

# AGENDA

## Special Council Meeting

27 January 2016

### Notice of Meeting

To: The Mayor and Councillors

The next Special Council meeting of the City of South Perth Council will be held on Wednesday 27 January 2016 in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 5.30pm.



GEOFF GLASS  
CHIEF EXECUTIVE OFFICER

22 January 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 / ANNOUNCEMENT OF VISITORS

## 2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

### 2.1 PUBLIC QUESTION TIME FORMS

The Presiding Member advised that Public Question Time forms are available in the Civic Centre foyer and on Council's website 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', the Presiding Member requested that questions be received in advance of the Council Meetings in order for the Administration to have the opportunity to prepare responses.

### 2.2 AUDIO RECORDING OF COUNCIL MEETING

The Presiding Member advised that the meeting is audio recorded in accordance with Council Policy P673 "Audio Recording of Council Meetings" and Clause 6.15 of the Standing Orders Local Law 2007 which states: "A person is not to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council without the permission of the Presiding Member".

## 3. ATTENDANCE

### 3.1 APOLOGIES

### 3.2 APPROVED LEAVE OF ABSENCE

## 4. DECLARATIONS OF INTEREST

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 9 Storey Mixed Use Development - Lot 101 (Nos 5-7) Harper Terrace, South Perth

Location:	Harper Terrace
Ward:	Mill Point Ward
Applicant:	Finbar
File Ref:	D-16-4901
Lodgement Date:	4/11/2015
Date:	27 January 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:	3.3 Review and establish contemporary sustainable buildings, land use and environmental design standards.

#### Summary

At its August 2015 Council meeting, Council adopted a motion in relation to the Joint Development Assessment Panel (JDAP) meetings that Responsible Authority Reports (RARs) be presented to Council to consider the proposals on a “call-in” basis. As such, Council has decided to call-in and review the RAR for the proposed minor amendment application which has been attached to this report.

#### Officer Recommendation

That Council notes the Responsible Authority Report prepared for the Metro Central Joint Development Assessment Panel regarding the proposed 9 Storey Mixed Use Development – Lot 101 (Nos 5-7) Harper Terrace, 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 the 2nd of February 2016. The time and location of the meeting shall be 10:00AM and the City of South Perth Council Chambers. All attachments referred to in the RAR also form attachments to this report.

#### Policy and Legislative Implications

All policy and legislative impacts have been discussed in detail within the attached RAR, Please refer to **Attachment (a)** of this report.

**Strategic Implications** This matter relates to Strategic Direction 3 “Housing and Land Uses” identified within Council’s Strategic Plan 2015-2025 which is expressed in the following terms:

*‘Accommodate the needs of a diverse and growing population’.*

**Attachments**

- 7.3.1 (a):** Responsible Authority Report - 5-7 Harper Terrace
- 7.3.1 (b):** Development Plans - 5-7 Harper Terrace
- 7.3.1 (c):** DA Report - 5-7 Harper Terrace
- 7.3.1 (d):** Transport Statement - 5-7 Harper Terrace
- 7.3.1 (e):** Waste Management Plan - 5-7 Harper Terrace
- 7.3.1 (f):** Infrastructure Service Comment - 5-7 Harper Terrace
- 7.3.1 (g):** Environmental Health Comment - 5-7 Harper Terrace
- 7.3.1 (h):** City Environment Comment - 5-7 Harper Terrace
- 7.3.1 (i):** Dept. Parks and Wildlife Comment - 5-7 Harper Terrace
- 7.3.1 (j):** Sustainability Strategy - 5-7 Harper Terrace
- 7.3.1 (k):** Landscaping Plan - 5-7 Harper Terrace
- 7.3.1 (l):** Perspective Image - 5-7 Harper Terrace .

## 8. MEETING CLOSED TO PUBLIC

The Chief Executive Officer advises that there are matters for discussion on the Agenda for which the meeting may be closed to the public, in accordance with section 5.23(2) of the Local Government Act 1995.

Reports regarding these matters have been circulated separately to Councillors.

### 8.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

#### 8.1.1 Lot 801 Bradshaw Crescent Manning - Proposed Land Disposal

*This item is considered **confidential** in accordance with the Local Government Act 1995 section 5.23(2) (c) as it contains information relating to "a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting"*

Location:	Manning
Ward:	Manning Ward
Applicant:	City of South Perth
File Ref:	D-16-4859
Date:	27 January 2016
Author:	Phil McQue, Manager Governance and Administration
Reporting Officer:	Geoff Glass, Chief Executive Officer
Strategic Direction:	Places -- Develop, plan and facilitate vibrant and sustainable community and commercial places
Council Strategy:	4.1 Develop and facilitate activity centres and community hubs that offer a safe, diverse and vibrant mix of uses.

#### Summary

The Council previously resolved in December 2015 to dispose of Lot 801 Bradshaw Crescent Manning to Triple Streams Pty Ltd and / or nominated entity for \$2,000,000 (exc GST), and authorised the Chief Executive Officer to give statutory public notice of the proposed disposition.

Triple Streams Pty Ltd were unable to secure the required financial funding, however in their investigations, secured another developer with financial funding.

This report recommends that Council note that Triple Streams Pty Ltd have withdrawn from the purchase and approve the sale to the developer as detailed in the **Confidential** Report.

#### Officer Recommendation

That Council adopt the Officer Recommendation as per the **Confidential** Report.

### 8.2 PUBLIC READING OF RESOLUTIONS THAT MAY BE MADE PUBLIC

## **9. PRESENTATIONS**

### **9.1 SERVICE AWARDS – OUTGOING COUNCILLORS**

Outgoing Councillors Veronica Lawrance, Michael Huston and Kevin Trent to receive Service Awards in recognition of their commitment to the City of South Perth Council as Elected Members.

### **9.2 HONORARY FREEMAN OF THE CITY PRESENTATION**

In view of his long and meritorious, dedicated and very fine service as a community worker within the City of South Perth, Mr Kevin Richard Trent is awarded the honour of being made an Honorary Freeman of the City.

*By Resolution of Council at the 15 December 2015 Ordinary Council Meeting*

## **10. CLOSURE**