle agreement for the proposal.

Proposed Materials

The proposed materials to be utilised as part of the Newcastle Street project are detailed on the issued drawings. EPRA has utilised paving products currently in use or easily available to the ToV. Reticulated lawn and planting beds are proposed at various locations along Newcastle Street, although their final extent will need to be confirmed during detailed design. The tree type proposed is the Apple Gum.

Additionally, EPRA is proposing that it supply and install the light pole that it has developed for Aberdeen Street along Newcastle Street in a double outreach form. It should be noted that this is not a standard Western Power pole.

Note: The proposed street lighting in Newcastle Street Stage 3B, as currently being installed in Stage 2B, will be located in the median strip and will be 12m double outreach 250watt High Pressure Sodium lamps, similar in concept to the lighting recently installed as part of the Fitzgerald Street entry statement. However as indicated above the poles and fittings chosen by ERPA are not from Western Power's standard range. Council previously resolved to install only Western Power supported streetlight poles and fittings. As a consequence there will be long term maintenance liability issue. It could be expected that the normal 12 month defects liability period will apply and that at the end of this period the care and maintenance of the streetlights will revert to the Town and City of Perth given that lights will be located on the common boundary.

The 12 months liability period provides an opportunity to negotiate either an extension of the maintenance period with EPRA for the life of the Northbridge Project and/or enter into an agreement with the City of Perth over the long term maintenance of the lights.

Community Consultation

EPRA, through its consultants and with a representative of the ToV in attendance, propose to discuss the proposed modifications with affected ToV businesses and / or landowners in the next two weeks to gather comments relating to design issues. These will be fed into the detailed design process.

Note: Clifton Coney Stevens has in the past organised 'walk throughs' of the project area to specifically meet with the effected property owners/occupiers seeking their comments and input. On each occasion representatives from Clifton Coney Stevens (Project Management), Hames Sharley (Landscape Consultants), Cossill & Webley (Consulting Engineers), ETC (Electrical Consultants), the City of Perth and the Town (Manager, Engineering Design Services) were on hand to answer any questions. Clifton Coney Stevens has assumed responsibility for public consultation as part of its project management contract with ERPA.

Construction Timing and Methodology

It is proposed that construction of Newcastle Street Stage 3B commences in early 2002, and be completed by mid 2002 (June/July). To minimise the disruption to businesses, it is proposed that the works are constructed progressively in stages along Newcastle Street where possible.

CONSULTATION/ADVERTISING:

Refer "Community Consultation" above.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 - Key Result Area 1.6 "Continue to enhance the townscape and streetscape, building a distinctive style for the Town of Vincent."

FINANCIAL/BUDGET IMPLICATIONS:

Council has allocated funds in the 2001/02 budget as the Town's contribution to the Newcastle Street Upgrading Project. The Town has also received funding from the Metropolitan Regional Road Program for rehabilitation works on Newcastle Street.

COMMENTS:

The proposed Newcastle Street Upgrade works are an integral part of the Northbridge Urban Renewal Project and is the component that will have the greatest impact upon the Town. It will provide immediate benefits in lifting the image of the Town's southern boundary and could be expected to have flow on effects to the adjoining streets and properties. The plan maintains, where possible, the existing on-road parking (both Newcastle and Parry Street) and doesn't significantly change the capacity or function of the roads. It both softens the streetscapes and makes Newcastle Street specifically more accessible and pedestrian friendly. The existing aerial powerlines will be placed underground as part of the works removing another visual barrier.

10.2.4 Review of the Residential Parking Zone on the South Side of Anzac Road, Between Oxford & Shakespeare Streets, Mount Hawthorn

Ward:	Mount Hawthorn	Date:	19 August 2002
Precinct:	Mount Hawthorn, P1	File Ref:	PKG0101
Reporting Officer(s):	S Beanland		
Checked/Endorsed by:	J Maclean, R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council;

- (i) *receives the report on the Review of the Residential Parking Zone on the South Side of Anzac Road, between Oxford and Shakespeare Streets, Mount Hawthorn; and*
- (ii) *APPROVES the continuation of the existing Residential Parking restriction in Anzac Road, between Oxford and Shakespeare Streets, Mount Hawthorn, as shown on attached Plan No. 2085 PP.1.*

BACKGROUND:

On 5 December 2000, a report was presented to Council advising of concerns raised by Anzac Road residents of a potential parking short fall as a result of the Oxford Hotel upgrade, which at the time (of the report) was yet to open to the public. The report also outlined a proposal to provide on-road angle parking in Anzac Road, adjacent to the hotel, in conjunction with traffic calming measures and parking restrictions in Anzac Road east of the hotel to protect resident parking.

At the Ordinary Meeting of Council, held on 24 July 2001, in an effort to reduce the difficulty residents of Anzac Road were facing with the increased patronage to the Oxford Hotel on parking in their street, a Notice of Motion was received and carried to introduce "Resident Only" parking restrictions to both sides of Anzac Road, between the laneway immediately to the east of Oxford Street, and Shakespeare Street.

At the Ordinary Meeting of Council, held on 20 November 2001, a Notice of Motion was received and carried to amend part of the Council resolution mentioned above, relating to the "Resident Only" parking restrictions in Anzac Road, Mount Hawthorn. The Council removed the "Residential Parking" Restrictions on the north side of Anzac Road, between Oxford Street and Shakespeare Street, Mount Hawthorn.

The restrictions are in accordance with the Town's Car Parking Strategy, which proposed the implementation of a Residential Parking Zone to one side of Anzac Road, between Oxford Street and Shakespeare Street, Mount Hawthorn.

DETAILS:

As a result of complaints from residents, hotel staff and patrons, a survey was undertaken of the residents and businesses in Anzac Road, Mount Hawthorn, between Oxford Street and Shakespeare Street, to ascertain if the Residential Parking Zone is still a practical and viable option.

Of the surveys distributed, fourteen were returned, which represents approximately 48% of the total number distributed and a good sample. However, the results were, for the most part, evenly distributed on every question and did not provide a clear direction for the Town to take.

The Table below indicates the responses from the survey.

Question	Yes		No	
Prior to the introduction of the Residential Parking Zone:				
• I have experienced difficulties in parking close to my home	8	57%	6	43%
• I had occasion to use the Town's After Hours emergency service due to parking congestion in Anzac Road	6	43%	8	57%
After the introduction of the Residential Parking Zone:				
• I have experienced difficulties in parking close to my home	8	57%	6	43%
• I had occasion to use the Town's After Hours emergency service due to parking congestion in Anzac Road	6	43%	8	57%
After the introduction of the Residential Parking Zone, parking problems and congestion in Anzac Road has reduced	7	50%	7	50%
I make use of the Anzac Road Residential Parking Zone between 8.00am and 6.00pm Monday to Friday	7	50%	7	50%
I believe that the current Residential Parking Zone is of little value and should be removed	6	43%	8	57%
I believe that the current Residential Parking Zone should be retained in its current form and time of operation	7	50%	7	50%
I believe that the current Residential Parking Zone should be modified to operate between 6.00pm and 6.00am next day	4	29%	10	71%

The results of the survey indicate that, although a small majority has experienced difficulties since the restrictions have been introduced, they believe that the restrictions should not be removed.

As the result of the above responses, it is recommended that the Residential Parking Zone remain on the south side of Anzac Road, Mount Hawthorn, between Oxford Street and Shakespeare Street, and that these restrictions be monitored and evaluated on a regular and on-going basis.

CONSULTATION/ADVERTISING:

A survey of residents and businesses affected by the Residential Parking Restrictions was undertaken on 3 July 2002. The survey forms were hand delivered to every property in Anzac Road, between Oxford Street and Shakespeare Street, Mount Hawthorn, including the Hotel and the Thai restaurant. The responses to the survey were very evenly distributed and are indicated in the above Table.

LEGAL/POLICY:

There are no legal/policy implications in retaining the current restrictions of Anzac Road.

STRATEGIC IMPLICATIONS:

In accordance with the Strategic Plan 2000-2002, Key Result Area 1.4 (d) "*Develop and implement a Transport and Car Parking Strategy*", a need to review car parking requirements for shopping precincts, has been identified. The above proposal would be in keeping with this strategy and has been implemented, by including the areas into the existing Rangers' duty areas, with minimal cost.

FINANCIAL/BUDGET IMPLICATIONS:

There are no Budget implications associated with this proposal.

COMMENTS:

In view of the above information, since there is no clear indication of what the residents require, it is considered appropriate to retain the current Residential Parking Zone on the south side of Anzac Road, Mount Hawthorn and for the need for the restrictions to be monitored on an ongoing basis.

10.2.5 Survey of Residents Regarding Parking in the Area Around Perth Oval

Ward:	North Perth	Date:	21 August 2002
Precinct:	Beaufort Precinct P 13	File Ref:	RES0040
Reporting Officer(s):	J MacLean		
Checked/Endorsed by:	R Boardman		
Amended by:	J Giorgi		

OFFICER RECOMMENDATION:

That the Council;

- (i) *receives the report on the Town's parking survey of residents in the area around Perth Oval;*
- (ii) *not approve of the use of Birdwood Square Reserve for the temporary parking of vehicles during sporting events at Perth Oval; and*
- (iii) *authorises the Chief Executive Officer to advertise the Residential Parking Zone restrictions, and promotes the use of public transport.*

DETAILS:

Perth Glory Soccer Club (PGSC) has used Perth Oval as their home ground since 1996. In 2001-2002, National Soccer League games were played on Saturday evenings with a 7pm start. The Town introduced Residential Parking Zone Restrictions for these night games.

The crowd numbers averaged 9,645 in 1996, peaked in the 1998/99 season at an average of 14,725 and have now stabilised to an average of 12,000 to 13,000, over the 2000/2001 and 2001/2002 seasons.

In an attempt to reduce the impact of the soccer patrons attending PGSC games, the Town introduced Residential Parking Restrictions in the area bounded by West Parade, Harold Street, William Street and Parry Street, although not including the kerbside parking spaces in William Street. The area of restrictions in the 2001/2 soccer season is shown on attached Plan 2083-CP-1.

As a result of the number of requests/complaints from residents and business proprietors, the Town undertook a survey of residents in the area bounded by West Parade, Walcott Street, William Street and Parry Street, "the designated area", in an attempt to establish what restrictions would be most appropriate and what area the restrictions should cover. Approximately 3000 survey forms were delivered to properties within the regulated zone and a copy of the survey form has been attached as an appendix to this report. A copy of the "raw" data is shown below:

PERTH OVAL SURVEY - SUMMARY SHEET		
No of letters issued: 3,000		
No of respondents 297 (10% response)		
During Soccer matches in 2001/2002, I experienced difficulties parking in my street	Yes: 85 No: 200	30% 70%
I believe the current restrictions are inconvenient and should be removed	Yes: 51 No: 225	18% 82%
I believe that the area of restrictions should be reduced	Yes: 61 No: 171	26% 74%
If Y - 1. Do you agree that area should be Beaufort, Lord, Parry & Broome	Yes: 43 No: 40	52% 48%
I support the use of Birdwood Square for temporary spectator parking	Yes: 233 No: 38	86% 14%
I am aware of the current After-hours emergency telephone number	Yes: 140 No: 145	49% 51%
I have had occasion to use the after-hours number	Yes: 53 No: 234	18% 82%
I am aware I can obtain additional temporary permits for parties etc	Yes: 130 No: 155	46% 54%
I permanently reside in the area around Perth Oval	Yes: 230 No: 53	81% 19%
My property is used solely for residential purposes	Yes: 247 No: 40	86% 14%

An opportunity was taken to, not only assess the needs of residents, with regard to PGSC, but also to confirm how well-known the after-hours emergency number was and how many vehicles were owned/used by the residents.

EVALUATION OF FEEDBACK:

As can be seen from these results, the Town received 297 responses to the survey, which represents approximately 10% of the total number of survey forms delivered. Of this number 66 respondents live outside the area suggested in “the designated area”, with 89 respondents not providing address details. A response rate of approximately 10% would be considered a fairly substantial "sample" and the results would probably be considered indicative. The Town has received two (2) complaints that the survey questions are biased and that the survey results are therefore questionable. However, it is believed that the questions are fairly concise and are intended to elicit information about what the respondent knows and has experienced. In most cases, the questions only require a "Yes" or "No" answer.

Question 1: "During Soccer matches in 2001/2002, I experienced difficulties parking in my street"

Only 85 of the total of 297 respondents experienced difficulties during the 2001/2002 soccer season. Of this number only 25 respondents can be identified as living outside “the designated area” however, 26 responses had no names and addresses attached, so they may also do so. While the total number of respondents who experienced problems represents approximately 29% of the total, only 8% clearly live outside “the designated area”. This would seem a fairly low number, it could be argued that, the problems decrease in proportion to the distance from the Oval. However, the result also means that 212 respondents (89%) did not experience problems during the games.

It is also suggested that, while a few soccer spectators may choose to park in areas such as Clarence Street, Barlee Street, Mary Street, Chatsworth Street and Cavendish Street, the parking problems in these streets are considered more likely to be generated by licensed and food premises like the Queens Hotel, the Musk Winebar, Jacksons Hotel and the many restaurants and cafes in nearby streets. While this does not mean that these residents do not experience parking problems, it would be difficult to specifically attribute them to a soccer game, being played more than 1 kilometre away.

Question 2: " I believe the current restrictions are inconvenient and should be removed"

A total of fifty one (51) respondents believed that the restrictions were inconvenient and should be removed, with twenty one (21) living within "the designated area" and eighteen (18) not providing name and address details.

Question 3: "I believe that the area of the current restrictions should be reduced"

A total of 61 respondents said that the area of the restrictions should be reduced, with only 12 of these living outside "the designated area". 24 respondents did not provide personal details and 25 are living within "the designated area". Of the 171 who indicated that the area should not be reduced, only 41 lived outside "the designated area" and 50 did not provide address details. 12 of those who said that the area should be reduced also said that the restrictions should be removed.

Question 4: "If Y, do you agree that the area should be restricted to Beaufort, Lord, Parry and Broome"

A total of 43 respondents agreed that the area covered by the restrictions should be as recommended and 40 did not agree. However, of the 43 respondents who wished the restrictions to be as recommended, 19 had indicated that they should be removed completely. Of the 40 respondents who did not wish the restrictions to be as recommended, 6 also indicated that they should be removed completely, 12 live outside "the designated area" and 7 live very close to Perth Oval.

Question 5: "I support the use of Birdwood Square for Temporary Spectator Parking"

Of the total number of 297 respondents, 233 were in favour of using Birdwood Square for parking for PGSC supporters, on game nights. Of this number, 55 live outside "the designated area", 162 live within "the designated area" and 71 did not provide address details. An estimated total of 45 respondents live very close to Perth Oval and, of this number, 30 indicated that they were in favour of using Birdwood Square for parking for PGSC games.

