



CITY OF VINCENT

**ORDINARY
COUNCIL MEETING**

Minutes

3 MAY 2016

ENHANCING AND CELEBRATING OUR DIVERSE COMMUNITY

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ORDINARY COUNCIL MEETING MINUTES

Minutes of the Ordinary Meeting of Council of the City of Vincent held at the Administration and Civic Centre, 244 Vincent Street, Leederville, on Tuesday 3 May 2016, commencing at 6:04pm.

1. (a) DECLARATION OF OPENING

The Presiding Member, Mayor John Carey, declared the meeting open at 6:04pm and read the following Acknowledgement of Country Statement:

(b) ACKNOWLEDGEMENT OF COUNTRY STATEMENT

"Today we meet on the lands of the Nyoongar people and we honour them as the traditional custodians of this land".

2. APOLOGIES/MEMBERS ON APPROVED LEAVE OF ABSENCE

(a) Apologies:

Gabriela Poezyn, Director Development Services;

Cr Roslyn Harley and Cr Buckels will be arriving late to the meeting.

(b) Members on Approved Leave of Absence:

Nil.

(c) Present:

Mayor John Carey	Presiding Member
Cr Roslyn Harley (<i>Deputy Mayor</i>)	North Ward (from 6:30pm)
Cr Matt Buckels	North Ward (from 6:12pm)
Cr Emma Cole	North Ward
Cr Dan Loden	North Ward
Cr Susan Gontaszewski	South Ward
Cr Laine McDonald	South Ward
Cr Jimmy Murphy	South Ward
Cr Joshua Topelberg	South Ward
Len Kosova	Chief Executive Officer
Joshua O'Keefe	A/ Director Development Services
Rick Lotznicker	Director Technical Services
Mick Quirk	Director Community Engagement
John Paton	Director Corporate Services
Tim Evans	Manager Governance & Risk
Paola Di Perna	Manager Approval Services
Priyamvada Rasal	Governance & Council Support Officer
<u>Media</u>	
David Bell	Journalist – " <i>The Voice</i> " (until approximately 8:00pm)
Julian Wright	Journalist – " <i>Guardian Express</i> " (until approximately 8:15pm)

Approximately 22 Members of the Public.

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

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

1. Paul Kotsoglo of Planning Solutions on behalf of the owner J M McLeod – Item 9.1.1

- Spoke in support of the application and thanked the Council for their support.

The Presiding Member Mayor Carey thanked Mr Kotsoglo for his comments.

2. John Viska from 148, Chelmsford Road, North Perth – Item 9.1.4

- Spoke against the application.

The Presiding Member Mayor Carey thanked Mr Viska for his comments.

3. Sandra Kuba from 150, Chelmsford Road, North Perth – Item 9.1.4

- Spoke against the application.

The Presiding Member Mayor Carey thanked Ms Kuba for her comments.

4. Chris Flamer from 8B, Nova Lane, North Perth - Item 9.2.2

- Raised concern over the right of way which he believes should be treated as a gazetted road.

The Presiding Member Mayor Carey thanked Mr Flamer for his comments.

5. Keith McGowan from 14 A, Nova Lane, North Perth - Item 9.2.2

- Spoke in support of the proposal regarding the parking in Nova Lane.
- Asked that consideration be given to the access to car ports and garages to the properties on the Northern side.

The Presiding Member Mayor Carey thanked Mr McGowan for his comments.

Cr Buckels arrived at 6:12pm.

6. Bianca Sandri from Urbanista Town Planning – Item 9.1.3

- Spoke in support of the application and thanked the City's staff for their support.

The Presiding Member Mayor Carey thanked Ms Sandri for her comments.

7. Monica Woods from 14, Harwood Place, West Perth – Item 9.1.3

- Raised concerns over high noise levels during late nights at weekends from the serviced apartments. Thanked the Council for the proposed amendments to the Recommendation.

The Presiding Member Mayor Carey thanked Ms Woods for her comments.

8. Jane Coakley from 26, Harwood Place, West Perth – Item 9.1.3

- Thanked the Council for considering the proposed amendments to the Management Plan.

The Presiding Member Mayor Carey thanked Ms Coakley for her comments.

9. David Bell from 133, Carr Street, West Perth – Items 9.3.5 and 10.1

- Requested the items be brought forward for discussion.

The Presiding Member Mayor Carey thanked Mr Bell for his comments.

10. Andrew Moulin from 26, William Street, Cottesloe – Item 9.1.4

- Spoke in support of the application.

The Presiding Member Mayor Carey thanked Mr Moulin for his comments.

11. Lisa McGann Architect and Owner of 25, Camelia Street, North Perth – Item 9.1.5

- Spoke in support of the application. Requested the Council to allow them to vary the crossover requirements by 22 centimetres and support the development.

The Presiding Member Mayor Carey thanked Ms McGann for her comments.

12. Adam Ross from 86, Richmond Street, Leederville – Items 9.1.4

- Sought clarification on the community consultation mentioned in the item.

The Presiding Member Mayor Carey thanked Mr Ross for his comments.

There being no further speakers, Public Question Time closed at approximately 6:25pm.

(b) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

5. THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

- 5.1 Ms Lisa Anne Halton – Item 14.1. Ms Halton made a deputation with Powerpoint presentation in support of the application.

Cr Harley arrived at 6:30pm.

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Minutes of the Ordinary Meeting of Council held on 5 April 2016

Moved Cr Topelberg, Seconded Cr Harley

That the Minutes of the Ordinary Meeting of Council held on 5 April 2016 be confirmed as a true and correct record.

PROPOSED AMENDMENT:

Moved Cr Topelberg, Seconded Cr Cole

That the Minutes of the Ordinary Meeting of Council held on 5 April 2016 be confirmed as a true and correct record of that meeting, subject to the Minutes being amended on Page 35, regarding Item 9.2.1 (*Vincent Bike Network Plan – Bulwer Street Bike Lanes ‘Phase Two’ (Smith Street to Lord Street), Highgate*) to insert the following words after “Debate ensued” in respect of the Proposed Amendment and before the recorded vote on that Amendment:

“Cr Topelberg, with the consent of the seconder, Cr Buckels, sought to withdraw the proposed Amendment pursuant to Clause 5.8 of the Standing Orders Local Law; however, Cr Harley raised a voice to the contrary and discussion on the Amendment therefore continued.”

AMENDMENT PUT & CARRIED UNANIMOUSLY (9-0)

MOTION AS AMENDED PUT & CARRIED UNANIMOUSLY (9-0)

6.2 Minutes of the Special Meeting of Council held on 19 April 2016

Moved Cr Cole, Seconded Cr Gontaszewski

That the Minutes of the Special Meeting of Council held on 19 April 2016 be confirmed as a true and correct record.

CARRIED UNANIMOUSLY (9-0)

7. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

The Presiding Member Mayor Carey made the following announcements:

7.1 Mt. Hawthorn Streets and Laneway Festival

Last weekend’s festival was the second proudly sponsored by the City of Vincent and was incredibly successful. The Mayor acknowledged the contribution of Mt Hawthorn Hub, Councillor Jimmy Murphy and City staff for the success of the event. The event was highly successful because it was driven by the local community, local businesses and residents.

7.2 Welcomed Michael Quirk new Director of Community Engagement to the City of Vincent

The City of Vincent is on a pathway of reform to change the culture of the organisation which began with the appointment of the CEO and the Director of Corporate Services in the last two years and now we have a new Director of Community Engagement, Michael Quirk. There will be significant change in the Community Engagement section which will include Beatty Park and other areas and changes to how we respond and engage with a particular focus on our customer service.

8. DECLARATIONS OF INTERESTS

Nil.

