



SPECIAL ELECTORS MEETING

**Minutes of the Special Electors Meeting Called to discuss the Metro Hotel Proposed Alterations, Additions and Change of Use from 'Tourist Accommodation' to 'Hotel'.
Pt. Lot 10 (No. 61) Canning Highway, South Perth
Held in the Civic Centre, Main Hall, Sandgate Street, South Perth
Monday 13 March 2006 Commencing at 5.45pm**

1. DECLARATION OF OPENING

The Mayor opened the meeting at 5.45pm, welcomed John McGrath, Member for South Perth and everyone in the public gallery.

2. RECORD OF ATTENDANCE / APOLOGIES

Present:

Mayor, J Collins, JP (Chairman)

Councillors:

G W Gleeson	Civic Ward
M B McDougall	Civic Ward
L M Macpherson	Como Beach Ward (arrived 5.48pm)
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R B Maddaford	Mill Point Ward
S Doherty	Moresby Ward
K R Trent, RFD	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr R Bercov	Manager Planning Services
Mr L Croxford	Manager Engineering Infrastructure
Mrs G Fraser	Senior Planning Officer
Mrs K Russell	Minute Secretary

Gallery

Approximately 55 members of the public and 1 member of the press were present

Apologies:

Cr B W Hearne	Como Beach Ward - leave of absence
Cr R Wells, JP	McDougall Ward - leave of absence
Cr D S Smith	Mill Point Ward

STATEMENT FROM THE MAYOR

The Mayor stated it was his intention to apply the City's Standing Orders Local Law to the running of the meeting and as such it would be helpful if any Motions from the floor were put and seconded and then he would call upon electors to speak for or against the Motion. He then raised the following points:

- Only electors can speak or vote at the meeting
- Councillors are not obliged to attend Electors' Meetings but have chosen to do so to listen to the comments made by the residents of South Perth. Councillors will not respond to any questions.
- Council is not bound by any decision made at the meeting. Motions passed will be considered by Council at the March Council meeting.
- Each speaker will be permitted 5 minutes and should restrict their comments to the proposed re-development of the Metro Hotel.
- Speakers should not repeat comments / points already raised by another speaker. There will be the opportunity to voice support in the vote when any Motion is put.
- Meeting protocol to be adhered to.

The Mayor then introduced the Members and staff present.

3. PETITIONS

Petition received 16 February 2006 from Mr Rick Sneeuwjagt, 17 Banksia Terrace, Kensington and approximately 140 signatures in relation to the Metro Hotel proposed Alterations, Additions and Change of Use from 'Tourist Accommodation' to 'Hotel'. Pt. Lot 10 (No. 61) Canning Highway, South Perth

The Mayor read aloud the text of the Petition, as follows:

"We, the undersigned, being residents of the City of South Perth, who live in the vicinity of the Metro Inn at 61 Canning Highway, request that the Council defer the decision on the application for planning approval for proposed alternations and additions to the Metro Inn. The deferral should remain until an independent traffic and parking study has been undertaken that reflects the proposal to change the Metro Hotel Use from Tourist Accommodation (Private Hotel) to public hotel including a drive-through bottle shop as part of the "Paddy Maquires" chain. We request a special meeting of electors to be held to discuss the full implications of the proposal on the area's residential amenity including the increase number of traffic movements, provision of adequate parking, noise impacts, safety concerns, vandalism and anti-social behaviour."

4. REPORT / PRESENTATION BY OFFICERS

The Director Strategic and Regulatory Services gave a power point presentation on the following:

Historical Background

- Site originally occupied by a theatre (converted to warehouse), shops and houses.
- Originally called Viking Hotel, then Westos. Approved in 1969 as a 'limited licence' hotel, shops, public restaurant, convention centre and 100 residential rooms.
- Only minor improvements over the years.
- 1997 - Council approved ground floor modifications : relocation of lounge-bar/dining and function facilities displacing shops; refurbishment of reception areas. No change to land use or type of liquor licence. Did not proceed.

Current Application

Proposals –

- Relocation of lounge-bar and dining facilities to more prominent position, displacing shops;
- Conversion of shops to bottle shop, drive-through;
- Improvements to reception areas; and
- Minor adjustments to existing car parks.
- If approved, will permit application to Liquor Licensing Court for licence to sell ‘packaged liquor’. Currently, liquor must be consumed on the premises

Traffic and Parking Report

- The City required the applicant to provide a traffic and parking study. Submitted by Riley Consulting.
- Riley concludes that, subject to certain modifications on site, proposal is satisfactory in relation to traffic and parking.
- Not yet considered by Council.
- Riley report available for inspection until day of Council meeting – 28 March 2006.