Question 6: " I am aware of the current after-hours telephone number for the Town"

140 respondents indicated that they are aware of the after-hours number and 145 indicated that they were not. Of the 140 who were aware of the number, only 21 reside outside "the designated area". Of the 145 respondents who are not aware of the after-hours number, 21 live outside "the designated area".

Question 7: "I have had occasion to use the after-hours telephone number"

53 respondents had made use of the after-hours number, of which 13 live outside "the designated area" and 14 live in very close proximity to Perth Oval.

Question 8: "I am aware that I can obtain additional temporary permits for parties etc"

Of the 130 respondents who are aware that they can obtain additional temporary permits for parties, functions etc, 15 live in very close proximity to Perth Oval and 29 reside outside "the designated area".

Question 9: "I permanently reside in the area around Perth Oval"

Unfortunately, this question did not provide useful data, because it relies on the perception of distance. Of the 230 respondents who indicated that they live close to the Oval, 46 would fall into the category of those outside "the designated area" and 72 did not provide address details. The intent of the question was to establish if the problems were most apparent in the area close to the Oval or not, but it is believed that no useful information can be obtained from it.

Question 10: "My property is used solely for residential purposes"

Of the total responses on 297, 247 premises are used solely for residential purposes. Of the 40 premises not used solely for residential purposes, only 10 had experienced problems associated with PGSC patrons, 4 were situated outside "the designated area".

In view of the above information, it would seem logical to suggest that the area for the Residential Parking Zone should be reduced to that bounded by Lord Street, Broome Street, Beaufort Street and Parry Street, with the inclusion of Baker Avenue, Grant Street, Lane Street, Knebworth Avenue and Bulwer Avenue.

Initially this resulted in Rangers issuing in excess of three hundred (300) infringement notices per game, however, following publicity, this reduced to approximately 120 infringement notices per game. While it is acknowledged that vehicles park in streets such as Clarence Street and Barlee Street, because of the distance to Perth Oval, it would be difficult to attribute the parking congestion to PGSC patrons. It is considered more likely that the vehicles parking in this area would be attributable to local restaurants, cafes and liquor outlets. Some residents have complained to the Council that the restrictions are inconvenient and that they should be removed.

Since the Town received 297 responses, with comments included in various places on the form, it would be extremely time consuming to list them all. Many of the comments were very similar, so a random sample of these responses has been attached at Appendix 1 to this report.

Birdwood Square Reserve

The use of Birdwood Square Reserve for the temporary parking of cars for National Soccer League games was canvassed in the town's resident survey, in response to resident's requests.

It is estimated that approximately 470 cars could be parked on Birdwood Square Reserve, with an entry/exit via Brisbane Street, as shown in Plan No. 1141.CP.02. Revenue of approximately \$40,000 per season could be generated and this could be used to maintain and improve the reserve. More importantly, it would remove these cars from the streets, reduce congestion and traffic.

The use of Parks and Reserves for temporary parking of cars occurs in many cities throughout Australia at regional/state sports facilities. In Western Australia this occurs at Subiaco Oval and also on Langley Park near the West Australian Cricket Association (WACA). It has not previously occurred in the Town, except in isolated occasions.

The temporary parking of cars on reserves would no doubt cause some wear and tear of the playing surface and also possibly some damage to reticulation fittings.

Whilst the use of Birdwood Square Reserve would assist with parking on match days, it would also create a precedent for other events in the Town. Therefore, this precedent is not desirable, even though the vast majority of resident's responses supported this proposal. This proposal would also be counter-productive in the Town's strategy to promote the increased use of public transport.

Parking Signage

Because of the costs associated with purchase and installation, the signage which was erected during the 2001/2002 soccer season was kept to a minimum. This resulted in numerous complaints that drivers could not see the signs and consequentially, a substantial number of infringement notices needed to be withdrawn. Before the commencement of the 2002/2003 soccer season, there will be a need to install additional signs to ensure that drivers can not claim that they were unaware of the restrictions.

CONSULTATION/ADVERTISING:

To ensure that public comment was obtained from as wide an area as possible, the Town undertook a survey of all properties bounded by West Parade, Walcott Street, Beaufort Street, Harold Street, William Street (although it was considered unnecessary to survey the properties on William Street) Brisbane Street, Stirling Street and Parry Street. There is no further need for consultation, although, it would be necessary to advertise the proposal extensively.

Baker Avenue Residents

It was apparent that the residents, who would be most affected by the recommendation to use Birdwood Square for the occasional parking of vehicles on PGSC game days, would be those living in Baker Avenue, Perth. As a result, the Town arranged a meeting on Monday 12 August 2002 to enable residents to discuss the matter directly with the appropriate Council Officers.

The meeting was chaired by the Mayor and was attended by two Councillors, five staff, seven residents of Baker Avenue and two representatives from the Hyde Park Precinct Group. The Town's staff each made a brief presentation on the issue and an opportunity was provided for residents to put forward their comments or to ask questions of the relative Officers. The resident's following points were noted:

- PGSC should explore possible alternative areas for parking, (eg North side of Newcastle Street over tunnel);
- There is likely to be a problem with vehicles which are not removed before the gates are closed and the vehicles are locked in to Birdwood Square;
- Empirical literature suggests that "the more parking spaces provided, the more vehicles will be used;
- Fines need to be much more substantial than current \$80.00
- There is a concern about environmental issues, such as exhaust pollution and dripping oil;
- There is a concern about the traffic management and traffic congestion caused by the large volume of traffic entering and leaving the reserve; and
- Anecdotal evidence of other places, suggests that illumination of the reserve will be likely to make the current disorderly behaviour problems worse by encouraging more people to come to the reserve.

Forrest Precinct Group Meeting

The Chief Executive Officer, Manager Law and Order Services and Manager Environmental and Development Services addressed a meeting of the Forrest Precinct Group in Monday 15 July 2002, to discuss the Perth Oval re-development and any issues related to PGSC and the parking problems created by their spectators. This meeting was attended by approximately 15 persons. The attendees were generally satisfied with the way the survey was conducted, although a request was received for the residents of Clarence Street, Barlee Street, Roy Street and Gerald Street to be given an opportunity to make comment. An additional 106 survey forms were delivered to this area, of which 6 were completed and returned. Almost all were supportive of the use of Birdwood Square for parking.

Hyde Park Precinct Group

The Chief Executive Officer, Manager Law and Order Services and Manager Environmental and Development Services addressed a meeting of the Hyde Park Precinct Group Monday 19 August. This meeting was attended by approximately 20 persons and resolved to advise the Council of its opposition to the use of Birdwood Square for occasional parking. Two representatives from this group had also been in attendance at the meeting of Baker Avenue residents and also put forward the concerns of the group at that time. The need for Residential Parking Restrictions to be in place for Sunday soccer games, was also questioned at the meeting and, while there was no specific agreement to this possibility, neither did anyone make any comment in opposition to it. This should therefore be further developed for future seasons.

A number of responses were received after 5 August 2002, 10 days after the closing date so, since the details needed to be entered and collated for this report, these late responses have not been included in the report.

Residential Parking Zone Restrictions 2002-2003

It is proposed to vary the Residential Parking Zone Restrictions for the 2002-2003 season and the proposed restrictions are shown in Plan No.2083-CP-3.

LEGAL/POLICY:

There are no legal requirements associated with this proposal and Rangers would enforce the Residential Parking Zones as they have done in previous years.

The Council previously considered the use of Birdwood Square Reserve for temporary parking purposes at the Ordinary Council Meeting held on 20 November 2001. It resolved not to approve the proposal at the time.

STRATEGIC IMPLICATIONS:

This proposal is in keeping with the Town's Strategic Plan 2000-2002 Key Result Area 1.2 *"Develop and implement an overall parking strategy for the Town, including the needs of residents, business proprietors and visitors"*.

FINANCIAL/BUDGET IMPLICATIONS:

There will be a need to extensively advertise the Council decision over a number of weeks and this will have cost implications, which will also be included in media releases.

Parking on Birdwood Square Reserve is estimated to generate \$2,350 per game. Costs of approximately \$250 for staff would be incurred.

If the Council approved of this proposal, a crossover is estimated to cost \$3,500 and improved lighting approximately \$5,000. These costs would be funded from potential revenue.

CHIEF EXECUTIVE OFFICER'S COMMENTS:

The Chief Executive Officer amended this report by changing the recommendation and inserting additional comments. The Chief Executive Officer acknowledges that the large majority of resident replies support the use of Birdwood Square Reserve for use as a temporary car park.

The use of Birdwood Square Reserve (or any other park/reserve) for temporary parking is a contentious matter, with both advantages and disadvantages. The main issues can be summarised as follows:

Advantages

1. Considerable resident support (233 in favour)
2. Will reduce traffic volume and congestion in the surrounding streets
3. Will generate revenue to the Town
4. Will provide security for vehicles and patrons

Disadvantages

1. Inconvenience will be caused to residents in Baker Avenue
2. Will concentrate a number of cars into one location
3. Vocal opposition from local residents and Hyde Park Precinct Group
4. Increased wear and tear and some damage to the reserve.
5. Increased maintenance will be required
6. Will create a precedent in Town
7. Will be counter-productive to the Town's strategy to increase public transport usage.

The Chief Executive Officer is of the view that when all the factors are considered, the use of parks for temporary parking of vehicles cannot be supported and other alternatives will need to be explored, particularly the promotion of public transport.

Appendix 1

Street	Comment
Smith St	<ul style="list-style-type: none"> • Have difficulty getting through to get into my house • Vehicles continued to park on grassed verges and roadside • Provide more rubbish bins outside so rubbish does not end up in yard
No Details	<ul style="list-style-type: none"> • Not once the restrictions were enforced by Rangers • It took several weeks for the people attending to realise that V.T. Council meant what it wrote on the boards but then matters improved • Please have numbers & Street on permit cards. Some were sold • (Letter attached to response)
Smith St	<ul style="list-style-type: none"> • Birdwood Square parking great idea • We would like the 2001 parking restrictions to continue this year also
Stirling St	<ul style="list-style-type: none"> • We experienced heavy traffic • Please keep the restrictions in Stirling Street from Bulwer to Lincoln St or up to Mt Lawley
Chatsworth Rd	<ul style="list-style-type: none"> • Foreign Vehicles Parked on Cavendish St without permits. No effort made to check for permits and enforce restrictions
Broome St	<ul style="list-style-type: none"> • Restrictions at Glory games days make it easier for parking at and near my home • Parking at all other times is most congested and a major inconvenience to any visitors to my home
Bulwer St	<ul style="list-style-type: none"> • Could a trial period for the lighting be done with a review after the season • Great idea, the park is dark and does not feel safe
Lincoln St	<ul style="list-style-type: none"> • In my street the current restrictions have done a great job at reducing parking problems when soccer matches are on • I would not like to see them (restrictions) removed
Lincoln St	<ul style="list-style-type: none"> • I believe it is imperative to maintain the Glory day parking restrictions. Quality of life would suffer if they were lifted • Also I would like to register a complaint about the noise-music and announcements on loud speakers hours before the game
McCarthy St	<ul style="list-style-type: none"> • Parking on verges in McCarthy St is a major problem. People urinating, dumping garbage including beer cans, bottles on the verge. • Street signs restricting parking are ignored (Not obvious or publicised)
Joinery Mews	<ul style="list-style-type: none"> • The parking restrictions I think have been very helpful. Living in Plunkett St/Joinery Mews this are should be included in any new parking restrictions
Bulwer Ave	<ul style="list-style-type: none"> • Cars continue to use it (Bulwer Ave) as a free car park • Birdwood Square - will destroy the grounds • Will still cause traffic chaos in the streets
Stirling Street	<ul style="list-style-type: none"> • If I am not at home before match begins & our car park is full, I am unable to park in proximity of Home • Greenway St is a problem as cars park on both sides causing us difficulty when reversing out through automatic gates • On occasions cars have parked across automatic gates • Feel Rangers should issue fines not cautions • Parking Restrictions need to be made <u>very clear</u> to fans and maybe bigger signs used. Also public transport encouraged
McCarthy St	<ul style="list-style-type: none"> • It hardly seems warranted to make a fuss about a limited inconvenience for some, for an event that lasts 3 hours, every two weeks or so • I welcome the atmosphere of soccer fans and the life they bring to this area
Harold St	<ul style="list-style-type: none"> • I cannot recall soccer patrons making parking difficult in our street
Pier St	<ul style="list-style-type: none"> • Although we parked in our own private parking bayswe were boxed in by spectators • The rubbish also needs to be removed immediately after the game as we find half the rubbish ends up in our driveway

Appendix 1

Brisbane St	<ul style="list-style-type: none"> Using the reserve is a fabulous idea. My only concern is for the groups of people who use the ground for social games.
Baker Ave	<ul style="list-style-type: none"> No difficulties since introduction of new parking restrictions We strongly object to any change from "Preserved for Passive Public Recreation" With the mix of housing and commercial, inner city needs public open space more than ever Any parking allowed will create a precedent for more parking and damage
Beaufort St	<ul style="list-style-type: none"> I think its a good proposal and I look forward to the "Resident Only" parking on Mary St being removed
Chatsworth Rd	<ul style="list-style-type: none"> The restrictions should be extended to Friday, Sat and Sunday night to deal with the problems caused by people at the Queens
Chatsworth	<ul style="list-style-type: none"> This is one of the most biased questionnaires I have ever seen. It calls into question whose interests Council staff are looking after - residents or non-resident soccer patrons
Clarence St	<ul style="list-style-type: none"> Current parking arrangements creates a displacement of soccer parking into Clarence and Barlee Streets (Birdwood Square) needs to be free to encourage use Encourage parking in Barlee/Beaufort carpark - a free bus from carpark to soccer would hopefully attract patrons to use the carpark
Lacey St	<ul style="list-style-type: none"> (Birdwood Square) is an important meeting place for Aboriginal people - parking would be inconsistent with this use - Aborigines like access to open spaces Rather than focussing on parking, why not use the problem to discourage usage and focus on public transport alternatives
Mary St	<ul style="list-style-type: none"> Possibly let local school run parking at Birdwood Square to help raise money for P & C's
Roy St`	<ul style="list-style-type: none"> Keep it up - maybe promote public transport to encourage less cars into area
St Albans Ave	<ul style="list-style-type: none"> My street was extremely crowded with cars from soccer attendees Every single parking bay was occupied and some driveways were obstructed by soccer patrons The use of Birdwood Square for soccer event parking is an excellent idea so long as the grounds are not damaged
West Parade	<ul style="list-style-type: none"> I live too far away from the oval and do not have a car. I feel I cannot enter the debate
Winsor St	<ul style="list-style-type: none"> I support the restrictions but I did not notice that they reduced the amount of soccer-related parking in my street. While I was never inconvenienced by this I observed numerous non-permit vehicles, often inconsiderately parked, on match days
Cantle St	<ul style="list-style-type: none"> Since the parking restrictions have been in place we have experienced few problems - compared with before I would like to support the Council retaining the current restrictions as the area I live in was established before vehicles were considered and most houses don't have the space for off street parking
Baker Ave	<ul style="list-style-type: none"> (Parking Problems) Not since the new parking restrictions were introduced for last season (Suggest alternative to Birdwood Square) Ground or multi-storey parking on vacant land along Newcastle St, Beaufort St to Lord St. Or Highgate Primary School Ground (re-use review) We strongly object to the proposal to turn the park into a carpark on match nights Traffic movement - lack of privacy. Brighter lights may affect sleep

10.3 CORPORATE SERVICES

10.3.1 Investment Report

Ward:		Date:	12 August 2002
Precinct:		File Ref:	FIN0033
Reporting Officer(s):	C Liddelow		
Checked/Endorsed by:	N Forsyth		
Amended by:			

OFFICER RECOMMENDATION:

That the Investment Report for the month ended 31 July 2002 be received.