9. REPORTS

As listed in the Index.

The Presiding Member, Mayor John Carey, advised the meeting of:

- (a) **Items which are the subject of a question or comment from Members of the Public, being:**

Items 9.1.1, 9.1.3, 9.1.4, 9.1.5, 9.2.2, 9.3.5 and 10.1.

- (b) **Items which require an Absolute Majority decision which have not already been the subject of a public question/comment, being:**

Item 9.1.2.

- (c) **Items which Council Members/Officers have declared a financial or proximity interest, being:**

Nil.

Presiding Member, Mayor John Carey, requested Council Members to indicate:

- (d) **Items which Council Members wish to discuss which have not already been the subject of a public question/comment or require an absolute majority decision and the following was advised:**

COUNCIL MEMBER	ITEMS TO BE DISCUSSED
Mayor John Carey	Nil
Cr Harley (Deputy Mayor)	Nil
Cr Buckels	Nil
Cr Cole	Item 9.2.1
Cr Loden	Nil
Cr Gontaszewski	Nil
Cr Laine McDonald	Nil
Cr Murphy	Nil
Cr Topelberg	Nil

The Presiding Member, Mayor John Carey therefore advised the meeting of:

- (e) **Unopposed items which will be moved “En Bloc”, being:**

Items 9.2.3, 9.2.4, 9.3.1, 9.3.2, 9.3.3, 9.3.4 and 9.5.1.

- (f) **Confidential Reports which will be considered behind closed doors, being:**

Items 14.1 and 14.2.

ITEMS APPROVED “EN BLOC”:

The following Items were adopted unopposed and without discussion “En Bloc”, as recommended:

Moved Cr Harley, Seconded Cr McDonald

That the following unopposed items be adopted “En Bloc”, as recommended:

Items 9.2.3, 9.2.4, 9.3.1, 9.3.2, 9.3.3, 9.3.4 and 9.5.1.

CARRIED UNANIMOUSLY (9-0)

9.2.3 Washing Lane, Perth - Proposed Parking Restrictions and Streetscape Improvements

Ward:	South	Date:	15 April 2016
Precinct:	Precinct – Metropolitan Redevelopment Authority	File Ref:	SC1075, SC1201
Attachments:	1 - Consultation Summary 2 - Plan No. 3249-CP-01		
Tabled Items:	Nil		
Reporting Officer:	C Wilson, Manager Asset and Design Services		
Responsible Officer	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council:

1. **NOTES** the results of the public consultation regarding the introduction of 'No Stopping' restriction along the northern side of Washing Lane, Perth, between Money Street to Lindsay Street, and the planting of street trees along the southern side (Attachment 1);
2. **APPROVES** the following as shown on attached Plan No. 3249-CP-01 (Attachment 2), at an estimated cost of \$10,000;
 - 2.1 replacement of the existing 2P 8.00am to 5.30pm parking restriction on the north side of Washing Lane, between Money Street and Lindsay Street, with a 'No Stopping' zone; and
 - 2.2 planting of trees in the existing no stopping zone on the south side of the street; and
3. **ADVISES** the respondents of its decision.

COUNCIL DECISION ITEM 9.2.3

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (9-0)

9.2.4 Oxford Street Reserve – Proposed Accessible Ramp

Ward:	South	Date:	15 March 2016
Precinct:	Precinct 3 - Leederville	File Ref:	SC564
Attachments:	1 - WABCA Access Audit		
Tabled Items:	Nil		
Reporting Officer:	J van den Bok, Manager Parks and Property Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council:

1. **NOTES that:**

- 1.1 an access audit was recently commissioned into the requirement for the provision of accessible ramp(s) to the raised grassed areas at the Oxford Street Reserve was recently undertaken;
- 1.2 the access audit concluded that there is no legal requirement to provide access to the raised grassed areas at the Oxford Street Reserve, as contained in the report at Attachment 1; and
- 1.3 an amount of \$18,000 was included in the 2015/16 budget for the installation of an accessible ramp, in the Oxford Street Reserve, however two recent quotations indicated that the cost to install the accessible ramp would be in the order of \$30,000; and

2. Based on the advice received, **DOES NOT PROCEED** with the installation of an accessible ramp at Oxford Street Reserve.

COUNCIL DECISION ITEM 9.2.4

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (9-0)

9.3 CORPORATE SERVICES

9.3.1 Investment Report as at 31 March 2016

Ward:	Both	Date:	15 April 2016
Precinct:	All	File Ref:	SC1530
Attachments:	1 – Investment Report		
Tabled Items:	Nil		
Reporting Officers:	N Makwana, Accounting Officer B Wong, Accountant G Garside, Manager Financial Services		
Responsible Officer:	J Paton, Director Corporate Services		

OFFICER RECOMMENDATION:

That Council **NOTES** the Investment Report for the month ended 31 March 2016 as detailed in Attachment 1.

COUNCIL DECISION ITEM 9.3.1

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

9.3.2 Authorisation of Expenditure for the Period 1 March 2016 to 31 March 2016

Ward:	Both	Date:	15 April 2016
Precinct:	All	File Ref:	SC347
Attachments:	1 – Creditors Report – Payments by EFT 2 – Creditors Report – Payments by Cheque 3 – Credit Card Transactions		
Tabled Items:	-		
Reporting Officers:	R Tang, Accounts Payable Officer G Garside, Manager Financial Services		
Responsible Officer:	J Paton, Director Corporate Services		

OFFICER RECOMMENDATION:

That Council RECEIVES the list of accounts paid under Delegated Authority for the period 1 March 2016 to 31 March 2016 as detailed in Attachment 1, 2 and 3 as summarised below:

Cheque numbers 79552 - 79680	\$170,241.34
Cancelled Cheques	- \$374.40
EFT Documents 1911 - 1920	\$4,362,530.01
Payroll	\$1,050,946.11

Direct Debits

- Lease Fees \$8,075.12
- Loan Repayment \$145,731.33
- Bank Fees and Charges \$6,267.55
- Credit Cards \$4586.59

Total Direct Debit	\$164,660.59
Total Accounts Paid	\$5,748,003.65

COUNCIL DECISION ITEM 9.3.2

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (9-0)

9.3.3 Variation of Lease & Car Parking Licence for Dental Health Services, Shalom Coleman Dental Clinic – No 31 (Lot 100) Sydney Street, North Perth

Ward:	North Ward	Date:	15 April 2016
Precinct:	North Perth (8)	File Ref:	SC584
Attachments:	1 – Map of lease & licence areas showing additional areas		
Tabled Items:	Nil		
Reporting Officer:	M Bancroft, Property Leasing Officer		
Responsible Officer:	J Paton, Director Corporate Services		

OFFICER RECOMMENDATION:

That Council:

1. **APPROVES** a variation of the lease area in respect to the lease between the City and the Minister for Health (Dental Health Services) over the premises located at 31 (Lot 100) Sydney Street, North Perth, to incorporate an additional 54.9m² of building area and 59.2m² of patio/ outdoor area and four car parking bays, as depicted in the plan annexed hereto as Attachment 1, subject to:
 - 1.1 **Rent Increase:** \$500 plus GST per annum (indexed by CPI) for additional building/patio area, and \$1,412 plus GST per annum (indexed by CPI) for four car bays;
2. **APPROVES** a licence to the Minister for Health (Dental Health Services) in respect to 9 car parking bays in the car park located at 25-29 (Lot 93) Sydney Street, North Perth on the following key terms:
 - 2.1 **Term:** 5 years commencing on 1 July 2016;
 - 2.2 **Licence fee:** \$353 plus GST per annum per bay (indexed by CPI), which equates to \$3,177 pa;
 - 2.3 **Permitted Use:** Car parking for officers and visitors during business hours;
 - 2.4 **Public Liability Insurance** Minimum cover of \$20,000,000; and
3. Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, **AUTHORISES** the Mayor and Director Corporate Services to affix the common seal and execute the variation of lease in 1 above and licence in 2 above.