Town Planning Scheme controls

Land Use -

- Existing use : Tourist Accommodation
- Proposed use : Hotel
- Hotel is a ‘DC’ (discretionary with consultation) use

Town Planning Scheme controls

Car Parking -

- Required parking bays: 160.
- Proposed parking bays: 98.
- Deficiency based on TPS6: 62 bays.
- Clauses 6.3 and 7.8 of TPS6 provide discretionary power for Council to approve a parking concession subject to no adverse amenity impact.

Town Planning Scheme controls

Amenity provisions of TPS6 -

- Clause 1.6 ‘Scheme Objectives’ and
- Clause 7.5 ‘Matters to be considered by Council :
- Various provisions relating to preservation of the amenity of the locality.

Draft Precinct Plan : encourages refurbishment / upgrading of Metro Hotel. No additions are to have substantial adverse amenity impact on neighbourhood.

Community Consultation

- Area 3 neighbour consultation undertaken as per Council Policy P104 ‘Neighbour and Community Consultation’ to 70 properties.
- Consultation period: 27.10.2005 until 16.12.2005.
- Three signs on site.
- Strong response from submitters with majority opposing the proposal.

The process from here

- Application lodged October 2005 – at this stage, no decision made by Council.
- Officer report to be presented to March 2006 Council meeting – addresses all statutory and amenity issues, findings of Riley study, public submissions and outcome of Electors’ Meeting.
- Application will be determined at Council meeting on 28 March 2006.

The Director Strategic and Regulatory Services concluded his presentation by advising that copies of ‘Responses to Petition Questions Raised’ have been distributed to the gallery.

5. PUBLIC COMMENT PERIOD

The Mayor opened Public Comment Time and asked the Petitioner, Mr Rick Sneeuwjagt if he wished to put forward a Motion.

MOTION 1

Moved Mr R Sneeuwjagt, 17 Banksia Terrace, South Perth.

Seconded Mr E Capobianco, 3A Salisbury Avenue, South Perth

That Council ensure that the proposal for a change-in-use be assessed under the No. 6 Town Planning Scheme in terms of its number of car parking requirements, taking into consideration all function rooms on the ground and second floors.

Mr Sneeuwjagt opening for the Motion

Mr Sneeuwjagt spoke in support of his Motion in relation to the area's residential amenity including: the increase number of traffic movements, provision of adequate parking, noise impacts, safety concerns, vandalism and anti-social behaviour and asked Council to assess the proposal under TPS6.

Mr Frank Iemma, Oldfield Knott Architects - representing the applicants spoke against the Motion

Mr Iemma spoke in support of the officer presentation on the proposed change-of-use for the Metro Hotel and raised the following points:

- agree the parking requirements should be assessed with respect to TPS No. 6 do not believe the extent of the parking shortfall as identified by the officers
- request Council assess the existing car parking entitlements for the site
- traffic reduced following demolition of the Rosie O'Grady facility
- proposal for a 'family orientated' hotel
- ask Council support the upgrade - confident facility proposed will not cause problems.

Mr Frank Groom, 5 Hovia Terrace, South Perth for the Motion

- Mr Groom spoke on his background as a professional traffic engineer
- TPS No. 6 requirements for traffic/parking indicate there is a shortfall
- agree with assessment by officers there is a parking shortfall
- ask Council not to exercise its discretion in reducing the number of parking bays
- support Motion

Mr Tom Papadopoulos, 27 Hovia Terrace, South Perth spoke against the Motion

- have experienced impact of Metro Hotel
- agree with Petitioner - Hotel should not have been built
- Council made a concession on parking in 1960
- parking in street non existent because of changes due to Hurlingham Hotel
- Metro Hotel issues have been resolved to my satisfaction
- Metro Hotel applicants very supportive of neighbours
- issues in relation to bottle shop access non existent
- put perspective on it and support proposal

Mr Louis Phun, 25 Banksia Terrace, South Perth for the Motion

- agree with the parking issues raised
- many vehicles in the street - difficult to access in/out of driveways
- happy Rosie O'Grady's has gone - caused noise/pollution issues
- noise issue in relation to car parking area of Metro Hotel
- pollution issue - rubbish spilling into neighbouring residences from Metro Hotel
- anti-social behaviour from patrons leaving the Metro Hotel
- support upgraded restaurant - do not support proposed bottle shop
- support the Motion

Mr Mike Doyle, 2/240 Mill Point Road, South Perth against the Motion

- proposal a good opportunity for community
- can get over car parking issues/noise
- applicant is an important part of the South Perth community
- extension of current business - will add value to local community
- good restaurant/bar will add much needed facility
- a pub of some description has been on the site for over 70 years
- Council needs to consider those who support the proposal when deliberating

Mr Antonio Mylonas, 24 Banksia Terrace, South Perth for the Motion

- concerns Council may actually approve this proposal
- planning officers have opportunity to assess proposal and put to Council for decision
- proponent has a lot more resources available to support/interpret their application
- believe proposal should not proceed - zoned as Hotel and not for proposed change-of-use
- ask Council not support proposal - would you like to live opposite a drive-through bottle shop?