BACKGROUND:

The purpose of this report is to advise the Council of the level of funds available, the distribution of surplus funds in the short term money market and the interest earned to date. Details are attached. Interest from investments is a significant source of funds for the Town, where surplus funds are deposited in the short term money market for various terms.

Council's Investment Portfolio is spread across several Financial Institutions in accordance with Policy Number 1.3.8.

DETAILS:

Total Investments for the period ended 31 July 2002 were \$9,441,218 compared with \$9,441,091 at 30 June 2002. At 31 July 2001, \$8,046,327 was invested.

Total accrued interest earned on Investments as at 31 July 2002:

	Budget	Actual	%
	\$	\$	
Municipal	300,000	15,237	5.08
Reserve	355,100	27,242	7.67

COMMENT:

As the Town performs only a custodial role in respect of monies held in Trust Fund Investments these monies cannot be used for Council purposes, and are excluded from the Financial Statements.

10.3.2 Financial Statements as at 31st July 2002

Ward:		Date:	19th August 2002
Precinct:		File Ref:	FIN0033
Reporting Officer(s):	Natasha Forsyth		
Checked/Endorsed by:	Mike Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Financial Reports for the month ended 31 July 2002 be received.

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 July 2002.

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

Currently the Operating Statement is unavailable. Programming is underway to provide the necessary reporting from the new "Authority" corporate system.

Capital Expenditure Summary (Pages 1 to 10)

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 \$82,698, which is 1% of the budget.

Statement of Financial Position and Changes in Equity

This statement is being developed.

Restricted Cash Reserves (Page 11)

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 July 2002, interest of \$27,242 was transferred. Restricted cash reserves total \$6,557,733 at the end of July 2002.

Debtors and Rates Financial Summary

General Debtors (Page 12)

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 \$243,887 are outstanding at the end of July. The Debtor Report identifies significant balances that are well overdue.

The balance of the significant Debtors are either current or 1- 30 Days overdue due to the new system conversion.

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.

10.3.3 Change in Accounting Policy - Revaluation of Non Current Assets - Roads

Ward:		Date:	19th August 2002
Precinct:		File Ref:	FIN0033
Reporting Officer(s):	Natasha Forsyth		
Checked/Endorsed by:	Mike Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Council changes its accounting policy for the method of measurement for the Roads class of infrastructure assets to the cost basis.

BACKGROUND:

In accordance with Accounting Standard AASB 1041/AAS 38 "Revaluation of Non Current Assets" on 1st July 2000 the Council changed its policy for buildings and infrastructure assets, other than roads. In accordance with the new Standard the Council reverted to the cost basis of measurement. The Council has deemed the carrying amount of buildings and infrastructure assets other than roads as at 1st July 2000 to be cost for financial reporting purposes.

DETAIL:

The ROMAN Road software has been used to provide the current inventory of road networks in the Town. This software provides a current and fair value for Roads in the Town to be used in the annual financial statements. However, it can also produce fluctuations from year to year that can impact on the financial position of the Town, in particular in relation to the road depreciation calculation. This is because the software takes a snapshot view of the road network at a particular point in time not necessarily the end of the period, the valuation is then based on the age and condition of the road. This has in the past resulted in fluctuations in valuations and therefore the resultant depreciation calculation.

In accordance with AASB 1001/AAS6 an entity is permitted to discontinue applying the fair value basis provided that the change satisfies the criteria for a voluntary change in accounting policy as set out in the accounting standard. This criteria specifies that a change in accounting policy must only be made when the change will result in an overall improvement in the relevance and reliability of financial information presented.

Discussion with the auditors, Barrett & Partners - DFK suggest that the reliability of the financial information presented would be improved by reverting to the cost basis of valuing Roads. As a consequence this course of action is presented for Council resolution.

LEGAL:

This proposed change of policy is in accordance with the relevant Accounting Standards.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 - Key Result Area 4.3 *Continue to improve financial management.*

COMMENT:

The change of policy is being undertaken on the recommendation of our auditors, who are of the opinion that this change will ensure a consistency in the financial information presented as well as meeting the criteria as listed in the change requirements of the Accounting Standards.

10.3.4 Tender No. 240/02 - Marketing Agents for Leederville Gardens Retirement Estate

Ward:	Both	Date:	5 August 2002
Precinct:	All	File Ref:	TEN0252
Reporting Officer(s):	Mike Rootsey		
Checked/Endorsed by:			
Amended by:			

OFFICER RECOMMENDATION:

That the Council

- (i) *ACCEPT the tender as submitted by St Ives Realty for a period of twelve (12) months as being the most acceptable to the Town; and*
- (ii) *call for expression of interest for the marketing of Leederville Gardens at the end of the twelve (12) month period.*

BACKGROUND:

At the Ordinary Council meeting of the 13th August 2002 this item was deferred. The tender was requested to be presented to the next Leederville Gardens Village Estate Board meeting prior to a decision being made at Council.

The tender was considered by Leederville Gardens Village Board meeting on Tuesday 20th August 2002. The Board accepted the tender by St Ives Realty for a period of twelve (12) months. However it resolved that at the end of that period the marketing of the village be put out for expression of interest so that more interested parties submit their interest.

The Tender for Marketing Agents was advertised in the West Australian newspaper on the 13th July 2002. One (1) tender was received at 2.00pm 30th July 2002. Present at the opening were David Paull (Purchasing/Contracts Officer) and Natasha Forsyth (Manager Financial Services).

The Tender received was from St Ives Realty.

DETAILS:

The Specifications required the tenderers to submit the following:

- A marketing/advertising plan for the re-leasing of villas at Leederville Gardens Retirement Estate.
- Details of commissions and fees.
- Details of procedure for marketing/advertising expenditure.
- Details of previous experience with related projects.
- References from the above projects.
- Evidence of financial viability of the organisation.

Details of Commissions and Fees:

The agency fee shall be 80% (+ GST) of the re-letting, marketing and administration costs as specified in the resident's Lease Agreement (3.2% of the first \$200,000 + 2.2% of amount exceeding \$200,000 - based on re-leased bond [all + GST]).

In the event that another Agent is nominated the agency will be non-exclusive but St Ives Realty will continue to act on behalf of the Town assisting the other Agent to sell the Lease and to ensure proper representation of the Village and its lease arrangement.

In this case St Ives Realty's remuneration will be 20% (+GST) of the Scale Fee if another Agent sells the Lease. The other Agent is to receive 60% (+GST) of Scale Fee if they introduce the new Lessee. If St Ives Realty sell the Lease the 60% (+GST) of Scale Fee will apply with the other Agent to receive 20% (+GST). This arrangement closely reflects existing conjunctional agency arrangements practised in suburban real estates.

St Ives Realty has previous experience at the following retirement villages:

- St Ives Darglish
- St Ives Myaree
- St Ives Eldercare
- Ocean Gardens, City Beach
- Leederville Gardens
- St Ives Northshore
- Faulkner Park - Belmont
- St Ives Centro
- St Ives Murdoch
- St Ives Mandurah

Marketing and Advertising:

- Six monthly marketing plan and budget to be developed.
- Marketing costs to be met from 20% of the re-letting, marketing and administration fee set aside from each re-lease and if required.
- St Ives Realty employs nine experienced and specialist full-time retirement village sales consultants. One will be dedicated to Leederville Gardens.
- Regular public openings of units at least once per week or as required by enquiry or specific marketing programmes.
- Promotion and advertising primarily in the press together with public open days promoted through press and direct mail.
- The Town is encouraged to increase its support and participation and utilise its communication to promote the village as a community asset.

CONSULTATION/ADVERTISING:

Advertised in the West Australian on 13th July 2002, closed 18 days after advertising.

LEGAL/POLICY:

The tender was conducted in accordance with the Local Government (Functions and General) Regulations 1996 Part 4 - Tender for providing goods and services.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000 – 2002 - 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/BUDGET IMPLICATIONS:

The funds received from the re-leasing of units at Leederville Gardens are the major source of income for the Leederville Gardens Village Estate.

COMMENTS:

Only one (1) tender was received, however the tender as submitted by St Ives Realty meets all the criteria as laid out in the specifications. The tender from St Ives Realty is therefore recommended.

10.3.5 Lesbian and Gay Pride 2002

Ward:	North Perth	Date:	20 August 2002
Precinct:	Hyde Park Precinct	File Ref:	RES0042/CMS0040
Reporting Officer(s):	J Anthony		
Checked/Endorsed by:	M Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Council APPROVE the use of Hyde Park by the Lesbian and Gay Pride WA Inc on 29 September 2002, subject to:

- (i) hire fees of \$24,282.50 for the use of Hyde Park being waived;*
- (ii) a bond of \$2,000 being lodged by applicant as security for any damage to or clean-up of the Park;*
- (iii) full compliance with conditions of use being imposed including Environmental Health and other conditions; and*
- (iv) acknowledgement of the Town of Vincent as a major sponsor of the events on all publications and advertising materials subject to the conditions listed in the report;*

to the satisfaction of the Chief Executive Officer.

DETAILS:

The Lesbian and Gay Pride WA Inc has requested use of part of Hyde Park for Sunday 29 September 2002 between the hours of 7:00am to 7:00pm to allow for set-up and clean-up for the Fair which will be conducted between 11:00am and 6:00pm on that day. The day prior to the event, Saturday 28 September 2002 has also been booked to set up the event.

Pride Fairday is a Celebration of the beginning of the Pride Festival and it is expected to be attended by over 10,000 people. Organisers anticipate over fifty stalls selling everything from food and drink, CD's, clothing and craft items. The Fairday allows the lesbian and gay community the opportunity to promote the artists and events making up the Festival with many of them taking to the stage throughout the day.

The following support has been requested from the Town:

1. In-kind support for the use of Hyde Park for Fairday on 29 September 2002.
2. Other Fairday support such as use of toilets, parking permits, and rubbish bins.
3. Free use of banner space at corner of Brisbane and Beaufort Streets.
4. Infrastructural support in the form of an agreed number of appropriate vehicles to support community involvement in the Parade.

Given the size of this activity they fall within Council's Policy 3.2.5 for Concerts and Events where significant fees and bonds are involved. The following fees (including GST) would apply for an activity involving approximately 10,000 people:

Application Fee	\$ 82.50
Event Fee	\$11,000.00
Bond	<u>\$13,200.00</u>
Total	\$24,282.50

CONDITIONS/POLICY:

The standard conditions for sponsorship would apply to this event:

1. The events must not promote smoking, alcohol, any use of illicit substances and/or adult “R” rated entertainment;
2. The sponsorship funds should be expended in keeping with ethical conduct and practices;
3. The Town of Vincent must be acknowledged in associated publicity and promotional material with the Town’s Logo displayed appropriately;
4. Event organisers must liaise with relevant Council officers before proceeding to use the Town’s Logo or material;
5. Upon completion of the sponsored event, a report outlining the outcomes of the event, publicity/promotion and how the sponsorship monies were expended must be submitted to Council no more than 30 (thirty) days after the event;
6. The event organisers must take out and hold current a policy of insurance for Public Liability for an amount of not less than \$10,000,000 for any one event. A copy of the current certificate is to be provided to Council at least 10 (ten) days before the commencement of the event; and
7. The event organisers must indemnify the Council against any claims, damages, writs, summonses or other legal proceedings and any associated costs, expenses, losses or other liabilities as a result of loss of life, personal injury or damage to property arising from an occurrence in or connected with the sponsored event, regardless of the cause.

In addition, it is recommended that the Council impose the same conditions for use of the Park as have been applied to the North Perth Rotary Club which conducts the Hyde Park Community Fair which will incorporate the following:

- (a) All applications for food vendors must be submitted by the specified closing date.
- (b) Assistance from Pride Committee to ensure unauthorised food activities closed by the Town’s Environmental Health Officers remain non-operational.
- (c) Pride is to inform the Town of all food and drinks stalls and Coke and Ice-cream vans, prior to commencement of the Fair.
- (d) All power, water supplies and waste water disposal to be fully operative in all food vans prior to the commencement of the Fair.
- (e) Pride is to be responsible to ensure that parking permits are issued to stall holders.
- (f) All access ways into Hyde Park to be staffed by Pride personnel.
- (g) All vehicles and trailers remaining within the confines of Hyde Park for the duration of future events be restricted to a maximum weight of 1 tonne to ensure the longevity of very significant trees in the park.
- (h) Only authorised vehicles, displaying parking permits to be parked on Hyde Park
- (i) A letter drop be conducted in the immediate vicinity giving residents at least one (1) week's notice prior to the event. A mobile contact number shall also be provided on this flyer.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000 – 2002 - Key Result Area 2.1: *“Publicly celebrate and promote the Town’s diversity”*.

COMMENT:

If the Council approves of this event, the Council's support could be demonstrated by way of waiving the significant fees which would otherwise apply under the Policy for the hire of Hyde Park.

A banner policy is currently in place for a fee of \$500 for the first week of installation. It is recommended that the fee be waived allowing Pride to use the banner pole, subject to the policy guidelines and the following conditions:

- (i) Pride will organise and pay for a mini-picker to put up and take down the banners within the prescribed time period.
- (ii) A 24 hour number be provided as a contact from the Pride Committee should any problems arise from the banners being dislodged or tearing which may cause traffic management issues.

It is recommended that the bond not be waived altogether, however, this could be reduced to the same level of bond (\$2,000) that applied for the Fair in the previous year. It is also recommended that given the amount of support offered to Pride Fairday, any other use of venues would be offered at the usual community rates as listed in the Town's Fees and Charges Schedule 2002/2003.