COUNCIL DECISION ITEM 9.3.3

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

9.3.4 Portion of Grandstand Mezzanine, Aerobics Room and old Administration Offices - Beatty Park Leisure Centre – WA Swimming Association Inc – Request for Variation of Lease

Ward:	North	Date:	15 April 2016
Precinct:	North Perth (8)	File Ref:	SC372
Attachments:	1 – Plan of existing and additional lease area (ground floor)		
Tabled Items:	Nil		
Reporting Officer:	M Bancroft, Property Leasing Officer		
Responsible Officer:	J Paton, Director Corporate Services		

OFFICER RECOMMENDATION:

That Council:

1. **APPROVES** a variation of the lease area in respect to the lease between the City and the WA Swimming Association Inc over the portion of the Grandstand Mezzanine, Aerobics Room and part of the Administration Offices located in the old portion of the Beatty Park Leisure Centre, to incorporate an additional 33.066m² of ground floor office space, as depicted in the plan annexed hereto as Attachment 1, as follows:
 - 1.1 **Additional lease fee: \$4,600.80 plus GST per annum (indexed by CPI).**
2. **Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Director Corporate Services to affix the common seal and execute the variation of lease in 1 above.**

COUNCIL DECISION ITEM 9.3.4

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY “EN BLOC” (9-0)

9.5 CHIEF EXECUTIVE OFFICER

9.5.1 Information Bulletin

Ward:	-	Date:	15 April 2016
Precinct:	-	File Ref:	-
Attachments:	-		
Tabled Items:	-		
Reporting Officer:	Pia Rasal, Governance & Council Support Officer		
Responsible Officer:	Len Kosova, Chief Executive Officer		

OFFICER RECOMMENDATION:

That the Council **RECEIVES** the Information Bulletin dated 3 May 2016 as distributed with the Agenda.

COUNCIL DECISION ITEM 9.5.1

Moved Cr Harley, Seconded Cr McDonald

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (9-0)

9.3.5 Beatty Park Geothermal and HVAC System Review – Proposed Rectification Works

Ward:	Both Wards	Date:	15 April 2016
Precinct:	All Precincts	File Ref:	SC371
Attachments:	Nil		
Tabled Items:	Nil		
Reporting Officer:	D Morrissy, Manager Beatty Park Leisure Centre A Marriott, Sustainability Officer		
Responsible Officer:	J Paton, Director Corporate Services		

OFFICER RECOMMENDATION:

That Council:

1. **RECEIVES** this progress report on the Beatty Park Geothermal System review;
2. **APPROVES** the proposed rectification works to be undertaken on the geothermal heating system to achieve effective operation in line with the original design intent at an estimated cost of \$50,000 to be funded from the CEEP Grant – Geothermal/LED Lighting project budget, subject to receipt and acceptance of the final report from the Consultant;
3. **APPROVES BY ABSOLUTE MAJORITY** the unbudgeted expenditure of approximately \$49,000 for the supply and installation of a dedicated gas boiler for the Beatty Park indoor HVAC system and **NOTES** funding will be provided through reallocation of the existing budget (\$55,000) – Beatty Park ‘Replacement Boiler’;
4. **LISTS** for consideration on the 2016-17 draft Budget \$144,000 for the replacement of the single large gas back-up boiler, with up to three smaller boilers supplying each pool separately;
5. **NOTES** that a further report will be prepared following rectification works to present outcomes.

Moved Cr Loden, Seconded Cr Buckels

That the recommendation be adopted.

PROPOSED AMENDMENT:

Moved Cr Loden, Seconded Cr Buckels

That Recommendation 3 be amended as follows:

3. **APPROVES BY ABSOLUTE MAJORITY** the unbudgeted expenditure of approximately ~~\$49,000~~ **\$2549,000** for the supply and installation of ~~a~~ **a**-dedicated gas boilers for the Beatty Park indoor HVAC system and **NOTES** funding will be provided through reallocation of the existing budget (\$55,000) – Beatty Park ‘Replacement Boiler’;

Debate ensued.

AMENDMENT PUT AND CARRIED UNANIMOUSLY (9-0)

MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY
BY AN ABSOLUTE MAJORITY (9-0)

COUNCIL DECISION ITEM 9.3.5

That Council:

- 1. RECEIVES this progress report on the Beatty Park Geothermal System review;**
 - 2. APPROVES the proposed rectification works to be undertaken on the geothermal heating system to achieve effective operation in line with the original design intent at an estimated cost of \$50,000 to be funded from the CEEP Grant – Geothermal/LED Lighting project budget, subject to receipt and acceptance of the final report from the Consultant;**
 - 3. APPROVES BY ABSOLUTE MAJORITY the unbudgeted expenditure of approximately \$25,000 for the supply and installation of dedicated gas boilers for the Beatty Park indoor HVAC system and NOTES funding will be provided through reallocation of the existing budget (\$55,000) – Beatty Park ‘Replacement Boiler’;**
 - 4. LISTS for consideration on the 2016-17 draft Budget \$144,000 for the replacement of the single large gas back-up boiler, with up to three smaller boilers supplying each pool separately;**
 - 5. NOTES that a further report will be prepared following rectification works to present outcomes.**
-

9.1 DEVELOPMENT SERVICES

9.1.1 No. 46 (Lot: 100; D/P 1985) Money Street, Perth – Proposed Change of Use from Single House and Short Term Accommodation (Unlisted Use) to Single House, Short Term Accommodation (Unlisted Use) and Office

Ward:	South	Date:	15 April 2016
Precinct:	Precinct 13 – Beaufort	File Ref:	PR23723; 5.2016.27.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant’s Justification 4 – Management Plan – Short Term Accommodation 5 – Car Parking and Bicycle Tables		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES BY ABSOLUTE MAJORITY the application submitted by Planning Solutions on behalf of the owner J M McLeod, for the proposed change of use from single house and short term accommodation (unlisted use) to single house, short term accommodation (unlisted use) and office at No. 46 (Lot: 100; D/P: 1985) Money Street, Perth as shown on plans date stamped 28 January 2016, included as Attachment 2, subject to the following conditions:

1. Limitation on Use

1.1 Short Term Accommodation

1.1.1 Maximum Lease

The short term accommodation residents may stay at the subject short term accommodation for a continuous period of less than six months within any twelve month period;

1.1.2 Maximum Number of Tenants – Short Term Accommodation

The short term accommodation shall accommodate a maximum of six persons at any one time in addition to the residents of the single house;

1.1.3 Management Plan – Short Term Accommodation

- (a) The short term accommodation shall continue to operate in accordance with the Management Plan dated 12 April 2016; and
- (b) The terms and conditions outlined in the Management Plan shall be provided to occupants of the short term accommodation at the time of check-in and displayed in a prominent location within the entrance area of the short term accommodation;

1.2 Office

1.2.1 Maximum Area

The maximum floor area of the office shall be limited to 119 square metres;

2. External Fixtures

All external fixtures shall not be visually obtrusive from Money Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

3. Street Verge Trees

The street verge trees are to be retained and protected from any damage including unauthorised pruning and no street verge trees shall be removed;

4. Car Parking and Access

4.1 A minimum of 3 bays shall be provided onsite;

4.2 The car park shall be used only by employees, tenants and visitors directly associated with the development;

4.3 Vehicles shall enter and exit the site in forward gear; and

4.4 The car parking areas on the subject land shall be maintained to the satisfaction of the City; and

5. Prior to occupation of the development as office and short term accommodation in the rear building, the following shall be completed to the satisfaction of the City:

5.1 Building Occupancy Permit

An Occupancy Permit is required to be submitted to and approved by the City's Building Services prior to the first occupation of the Short Term Accommodation and Office; and

5.2 Bicycle Bays

A minimum of two Class 3 bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

ADVICE NOTE:

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage; and
2. With reference to Condition 1.2.1, any increase in the floor area of the office shall require further planning approval.

