

AGENDA

Special Council Meeting

11 July 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 Monday 11 July 2016 in 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 Report (RAR) for a Mixed Use Development at 74 Mill Point Road, South Perth.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

8 July 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 19.9km² 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/

Contents

1.	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	4
2.	ANNOUNCEMENTS FROM THE PRESIDING MEMBER	4
2.1	STANDING ORDERS LOCAL LAW 2007	4
2.2	AUDIO RECORDING OF THE COUNCIL MEETING	4
3.	ATTENDANCE	4
3.1	APOLOGIES	4
3.2	APPROVED LEAVE OF ABSENCE	4
4.	DECLARATIONS OF INTEREST	4
5.	PUBLIC QUESTION TIME	4
6.	DEPUTATIONS	4
7.	REPORTS	5
7.3	STRATEGIC DIRECTION 3: HOUSING AND LAND USES	5
7.3.1	Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth	5
8.	CLOSURE	7
		7

Special Council Meeting Agenda

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

2.1 STANDING ORDERS LOCAL LAW 2007

This meeting is held in accordance with the City's Standing Orders Local Law 2007 which provides rules and guidelines which apply to the conduct of meetings.

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 "Recording of Proceedings".

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 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	Hillam Architects
File Ref:	D-16-47455
Lodgement Date:	8 July 2016
Date:	11 July 2016
Author:	Erik Dybdahl, Statutory Planning Officer
Reporting Officer:	Cameron Howell, Senior Statutory Planning Officer
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

This Report seeks Council's consideration of the Responsible Authority Report (RAR) 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 (RAR) prepared for the Metro Central Joint Development Assessment Panel (JDAP) 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 (**Attachment (a)**) for Council to consider. The JDAP meeting for the determination of this application is scheduled to occur on 13 July 2016. The meeting is scheduled to commence at 1.00pm at the City of South Perth Council Chambers.

All Attachments referred to in the RAR also form Attachments to this report (**Attachments (b)-(k)**).

Please note this application was deferred at the last JDAP meeting on 28 April 2016 pending revised traffic information, the subject of the RAR.

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 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.

7.3.1 Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth

Attachments

- 7.3.1 (a):** Responsible Authority Report (Deferral) - Proposed Mixed Use Development - Lots 2-20 (No 74) Mill Point Road South Perth
- 7.3.1 (b):** 1. Agenda - DAP Meeting (28th April 2016 - Item 8.1) - 74 Mill Point Road - DAP No. 165 - City of South Perth
- 7.3.1 (c):** 2. Deferral Minutes - DAP Meeting (28th April 2016 - Item 8.1) - 74 Mill Point Road - DAP No 165 - City of South Perth
- 7.3.1 (d):** 3. Proposed Floor Plans for 74 Mill Point Road (Latest Revisions - 16.03.16)
- 7.3.1 (e):** 4. Proposed Elevations for 74 Mill Point Road (Latest Revisions - 16.03.16)
- 7.3.1 (f):** 5. Applicant's Traffic Impact Assessment Report - Prepared by Shawmac (Version 5 - Dated 29 June 2016)
- 7.3.1 (g):** 6. Cardno Micro Simulation Modelling Technical Memorandum - 25% Discount Generation
- 7.3.1 (h):** 7. Cardno Micro Simulation Modelling Technical Memorandum - 50% Discount Generation
- 7.3.1 (i):** 8. Cardno Peer Review of Applicant's Traffic Impact Assessment (Version 5)
- 7.3.1 (j):** 9. Economic Impact Assessment (AEC Group) - Proposed 44 Storey Mixed Development - 74 Mill Point Road, South Perth
- 7.3.1 (k):** 10. Cardno Responses to Technical Queries on Traffic Modelling and Assessment

8. CLOSURE