Mr Leo Burke, 21 King Street, Kensington against the Motion

- two pubs in this locality have closed down
- Como Hotel geared for young people
- understand the 'NIMBY' thinking - but there are people in South Perth who do like to walk to a centre and have a meal etc
- the way South Perth is developing it will turn into a dormitory

Mr Kevin Sprout, for Mr and Mrs Sprout of 22A Banksia Terrace, South Perth for the Motion

- agree that the proposal is extremely deficient in car parking spaces
- shortfall of 62 parking bays and 5 bays in street that will be removed also adds to deficiency
- building setbacks and provision for delivery vehicles an issue
- traffic management an issue - conflict between drive-through motorists and pedestrians/cyclists using underpass
- believe intersection is sub-standard - should be deleted when report presented to Council
- fundamental principles of orderly and proper planning is that a need exists for the facility in particular in relation to the drive-through.
- area surrounding hotel is already serviced by existing liquor outlets - do not need another one
- against the Motion

Mr Rob Milburn, 45 Banksia Terrace, Kensington against the Motion

- seen demise of previous hotel opposite Metro Hotel
- neighbourhood will be denied facility to walk to
- against Motion - element of wowsers happening

Mr David Leigh 52 Hovia Terrace, Kensington - Point of clarification

Mr Leigh asked if the current licence at the Metro Hotel did not forbid anyone from drinking?

Director Strategic and Regulatory Services confirmed that anyone can drink at the Metro Hotel.

Mr Maurice Keech, 18 Westbury Road, South Perth for the Motion

- how are they going to fit proposed re-development
- do not believe bottle shop is necessary
- satisfactory the way it is
- proposal will compound a lot of problems if approved
- against the Motion

Mr Sneeuwjagt closing for the Motion

- heard proponent - change-of-use is seeking mature audience
- suggest Paddy McGuires as proposed is looking at attracting young people - not only locals and mature audience - can understand this thinking
- do not support change-of-use

The Mayor put the Motion.

CARRIED

MOTION 2

Moved Mr John Hughes, President Kensington Primary School Council
Seconded Mr James Best, 77 Dyson Street, Kensington

That the proposal is rejected until Council undertakes an independent child safety audit that takes into account access to school and road safety issues affecting the Banksia Terrace cycleway.

Mr Hughes opened for the Motion

- support the Motion on behalf of Kensington Primary School Council
- concerns as area the subject of the proposal forms part of the Kensington school catchment
- as a family residing in Kensington use accessway/underpass to the river - this needs to be safe
- influx of traffic could create problems for children accessing Canning Highway underpass
- object to proposal in current form and specifically to bottle shop and its impact on cycleway

Mr Best for the Motion

- traffic movements reduced since Rosie O'Grady's has gone
- people could access Rose O'Grady's without using the cyclepath/underpass
- conflict with Metro Hotel vehicles using the bottle shop /people using the underpass
- Canning Highway very busy/dangerous - underpass is the only way to the river
- support the Motion

The Mayor put the Motion.

CARRIED

MOTION 3

Moved Mr Chris Groom, 5 Hovia Terrace, South Perth
Seconded Mr Anthony Mylonas, 24 Banksia Terrace, Kensington

Since the community did not have the opportunity to view the Traffic and Parking Report before the close of public submissions, that Council rejects this proposal and subsequent proposals until the community is provided with the full information at the start of any public comment period.

Mr Groom opening for the Motion

- significant impact of development proposed relates to traffic/parking issues
- traffic/parking report not readily available to everyone - other than to those who have particularly asked to see this report
- public consultation held without access to relevant documents to enable residents to make an informed decision.
- support the Motion.

Mr Mylonas for the Motion

- support the Motion
- traffic report prepared by applicant
- consultation process lacking - heard about proposal from neighbour
- had two cracks at consultation/ two letters sent out - why?

The Director Strategic and Regulatory Services confirmed it was correct that two letters had been sent out. He referred to the Council policy on consultation and stated that in accordance with the policy if a proposal was deemed to have greater amenity impacts than then it was discretionary to advertise more widely, hence the second letter having been sent out.

The Mayor put the Motion

CARRIED

6. CLOSURE

The Mayor thanked everyone in the gallery for their input and the way they had conducted themselves during the meeting. He then thanked John McGrath, Member for South Perth, Council Members and staff for their attendance. The Mayor closed the meeting at 6.55pm

These Minutes were confirmed at a meeting on 28 March 2006

**Signed _____
Chairperson at the meeting at which the Minutes were confirmed**