COUNCIL DECISION ITEM 9.1.1

Moved Cr Topelberg, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY
BY AN ABSOLUTE MAJORITY (9-0)

9.1.2 No. 1/257-261 (Lot: 1; D/P: 59624) Oxford Street, Leederville – Proposed Change of Use from Shop (Tattoo Studio) to Shop (Tattoo Studio) and Ancillary Art Gallery (Unlisted Use), and Associated Signage

Ward:	North	Date:	15 April 2016
Precinct:	Precinct 3 – Leederville	File Ref:	PR52203; 5.2015.533.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant’s Justification		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES BY ABSOLUTE MAJORITY** the application submitted by R O’Shea on behalf of the owner Aralia Investments Pty Ltd, for the proposed change of use from shop (Tattoo Studio) to shop (Tattoo Studio) and ancillary art gallery (Unlisted Use), and associated signage at No. 1/257-261 (Lot: 1; D/P: 59624) Oxford Street, Leederville as shown on plans date stamped 24 November 2015, included as Attachment 2, subject to the following conditions:

1. Limitation on Use

- 1.1 The maximum floor area of the ancillary art gallery use is limited to 30 square metres as indicated on the approved plans. Any increase in the floor area of the ancillary art gallery shall require further Planning Approval; and
- 1.2 Access to the ancillary art gallery shall be provided through the front entry of the existing shop (tattoo studio);

2. Interactive Frontage

Windows, doors and adjacent areas fronting Oxford Street and Bourke Street shall maintain an active and interactive relationship with the street; and

3. Signage

The proposed signage shall:

- 1.1 Not have flashing or intermittent lighting; and
- 1.2 Be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display onsite.

ADVICE NOTES:

- 1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted to and approved by the City prior to the erection of the signage.

COUNCIL DECISION ITEM 9.1.2

Moved Cr Buckels, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY
BY AN ABSOLUTE MAJORITY (9-0)

9.1.3 No. 17 (Lots: 1-16; D/P: 59813) Harwood Place, Perth – Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective)

Ward:	South	Date:	15 April 2016
Precinct:	Precinct 13 – Beaufort	File Ref:	PR53599; 5.2015.568.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant’s Justification 4 – Revised Management Plan for Serviced Accommodation 5 – Car Parking and Bicycle Parking Tables		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Urbanista Town Planning on behalf of the owner Boldform Pty Ltd, for the Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective) at No. 17 (Lots: 1-16; D/P: 59813) Harwood Place, Perth as shown on plans date stamped 11 December 2015, included as Attachment 2, subject to the following conditions:

1. **Limitation on Use**

1.1 **Maximum Lease Period**

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and

1.2 **Management Plan and Servicing Strategy**

1.2.1 The serviced apartments shall operate in accordance with the approved Management Plan and Servicing Strategy submitted with this application and dated 11 March 2016; and

1.2.2 The terms and conditions outlined in the Management Plan shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;

2. **External Fixtures**

All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and

3. **Within 28 days of approval, the following shall be submitted to and approved by the City:**

3.1 **Car Parking**

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

ADVICE NOTE:

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage.

Moved Cr Topelberg, Seconded Cr Gontaszewski

That the recommendation be adopted.

PROPOSED AMENDMENT 1:

Moved Cr Cole, Seconded Cr Buckels

The Officer Recommendation be amended as follows:

“That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Urbanista Town Planning on behalf of the owner Boldform Pty Ltd, for the Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective) at No. 17 (Lots: 1-16; D/P: 59813) Harwood Place, Perth as shown on plans date stamped 11 December 2015, included as Attachment 2, and in accordance with Attachment 4, subject to the following conditions:

1. Limitation on Use

1.1 Maximum Lease Period

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and

1.2 Management Plan and Servicing Strategy

1.2.1 The serviced apartments shall operate in accordance with the ~~approved~~ amended Management Plan required by Condition 5 and Servicing Strategy submitted with this application and dated 11 March 2016; and

1.2.2 The terms and conditions outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;

2. External Fixtures

All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and

3. Within 28 days of approval, the following shall be submitted to and approved by the City:

3.1 Car Parking

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.

4. The serviced apartments shall include within the entrance, foyer or lobby of the premises a reception desk which shall be attended by staff at all times;

5. Within 28 days, the Management Plan shall be amended to include the following information to the satisfaction of the City:

5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future;

5.2 24 hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place;

5.3 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;

5.4 A Code of Conduct detailing the expected behaviour of guests/residents in order to minimise any impact on adjoining residents.

5.5 No more than six guests/residents shall be permitted in any Serviced Apartment at any one time; and

6. Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'."

ADVICE NOTE:

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage.

AMENDMENT 1 PUT AND CARRIED UNANIMOUSLY (9-0)

Debate ensued.

PROPOSED AMENDMENT 2:

Moved Cr Topelberg Seconded Cr Cole

- 5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;

AMENDMENT 2 PUT AND CARRIED UNANIMOUSLY (9-0)

MOTION AS AMENDED PUT AND CARRIED (8-1)

For: Presiding Member Mayor John Carey, Cr Buckels, Cr Cole, Cr Gontaszewski, Cr Loden, Cr McDonald, Cr Murphy and Cr Topelberg

Against: Cr Harley

COUNCIL DECISION ITEM 9.1.3

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Urbanista Town Planning on behalf of the owner Boldform Pty Ltd, for the Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective) at No. 17 (Lots: 1-16; D/P: 59813) Harwood Place, Perth as shown on plans date stamped 11 December 2015, included as Attachment 2, and in accordance with Attachment 4, subject to the following conditions:

1. **Limitation on Use**
 - 1.1 **Maximum Lease Period**

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and
 - 1.2 **Management Plan**
 - 1.2.1 The serviced apartments shall operate in accordance with the amended Management Plan required by Condition 5; and
 - 1.2.2 The terms and conditions outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;
2. **External Fixtures**

All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and

3. Within 28 days of approval, the following shall be submitted to and approved by the City:

3.1 Car Parking

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

4. The serviced apartments shall include within the entrance, foyer or lobby of the premises a reception desk which shall be attended by staff at all times;

5. Within 28 days, the Management Plan shall be amended to include the following information to the satisfaction of the City:

5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;

5.2 24 hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place;

5.3 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;

5.4 A Code of Conduct detailing the expected behaviour of guests/residents in order to minimise any impact on adjoining residents.