An internal working group will need to be established similar to the previous year to determine a management plan and coordinate the Fair from the perspective of the Town with the following representatives:

- ◆ Manager Community Development & Administrative Services (Chairperson)
- ◆ Manager Parks Services
- ◆ Parks Supervisor
- ◆ Senior Ranger
- ◆ Environmental Health Officer
- ◆ plus representatives from the Lesbian and Gay Pride Committee.

This process has worked well in other major events organised in the Town, dealing with issues before they surface as problems, providing the necessary infrastructural support to Pride organisers. The feasibility of the Town being a stall holder and organising a display similar to the display at the Rotary Fair will also be considered, pending the availability of staff to man the display.

It is recommended that Council approves the event in accordance with details outlined in this report.

10.3.6 North Perth Playgroup - Lease

Ward:	Mt Hawthorn	Date:	21 August 2002
Precinct:	North Perth	File Ref:	PRO0249
Reporting Officer(s):	J. Anthony		
Checked/Endorsed by:	M. Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Council APPROVES of a five (5) year lease over the premises of 15 Haynes Street, North Perth being granted to North Perth Playgroup Inc subject to final satisfactory negotiations being carried out by the Chief Executive Officer.

DETAILS:

The North Perth Playgroup Inc. has held a four year lease over the premises located at 15 Haynes Street, North Perth, which expires on 31 December 2002.

North Perth Playgroup have occupied the premises in the last four years ensuring that it is well maintained and kept clean at all times. The group has added to the facility over time through the construction of a climbing frame, a new sandpit, a concrete bike track and the continual updating of toys and activities. All this having been funded by either Lotteries Commission Grants or through the efforts of all the families in the form of busy bees to help in the construction and the minimisation of costs. The group is non-profit and belongs to the Playgroup Association of WA.

The group wishes to apply for more funding to build an appropriate shade structure over the sandpit. The service is well patronised by the local community servicing about 96 families. It is recommended that they be allowed to continue to use the premises under a five-year lease arrangement. The group will be asked to submit their constitution, operating and financial statements for assessment at part of the negotiations.

CONSULTATION/ADVERTISING:

Nil

LEGAL/POLICY:

Town of Vincent Policy 1.2.8 - Policy Statement:

1. Any new lease granted by the Council shall usually be limited to a five year period, and any option to renew shall usually be limited to no more than a ten year period.
2. Council may consider longer periods where the Council is of the opinion that there is benefit or merit for providing a longer lease term.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000-2002 – Key Result Area 2.4(a) “To facilitate the provision of services and programs which are relevant to the needs of our community”

FINANCIAL/BUDGET IMPLICATIONS:

The renewed lease will be drafted on similar terms to the Town's standard lease agreement for community agencies and with the current lease charges and variable outgoings subject to the percentage increase in the Consumer Price Index (All Groups Perth) and the Goods and Services Tax (GST).

COMMENTS:

It is recommended that the Council approves an extension to the North Perth Playgroup Inc. for further five (5) years with the same conditions to continue.

10.3.7 Multicultural Services Centre of Western Australia Inc. - Donation

Ward:	Both	Date:	20 August 2002
Precinct:	All	File Ref:	FIN0008
Reporting Officer(s):	D Spurgeon/J Anthony		
Checked/Endorsed by:	M Rootsey		
Amended by:			

OFFICER RECOMMENDATION:

That the Council APPROVE a donation of \$500 towards a celebratory dinner and the production of an attractive and colourful historical souvenir for the Multicultural Services Centre of Western Australia.

DETAILS:

The North Perth Migrant Resource Centre, celebrating 20 years of dedicated service this year, has recently undergone a name change to Multicultural Services Centre of Western Australia. The new name is a better reflection of the range of activities that are undertaken by the centre for the Vincent Community.

The board of directors and members of the organisation believe that a dinner in mid September, as well as the production of an attractive and colourful historical souvenir would celebrate the name change of the organisation.

STRATEGIC IMPLICATIONS:

Strategic Plan 2000 - 2002

Key Result Area 2.4: Review the range of community services provided to the people of the Town of Vincent.
 2.4.b: *Promote community development and cultural diversity of the Town.*
 2.4.c: *Provide opportunities for people in our community to enhance their quality of life.*

FINANCIAL/BUDGET IMPLICATIONS:

\$500 will be allocated from the donations account.

COMMENTS:

The Multicultural Services Centre of Western Australia provides employment, legal, accommodation and settlement services to residents in and around North Perth.

The Multicultural Services Centre of Western Australia is seeking active participation and support from the Town of Vincent, as it has in the past, in the provision of services to meet the needs of local communities. The Mayor will address the function on behalf of the Town.

The Town of Vincent will be acknowledged by the Multicultural Services Centre in any promotional material regarding the above mentioned dinner and historical souvenir.

10.4 CHIEF EXECUTIVE OFFICER

10.4.1 Appointment of Agenda/Minute Secretary

Ward:	-	Date:	21 August 2002
Precinct:	-	File Ref:	ADM0052
Reporting Officer(s):	John Giorgi		
Checked/Endorsed by:	-		
Amended by:	-		

FURTHER REPORT:

At the Council Meeting held on 13 August 2002 this matter was deferred to enable further costings and information to be provided concerning an Agenda and Minute Secretary.

The original costing of \$30,000 was all inclusive for salaries, computer and equipment. This has been reviewed and the following is advised;

Reallocation of an existing computer/software will save approximately	\$4,500
Reallocation of a telephone and chairs/furniture	<u>\$ 500</u>
	\$5,000

Option 1 - Minute Agenda/Secretary – Employment through an Agency

Ordinary Council Meetings	Hours	\$ Rate/hr	No of times	Total
Attendance at Council Meetings	3.5	29	23	2,335
Preparation of Agenda's	10	29	23	6,670
Preparation of Minutes	15	29	23	10,005
Special Council Meetings				
Attendance at Council Meetings	3	29	3	261
Preparation of Agenda	10	29	3	870
Preparation of Minutes	15	29	3	1,305
			Total	\$21,446

Preparation of Minutes only - \$13,906

Option 2 - Direct Employment by the Town

If the person was directly employed the hourly rate would reduce to approximately \$22.75. (This includes award loading). Therefore the cost would be \$16,822.

Ordinary Council Meetings	Hours	\$ Rate/hr	No of times	Total
Attendance at Council Meetings	3.5	22.75	23	1831
Preparation of Agenda's	10	22.75	23	5232
Preparation of Minutes	15	22.75	23	7848
Special Council Meetings				
Attendance at Council Meetings	3	22.75	3	205
Preparation of Agenda	10	22.75	3	682
Preparation of Minutes	15	22.75	3	1024
			Total	\$16,822

Option 2 is therefore recommended.

The following is the report considered at the Council meeting held on 13 August 2002.

“RECOMMENDATION:

That the Chief Executive Officer be authorised to engage the services of a Minute Secretary on a contract basis, as detailed in this report at an estimated cost of \$30,000 per annum.

BACKGROUND:

At the Ordinary Meeting of Council of 11 June 2002, Cr Piper requested that the engagement of a Minute Secretary to assist the Chief Executive Officer in the preparation of the Minutes, be investigated.

A Minute Secretary would be required to;

- (a) attend all Ordinary Meetings of Council each month, except January and Special Meetings of Council, for approximately 4 hours; and*
- (b) work 1½ - 2 days or 15 hours per week. Skills required are to include word processing, shorthand and knowledge of meeting procedures.*

The contract would be for an initial period of 12 months. During this period, other options will be investigated.

Enquiries have been made with an employment agency, who were able to supply such a person who was experienced, qualified, interested and available to work those hours.

Currently the preparation of Agendas and Minutes is shared on a rotational basis between the Chief Executive Officer's Personal Assistant, Executive Assistant and Executive Secretaries. Previously a Minute Secretary was utilised at Council Meetings, however this was discontinued as it was seen to have little benefit in the secretaries taking the Minutes - particularly those that did not have proficient shorthand skills. In addition, the Meeting was taped in the main part to assist in the preparation of the Minutes.

To re-introduce the above system would place an unacceptable workload on the individuals and this would require a complete reorganisation of current duties.

At present the above procedure occurs, however the Minutes are dictated by the Chief Executive Officer following the Council Meeting. The employment of an experienced Minute Secretary would be beneficial and has been recommended by the Department of Local Government.

Over previous years, the Town has participated in the Department of Local Government survey of Minutes and Agendas and has been rated as having a very high standard - in fact, the Town's Minutes and Agendas have been used as a model throughout Local Government.

FINANCIAL IMPLICATIONS:

The salaries for this person would be approximately \$25,000 per annum. In addition, a computer and associated office equipment would need to be purchased at an estimated cost of \$5,000.

No funds have been provided on the Budget and a source would need to be determined.

LEGAL POLICY:

The Local Government Act 1995, Section 5.22(1) states; "The person presiding at a meeting of a Council or a Committee is to cause minutes to be kept of the meeting's proceedings".

STRATEGIC IMPLICATIONS:

N/A.

COMMENT:

It is recommended that approval be granted for the Chief Executive Officer to engage the services of a Minute Secretary."

10.4.2 Sporting Facilities Tour

Ward:	-	Date:	19 August 2002
Precinct:	-	File Ref:	RES0060
Reporting Officer(s):	John Giorgi, Nick Catania		
Checked/Endorsed by:	-		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Council receives the report of the Mayor and Chief Executive Officer relating to the sporting Facilities Tour carried out 29 July to 3 August 2002.

BACKGROUND:

At the Special Council Meeting held on 9 July 2002 the Council approved of the Mayor and the Chief Executive Officer attending a sporting facilities tour from 29 July to 3 August 2002.

Aim

The purpose of the tour was to:

1. Inspect "state-of-the-art" sporting facilities to view best practice and the latest design features.
2. To inspect facilities to ascertain ongoing maintenance criteria.
3. To obtain information on various management options of multi-use facilities.
4. To obtain information relating to maximising potential income from multi-use facilities, including revenue from leases, naming rights, marketing, management and catering rights.
5. To obtain first-hand knowledge from venue owners and stakeholders concerning construction methods and problems encountered.

Facilities:

The following facilities were inspected;

LOCATION	DATE	VENUE
Brisbane	29 July 2002	<ul style="list-style-type: none"> • Travel – Perth - Brisbane
Brisbane	30 July 2002	<ul style="list-style-type: none"> • Ballymore Stadium – Rugby/Soccer • ANZ Stadium - Rugby/Soccer/Athletics • Gymnastics - High Performance Centre • GABBA - AFL /Cricket • Chandler Stadium – Swimming/diving
Sydney	31 July 2002	<ul style="list-style-type: none"> • Aussie Stadium - Rugby/Soccer • Stadium Australia – Rugby – multi-use • Paramatta Stadium - Rugby/Soccer • Northern Power Stadium, Gosford - Rugby

Canberra	1 August 2002	<ul style="list-style-type: none"> • Canberra (Bruce) Stadium - Rugby/Soccer • Australian Institute of Sport - Gymnastics/Indoor Sports • Office Building
Melbourne	2 August 2002	<ul style="list-style-type: none"> • Colonial Stadium – AFL • MCG - AFL/Cricket • Melbourne Sport and Aquatic Centre - Swim/Netball/Indoor Sports • Bob Jane Stadium – Soccer
Adelaide	3 August 2002	<ul style="list-style-type: none"> • Hindmarsh Stadium - Soccer/Rugby

Numerous photographs were taken of these various facilities and these are laid on the table. In addition, information relating to design/construction, costings, leasing, usage and management were obtained. Some salient points include;

1. The use of long term partnerships is critical to the on-going success of any major sporting facility. For example, catering tenders of 25 years allows for a tenderer to contribute finance to new facilities and amortise these costs over the term of the tender.
2. A major tenant from a significant user is critical – particularly if the user is successful. This allows for many long term partnerships and strategies to be put into place, especially with sponsors and marketing.
3. A facility should be truly multi-use and encouragement of many functions through the year will off-set considerable costs.
4. A multi-use facility should be carefully planned to meet the needs of users wherever possible. Flexibility of design criteria is essential.
5. Multi-use all season causes wear and tear on playing surfaces and new technology is now available to overcome significant wear problems. (Several turfs were inspected at Colonial Stadium and Canberra Stadium).
6. It is evident that Perth lacks suitable facilities to meet the needs of soccer and rugby patrons.

FINANCIAL IMPLICATIONS:

Nil

LEGAL POLICY:

Council’s Policy 4.1.13 – *“Conferences – attendance, representation and related issues”* – Clause 1 states that a maximum of one Elected Member and one officer may attend interstate or international conferences.

Council’s Policy 4.1.14 – *“Conferences – travel and accommodation expenses”*- states that the Mayor and Chief Executive Officer are entitled to travel business class and all other persons to travel economy class.

STRATEGIC IMPLICATIONS:

Nil

COMMENT:

The first hand experience gained by inspecting facilities proved most invaluable and will be of considerable benefit to the Town with its involvement in the State Sporting Facilities Projects.

10.4.3 The Australian Institute of Environmental Health 29th National Conference - 20-25 October 2002

Ward:	Both	Date:	20 August 2002
Precinct:	All	File Ref:	ADM0031
Reporting Officer(s):	N Wellington		
Checked/Endorsed by:	R Boardman		
Amended by:	-		

OFFICER RECOMMENDATION:

That the Executive Manager, Environmental and Development Services and upto one Elected Member be authorised to attend the Australian Institute of Environmental Health 29th National Conference to be held in Manly Beach, Sydney, New South Wales from Sunday 20 October 2002 to Friday 25 October 2002 at an approximate cost of \$3,840 each.

DETAILS:

The Australian Institute of Environmental Health 29th National Conference is to be held at the Manly Pacific Parkroyal, Manly Beach, New South Wales, between Sunday 20 October 2002 and Friday, 25 October 2002.

DETAILS:

The Conference theme "*The Living Profession*" will offer participants the opportunity to witness the current activities and research in the environmental health field both within and outside Australia. The Conference Program is arranged in concurrent sessions covering a range of environmental health matters including:

- Climate Change - An International Perspective;
- The Politics of the Politics;
- Local Public Health Plans;
- Product Labelling and Recall Requirements;
- Third Party Auditing versus Second Party Auditing;
- FSANZ Strategic Plan;
- A new approach to food surveillance - risk based inspection;
- Water for Kids Project;
- Urban Water Recycling Strategies: Design and Management;
- Evaluating the major pressures and impacts of coastal development;
- Though Seven sets of Kidneys - Hawkesbury Wastewater Re-use;
- On site Sewerage Management Enhancement Options;
- Housing for Health - an overview of the data collected on Aboriginal Housing;
- National and Local Government Management of Salinity Forum;
- Contaminated Land;
- Emergency Management;
- Noise Planning and Environmental Law;
- Sustainability;
- Public Health;
- Animal Management;
- Career Paths;
- Leadership;
- Legionella

The full Conference Program is '*Laid on the Table*'.

