

# AGENDA

## Special Council Meeting

**20 April 2016**

### **Notice of Meeting**

To: The Mayor and Councillors

The next Special Council of the City of South Perth Council will be held on Wednesday 20 April 2016 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 6.00pm.

The purpose of the meeting is to consider the Responsible Authority Reports (RAR) for a Mixed Use Development (44 Storey) at 74 Mill Point Road, South Perth.



GEOFF GLASS  
CHIEF EXECUTIVE OFFICER

15 April 2016



# Our Guiding Values

## **Trust**

Honesty and integrity

## **Respect**

Acceptance and tolerance

## **Understanding**

Caring and empathy

## **Teamwork**

Leadership and commitment

## Disclaimer

The City of South Perth disclaims any liability for any loss arising from any person or body relying on any statement, discussion, recommendation or decision made during this meeting.

Where an application for an approval, a licence or the like is discussed or determined during this meeting, the City warns that neither the applicant, nor any other person or body, should rely upon that discussion or determination until written notice of either an approval and the conditions which relate to it, or the refusal of the application has been issued by the City.

## Further Information

The following information is available on the City's website.

- **Council Meeting Schedule**

Ordinary Council Meetings are held at 7.00pm in the Council Chamber at the South Perth Civic Centre on the fourth Tuesday of every month between February and November. Members of the public are encouraged to attend open meetings.

- **Minutes and Agendas**

As part of our commitment to transparent decision making, the City makes documents relating to meetings of Council and its Committees available to the public.

- **Meet Your Council**

The City of South Perth covers an area of around 19.9km<sup>2</sup> divided into four wards. Each ward is represented by two Councillors, presided over by a popularly elected Mayor. Councillor profiles provide contact details for each Elected Member.

[www.southperth.wa.gov.au/Our-Council/](http://www.southperth.wa.gov.au/Our-Council/)

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# Special Council Meeting - Agenda

## 1. DECLARATION OF OPENING

## 2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

### 2.1 PUBLIC QUESTION TIME FORMS

*Public Question Time forms are available on the Council's website or at the Civic Building Reception for members of the public who wish to submit a written question.*

*In accordance with Clause 6.7 of the Standing Orders Local Law, 'Procedures for Question Time', it is requested that questions be received in advance of the Council Meeting in order for the Administration to have the opportunity to prepare responses.*

*Questions may be taken on notice.*

### 2.2 AUDIO RECORDING OF THE COUNCIL MEETING

*The meeting will be audio recorded in accordance with Council Policy P673 "Audio Recording of Council Meetings" and Clause 6.15 of the Standing Orders Local Law 2007.*

## 3. ATTENDANCE

### 3.1 APOLOGIES

### 3.2 APPROVED LEAVE OF ABSENCE

## 4. DECLARATION OF INTERESTS

*Conflicts of Interest are dealt with in the Local Government Act, Rules of Conduct Regulations and the Administration Regulations as well as the City's Code of Conduct 2008. Members must declare to the Presiding Member any potential conflict of interest they have in a matter on the Council Agenda.*

## 5. PUBLIC QUESTION TIME

## 6. DEPUTATIONS

## 7. REPORTS

### 7.3 STRATEGIC DIRECTION 3: HOUSING AND LAND USES

#### 7.3.1 Proposed Mixed Use Development Within a 44 Storey Building - Lots 2-20 No. 74 Mill Point Road, South Perth.

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	Hillam Architects
File Ref:	D-16-27265
Lodgement Date:	14/04/2016
Date:	20 April 2016
Author:	Erik Dybdahl, Statutory Planning Officer
Reporting Officer:	Vicki Lummer, Director Development and Community Services
Strategic Direction:	Housing and Land Uses -- Accommodate the needs of a diverse and growing population
Council Strategy:	3.1 Develop a new Local Planning Strategy and a new Town Planning Scheme to meet current and future community needs, cognisant of the local amenity.

#### Summary

This Report seeks Council's consideration of the Responsible Authority Report (RARs) for the proposed Mixed Use Development within a 44 Storey Building at Lots 2-20 (No. 74) Mill Point Road, South Perth.

#### Officer Recommendation

That Council notes the Responsible Authority Report prepared for the Metro Central Joint Development Assessment Panel regarding the proposed Mixed Use Development within a 44 Storey Building at Lots 2-20 (No. 74) Mill Point Road, South Perth.

#### Comment

In accordance with the Council resolution in August 2015, the final revision of Officer's RAR is attached for Council to consider. The JDAP meeting for the determination of this application is scheduled to occur on 28 April 2016. The meeting is scheduled to commence at 10:00am at the City of South Perth Council Chambers.

All attachments referred to in the RAR also form attachments to this report.

#### Policy and Legislative Implications

Comments have been provided elsewhere in this report, in relation to the various provisions of the Scheme, the R-Codes and Council policies, where relevant.

#### Strategic Implications

This matter relates to Strategic Direction 4 "Places" identified within Council's Strategic Plan 2015-2025 which is expressed in the following terms:

*'Develop, plan and facilitate vibrant and sustainable community and commercial places'*

**7.3.1 Proposed Mixed Use Development Within a 44 Storey Building - Lots 2-20 No. 74 Mill Point Road, South Perth.**

**Attachments**

- 7.3.1 (a):** Responsible Authority Report - Proposed Mixed Use Development Within a 44 Storey Building - Lots 2-20 (No 74) Mill Point Road South Perth
- 7.3.1 (b):** 1. Amended DA Report (23rd March) - 44 Storey Mixed Use Development - 74 Mill Point Rd
- 7.3.1 (c):** 2. Revised Floor Plans for 74 Mill Point Road (16.03.16)
- 7.3.1 (d):** 3. Revised Elevations for 74 Mill Point Road (16.03.16)
- 7.3.1 (e):** 4. Perspective Drawing - Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth
- 7.3.1 (f):** 5. Plot Ratio and Car Parking Summary - Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth
- 7.3.1 (g):** 6. Consultation Submission Summary - Proposed 44 Storey Mixed Use Development – 74) Mill Point Road, South Perth.docx
- 7.3.1 (h):** 7. Amended Traffic Management Plan - Proposed 44 Storey Mixed Use Development - 74 Mill Point Road, South Perth
- 7.3.1 (i):** 8. Amended Waste Management Plan - Proposed 44 Storey Mixed Use Development - 74 Mill Point Road, South Perth
- 7.3.1 (j):** 9. Serviced Apartment Management Plan - 74 Mill Point Road, South Perth
- 7.3.1 (k):** 10. Overshadowing Diagrams - Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth
- 7.3.1 (l):** 11. Environmental Health Planning Approval Comments for Revised Plans 74 Mill Point Road, South Perth
- 7.3.1 (m):** 12. Updated Infrastructure Engineering Comments - 74 Mill Point Road
- 7.3.1 (n):** 13. Cardno Peer Review - Traffic Impact Assessment - Proposed 44 Storey Mixed Use Development - 74 Mill Point Road, South Perth
- 7.3.1 (o):** 14. DPAW Comment - Proposed Mixed Use Development No. 3-774 Mill Point Road
- 7.3.1 (p):** 15. Cadds Energy - Statement of Intent and ESD Strategy - 74 Mill Point Road, South Perth
- 7.3.1 (q):** 16. History of Development Site Inclusion in SCA-1 & Special Design Area - 74 Mill Point Road, South Perth .

## 8. CLOSURE