5.5 No more than six guests/residents shall be permitted in any Serviced Apartment at any one time; and

6. **Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'.**

ADVICE NOTE:

1. **All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage.**
-

9.1.4 Nos. 334-338 (Lot: 500; D/P: 47986) Fitzgerald Street, North Perth – Proposed Change of Use from Showroom, Office and Warehouse to Recreational Facility

Ward:	South	Date:	15 April 2016
Precinct:	Precinct 9 – North Perth Centre	File Ref:	PR21109; 5.2016.70.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant’s Justification 4 – Car Parking and Bicycle Tables 5 – Management Plan		
Tabled Items:	Nil		
Reporting Officer:	A Groom, Statutory Planning Officer		
Responsible Officer:	G Poczyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Dynamic Planning & Developments Pty Ltd on behalf of the owner A F & C Guzzi, for the proposed Change of Use from Showroom, Office and Warehouse to Recreational Facility at Nos. 334-338 (Lot: 500; D/P: 47986) Fitzgerald Street, North Perth as shown on plans date stamped 23 February 2016, included as Attachment 2, subject to the following conditions:

1. Use of the Premises

- 1.1 Fitness training shall be by way of classes only;
- 1.2 Each class shall have a maximum of 27 students;
- 1.3 The classes shall only operate between:
 - Monday to Friday: 5:05am – 10:55am and 5:15pm – 7:50pm;
 - Saturday: 7:00am – 11:30am; and
 - Closed Sunday and Public Holidays;
- 1.4 All classes, and any exercises that are required pre or post classes, shall be conducted within the building;
- 1.5 The classes shall be scheduled to allow a 10 minute interval between classes to enable sufficient time for patrons to arrive and leave the facility; and
- 1.6 The Recreational Facility shall operate in accordance with the Management Plan dated 1 April 2016 to the satisfaction of the City;

2. External Fixtures

- 2.1 All external fixtures shall not be visually obtrusive from Fitzgerald Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and
- 2.2 The windows, doors and adjacent floor area facing Fitzgerald Street shall maintain an active and interactive frontage to this street with clear glazing provided;

3. **Car Parking and Access**
 - 3.1 Vehicle movement on the site shall be one way only with ingress from Fitzgerald Street and egress to the rear right of way;
 - 3.2 The car parking area shall be line marked to show ingress and egress; and
 - 3.3 The car parking and access areas are to comply with the requirements of AS2890.1;
4. Within 28 days of approval, the following shall be submitted to and approved by the City:
 - 4.1 **Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation and the recommended measures of the report implemented; and
5. Prior to the issue of an Occupancy Permit, the following shall be provided:
 - 5.1 **Acoustic Report**

With reference to Condition 4.1, the recommended measures of the acoustic report shall be implemented and thereafter maintained, and certification from an acoustic consultant that the measures have been undertaken submitted to the City;
 - 5.2 **Car Parking**

The car parking area which form part of this approval 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/occupier to the satisfaction of the City;
 - 5.3 **Bicycle Bays**

A minimum of two Class 1 or 2 bicycle facilities and four Class 3 bicycle facilities shall be installed within the building in accordance with the City's Policy No. 7.7.1 – Parking and Access; and
 - 5.4 **Waste Management**

A bin store shall be provided to the satisfaction of the City to accommodate the City's specified bin requirement.

ADVICE NOTES:

1. A Road and Verge security bond for the sum of \$1,000 shall be lodged with the City by the applicant, prior to any works commencing, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
2. Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage; and
3. A universal car parking bay shall be provided in accordance with the Building Codes of Australia and AS2890.6

Moved Cr Buckels, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

Cr Harley departed the Chamber at 7:10pm.

Cr Harley returned to the Chamber at 7:13pm.

PROPOSED AMENDMENT 1:

Moved Cr Cole, Seconded Cr Loden

That Condition 1.3 be amended to read as follows:

“1.3 The classes shall only operate between:

- **Monday to Friday: ~~5:05~~ 6:00am – 10:55am and 5:15pm – 7:50pm;**
- **Saturday: 7:00am – 11:30am; and**
- **Closed Sunday and Public Holidays;”**

AMENDMENT 1 PUT AND CARRIED (8-1)

For: Presiding Member Mayor John Carey, Cr Cole, Cr Gontaszewski, Cr Harley, Cr Murphy, Cr Loden, Cr McDonald and Cr Topelberg

Against: Cr Buckels

Debate ensued.

PROPOSED AMENDMENT 2:

Moved Cr Cole, Seconded Cr Harley

That a new Condition 1.7 be inserted as follows:

“1.7 The approval for recreational facility is valid for a period of 2 years from the date of the issue of the Planning Approval. Any future application for a further approval of this use shall be determined by Council.”

AMENDMENT 2 PUT AND CARRIED (6-3)

For: Presiding Member Mayor John Carey, Cr Cole, Cr Gontaszewski, Cr Harley, Cr Loden and Cr McDonald

Against: Cr Buckels, Cr Murphy Cr Topelberg

MOTION AS AMENDED PUT AND CARRIED (7-2)

For: Presiding Member Mayor John Carey, Cr Buckels, Cr Cole, Cr Loden and Cr McDonald, Cr Murphy, Cr Topelberg

Against: Cr Harley and Cr Gontaszewski

COUNCIL DECISION ITEM 9.1.4

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Dynamic Planning & Developments Pty Ltd on behalf of the owner

A F & C Guzzi, for the proposed Change of Use from Showroom, Office and Warehouse to Recreational Facility at Nos. 334-338 (Lot: 500; D/P: 47986) Fitzgerald Street, North Perth as shown on plans date stamped 23 February 2016, included as Attachment 2, subject to the following conditions:

1. **Use of the Premises**

- 1.1 Fitness training shall be by way of classes only;
- 1.2 Each class shall have a maximum of 27 students;
- 1.3 The classes shall only operate between:
 - Monday to Friday: 6:00am – 10:55am and 5:15pm – 7:50pm;
 - Saturday: 7:00am – 11:30am; and
 - Closed Sunday and Public Holidays
 - Closed Sunday and Public Holidays;
- 1.4 All classes, and any exercises that are required pre or post classes, shall be conducted within the building;
- 1.5 The classes shall be scheduled to allow a 10 minute interval between classes to enable sufficient time for patrons to arrive and leave the facility;
- 1.6 The Recreational Facility shall operate in accordance with the Management Plan dated 1 April 2016 to the satisfaction of the City; and
- 1.7 The approval for recreational facility is valid for a period of 2 years from the date of the issue of the Planning Approval. Any future application for a further approval of this use shall be determined by Council;

2. **External Fixtures**

- 2.1 All external fixtures shall not be visually obtrusive from Fitzgerald Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and
- 2.2 The windows, doors and adjacent floor area facing Fitzgerald Street shall maintain an active and interactive frontage to this street with clear glazing provided;

3. **Car Parking and Access**

- 3.1 Vehicle movement on the site shall be one way only with ingress from Fitzgerald Street and egress to the rear right of way;
- 3.2 The car parking area shall be line marked to show ingress and egress; and
- 3.3 The car parking and access areas are to comply with the requirements of AS2890.1;

4. Within 28 days of approval, the following shall be submitted to and approved by the City:

4.1 **Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation and the recommended measures of the report implemented; and

5. Prior to the issue of an Occupancy Permit, the following shall be provided:

5.1 **Acoustic Report**

With reference to Condition 4.1, the recommended measures of the acoustic report shall be implemented and thereafter maintained, and certification from an acoustic consultant that the measures have been undertaken submitted to the City;

5.2 **Car Parking**

The car parking area which form part of this approval 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/occupier to the satisfaction of the City;

5.3 **Bicycle Bays**

A minimum of two Class 1 or 2 bicycle facilities and four Class 3 bicycle facilities shall be installed within the building in accordance with the City's Policy No. 7.7.1 – Parking and Access; and

5.4 **Waste Management**

A bin store shall be provided to the satisfaction of the City to accommodate the City's specified bin requirement.