Speakers include internationally acclaimed keynote speakers as well as an array of well-respected industry representatives.

LEGAL/POLICY:

Council's Policy 4.1.13 – "*Conferences – attendance, representation and related issues*" – Clause 1 states that a maximum of one Elected Member and one officer may attend interstate or international conferences.

STRATEGIC IMPLICATIONS:

Attendance at the Australian Institute of Environmental Health 29th National Conference is an excellent opportunity for an Elected Member and Executive Manager Environmental and Development Services to be appraised of the constant growth and evolution of environmental health to meet the ever-changing community needs and expectations, to network with national and international guests and partake in technical tours.

The Executive Manager Environmental and Development Services last attended the Australian Institute of Environmental Health 26th National Conference in Adelaide, South Australia in 1999.

FINANCIAL IMPLICATIONS:

Conference Registration (Member)	\$1,350.00
Accommodation	\$1,372.00
Daily allowance	\$ 385.00
Airfare/Tax	<u>\$ 733.00</u>
	\$3,840.00

COMMENTS:

In view of the five day schedule for the Conference, consideration may also be given to visiting New South Wales Local Governments to review Environmental Health, Town Planning and Heritage practices and initiatives.

The Executive Manager, Environmental and Development Services is a Member of the Australian Institute of Environmental Health and it is recommended that approval be granted for him and one Elected Member to attend the Conference.

10.4.4 Planning and Building Policies - Amendment No. 4

Ward:	Both Wards	Date:	19 August 2002
Precinct:	Cleaver Precinct; P5 Smith's Lake Precinct; P6 North Perth Centre Precinct; P7 North Perth Precinct; P8 Hyde Park Precinct; P12 Beaufort Precinct; P13	File Ref:	LEG0035 and PLA0022
Reporting Officer(s):	Y Scheidegger		
Checked/Endorsed by:	R Boardman		
Amended by:	-		

RECOMMENDATION:

That the Council;

- (i) *receives the letter dated 27 February 2002 and the report dated February 2000 on the Charles Street Road Reservation Study - Urban Design Analysis from the Department for Planning and Infrastructure as shown in Appendix 10.4.4;*
- (ii) *advises the Department for Planning and Infrastructure that the Town supports in principle the report dated February 2000 on the Charles Street Road Reservation Study - Urban Design Analysis, subject to the following:*
 - (a) *the Department for Planning and Infrastructure in close liaison with the Town undertaking a detailed heritage assessment of each dwelling proposed to be demolished and if any dwelling is considered worthy of retention that alternative designs be implemented for the incorporation of the proposed new bus lane along Charles Street;*
 - (b) *the proposed bus lane does extend further than Vincent Street and Scarborough Beach Road;*
 - (c) *the Department for Planning and Infrastructure being advised that there may be more dwellings affected by the Planning Control Area due to the Municipal Heritage Inventory Review that is currently being undertaken by consultants for the Town and that further investigations may need to be carried out by the Department of Planning and Infrastructure and the Town regarding any heritage, streetscapes and/or townscapes that are worthy of retention.*
 - (d) *the Department for Planning and Infrastructure providing more than one option for the redevelopment of Charles Street to the Town for formal consideration and determination prior to any works taking place;*
 - (e) *the Town of Vincent being directly involved with the implementation of any future bus lane proposal; and*
 - (f) *the densities along Charles Street are considered acceptable, however, a review of these densities will be undertaken as part of the Residential Densities Review Project.*
- (iii) *receives the amended draft Policies relating to:*
 - (a) *Cleaver Precinct - Scheme Map 5;*
 - (b) *Smith's Lake Precinct - Scheme Map 6;*

- (c) *North Perth Centre Precinct - Scheme Map 7;*
 - (d) *North Perth Precinct - Scheme Map 8;*
 - (e) *Hyde Park Precinct - Scheme Map 12;*
 - (f) *Beaufort Precinct - Scheme Map 13;*
 - (g) *Eton - Locality Plan 7;*
 - (h) *Fletcher - Locality Plan 13;*
 - (i) *Charles - Locality Plan 16;*
 - (j) *Kyilla - Locality Plan 17;*
 - (k) *Monastery - Locality Plan 19;*
 - (l) *Florence - Locality Plan 22;*
 - (m) *Robertson - Locality Plan 23;*
 - (n) *Newtown - Locality Plan 24; and*
 - (o) *Kadina - Locality Plan 31;*
- as 'Laid on the Table';*
- (iv) *adopts the amended draft Policies relating to:*
- (a) *Cleaver Precinct - Scheme Map 5;*
 - (b) *Smith's Lake Precinct - Scheme Map 6;*
 - (c) *North Perth Centre Precinct - Scheme Map 7;*
 - (d) *North Perth Precinct - Scheme Map 8;*
 - (e) *Hyde Park Precinct - Scheme Map 12;*
 - (f) *Beaufort Precinct - Scheme Map 13;*
 - (g) *Eton - Locality Plan 7;*
 - (h) *Fletcher - Locality Plan 13;*
 - (i) *Charles - Locality Plan 16;*
 - (j) *Kyilla - Locality Plan 17;*
 - (k) *Monastery - Locality Plan 19;*
 - (l) *Florence - Locality Plan 22;*
 - (m) *Robertson - Locality Plan 23;*
 - (n) *Newtown - Locality Plan 24; and*
 - (o) *Kadina - Locality Plan 31;*
- to be applied immediately;*
-

- (v) *advertises the amended draft Policies relating to:*
- (a) *Cleaver Precinct - Scheme Map 5;*
 - (b) *Smith's Lake Precinct - Scheme Map 6;*
 - (c) *North Perth Centre Precinct - Scheme Map 7;*
 - (d) *North Perth Precinct - Scheme Map 8;*
 - (e) *Hyde Park Precinct - Scheme Map 12;*
 - (f) *Beaufort Precinct - Scheme Map 13;*
 - (g) *Eton - Locality Plan 7;*
 - (h) *Fletcher - Locality Plan 13;*
 - (i) *Charles - Locality Plan 16;*
 - (j) *Kyilla - Locality Plan 17;*
 - (k) *Monastery - Locality Plan 19;*
 - (l) *Florence - Locality Plan 22;*
 - (m) *Robertson - Locality Plan 23;*
 - (n) *Newtown - Locality Plan 24; and*
 - (o) *Kadina - Locality Plan 31;*
- for public comment, in accordance with Clause 47 of the Town of Vincent Town Planning Scheme No. 1, including:*
- (p) *advertising a summary of the subject Policies once a week for four consecutive weeks in a newspaper circulating in the locality;*
 - (q) *where practicable, notifying those persons who, in the opinion of the Town, might be directly affected by the subject Policies; and*
 - (r) *forwarding a copy of the subject Policies to the Western Australian Planning Commission; and*
- (vi) *after the expiry of the period for submissions:*
- (a) *reviews the amended draft Policies relating to:*
 - (aa) *Cleaver Precinct - Scheme Map 5;*
 - (bb) *Smith's Lake Precinct - Scheme Map 6;*
 - (cc) *North Perth Centre Precinct - Scheme Map 7;*
 - (dd) *North Perth Precinct - Scheme Map 8;*
 - (ee) *Hyde Park Precinct - Scheme Map 12;*
 - (ff) *Beaufort Precinct - Scheme Map 13;*
 - (gg) *Eton - Locality Plan 7;*
 - (hh) *Fletcher - Locality Plan 13;*
-

- (ii) *Charles - Locality Plan 16;*
 - (jj) *Kyilla - Locality Plan 17;*
 - (kk) *Monastery - Locality Plan 19;*
 - (ll) *Florence - Locality Plan 22;*
 - (mm) *Robertson - Locality Plan 23;*
 - (nn) *Newtown - Locality Plan 24; and*
 - (oo) *Kadina - Locality Plan 31;*
- having regard to any written submissions; and*
- (b) *determines the amended draft Policies relating to:*
- (aa) *Cleaver Precinct - Scheme Map 5;*
 - (bb) *Smith's Lake Precinct - Scheme Map 6;*
 - (cc) *North Perth Centre Precinct - Scheme Map 7;*
 - (dd) *North Perth Precinct - Scheme Map 8;*
 - (ee) *Hyde Park Precinct - Scheme Map 12;*
 - (ff) *Beaufort Precinct - Scheme Map 13;*
 - (gg) *Eton - Locality Plan 7;*
 - (hh) *Fletcher - Locality Plan 13;*
 - (ii) *Charles - Locality Plan 16;*
 - (jj) *Kyilla - Locality Plan 17;*
 - (kk) *Monastery - Locality Plan 19;*
 - (ll) *Florence - Locality Plan 22;*
 - (mm) *Robertson - Locality Plan 23;*
 - (nn) *Newtown - Locality Plan 24; and*
 - (oo) *Kadina - Locality Plan 31;*
- with or without amendment to, or not to proceed with the Policies.*

BACKGROUND:

At the Ordinary Meeting of Council held on 22 May 2001 the Council considered a report on the West Vincent ITP: Issues and Options Paper & Transport Western Australia and Town of Vincent By-Law No 62 (Building Line).

The Council subsequently adopted the following resolution:

"That the Council:

- (i) receives the documentation entitled draft "West Vincent Integrated Transport Plan: Issues and Options Paper" dated March 2001 from Transport Western Australia as 'Laid on the Table';*
- (ii) generally supports the "West Vincent Integrated Transport Plan: Issues and Options Paper" dated March 2001 from Transport Western Australia, and requests that the following matters being further considered:*
 - (a) incorporating the proposed Travel Smart Individualised Marketing Program with the West Vincent Integrated Transport Plan to facilitate Behavioural Change including the impact of Travel Smart outside the Town of Vincent;*
 - (b) retention of the current road hierarchy for Charles, Loftus and London Streets as per the existing Metropolitan Functional Road Hierarchy;*
 - (c) explore the possible impacts on adjoining resident streets of implementing bus priority lanes on major roads through the Town; and*
 - (d) actively investigate the introduction of a CAT service for the Town; and*
- (iii) advises Transport Western Australia, Main Roads Western Australia and Ministry for Planning that it supports the proposal put forward by the Ministry for Planning to recommend that the Western Australian Planning Commission declare a Planning Control Area along Charles Street to match the existing building line described in the Town of Vincent By-Law No. 62 (Building Line) subject to the Town being closely involved and consulted with regards to the Planning Control Area, West Vincent Integrated Transport Plan, Route Definition Study and Metropolitan Region Scheme Reservation, in relation to Charles Street."*

On 26 March 2002, a report entitled West Vincent Integrated Transport Plan was presented to the Council at its Ordinary Meeting, however, the Council resolved:

"That this Item LIE ON THE TABLE".

In accordance with Standing Orders, the item was considered at the next Ordinary Meeting of Council at the request of Councillor Ian Ker.

The Council at its Ordinary Meeting held on 23 April 2002 resolved the following:

"That the Council;

- (i) receives the documentation entitled "West Vincent Integrated Transport Plan" dated January 2002 from the Department of Planning and Infrastructure as 'Laid on the Table';*
 - (ii) supports, in principle, the draft "West Vincent Integrated Transport Plan " dated January 2002, and generally agrees with proposal Nos 1, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 as outlined in the Implementation Plan, however, requests that the Department of Planning and Infrastructure, in consultation with the Town of Vincent, further considers the following items in the Implementation Plan;*
 - (a) further explores options that take into account the overall impact on adjoining residents, access for adjoining residential streets, on the level of service of Charles Street and the Town's higher order roads and the impact on all road users of implementing bus priority lanes and cycle lanes on Charles Street as outlined in proposal Nos 1 and 2 Street;*
-

- (b) *further explores options that take into account the overall impact on adjoining residents, access for adjoining residential streets, on the level of service of Fitzgerald Street, and the Town's other higher order roads and the impact on all road users of implementing bus priority lanes on Fitzgerald Street as outlined in proposal No 4;*
- (c) *explores the construction/implementation of routes other than Carr Street , between Charles and Fitzgerald Streets , for bus access to and from the Perth CBD in light of the proposed introduction of additional "900 series" routes along Charles Street, as suggested in proposal No. 3;*
- (d) *demonstrating the feasibility of designing safe and convenient southbound cycle and bus lanes adjacent to each other with high bus volumes, two (2) bus stops and four (4) entering/exiting roads within one (1) kilometre;*
- (e) *the need to design a reservation and ultimate roadway to avoid, to the greatest extent possible, demolition of heritage properties and to minimise adverse impacts on all properties;*
- (f) *the need to design the reservation and ultimate roadway to reduce the long straight wide vista that encourages high speed driving when traffic is not congested;*
- (g) *the development of urban design guidelines to enhance the relationship of future development with Charles Street; and*
- (h) *to look at alternative routes/destinations for the proposed UWA-Leederville-Vincent bus service, including possible through-routing possibly to Morley;*
- (iii) *be mindful of the relevant proposals outlined in the Implementation Plan when formulating its future Capital Works Programs; and*
- (iv) *receives a further comprehensive report once the issues outlined in Clause (ii) above have been further investigated by the Department of Planning and Infrastructure and have been assessed by the Town's officers."*

The Town of Vincent (Town) received a letter dated 27 February 2002 and the report dated February 2000 on the Charles Street Road Reservation Study - Urban Design Analysis from the Department for Planning and Infrastructure (DPI).

The report has been prepared as background information to assist with a future MRS Amendment. It includes comments and suggestions as to planning policies, which should be adopted in conjunction with the reservation. Comments are sought from the Town regarding the issues raised in the report.

DETAILS:

The report is summarised as follows:

"Introduction

This section of the report outlines Charles Street as being a local government road until 1995 when the Road Classification Review proclaimed Charles Street as a State road. The report is required as part of the process to create a reservation for Charles Street.

The purpose of the report is to examine the current built form and land uses and the way in which these integrate with users of this transport corridor and the impact of the recommended reservation on these functions.

Background to the reservation

General information regarding the characteristics of Charles Street and the current Planning Control Area (PCA) are detailed in this section.

Current land use and built form along Charles Street

Land Use

The majority of development frontage in the study area is residential and around half of this area has detached houses. There are some areas of commercial use north of Albert Street and immediately south of the study area.

Urban Form

The study area includes a number of early twentieth-century detached houses mainly between Albert Street and Vincent Street. The newer housing along Charles Street is less uniform in appearance and most are setback in accordance with the OCA (i.e. 3.66 metres). Most of the developments along Charles Street are single storey with a few two-storey developments. There are also some trees along Charles Street in Beatty Park Reserve.

