

9.1.1 No. 5 (Lot: 30; D/P: 1879) Turner Street, Highgate – Proposed Change of Use from Residential to Residential and Bed and Breakfast (Unlisted Use)

Requested by: Mayor John Carey
Prepared by: Gabriela Poezyn, Director Planning Services

PROPOSED AMENDMENT:

That Condition 1 be deleted and the remaining Conditions be renumbered:

~~“1. The approval for the Bed and Breakfast use is valid for a period of three years from the date of the issue of this planning approval;”~~

Administration Comment:

By deleting this Condition Council would be allowing the use to continue indefinitely.

9.1.7 Proposed Amendment to Policy No. 7.7.1 – Parking and Access

Requested by: Mayor John Carey
Prepared by: Gabriela Poezyn, Director Planning Services

PROPOSED AMENDMENT:

That the Officer Recommendation be amended to read as follows:

“That Council **AUTHORISES** the Chief Executive Officer to advertise the proposed amendments to Policy No. 7.7.1 – Parking and Access, as shown in Attachment 001, pursuant to Clause 47 of the City of Vincent Town Planning Scheme No. 1 and the City’s Policy No. 4.1.5 – Community Consultation, subject to the following amendment:

1. New Clause 2.2.8 being inserted as follows and the remaining clauses be renumbered:

2.2.8 Where a development proposal provides 100 square metres or less of NLA, the following Activities are exempt from providing cash-in-lieu of car parking where it is required:

- **Local shop (NLA);**
- **Shop (NLA);**
- **Fish shop, pet meat shop, pet shop (NLA); and**
- **Eating House (PFA).**

In the case of Eating House, 100 square metres is based on the PFA.”

Administration Comment:

This Amendment represents a targeted approach to dealing with the issue of charging cash-in-lieu to small businesses where sufficient parking cannot be provided. Although the benefit would apply City-wide, selecting limited land uses for inclusion may be seen as inequitable.

Requested by: Mayor John Carey
Prepared by: Gabriela Poezyn, Director Planning Services

PROPOSED AMENDMENT:

That the Officer Recommendation be amended to read as follows:

“That Council **AUTHORISES** the Chief Executive Officer to advertise the proposed amendments to Policy No. 7.7.1 – Parking and Access, as shown in Attachment 001, pursuant to Clause 47 of the City of Vincent Town Planning Scheme No. 1 and the City’s Policy No. 4.1.5 – Community Consultation, subject to the following amendment:

1. New Clause 2.2.8 being inserted as follows and the remaining clauses be renumbered:

2.2.8 Cash-in-lieu of car parking will not be required where the proposal is a use of less than 100 square metres NLA. In the case of Eating House and Small Bar, 100 square metres is based on the PFA.”

Administration Comment:

This broader approach is considered more equitable because of its more inclusive nature.

It should be noted however, the intent of this Amendment to the policy should not relate to the first 100 square metres’ of NLA but rather a premises with a total of 100 square metres, excluding Eating House and Small Bar of which the 100 square metres relates only to PFA.

9.2.1 Proposed Parking Restrictions – Alma Road, Hutt Street and Raglan Road, Mount Lawley, Progress Report No. 1

Requested by: Mayor, John Carey
Prepared by: Rick Lotznicker, Director Technical Services

ALTERNATIVE RECOMMENDATION

That Council:

1. **NOTES** the comments received regarding the implementation of various parking restrictions in Alma Road, Hutt Street and Raglan Road, Mount Lawley as shown in the Summary of Comments (Attachment 001);
2. **APPROVES** the implementation of a six months trial which includes a 2P restriction 8.00am to 5.30pm Monday to Friday and 8.00am to 12noon Saturday in Alma Road between William Street and Walcott Street and in Raglan Road between William Street and Hutt Street, excluding the existing No Stopping area on the south side of Alma Road between Hutt Street and Walcott Street, and in Hutt Street between Alma Road and Raglan Road, as shown on attached Plan No. 3182-PP-01A (Attachment 003);
3. **ADVISES** the respondents of its decision; and
4. **RECEIVES** a further report at the conclusion of the trial following consultation with residents.

ADMINISTRATION COMMENTS:

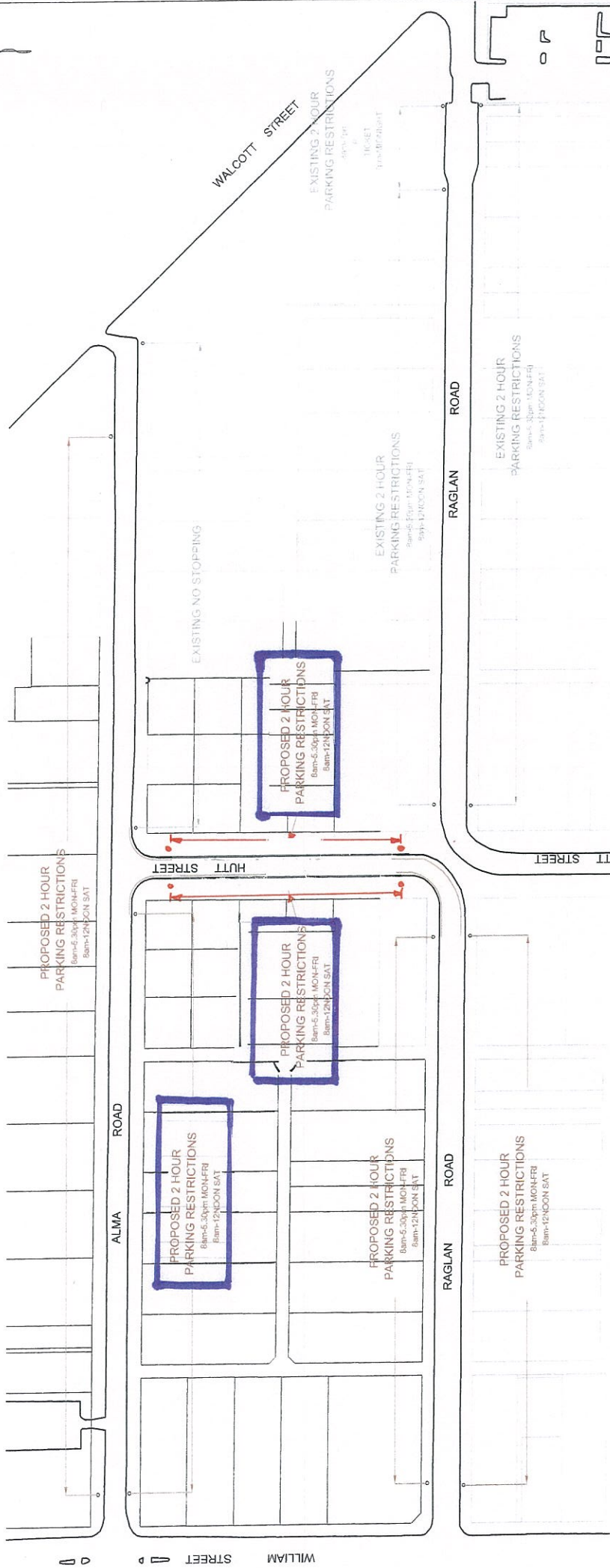
There were numerous comments made by residents during the consultation by those for and against the proposal. The proposed development at the corner of Alma and William Street was mentioned by some as having a potential to adversely affect the parking amenity in the area, however it was considered that the status quo could be maintained until the development was completed.


Some respondents considered that residential streets should not be used as free parking by CBD workers and others who do not actually live in the area. Several respondents raised concerns that the problem would be shifted elsewhere.

Others were concerned that they would not be issued with parking permits, and if restrictions were to be implemented they should be for longer, while others suggested the proposal was unnecessary and unacceptable.

Some concerns were raised that banning parking on one side of the street would markedly reduce the parking availability in the area.

While the Officer Recommendation was not to proceed with the proposal, a trial 2P restriction 8am to 5.30pm Monday to Friday and 8am to 12 noon Saturday in both Alma Road between William Street and Walcott Street and Raglan Road between William Street and Hutt Street, and in Hutt Street, between Alma Road and Raglan Road, as shown on attached Plan 3182-PP-01A, while supported by Administration, may not be well received by some residents in the area.



 <p>CITY OF VINCENT 244 VINCENT STREET LEEDERVILLE, 6007 TECHNICAL SERVICES</p>	<p>PROPOSED PARKING RESTRICTION CHANGES ALMA ROAD, HUTT STREET, RAGLAN ROAD NORTH PERTH</p>		<p>SCALE: N.T.S.</p>	<p>DRAWN: AMB</p>	<p>DRAWING NO: 3182-PP-01A</p>
	<p>DATE: 8/1/15</p>	<p>CHECKED: CW</p>	<p>SHEET 1 OF 1.</p>	<p>A4</p>	

9.3.4 Disposal of the Property at No. 291 (Lot 7) and No. 295 (Lot 6) Vincent Street, Leederville – Major Land Transaction

Requested by: Mayor John Carey
Prepared by: Len Kosova, Chief Executive Officer

PROPOSED AMENDMENT No. 1:

That Officer Recommendation 2.1 be amended to read as follows:

“2.1 Arrangements being made to the satisfaction of the Chief Executive Officer for the imposition of a 4.0 5.0 metre wide drainage easement and public access easement on the certificate of title of Lot 6 (295) Vincent Street, Leederville prior to settlement on the sale. The easements shall extend for the length of the property along the alignment of the City’s drainage infrastructure, shall be set back ~~2.0 metres~~ 1.0 metre from the western boundary of Lot 6 and (the public access easement) shall extend vertically 4.0 4.5 metres above the easement applying to the ground below it; and”

Administration Comment:

The wider easement proposed by this Amendment will create a more generous space for vehicular and pedestrian use in future. On that basis, Administration has no objection to the increased easement dimensions proposed by this Amendment and is awaiting advice from the City’s Land Valuer on any impact this may have on the estimated sale value. This advice should be received prior to the 7 April 2015 Council meeting.

Requested by: Cr Cole
Prepared by: Len Kosova, Chief Executive Officer

PROPOSED AMENDMENT No. 2:

That Officer Recommendation 2.1 be amended to read as follows:

“2.1 Arrangements being made to the satisfaction of the Chief Executive Officer for the imposition of a 4.0 6.0 metre wide drainage easement and public access easement on the certificate of title of Lot 6 (295) Vincent Street, Leederville prior to settlement on the sale. The easements shall extend for the length of the property along the alignment of the City’s drainage infrastructure, shall be set back ~~2.0 metres~~ 1.0 metre from the western boundary of Lot 6 and (the public access easement) shall extend vertically 4.0 4.5 metres above the easement applying to the ground below it; and”

Administration Comment:

The wider easement proposed by this Amendment will create a more generous space for vehicular and pedestrian use in future and will allow two vehicles to comfortably pass each other at the same time. It is considered important to still maintain a 1.0 metre setback for the easement from the western property boundary, as this will allow supporting columns and other structures to be built within that setback area, thus providing greater design flexibility for the future purchaser/developer of the lots and avoiding the need for more costly cantilevered construction techniques for upper storey development on the site. Administration is awaiting advice from the City’s Land Valuer on any impact this proposed 6.0 metre wide easement may have on the estimated sale value. This advice should be received prior to the 7 April 2015 Council meeting.