ADVICE NOTES:

1. A Road and Verge security bond for the sum of \$1,000 shall be lodged with the City by the applicant, prior to any works commencing, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
 2. Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage; and
 3. A universal car parking bay shall be provided in accordance with the Building Codes of Australia and AS2890.6.
-

9.1.5 No. 25 (Lot: 24; D/P: 1657) Camelia Street, North Perth – Proposed Demolition of Existing Single House and Construction of Single House

Ward:	South	Date:	15 April 2016
Precinct:	Precinct 6 – Smith Lake	File Ref:	PR19472; 5.2015.583.1
Attachments:	<ul style="list-style-type: none"> 1 – Consultation Map 2 – Development Application Plans 3 – Applicant’s Justification 4 – Marked up plans showing proposed versus required setbacks 5 – Plan showing possible manoeuvring for carport accessed from Right of Way 6 – Tree Report 7 – Right of Way widening requirements within the City of Vincent 8 – Proposed perspective showing accurate location of the verge tree to the proposed crossover 		
Tabled Items:	Nil		
Reporting Officer:	A Spicer, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, REFUSES the application submitted by Lisa McGann and Jarred Munro, for the proposed Demolition of an Existing Single House and Construction of a two Storey Single House at No. 25 (Lot: 24; D/P: 1657) Camelia Street, North Perth as shown on plans date stamped 1 April 2016, included as Attachment 2, for the following reasons:

1. The proposal does not comply with the:
 - 1.1 criteria to obtain access from Camelia Street given a Right of Way is available (Policy No. 7.2.1 – Residential Design Elements Clause SADC 8 and Residential Design Codes Clause 5.3.5);
 - 1.2 requirement to provide a crossover with a minimum width of 3 metres (Residential Design Codes Clause 5.3.5);
 - 1.3 requirement to provide a 1 metre setback from the southern Right of Way for all permanent development in order to allow for the future right of way widening (Policy No. 7.2.1 – Residential Design Elements Clause SADC 9); and
 - 1.4 visual privacy requirements (Residential Design Codes Clause 5.4.1);
2. The proposal will negatively impact the amenity of the locality as it:
 - 2.1 is likely to interfere with the long-term health of the existing well established verge tree potentially resulting in the tree having to be removed; and
 - 2.2 will prejudice accessibility to properties situated along the Right of Way; and
3. The proposal is contrary to orderly and proper planning.

Moved Cr Cole, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND LOST (1-8)

For: Cr Harley

Against: Presiding Member Mayor John Carey, Cr Cole, Cr Buckels, Cr Gontaszewski, ,
Cr Loden, Cr McDonald, Cr Murphy and Cr Topelberg

Moved Cr Topelberg, Seconded Cr Buckels

ALTERNATIVE RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Lisa McGann and Jarred Munro, for the proposed Demolition of an Existing Single House and Construction of a two Storey Single House at No. 25 (Lot: 24; D/P: 1657) Camelia Street, North Perth as shown on plans date stamped 1 April 2016, included as Attachment 2, subject to the following conditions:

1. **External Fixtures**

All external fixtures shall not be visually obtrusive from Camelia Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

2. On an ongoing basis prior to the submission of a Building Permit, the following shall be submitted to and approved by the City:

2.1 **Crossover Requirements**

2.1.1 Any proposed crossover must have a minimum width of 3 metres;

2.1.2 Any proposed crossover must maintain a minimum 500mm from any verge tree, lot boundary and street pole, to the satisfaction of the City; and

2.1.3 No mechanical methods be used for ground intrusion within 2.8 metres of the trunk of the verge tree;

2.2 **Privacy Screening**

2.2.1 Screening to be provided in accordance with the Residential Design Codes 2015, to the satisfaction of the City, in the following locations;

2.2.2 The first floor bedrooms two and three on the south elevation, being screened at any point within the cone of vision less than 4.5 metres from a neighbouring boundary;

3. **Carport**

The carport shall be 100% open on all sides and at all times (open style gates/panels with a visual permeability of 80% are permitted), except where it abuts a dwelling or a property boundary on one side;

4. **Street Verge Trees**

The street verge tree is to be retained and protected from any damage including unauthorised pruning and no street verge trees shall be removed; and

5. **Storm Water Management**

All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

ADVICE NOTE:

1. With reference to Condition 5, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
2. Any new street/front wall, fence and gate within the Camelia Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy No. 7.2.1 – Residential Design Elements provisions relating to Street Walls and Fences;
3. A Road, Right of Way and Verge security bond for the sum of \$2,000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
5. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. 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 condition has deteriorated, or become impassable as a consequence of the works the applicant/developer shall make good the surface to the full satisfaction of the City;
6. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on the building permit application working drawings;
7. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and

8. With reference to Condition 2.1, the truncation for the crossover may need to intrude marginally into the verge of the front of the adjacent property (No. 27 Camelia Street) in order to achieve a 3 metre width and 500 millimetre separation from any verge tree.

ALTERNATIVE MOTION PUT AND CARRIED (8-1)

For: Presiding Member Mayor John Carey, Cr Buckels Cr Cole, Cr Gontaszewski, Cr Loden, Cr Murphy, Cr McDonald and Cr Topelberg

Against: Cr Harley

Reason: The reason for the Alternative Motion was that the Council considered there was sufficient justification presented by the applicant and by the Administration in response to the questions, for Council to exercise its discretion and approve the application with the variations proposed.

COUNCIL DECISION ITEM 9.1.5

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by Lisa McGann and Jarred Munro, for the proposed Demolition of an Existing Single House and Construction of a two Storey Single House at No. 25 (Lot: 24; D/P: 1657) Camelia Street, North Perth as shown on plans date stamped 1 April 2016, included as Attachment 2, subject to the following conditions:

1. **External Fixtures**

All external fixtures shall not be visually obtrusive from Camelia Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

2. On an ongoing basis prior to the submission of a Building Permit, the following shall be submitted to and approved by the City:

2.1 **Crossover Requirements**

2.1.1 Any proposed crossover must have a minimum width of 3 metres;

2.1.2 Any proposed crossover must maintain a minimum 500mm from any verge tree, lot boundary and street pole, to the satisfaction of the City; and

2.1.3 No mechanical methods be used for ground intrusion within 2.8 metres of the trunk of the verge tree;

2.2 **Privacy Screening**

2.2.1 Screening to be provided in accordance with the Residential Design Codes 2015, to the satisfaction of the City, in the following locations;

2.2.2 The first floor bedrooms two and three on the south elevation, being screened at any point within the cone of vision less than 4.5 metres from a neighbouring boundary;

3. **Carport**

The carport shall be 100% open on all sides and at all times (open style gates/panels with a visual permeability of 80% are permitted), except where it abuts a dwelling or a property boundary on one side;

4. **Street Verge Trees**

The street verge tree is to be retained and protected from any damage including unauthorised pruning and no street verge trees shall be removed; and

5. **Storm Water Management**

All storm water produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

ADVICE NOTE:

1. With reference to Condition 5, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
2. Any new street/front wall, fence and gate within the Camelia Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy No. 7.2.1 – Residential Design Elements provisions relating to Street Walls and Fences;
3. A Road, Right of Way and Verge security bond for the sum of \$2,000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
5. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. 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 condition has deteriorated, or become impassable as a consequence of the works the applicant/developer shall make good the surface to the full satisfaction of the City;
6. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on the building permit application working drawings;

7. **A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and**
 8. **With reference to Condition 2.1, the truncation for the crossover may need to intrude marginally into the verge of the front of the adjacent property (No. 27 Camelia Street) in order to achieve a 3 metre width and 500 millimetre separation from any verge tree.**
-

9.2 TECHNICAL SERVICES

9.2.2 Nova Lane, North Perth – Proposed Staged Works, Parking Restrictions and Streetscape Improvements

Ward:	North	Date:	15 April 2016
Precinct:	Precinct 8 – North Perth	File Ref:	SC902, SC1201
Attachments:	1 - Consultation Summary 2 - Plan No. 3278-CP-01		
Tabled Items:	Nil		
Reporting Officers:	A Brown, Engineering Technical Officer C Wilson, Manager Asset & Design Services		
Responsible Officer	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council:

1. **NOTES** the results of the public consultation regarding the introduction of parking restrictions and streetscape improvements in Nova Lane, North Perth as shown in Attachment 1;
2. **APPROVES** the introduction of 2P parking restrictions 8.00am to 5.30pm Monday to Friday in Nova Lane, North Perth, between Knutsford Street and Fitzgerald Street as shown on attached Plan No. 3278-CP-01 (Attachment 2);
3. **LIST** for consideration an amount of \$100,000 in the 2016/17 draft budget for Stage 2 upgrade works in Nova Lane as outlined in the report and as shown on attached Plan No. 3278-CP-01 (Attachment 2); and
4. **ADVISES** the respondents of its decision.