Pedestrian Amenity

A SAFE Assessment has been carried out for Charles Street and the score for Charles Street as a whole were either good or excellent.

Conclusions

Implementation of the proposed road design would essentially leave the western side of Charles Street carriageway in its present position. On the eastern side, the carriageway would be widened to allow for a new bus lane, consuming the full 3.66 metres PCA.

North of Albert Street

Implementation of the proposed new road design north of Albert Street would require approximately four buildings to be demolished. These include two heritage-listed properties (one from the formal heritage inventory and one from the interim list). If the bus lane is extended north of Scarborough Beach Road, further demolitions would be required removing premises that contribute significantly to the amenity of the area. The trend to redevelop the commercial centre around Scarborough Beach Road intersection should be encouraged and supported where possible, and introduction of the bus lane should be used as an opportunity to enhance the area.

Between Albert Street and Vincent Street

Implementation of the proposed road design between Albert Street and Vincent Street would require only one demolition, but would seriously reduce the amenity of over 30 residences by reducing their setbacks by 4-5 metres. This could exacerbate the trend to high screen walls, which would have serious consequences for pedestrian amenity.

South of Vincent Street

South of Vincent Street, implementation of the proposed bus lane would require only one demolition, and would have only minimal impacts on setbacks to residences. As suggested for the area between Albert and Vincent Streets, care should be taken to minimise the effects of traffic here, as there are already a number of high screen walls and the presence of public facilities in this area means that amenity for pedestrians is particularly important.

Overall, this study demonstrates that implementation of the proposed design would require approximately six demolitions (including two heritage listed buildings and others that contribute significantly to the character and amenity of the street), and would significantly reduce the amenity of over 30 residences by consuming the majority of their setbacks (which is likely to have a major impact on amenity by increasing the trend to high screen walls). The impact varies along the length of road under consideration and further refinement of the design is recommended to mitigate impacts by considering the character of the different areas described above.

Possible strategies to minimise negative impacts of the bus lane might include:

- *Working with the Town of Vincent to develop appropriate planning policies for Charles Street, such as:*
 - *Zoning to allow for higher density residential development, more commercial and mixed use (such as 'shop top' housing) development. This would increase activity levels along Charles Street, which is good for amenity and security, and would also support use of public transport by increasing the amenity of bus stops and the number of destinations nearby.*
 - *Design guidelines for commercial properties. Developments of two or more storeys, built up to the front and side property boundaries, should be encouraged to provide character, enclosure and legibility for Charles Street. This is particularly important at major intersections where the road is at its widest. Verandahs to provide shelter for pedestrians should also be encouraged.*
 - *Design guidelines for residential developments. The Town of Vincent's policy on screen walls should be changed to reflect the importance of Charles Street for pedestrians, and visual permeability should be required as in other areas of the Town. This can be facilitated by design guidelines for new housing (including double glazing and other noise reduction treatments to habitable areas) to minimise the need for high screen walls.*
- *Adjusting the proposed design to incorporate trees.*
 - *Ideally, trees with large canopies should be incorporated into verges along both sides to provide shade and a buffer from traffic for pedestrians, and to improve the enclosure, character and general appearance of the street. There is some scope on the western side of the road, particularly between Emerson and Albert Streets, to use the whole of the Planning Control Area to allow for trees. This would be of major benefit to pedestrians and public transport users by increasing the amenity of the street, and to property owners by improving their outlook.*
 - *Alternatively, trees located in the median may maintain enclosure and to reduce the visual impact of the road. However this is less beneficial to pedestrians than verge planting."*

The main impact of the Planning Control Area (PCA) will be a loss of setbacks for properties and the demolition of approximately six dwellings along the south side of Charles Street. The issue of demolition north of Scarborough Beach Road is considered inappropriate, as there are several buildings on the intersection that create an intact streetscape and as such the bus lane should not extend past Scarborough Beach Road. The other dwellings proposed to be demolished for the new bus lane are considered worthy of further investigation by the Town and the DPI to ascertain any heritage value. The Town is also undertaking a review of its Municipal Heritage Inventory (MHI) and the consultants have identified townscapes as well as places of heritage significance that may affect more dwellings along Charles Street. As such, it is recommended that the Town advises the DPI that there may be more dwellings affected by the PCA and that further investigations need to be carried out by the DPI and the Town.

The possible strategies recommended are considered acceptable to the Town however, some of these issues are already been addressed in the Town's Planning and Building Policies while others need to be implemented.

High-density codes along Charles Street already exist as most of these areas have a density code of R60. This can be further investigated with the DPI as part of the Residential Densities Review project that is currently being undertaken by the Town.

Design Guidelines for commercial properties can be integrated with the Local Commercial Centres Strategy that is currently being undertaken by the Town. Design Guidelines for residential properties are covered by the Policies relating to Residential Design Guidelines however, these Policies may need to be reviewed in light of the importance of visually permeable street walls and fences for surveillance and security purposes.

The incorporation of trees along Charles Street is supported to improve the streetscape for pedestrians.

Councillor Ian Ker has provided some comments in relation to Charles Street and are summarised as follows:

"My main concerns are with the MRS reservation on Charles Street and especially the bus lane in conjunction with a cycle lane.

The West Vincent Integrated Transport Plan (WVIT) recommends 'Designation of an MRS reservation on Charles Street/Wanneroo Road between Newcastle Street and London Street' but does not state to what extent (or even whether) this involves widening. Whilst it is clearly sensible to protect the existing road and verge, I cannot agree that widening or protection of a future option to do so is either necessary or desirable. Any reservation should be defined by the existing 'as-constructed' boundaries (road plus verge plus footpath) except where specific justification can be shown for selective widening at major intersections (mainly for turning movements or, for example on the SE corner of Walcott/Charles intersection, to provide adequate space for pedestrians).

Here I note that the Council resolution of 22 May 2001, supporting the Planning Control Area along Charles Street was NOT a support for a widening reservation, but rather was support for a process for resolving the situation without the need to adopt a local law.

In respect of Charles Street, at least, the study does NOT live up to its title of an INTEGRATED transport plan as it gives priority to long-distance over local movements, to the car over public transport (the bus lane proposal actually increases the road capacity for cars!) and totally ignores travel demand management (other than in the Town of Vincent) and the issues of integrating transport with land use at the local level.

Charles Street south of Angove/Scarborough Beach Road is already wide enough for five traffic lanes and can therefore accommodate two general traffic lanes in each direction and either an on-road cycle lane in each direction or an inbound bus lane, although some selective widening at major intersections might be justified to provide separately for turning movements.

I most definitely do not favour having both the bus lane and cycle lanes in this section of Charles Street as buses will be travelling at high speed but will also need to stop (and pull in to the kerbside across the cycle lane) at points along the road to pick up passengers. Moreover, any cycle lane or bus lane will be discontinuous because of the significant turning movements into and out of side streets.

I also question the basis on which this recommendation is made:

- a) *My understanding is that traffic volumes in this section of Charles Street actually went down with the opening of the Graham Farmer Freeway.*
- b) *Whilst the report recommends that the Town of Vincent implement TravelSmart, there is no obvious recognition of the State Government's intention to support/implement TravelSmart in other areas, including those to the north of the Town - which would have a potentially substantial impact on the car traffic volume through the Town. We need to ask the question - did the traffic modelling undertaken for this study include the impact of TravelSmart on the Town of Vincent and areas to the north?*
- c) *The State Government objective is to reduce the level of dependence on the private car in Perth. Whilst new roads will undoubtedly be required to serve newly-developing areas, it would need to be very clearly demonstrated that road widening in inner city areas is consistent with the 'reduced car-dependence' objective. I have not, so far, seen anything to convince me that the widening recommendation is anything more than 'predict and provide', rather than strategic management of both demand and supply.*
- d) *Transport fuel will become significantly more expensive, at least in the medium term, as oil and gas supplies dwindle relative to demand (and, at least in the case of oil, in absolute terms) and alternatives such as hydrogen are developed over the longer term. The levels of car mobility 'forecast' by conventional transport and traffic models quite simply are unlikely to be achievable.*

There are a number of alternatives to widening the road, including improving the verge/path to shared cycle/pedestrian path standards, providing remote actuated bus priority at signalised intersections and selective widening to allow bus 'leap-frog' at signalised intersections, bi-directional lanes (so that there is only one outbound lane in the morning peak, for example) and even, ultimately, (dare I say it!) taking space away from the private car to create a peak period inbound bus lane.

More generally:

- a) *any widening of Charles Street in the vicinity of Angove/Scarborough Beach Road would require demolition of a substantial number of properties, including the Brownes Dairy development and the strip shops to the north east of the intersection. The Perth Bicycle Network Plan recognised this issue when it said, for roads of this type: "An on-road cycling facility will generally be provided. Unfortunately a lot of these roads are in older narrow reservations and an on-road facility cannot be provided without the high cost of property acquisition or major service alterations. In such cases an alternative facility will be provided." (PBN page 12)*
- b) *any widening will increase the difficulty of pedestrians or cyclists crossing Charles Street - even with median islands, crossing three lanes of fast-moving traffic will be a daunting prospect, especially for the elderly, children or people with disabilities.*
- c) *widening the road will increase traffic speeds, especially off-peak - this is the converse of the well-established 'narrowing the road (even just visually) has a traffic calming/speed reduction effect'. This is already a section of road where the Police regularly set up multanova speed cameras. This morning, there was not only a multanova (on the northbound carriageway between Carr and Vincent Streets) - there was also a hand-held radar gun (at which people were also being caught) in the vicinity of Bourke Street.*

North of the Angove/SBR intersection the existing built road/verge/path is narrower, but still sufficient for the installation of median islands to assist pedestrian crossing where appropriate (this has already been done in a few locations - but more are needed) and even a narrow continuous painted median if this is required for traffic safety/separation purposes.

In summary, I do not believe that we should countenance any widening (even in the long term future). In practical terms, widening would not be a practical proposition for a very long time, but the detrimental impacts (through planning blight and the 'missing tooth' effect) will be with us from the day the reservation is put in place.

In other words, the MRS reservation should simply reflect the existing 'as-built' road/verge/path, except in specific situations outlined earlier.

This then requires a more innovative approach to facilitating public transport and cycling on Charles Street, rather than the 'build more bitumen' approach in the current (WVITP) recommendation 2."

At the Special Meeting of Council held on 16 July 2002, Ms Clare Moore from the DPI made a presentation and provided an opportunity for the above concerns from Councillor Ian Ker and any other concerns from the Elected Members and/or the Town's officers to be discussed.

At the above Special Meeting, the Council resolved to receive the report for discussion purposes relating to the Charles Street Metropolitan Region Scheme Reservation.

In light of the above presentation and the various meetings and conversations held between the Town's Officers and Clare Moore it is considered appropriate to firstly amend the following Policies to bring them in line with the current PCA.

The Policies relating to:

- (a) Cleaver Precinct - Scheme Map 5;
- (b) Smith's Lake Precinct - Scheme Map 6;
- (c) North Perth Centre Precinct - Scheme Map 7;
- (d) North Perth Precinct - Scheme Map 8;
- (e) Hyde Park Precinct - Scheme Map 12;
- (f) Beaufort Precinct - Scheme Map 13;
- (g) Eton - Locality Plan 7;
- (h) Fletcher - Locality Plan 13;
- (i) Charles - Locality Plan 16;
- (j) Kyilla - Locality Plan 17;
- (k) Monastery - Locality Plan 19;
- (l) Florence - Locality Plan 22;
- (m) Robertson - Locality Plan 23;
- (n) Newtown - Locality Plan 24; and
- (o) Kadina - Locality Plan 31;

as 'Laid on the Table' are affected by the PCA that covers Charles Street. These Policies are required to be updated to bring them into line with the new MRS reservation for Charles Street.

It is therefore recommended that the words "*By-law No. 62 - Building Line*" in all of these Policies be replaced with "*the Planning Control Area*".

From a planning point of view, it is considered more appropriate for more than one option for the redevelopment of Charles Street to be submitted by the DPI for the Town to consider. As such, it is recommended that alternative options be investigated by the DPI in close liaison with the Town and be submitted accordingly to the Town for formal consideration and determination.

In conclusion, the Charles Street Road Reservation Study- Urban Design Analysis is considered acceptable subject to:

- (a) the DPI in close liaison with the Town undertakes a detailed heritage assessment of each dwelling proposed to be demolished and if any dwelling is considered worthy of retention that alternative designs be implemented for the incorporation of the proposed new bus lane along Charles Street;
- (b) the proposed bus lane does extend further than Vincent Street and Scarborough Beach Road to reduce the number of demolitions required for the proposal;
- (c) the DPI being advised that there may be more dwellings affected by the PCA due to the MHI Review that is currently being undertaken by consultants for the Town and that further investigations may need to be carried out by the DPI and the Town regarding any heritage, streetscapes and/or townscapes that are worthy of retention;
- (d) the DPI providing more than one option for the redevelopment of Charles Street to the Town for formal consideration and determination prior to any works taking place;
- (e) the Town being directly involved with the implementation of the proposed new bus lane; and
- (f) the densities along Charles Street are considered acceptable however a review of these densities will be undertaken as part of the Residential Densities Review Project.

COMMENTS:

In light of the above, it is recommended that the Council initiates Planning and Building Policies - Amendment No. 4 relating to the Charles Street Metropolitan Region Scheme Reservation and advises the DPI of the comments contained in this Report.

10.4.5 Tender No 241/02- Appointment of Sporting Facilities Consultants and Sub-Consultants

Ward:	Both	Date:	21 August 2002
Precinct:	-	File Ref:	TEN0245
Reporting Officer(s):	John Giorgi		
Checked/Endorsed by:	-		
Amended by:	-		

RECOMMENDATION:

That the Council accepts the following tenders as being the most acceptable to the Town for the provision of consultant and sub-consultant services for the following projects;

- (i) **State Indoor Multi-Purpose Indoor Centre;**
 - (a) *Steens Gray & Kelly, Mechanical Services for \$13,200;*
 - (b) *Wright McKay, Electrical Services for \$15,730;*
 - (c) *CCD Australia, Hydraulic Services for \$19,250;*
 - (d) *Ralph Beatty Boswell, Quantity Surveyor for \$26,400*
 - (e) *Halpern Glick Maunsel, Structural/Civil Engineering Services for \$28,050;*
- (ii) **Multi-Purpose Rectangular Sports Stadium and redevelopment of Perth Oval:**
 - (a) *Steens Gray & Kelly, Mechanical Services for \$19,800;*
 - (b) *Wright McKay, Electrical Services for \$52,745;*
 - (c) *Edmondson Partnership, Hydraulic Services for \$53,900;*
 - (d) *Rawlinsons (WA), Quantity Surveyor for \$83,050;*
 - (e) *Barwood, Parker and Associates Engineering, Structural/Civil Engineering Services for \$154,000;*
- (iii) **Office Building on Leederville Oval:**
 - (a) *Steens Gray & Kelly, Mechanical Services for \$14,848;*
 - (b) *CCD Australia, Electrical Services for \$13,200;*
 - (c) *CCD Australia, Hydraulic Services for \$17,600;*
 - (d) *Ralph Beatty Boswell, Quantity Surveyor for \$22,000*
 - (e) *E-Tech Consultants, Structural/Civil Engineering Services for \$18,700;*

for a total cost of \$552,473

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.