COUNCIL DECISION ITEM 9.2.2

Moved Cr Gontaszewski, Seconded Cr Buckels

That the recommendation be adopted.

Debate ensued.

Cr McDonald departed the Chamber at 7:49pm.

MOTION PUT AND CARRIED UNANIMOUSLY (8-0)

(Cr McDonald was absent from the Chamber and did not vote on this matter.)

9.2.1 Salisbury Street, Leederville - Proposed Parking Restrictions, Shakespeare Street to Loftus Street

Ward:	North	Date:	15 April 2016
Precinct:	Precinct 3 – Leederville	File Ref:	SC935, SC1201
Attachments:	1 – Consultation Summary 2 – Plan No. 3271-PP-02		
Tabled Items:	Nil		
Reporting Officers:	C Wilson, Manager Asset and Design R Lotznicker, Director Technical Services		
Responsible Officer	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council:

1. **NOTES** the results of the public consultation regarding the introduction of timed parking restrictions in Salisbury Street, Leederville, between Shakespeare and Loftus Streets, as shown in Attachment 1;
2. **DEFERS** the introduction of parking restrictions in Salisbury Street, between Loftus and Shakespeare Streets, as shown on attached Plan No. 3271-PP-02 (Attachment 2), for the reasons outlined in the report;
3. **MONITORS** the street over the next 6 to 12 months to assess whether parking availability becomes an issue in the street; and
4. **ADVISES** the respondents of its decision.

Moved Buckels Cr, Seconded Cr Cole

That the recommendation be adopted.

Debate ensued.

Cr McDonald returned to the Chamber at 7:52pm.

PROPOSED AMENDMENT:

Moved Cr Cole, Seconded Cr Gontaszewski

That Recommendation 2 be amended and 3 be deleted as follows:

OFFICER RECOMMENDATION:

That Council:

2. **DEFERS APPROVES** the introduction of parking restrictions in Salisbury Street, between Loftus and Shakespeare Streets, as shown on attached Plan No. 3271-PP-02 (Attachment 2), ~~for the reasons outlined in the report;~~
3. ~~**MONITORS** the street over the next 6 to 12 months to assess whether parking availability becomes an issue in the street; and~~

AMENDMENT PUT AND LOST (3-6)

For: Presiding Member Mayor John Carey, Cr Cole and Cr Murphy
Against: Cr Buckels, Cr Gontaszewski, Cr Harley, Cr Loden, Cr McDonald, and Cr Topelberg

MOTION PUT AND CARRIED (8-1)

For: Cr Buckels, Cr Cole, Cr Gontaszewski, Cr Harley, Cr Loden, Cr McDonald, Cr Murphy and Cr Topelberg
Against: Presiding Member Mayor John Carey

COUNCIL DECISION ITEM 9.2.1

That the recommendation be adopted.

9.4 COMMUNITY SERVICES

9.4.1 Nyoongar Outreach Services – Reduction of Patrol Service Provision and Review of Ongoing Funding

(ITEM WITHDRAWN BY ADMINISTRATION)

10. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10.1 NOTICE OF MOTION: Cr Joshua Topelberg – Request to obtain clarity on the future of the Concrete Batching Plants

That Council REQUESTS the Chief Executive Officer to:

1. Write to the Minister for Planning to request a meeting in relation to the 2017 expiration of the approved land uses of the concrete batching plants located in East Perth; and
2. Organise a Community Forum to be held no later than 30 September 2016 to outline the decision making process and the City's proposed course of action.

COUNCIL DECISION ITEM 10.1

Moved Cr Topelberg, Seconded Cr Loden

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

10.2 LATE NOTICE OF MOTION: Mayor John Carey – Community Consultation on Parking Restrictions in East Street, Mount Hawthorn

That Council REQUESTS the Chief Executive Officer to:

1. Consult with residents and ratepayers of East Street, Mount Hawthorn on the possible introduction of 2P on-street parking restrictions Monday – Friday from 8.30am to 5.30pm; and
2. Report back to Council on the outcome of the consultation exercise by August 2016.

COUNCIL DECISION ITEM 10.2

Moved Cr Cole, Seconded Cr Harley

That the recommendation be adopted.

Debate ensued.

MOTION PUT AND LOST (1-8)

For: Presiding Member Mayor John Carey,

Against: Cr Cole, Cr Buckels, Cr Gontaszewski, Cr Harley, Cr Loden, Cr McDonald, Cr Murphy and Cr Topelberg

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

Nil.

12. REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil.

13. URGENT BUSINESS

Nil.

14. CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED (“BEHIND CLOSED DOORS”)

PROCEDURAL MOTION

At 8:05pm Moved Cr Harley, Seconded Cr Cole

Pursuant to Section 5.23(2) of the *Local Government Act 1995* and clause 2.14 of the City of Vincent Local Law Relating to Standing Orders, proceeds “behind closed doors”, to consider the confidential reports relating to Item 14.1 and 14.2.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

PRESENT:

Mayor John Carey

Presiding Member

Cr Roslyn Harley (*Deputy Mayor*)

North Ward

Cr Matt Buckels

North Ward

Cr Emma Cole

North Ward

Cr Dan Loden

North Ward

Cr Susan Gontaszewski

South Ward

Cr Laine McDonald

South Ward

Cr Jimmy Murphy

South Ward

Cr Joshua Topelberg

South Ward

Len Kosova

Chief Executive Officer

Joshua O’Keefe

A/ Director Development Services

Rick Lotznicker

Director Technical Services

Mick Quirk

Director Community Engagement

John Paton

Director Corporate Services

Tim Evans

Manager Governance & Risk

Paola Di Perna

Manager Approval Services

Priyamvada Rasal

Governance & Council Support Officer

14.1 CONFIDENTIAL REPORT: No. 208 (Lot: 20; D/P: 2440) Loftus Street, North Perth – Proposed Demolition of Existing Single House and Construction of Five Multiple Dwellings – Reconsideration under s31 of the State Administrative Tribunal (SAT) Act 2004 (DR 451 of 2015)

Ward:	North	Date:	15 April 2016
Precinct:	Precinct 6 – Smith’s Lake	File Ref:	PR14658; 5.2015.299.1
Attachments:	Confidential – Development Application Plans Confidential – Car Parking and Bicycle Tables Confidential – Marked up plans showing proposed versus required setbacks Confidential – Extract of Design Advisory Committee Minutes and Comments Confidential – State Administrative Tribunal Orders Confidential – Sustainability Report		
Tabled Items:	Nil		
Reporting Officer:	T Wright, Senior Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

COUNCIL DECISION ITEM 14.1

Moved Cr Topelberg, Seconded Cr Buckels

That Council, in accordance with s31 of the *State Administrative Tribunal (SAT) Act 2004* reconsiders its decision dated 17 November 2015 and in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by LAH Architecture and Construction on behalf of the owner EC and K Sun, for the proposed demolition of an existing Single House and construction of a four storey development comprising of five Multiple Dwellings at No. 208 (Lot: 20; D/P: 2440) Loftus Street, North Perth as shown on plans date stamped 30 March 2016, included as Attachment 1, subject to the following conditions:

1. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 206 Loftus Street in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. Car Parking and Access

- 2.1 A minimum of five resident bays and one visitor bay shall be provided onsite;
- 2.2 The car park shall be used only by residents and visitors directly associated with the development;
- 2.3 The visitor bay is to be marked accordingly;
- 2.4 The car parking and access areas are to comply with the requirements of AS2890.1;
- 2.5 Vehicle and pedestrian access points are required to match into existing footpath levels; and

- 2.6 The area 500mm in width adjacent to the Right of Way that is required to be ceded to the widening of the Right of Way shall be sealed, drained and graded to match into the level of the existing Right of Way;

3. **External Fixtures**

All external fixtures shall not be visually obtrusive from Loftus Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like;

4. **Verge Trees**

No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

5. **Car Parking Permits**

The applicant is to agree in writing that a notice is placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings;

6. On an ongoing basis prior to the submission of a Building Permit, the following shall be submitted to and approved by the City:

6.1 **Revised Plans**

Showing that the overshadowing shall not exceed 50% in accordance with the provisions of the Residential Design Codes to the satisfaction of the City;

6.2 **Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation. The recommended measures of the report shall be implemented;

6.3 **Landscape and Reticulation Plan**

A detailed landscape and reticulation plan for the development site and adjoining road verge. The plan shall be drawn to a scale of 1:100 and show the following:

- 6.3.1 The location and type of existing and proposed trees and plants;
- 6.3.2 A minimum of two mature canopy trees (minimum 500 litres);
- 6.3.3 Areas to be irrigated or reticulated;
- 6.3.4 The removal of redundant crossovers;
- 6.3.5 The use of turf is to be replaced with low-level native plants and ground cover;
- 6.3.6 Native ground covers are to be used in the road widening area; and
- 6.3.7 Measures to avoid root competition between the proposed trees and climbers;

6.4 **Schedule of External Finishes**

Detailed elevations of external finishes (including materials and colour schemes and details);

6.5 Construction Management Plan

A Construction Management Plan that:

6.5.1 Details how the construction of the development will be managed to minimise the impact on the surrounding area;

6.5.2 Certification from a Practicing Structural Engineer that the proposed method of excavation, retaining and construction is appropriate and will cause no damage to the adjoining properties;

6.5.2 A vibration management plan that includes a program of monitoring any structural movement and potential vibration impacts at the commencement of works for the following properties:

(a) Nos. 206 and 210 (Lots 21 and 19) Loftus Street, North Perth; and

(b) Nos. 5, 7 and 9 (Lots 26, 27 and 28) Commonwealth Avenue, North Perth;

in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

6.6 Waste Management

6.6.1 A Waste Management Plan prepared to the satisfaction of the City detailing:

(a) that waste collection is taken from the Right of Way at the rear of the property; and

(b) a bin store shall be provided to the satisfaction of the City to accommodate the City's specified bin requirement; and

6.6.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan; and

7. Prior to occupation of the development, the following shall be completed to the satisfaction of the City:

7.1 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes;

7.2 Car Parking

The car parking areas on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

7.3 Stormwater

All storm water produced on the subject land shall be retained onsite, by suitable means to the satisfaction of the City;

7.4 Acoustic Report Certification

With reference to Condition 6.2, certification from an acoustic consultant that the recommended measures have been implemented;

7.5 Landscape Plan and Verge Upgrade Plan

With reference to Condition 6.3, all works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense;

7.6 Bicycle Bays

A minimum of two resident bays and one visitor bay is to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and

7.7 Sustainability Management Plan

With reference to Condition 6.7:

7.7.1 the City's sustainability conditions shall be complied with and supporting documentation as evidence of such compliance is to be provided for the approval to the City; and

7.7.2 binding management contracts (or equivalent documentation) shall be provided as evidence of guaranteed implementation of any sustainability measures that involve building management actions and/or occupant behaviour change programs for the entire lifetime of the development.

7.8 Sustainability Report

A full Life Cycle Assessment Report (as described in the Target Setting Report submitted with the Development Application). This Report shall confirm the specific measures that will be implemented by the proponent in the development to achieve:

7.8.1 A greenhouse gas (global warming potential) saving as shown in the Target Setting Report submitted with the Development Application (minimum 56%); and

7.8.2 Scheme water savings of a minimum of 50%; and

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
2. With reference to Condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;

3. A security bond for the sum of \$2,500, shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Loftus Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
4. With reference to Condition 6.3, the City encourages landscaping methods and species selection which do not rely on reticulation;
5. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
6. With reference to Condition 7.3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
7. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process;
8. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and
9. Any new street/front wall, fence and gate within the Loftus Street setback area, including along the side boundaries within the street setback area, shall comply with the City's Policy No. 7.2.1 – Residential Design Element relating to Street Walls and Fences.

MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

14.2 CONFIDENTIAL REPORT: Leederville Gardens Retirement Village – Board Appointments

Ward:	North	Date:	20 April 2016
Precinct:	Precinct 3 – Leederville	File Ref:	SC1670; SC313
Attachments:	Confidential – Leederville Gardens Inc. Board Member Nominations Confidential – Interview Questions Confidential – Nominee Assessment		
Tabled Items:	Nil		
Reporting Officer:	R Slavin, Acting Manager Community Development		
Responsible Officer:	M Quirk, Director Community Engagement		

COUNCIL DECISION ITEM 14.2

Moved Cr Cole, Seconded Cr Loden

That Council:

- 1. NOTES that nine nominations were received to fill the two vacant positions on the Board of Leederville Gardens Inc.; and**
- 2. APPOINTS Ms Lisa Hamilton and Ms Carolyn Hofmeister to serve as Board Members for the Board of Leederville Gardens Inc. for a term of three years, commencing from 4 May 2016 and ending on 18 November 2018; and**
- 3. APPOINTS Mr Laurie Factor and Mr Owen Davies to serve as Deputy Board Members for the Board of Leederville Gardens Inc. for a term of three years, commencing from 4 May 2016 and ending on 18 November 2018; and**
- 4. ADVISES the Board of Leederville Gardens Inc. of Council's decision.**

MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

PROCEDURAL MOTION

At 8:30pm Moved Cr Cole, Seconded Cr Gontaszewski

That the Council resume an “open meeting”.

PROCEDURAL MOTION PUT AND CARRIED UNANIMOUSLY (9-0)

15. CLOSURE

There being no further business, the Presiding Member, Mayor John Carey, declared the meeting closed at 8:30pm with the following persons present:

Mayor John Carey	Presiding Member
Cr Roslyn Harley (<i>Deputy Mayor</i>)	North Ward
Cr Matt Buckels	North Ward
Cr Emma Cole	North Ward
Cr Dan Loden	North Ward
Cr Susan Gontaszewski	South Ward
Cr Laine McDonald	South Ward
Cr Jimmy Murphy	South Ward
Cr Joshua Topelberg	South Ward
Len Kosova	Chief Executive Officer
Joshua O’Keefe	A/ Director Development Services
Rick Lotznicker	Director Technical Services
Mick Quirk	Director Community Engagement
John Paton	Director Corporate Services
Paola Di Perna	Manager Approval Services
Tim Evans	Manager Governance & Risk
Priyamvada Rasal	Governance & Council Support Officer

No members of the Public were present.

These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 3 May 2016.

Signed: Mayor John Carey.

Dated this day of 2016.