On 14 May 2002, architects for the various projects were appointed and preliminary design work has commenced. This work is now at a stage where consultants and sub-consultants are required to be appointed to provide the necessary information.

On 13 July 2002, a tender was advertised calling for Consultants and Sub-consultants and at 2pm on 29 July 2002, twenty-one (21) tenders were received. Present at the opening were David Paull (Purchasing/Contracts Officer), Mike Rootsey Executive Manager Corporate Services (Acting Chief Executive Officer at the time).

TENDER EVALUATION

Selection Criteria

The following weighted criteria were used for the selection of the consultants and sub-consultants for these projects;

Criteria	Weighting
1.1 Professional expertise and relevant experience in similar projects <ul style="list-style-type: none"> Demonstrated knowledge and experience in the design, construction and contract administration of significant civic projects of a similar nature. Capacity to address the range of technical aspects involved in the project. 	30%
1.2 Relevant experience of key personnel <ul style="list-style-type: none"> Credentials (i.e. formal qualifications and experience) of key personnel on the project team. Roles of the key personnel on the project and their experience. Position of the key personnel in the firm's organisational structure. 	25%
1.3 Fee Proposal <ul style="list-style-type: none"> This contact is offered on a lump sum fee basis. Include in the lump sum fee all consultants and sub-consultants and disbursements to provide the required service and the appropriate level of the Goods and Services Tax (GST) 	25%
1.4 Professional Indemnity Insurance <ul style="list-style-type: none"> Insurances as required 	10%
1.5 Quality Assurance <ul style="list-style-type: none"> Demonstration of quality assurance. 	10%
	100%

Tender Evaluation Panel

The Tender Evaluation Panel consisted of Chief Executive Officer, John Giorgi and Mr Con Lampropulos, Director of Peter Hunt Architect.

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 fee summary and tender assessment for each project. Detailed comments for each criterion are shown at the end of the report.

1. STATE INDOOR MULTI-USE SPORTS CENTRE

Mechanical Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	Steens Gray & Kelly	\$13,200	
2.	DSA Pty Ltd	\$13,530	
3.	Lincolne Scott	\$41,250	Includes mechanical & electrical services
4.	CCD Australia	\$17,490	
5.	Bassett Consulting Engineers	\$47,300	Includes mechanical & electrical services

Assessment

	%	Steens Gray & Kelly	DSA Pty Ltd	Lincolne Scott	CCD Aust	Bassett
Knowledge and experience, capacity to address technical aspects	30	28	25	25	25	25
Experience and roles of key personnel, position in organization	25	20	20	20	20	20
Fee Proposal	25	25	20	10	15	5
Professional Indemnity Insurance	10	10	7	10	10	10
Quality Assurance	10	10	7	10	10	10
TOTAL	100	93	79	75	80	70
Ranking		1st	3rd	4th	2nd	5th

Electrical Services

Fee Summary*

	Tenderer	Total (\$)	Comments
1.	Lincolne Scott	41,250	Includes mechanical & electrical services
2.	CCD Australia	16,500	
3.	Wright McKay	15,730	
4.	Bassett Consulting Engineers	47,300	Includes mechanical & electrical services

*Excludes lift services

Assessment

	%	Lincolne Scott	CCD Aust	Wright McKay	Bassett
Knowledge and experience, capacity to address technical aspects	30	25	25	25	25
Experience and roles of key personnel, position in organization	25	20	20	23	20
Fee Proposal	25	12.5	18.75	25	6.25
Professional Indemnity Insurance	10	10	10	10	10
Quality Assurance	10	10	10	10	10
TOTAL	100	77.5	83.75	93	71.25
Ranking		3rd	2nd	1st	4th

Hydraulic Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	CCD Australia	\$19,250	

Assessment

	%	CCD Aust
Knowledge and experience, capacity to address technical aspects	30	25
Experience and roles of key personnel, position in organization	25	25
Fee Proposal	25	25
Professional Indemnity Insurance	10	10
Quality Assurance	10	10
TOTAL	100	95
Ranking		

Quantity Surveyor

Fee Summary

	Tenderer	Total (\$)	Comments
1.	DLS	35,200	
2.	Rawlinsons (WA)	32,450	
3.	Ralph Beatty Bosworth	26,400	
4.	Nick Wishaw & Assoc	27,500	

Assessment

	%	DLS	Rawlinsons (WA)	Ralph Beatty Bosworth	Nick Wishaw & Assoc
Knowledge and experience, capacity to address technical aspects	30	28	28	25	25
Experience and roles of key personnel, position in organisation	25	25	25	20	20
Fee Proposal	25	6.25	12.5	25	18.75
Professional Indemnity Insurance	10	10	10	10	10
Quality Assurance	10	10	10	10	7
TOTAL	100	79.25	85.5	90	80.75
Ranking		4 th	2 nd	1 st	3 rd

Structural/Civil Engineering

Fee Summary

	Tenderer	Total (\$)	Comments
1.	van der Meer Consulting	32,230	
2.	Airey Ryan Hill	44,000	
3.	Connell Mott McDonald	31,240	
4.	Halpern Glick Maunsel	28,050	
5.	Worley Ltd	34,650	
6.	Barwood Parker & Associates Engineering	27,500	
7.	E-Tech Consultants	23,375	
8.	Structerre Consulting Engineers	19,800	
9.	Dryka Consulting Engineers	19,800	Non conforming tender

Assessment

	%	van der Meer	Airey Ryan Hill	Connell Mott MacDonald	Halpern Glick Maunsell	Worley Ltd	Barwood Parker & Assoc	E-Tech	Structerre	Dryka
Knowledge and experience, capacity to address technical aspects	30	22	23	23	25	22	23	20	15	0
Experience and roles of key personnel, position in organization	25	20	23	23	25	20	23	20	15	0
Fee Proposal	25	9.39	3.12	12.48	15.56	6.24	18.72	21.84	25	0
Professional Indemnity Insurance	10	10	10	10	10	10	10	10	10	0
Quality Assurance	10	10	10	10	10	10	10	7	7	0
TOTAL	100	71.39	69.12	78.48	85.56	68.24	84.72	78.84	72	0
Ranking		6 th	7 th	4 th	1 st	8 th	2 nd	3 rd	5 th	

2. MULTI-PURPOSE RECTANGULAR SPORTS STADIUM

Mechanical Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	Steens Gray & Kelly	19,800	
2.	DSA Pty Ltd	27,830	
3.	Lincolne Scott	126,500	Includes mechanical & electrical services
4.	CCD Australia	38,720	
5.	Bassett Consulting Engineers	33,000	Withdrawn – due to an error in their fees

Assessment

	%	Steens Gray & Kelly	DSA Pty Ltd	Lincolne Scott	CCD Aust	Bassett
Knowledge and experience, capacity to address technical aspects	30	28	20	28	28	0
Experience and roles of key personnel, position in organisation	25	25	20	15	20	0
Fee Proposal	25	25	20	5	10	0
Professional Indemnity Insurance	10	10	7	10	10	0
Quality Assurance	10	10	7	10	10	0
TOTAL	100	98	74	68	78	0
Ranking		1 st	3 rd	4 th	2 nd	

Electrical Services*

Fee Summary

	Tenderer	Total (\$)	Comments
1.	Lincolne Scott	126,500	
2.	CCD Australia	38,500	Communications services is excluded
3.	Wright McKay	52,745	
4.	Bassett Consulting Engineers	33,000	Withdrawn – due to an error in their fees

*Excludes lift services

Assessment

	%	Lincolne Scott	CCD Aust	Wright McKay	Bassett
Knowledge and experience, capacity to address technical aspects	30	25	23	28	0
Experience and roles of key personnel, position in organisation	25	20	20	25	0
Fee Proposal	25	8.33	25	16.66	0
Professional Indemnity Insurance	10	10	10	10	0
Quality Assurance	10	10	10	10	0
TOTAL	100	73.33	88	89.66	0
Ranking		3rd	2nd	1st	withdrawn

Hydraulic Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	CCD Australia	57,200	
2.	Edmondson Partnership	53,900	

Assessment

	%	CCD Aust	Edmondson Partnership
Knowledge and experience, capacity to address technical aspects	30	25	28
Experience and roles of key personnel, position in organisation	25	25	25
Fee Proposal	25	20	25
Professional Indemnity Insurance	10	10	10
Quality Assurance	10	10	7
TOTAL	100	90	95
Ranking		2nd	1st

Quantity Surveyor

Fee Summary

	Tenderer	Total (\$)	Comments
1.	DLS	81,400	
2.	Rawlinsons (WA)	83,050	
3.	Ralph Beatty Bosworth	55,000	

Assessment

	%	DLS	Rawlinsons (WA)	Ralph Beatty Bosworth
Knowledge and experience, capacity to address technical aspects	30	23	30	20
Experience and roles of key personnel, position in organization	25	18	25	17
Fee Proposal	25	16.66	8.33	25
Professional Indemnity Insurance	10	10	10	10
Quality Assurance	10	10	10	10
TOTAL	100	76.66	83.33	82
Ranking		3rd	1st	2nd

Structural/Civil Engineering

Fee Summary

	Tenderer	Total (\$)	Comments
1.	van der Meer Consulting	116,600	
2.	Airey Ryan Hill	\$121,220	
3.	Connell Mott MacDonald	\$218,240	
4.	Halpern Glick Maunsel	\$126,500	
5.	Worley Ltd	\$71,500	Excludes existing building, temporary seating – Assumptions made
6.	Barwood Parker & Associates Consulting Engineers	\$154,000	

Assessment

	%	van der Meer	Airey Ryan Hill	Connell Mott MacDonald	Halpern Glick Maunsell	Worley Ltd	Barwood Parker & Assoc
Knowledge and experience, capacity to address technical aspects	30	18	22	28	20	15	29
Experience and roles of key personnel, position in organisation	25	18	20	25	25	15	25
Fee Proposal	25	20.8	16.64	4.16	12.48	25	8.32
Professional Indemnity Insurance	10	10	10	10	7	10	10
Quality Assurance	10	10	10	10	10	10	10
TOTAL	100	76.8	78.64	77.16	74.48	75	82.32
Ranking		4 th	2 nd	3 rd	6 th	5 th	1 st

3. OFFICE BUILDING ON LEEDERVILLE OVAL

Mechanical Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	Steens Gray & Kelly	14,848,	
2.	DSA Pty Ltd	19,360	
3.	Lincolne Scott	45,650	Includes mechanical & electrical services
4.	CCD Australia	17,270	

Assessment

	%	Steens Gray & Kelly	DSA Pty Ltd	Lincolne Scott	CCD Aust
Knowledge and experience, capacity to address technical aspects	30	25	25	25	25
Experience and roles of key personnel, position in organisation	25	20	20	20	20
Fee Proposal	25	25	12.5	6.25	18.75
Professional Indemnity Insurance	10	10	7	10	10
Quality Assurance	10	10	7	10	10
TOTAL	100	90	71.5	71.25	83.75
Ranking		1 st	3 rd	4 th	2 nd

Electrical Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	Lincolne Scott	46,500	Includes mechanical & electrical services
2.	CCD Australia	13,200	
3.	Wright McKay	16,874	

*Excludes lift services

Assessment

	%	Lincolne Scott	CCD Aust	Wright McKay
Knowledge and experience, capacity to address technical aspects	30	25	25	25
Experience and roles of key personnel, position in organisation	25	20	20	25
Fee Proposal	25	8.33	25	16.66
Professional Indemnity Insurance	10	10	10	10
Quality Assurance	10	10	10	10
TOTAL	100	73.33	90	86.66
Ranking		3 rd	1 st	2 nd

Hydraulic Services

Fee Summary

	Tenderer	Total (\$)	Comments
1.	CCD Australia	17,600	

Assessment

	%	CCD Aust
Knowledge and experience, capacity to address technical aspects	30	25
Experience and roles of key personnel, position in organisation	25	20
Fee Proposal	25	25
Professional Indemnity Insurance	10	10
Quality Assurance	10	10
TOTAL	100	90
Ranking		

Quantity Surveyor

Fee Summary

	Tenderer	Total (\$)	Comments
1.	DLS	33,000	
2.	Rawlinsons (WA)	29,150	
3.	Ralph Beatty Bosworth	22,000	
4.	Nick Wishaw & Assoc	23,100	

Assessment

	%	DLS	Rawlinsons (WA)	Ralph Beatty Bosworth	Nick Wishaw & Assoc
Knowledge and experience, capacity to address technical aspects	30	25	25	25	25
Experience and roles of key personnel, position in organisation	25	20	20	20	20
Fee Proposal	25	6.25	12.5	25	18.75
Professional Indemnity Insurance	10	10	10	10	10
Quality Assurance	10	10	10	10	7
TOTAL	100	71.25	77.5	90	80.75
Ranking		4 th	3 rd	1 st	2 nd

Structural/Civil Engineering

Fee Summary

	Tenderer	Total (\$)	Comments
1.	van der Meer Consulting	28,600	
2.	Airey Ryan Hill	40,700	
3.	Connell Mott MacDonald	26,840	
4.	Halpern Glick Maunsell	24,750	
5.	Worley Ltd	26,400	
6.	Barwood Parker & Associates Engineering	23,650	
7.	E-Tech Consultants	18,700	
8.	Structerre Consulting Engineers	19,800	
9.	Dryka Consulting Engineers	14,850	Non conforming tender excludes site administration – therefore should not be considered

Assessment

	%	van der Meer	Airey Ryan Hill	Connell Mott MacDonald	Halpern Glick Maunsell	Worley Ltd	Barwood Parker & Assoc	E-Tech	Structerre	Dryka
Knowledge and experience, capacity to address technical aspects	30	28	28	28	28	25	28	28	15	0
Experience and roles of key personnel, position in organisation	25	25	25	25	25	20	25	25	15	0
Fee Proposal	25	6.24	3.12	9.32	15.6	12.48	18.72	25	21.84	0
Professional Indemnity Insurance	10	10	10	10	10	10	10	10	10	0
Quality Assurance	10	10	10	10	10	10	10	7	7	0
TOTAL	100	79.24	76.12	82.32	88.6	77.48	91.72	95	68.84	0
Ranking		5 th	7 th	4 th	3 rd	6 th	2 nd	1 st	8 th	*

(* Non conforming tender)

ADVERTISING/CONSULTATION:

The tender was advertised in accordance with the Local Government Act Tender Regulations and the Town's Tender Policy.

FINANCIAL/BUDGET IMPLICATIONS:

Funds for the appointment of architects and sub-consultants is contained within the project budgets.

LEGAL/ POLICY IMPLICATIONS:

The tender was evaluated in accordance with the Local Government Act Tender Regulations and the Town's Tender Policy. In addition, the Department of Housing and Works Tender Evaluation Assessment Matrix was used.

STRATEGIC IMPLICATIONS:

The appointment of suitably qualified and experienced consultants and sub-consultants to these strategically important projects will ensure that the projects will meet the needs of all stakeholders and the community.

COMMENTS:

The architects and Town's administration have progressed the projects to a stage where professional consultant and sub-consultant input is now required. The consultants' and sub-consultants' initial tasks will be to provide essential information and indicative costs.

The appointment of consultants and sub-consultants is therefore necessary to ensure that the projects can progress to the next stage of implementation. The recommended consultants and sub-consultants are long established, reputable Western Australian firms which have extensive sports and recreational experience and are cost competitive. Therefore, it is recommended that the Council approves of the recommendation.



DETAILED TENDER ASSESSMENT

STATE INDOOR MULTI-USE SPORTS CENTRE

Mechanical Services

1. Steens Gray & Kelly

Total weighted score	• 93 (1 st preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience in major sports facilities
Experience and roles of key personnel, position in organisation	• Partners and directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Yes
Quality Assurance	• Yes

2. DSA Pty Ltd

Total weighted score	• 79 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners and Directors will be used
Fee proposal	• 2 nd Lowest
Professional Indemnity Insurance	• Full amount not specified
Quality Assurance	• Full QA not obtained

3. Lincolne Scott

Total weighted score	• 75 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Difficult to accurately separate costs
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. CCD Australia

Total weighted score	• 80 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 3 rd Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

5. Bassett Consulting Engineers

Total weighted score	• 70 (5 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Difficult to separate costs
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Electrical Services

1. Lincolne Scott

Total weighted score	• 77.5 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Difficult to separate costs
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. CCD Australia

Total weighted score	• 83.75 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Wright McKay

Total weighted score	• 93 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Bassett Consulting Engineers

Total weighted score	• 71.25 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Difficult to separate fees
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Hydraulic Services

1. CCD Australia

Total weighted score	• 95
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• only 1 tender received
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Quantity Surveyor

1. DLS

Total weighted score	• 79.25 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest fee
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Rawlinsons (WA)

Total weighted score	• 85.5 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Ralph Beatty Bosworth

Total weighted score	• 90 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Nick Wishaw & Associates

Total weighted score	• 80.75 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Full QA not specified

Structural/Civil Engineering Services

1. van der Meer Consulting

Total weighted score	• 71.39 (6 th Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 6 th lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Airey Ryan Hill

Total weighted score	• 69.12 (7 th preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Connell Mott MacDonald

Total weighted score	• 78.48 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 5 th lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Halpern Glick Maunsel

Total weighted score	• 85.56 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 4 th lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

5. Worley Ltd

Total weighted score:	• 68.24 (8 th Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors primarily will be used
Fee proposal	• 2 nd highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

6. Barwood Parker and Associates Engineering

Total weighted score:	• 84.72 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 3 rd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

7. E-Tech Consultants

Total weighted score	• 78.84 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be primarily used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

8. Strutterre Consulting Engineers

Total weighted score	• 72 (5 th Preference)
Knowledge and experience, capacity to address technical aspects	• Fair experience
Experience and roles of key personnel, position in organisation	• Partners not specified for use
Fee proposal	• Lowest fee
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Full QA not specified

9. Dryka Consulting Engineers

Total weighted score:	• -
Knowledge and experience, capacity to address technical aspects	• -
Experience and roles of key personnel, position in organisation	• -
Fee proposal	• -
Professional Indemnity Insurance	• -
Quality Assurance	• Non conforming tender – therefore not considered

MULTI-PURPOSE RECTANGULAR SPORTS STADIUM

Mechanical Services

1. Steens Gray & Kelly

Total weighted score	• 98 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience in major sports facilities
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. DSA Pty Ltd

Total weighted score	• 74 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Full amount not specified
Quality Assurance	• Full QA not obtained

3. Lincolne Scott

Total weighted score	• 68 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Difficult to accurately separate costs
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. CCD Australia

Total weighted score	• 78 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 3 rd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

5. Bassett Consulting Engineers

Total weighted score	• -
Knowledge and experience, capacity to address technical aspects	• -
Experience and roles of key personnel, position in organisation	• -
Fee proposal	• -
Professional Indemnity Insurance	• -
Quality Assurance	• Tender withdrawn due to an error in their fees

Electrical Services

1. Lincolne Scott

Total weighted score	• 73.33 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest fee – difficult to separate fees
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. CCD Australia

Total weighted score	• 88 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors to be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Wright McKay

Total weighted score	• 89.66 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors to be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Bassett Consulting Engineers

Total weighted score:	• -
Knowledge and experience, capacity to address technical aspects	• -
Experience and roles of key personnel, position in organisation	• -
Fee proposal	• -
Professional Indemnity Insurance	• -
Quality Assurance	• tender withdrawn due to an error in their fees

Hydraulic Services

1. CCD Australia

Total weighted score	• 90 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Edmondson Partnership

Total weighted score	• 98 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Quantity Surveyor

1. Davis Langdon Silver

Total weighted score	• 76.66 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Rawlinsons (WA)

Total weighted score	• 83.33 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience in major sports projects in Western Australia
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Ralph Beatty Bosworth

Total weighted score	• 82 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Structural/Civil Engineering Services

1. van der Meer Consulting

Total weighted score	• 76.8 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Airey Ryan Hill

Total weighted score	• 78.64 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 3 rd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Connell Mott MacDonald

Total weighted score	• 77.16 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• Highest fee
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Halpern Glick Maunsel

Total weighted score	• 74.48 (6 th Preference)
Knowledge and experience, capacity to address technical aspects	• Good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors to be used
Fee proposal	• 4 th lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

5. Worley Ltd

Total weighted score	• 75 (5 th Preference)
Knowledge and experience, capacity to address technical aspects	• Fair experience
Experience and roles of key personnel, position in organisation	• Partners & Directors <u>not</u> solely used
Fee proposal	• Lowest (excludes existing building) Qualified assessment
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

6. Barwood Parker and Associates Engineering

Total weighted score	• 82.32 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience in complex major sports projects
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• Highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

OFFICE/ADMINISTRATION BUILDING

Mechanical Services

1. Steens Gray & Kelly

Total weighted score	<ul style="list-style-type: none"> 90 (1st Preference)
Knowledge and experience, capacity to address technical aspects	<ul style="list-style-type: none"> Extensive experience in office projects
Experience and roles of key personnel, position in organisation	<ul style="list-style-type: none"> Partners & Directors will be used
Fee proposal	<ul style="list-style-type: none"> Lowest
Professional Indemnity Insurance	<ul style="list-style-type: none"> Fully complied
Quality Assurance	<ul style="list-style-type: none"> Fully complied

2. DSA Pty Ltd

Total weighted score	<ul style="list-style-type: none"> 71.5 (3rd Preference)
Knowledge and experience, capacity to address technical aspects	<ul style="list-style-type: none"> Very good experience
Experience and roles of key personnel, position in organisation	<ul style="list-style-type: none"> Partners & Directors will be used
Fee proposal	<ul style="list-style-type: none"> 3rd lowest
Professional Indemnity Insurance	<ul style="list-style-type: none"> Full amount not specified
Quality Assurance	<ul style="list-style-type: none"> Full QA not obtained

3. Lincolne Scott

Total weighted score	<ul style="list-style-type: none"> 71.25 (4th Preference)
Knowledge and experience, capacity to address technical aspects	<ul style="list-style-type: none"> Very good experience
Experience and roles of key personnel, position in organisation	<ul style="list-style-type: none"> Partners & Directors will be used
Fee proposal	<ul style="list-style-type: none"> Difficult to accurately separate costs
Professional Indemnity Insurance	<ul style="list-style-type: none"> Fully complied
Quality Assurance	<ul style="list-style-type: none"> Fully complied

4. CCD Australia

Total weighted score	<ul style="list-style-type: none"> 83.75 (2nd Preference)
Knowledge and experience, capacity to address technical aspects	<ul style="list-style-type: none"> Very good experience
Experience and roles of key personnel, position in organisation	<ul style="list-style-type: none"> Partners & Directors will be used
Fee proposal	<ul style="list-style-type: none"> 2nd lowest
Professional Indemnity Insurance	<ul style="list-style-type: none"> Fully complied
Quality Assurance	<ul style="list-style-type: none"> Fully complied

Electrical Services

1. Lincolne Scott

Total weighted score	• 73.33 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. CCD Australia

Total weighted score	• 90 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Wright McKay

Total weighted score	• 86.66 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Hydraulic Services

1. CCD Australia

Total weighted score	• 90 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• only 1 tender received
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Quantity Surveyor

1. Davis Langdon Silver Pty Ltd

Total weighted score	• 71.25 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Highest fee
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Rawlinsons (WA)

Total weighted score	• 77.5 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 3 rd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Ralph Beatty Bosworth

Total weighted score	• 90 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Nick Wishaw & Assoc

Total weighted score	• 80.75 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

Structural/Civil Engineering Services

1. van der Meer Consulting

Total weighted score	• 79.24 (5 th Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors solely used
Fee proposal	• 2 nd highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

2. Airey Ryan Hill

Total weighted score	• 76.12 (7 th Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• Highest fee
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

3. Connell Mott MacDonald

Total weighted score	• 82.32 (4 th Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• 6 th highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

4. Halpern Glick Maunsel

Total weighted score	• 88.6 (3 rd Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive Experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 4 th highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

5. Worley Ltd

Total weighted score	• 77.48 (6 th Preference)
Knowledge and experience, capacity to address technical aspects	• Very good experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be used
Fee proposal	• 5 th highest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

6. Barwood Parker and Associates Engineering

Total weighted score	• 91.72 (2 nd Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• 3 rd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

7. E-Tech Consultants

Total weighted score	• 95 (1 st Preference)
Knowledge and experience, capacity to address technical aspects	• Extensive experience
Experience and roles of key personnel, position in organisation	• Partners & Directors will be solely used
Fee proposal	• Lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

8. Structerre Consulting Engineers

Total weighted score	• 68.84 (8 th Preference)
Knowledge and experience, capacity to address technical aspects	• Fair experience
Experience and roles of key personnel, position in organisation	• Partners & Directors not solely used
Fee proposal	• 2 nd lowest
Professional Indemnity Insurance	• Fully complied
Quality Assurance	• Fully complied

9. Dryka Consulting Engineers

Total weighted score:	• -
Knowledge and experience, capacity to address technical aspects	• -
Experience and roles of key personnel, position in organisation	• -
Fee proposal	• -
Professional Indemnity Insurance	• -
Quality Assurance:	• Non conforming tender – therefore should not be further considered

10.4.6 Information Bulletin

Ward:	-	Date:	21 August 2002
Precinct:	-	File Ref:	-
Reporting Officer(s):	A Smith		
Checked/Endorsed by:	J Giorgi		
Amended by:	-		

RECOMMENDATION:

That the Information Bulletin dated 27 August 2002 and distributed to Elected Members with the Agenda be received.

DETAILS:

The items included in the Information Bulletin dated 27 August 2002 are as follows:

ITEM	DESCRIPTION
IB01	Report on the State Government's Plans to Overhaul Western Australia's Liquor Licensing Regulations 1989
IB02	No.17 (Lot 504) Deague Street, North Perth – Response to Department of Local Government and Regional Development on Building Notice Appeal
IB03	Department of Local Government and Regional Development – withdrawal of Building Notice Appeal – No.56 (Lot 7) Galwey Street, Leederville
IB04	Office of the Minister for Planning and Infrastructure – Withdrawal of Town Planning Appeal – No.95 (Lot 191) Kalgoorlie Street, Mount Hawthorn
IB05	Minter Ellison Lawyers – Prosecution Unauthorised Development – No.7 Broome Street, Highgate
IB06	Corrs Chambers Westgarth – Liquor Licensing in Western Australia – Government Review of the Licensing Authority
IB07	Department of Health – Health Act 1911 – Notice Under Section 343B(3) Certain Amendments made to Health Local Laws
IB08	Cities for Climate Protection (CCP) Snapshot – Issue 11 August 2002
IB09	Response to Public Question - Council Meeting 13 August 2002 - Ms M. Bell

10.4.7 Confidential Report – Proposed Temporary Use of Perth Oval, Pier Street, Perth

Ward:	North Perth	Date:	21 August 2002
Precinct:	Beaufort, P13	File Ref:	RES0051
Reporting Officer(s):	John Giorgi		
Checked/Endorsed by:	-		
Amended by:	-		

OFFICER RECOMMENDATION:

That pursuant to section 5.95 of the Local Government Act 1995 and clause 2.15 of the Town of Vincent Local Law Relating to Standing Orders, the Council proceeds “behind closed doors” at the conclusion of the items, to consider the confidential report, circulated separately to Elected Members, relating to the Proposed Temporary Use of Perth Oval, Pier Street, Perth.

DETAILS:

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains sensitive commercial/financial information.

LEGAL:

The Town of Vincent Local Law Relating to Standing Orders states the following:

“2.15 Confidential business

(1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is –

- (i) to be treated as strictly confidential; and*
- (ii) not, without the authority of Council, to be disclosed to any person other than–*
 - (a) the Members; and*
 - (b) Officers of the Council but only to the extent necessary for the purpose of carrying out their duties;*

prior to the discussion of that matter at a meeting of the council held with open doors.

(2) Any report, document or correspondence which is to be placed before the Council or any committee and which is in the opinion of the Chief Executive Officer of a confidential nature, may at his or her discretion be marked as such and –

- (i) then to be treated as strictly confidential; and*
- (ii) is not without the authority of the Council to be disclosed to any person other than the Mayor, Councillors or the Officers of the Council referred to in sub-clause (1).”*

The confidential report is provided separately to Elected Members, the Chief Executive Officer and Executive Managers.

At the conclusion of these matters, the Council may wish to make some details available to the public.

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

12. REPRESENTATION ON STATUTORY AUTHORITIES AND PUBLIC BODIES

Nil.

13. URGENT BUSINESS

14. CLOSURE
