

MINUTES

Special Council Meeting

11 July 2016

To: The Mayor and Councillors

Here within are the Minutes of the Meeting of the City of South Perth Council held Monday 11 July 2016 in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth.



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

12 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	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	5
3.2 APPROVED LEAVE OF ABSENCE	5
4. DECLARATIONS OF INTEREST	5
5. PUBLIC QUESTION TIME	5
6. DEPUTATIONS	5
7. REPORTS	6
7.3 STRATEGIC DIRECTION 3: HOUSING AND LAND USES	6
7.3.1 Proposed 44 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth	6
8. MEETING CLOSED TO PUBLIC	8
9. CLOSURE	8
RECORD OF VOTING	9
DISCLAIMER	10

Minutes

Minutes of the Special Council Meeting held in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth at 6.00pm on Monday 11 July 2016.

1. DECLARATION OF OPENING

The Presiding Member opened the meeting at 6.01pm and welcomed everyone in attendance. She then acknowledged we are meeting on the lands of the Noongar/Bibbulmun people and that we honour them as the traditional custodians of this land.

2. ANNOUNCEMENTS FROM THE PRESIDING MEMBER

2.1 STANDING ORDERS LOCAL LAW 2007

The Presiding Member reported that the 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 Presiding Member reported that the meeting is being 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'.

She then gave her permission for the Administration to record proceedings of the Council meeting and requested that all electronic devices be turned off or on to silent.

3. ATTENDANCE

Mayor Sue Doherty (Presiding Member)

Councillors

Glenn Cridland	Como Ward
Jessica Black	Como Ward
Colin Cala	Manning Ward
Travis Burrows	Moresby Ward
Cheryle Irons	Mill Point Ward

Officers

Geoff Glass	Chief Executive Officer
Mark Taylor	Director Infrastructure Services
Phil McQue	Manager Governance and Administration
Cameron Howell	Acting Manager Development Services
Paul Edwards	Traffic & Design Coordinator
Rod Bercov	Strategic Urban Planning Adviser
Sharron Kent	Governance Officer

Gallery

There were approximately 13 members of the public and no members of the media present.

3.1 APOLOGIES

Fiona Reid	Moresby Ward
Michael Kent	Director Financial and Information Services
Vicki Lummer	Director Development and Community Services

3.2 APPROVED LEAVE OF ABSENCE

Ken Manolas	Mill Point Ward
Sharron Hawkins-Zeeb	Manning Ward

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.

The Presiding Member noted that a Declaration of Interest had been received from:

- Cr Jessica Black in relation to Agenda Item 7.3.1.

The Presiding Member advised that in accordance with the *Local Government (Rules of Conduct) Regulations 2007* this Declaration would be read out immediately before Item 7.3.1 was discussed.

5. PUBLIC QUESTION TIME

Public Question Time is operated in accordance with Local Government Act Regulations.

The Presiding Member advised the meeting that questions are to be in writing and questions received prior to this meeting would be answered tonight, if possible, or alternatively may be taken on notice..

The Presiding Member then opened Public Question Time at 6.02pm.

As no questions were submitted the Presiding Member then closed Public Question Time at 6.02pm.

6. DEPUTATIONS

Deputations were heard from the following:

- Mr Phillip Courtney of 82 Princeton Circuit, Aubin Grove speaking FOR the Officer Recommendation;
- Ms Vicki Redden of 14/63 Mill Point Road, South Perth speaking FOR the Officer Recommendation; and
- Mr Craig Dermer of 14/63 Mill Point Road, South Perth speaking FOR the Officer Recommendation.

7. REPORTS

The Presiding Member read aloud the Declaration of Interest received from Cr Jessica Black:

“I wish to declare a financial interest in Agenda Item 7.3.1 Proposed 44 Storey Mixed Use Development – Lot 2-20 (No. 74) Mill Point Road, South Perth on the Council Agenda for the Special Council meeting of 11 July 2016. I declare that my employer, TPG have been employed by Hillam Architects to provide professional services. It is my intention to vacate the Chamber before the Item is discussed and voted on.”

At 6.37pm, Cr Jessica Black vacated the Chamber and did not return.

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:	8/07/2016
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

Moved: Cr Cheryle Irons

Seconded: Cr Travis Burrows

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.

Amendment AND COUNCIL DECISION

With the agreement of the seconder, Cr Irons put that the words “and supports the Officer Recommendation in” after “That Council notes....”.

The amendment then became the substantive, as follows:

That Council notes and supports the Officer Recommendation in 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.

CARRIED (5/0)

7.3.1 Proposed 44 Storey Mixed Use Development - 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.**

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. MEETING CLOSED TO PUBLIC

Nil.

9. CLOSURE

The Presiding Member thanked everyone for their attendance and closed the meeting at 6.42pm.

RECORD OF VOTING

11/07/2016 6:41:54 PM

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

Motion Passed 5/0

Yes: Mayor Sue Doherty, Cr Travis Burrows, Cr Cheryle Irons, Cr Glenn Cridland, Cr Colin Cala

Absent: Cr Fiona Reid, Cr Ken Manolas, Cr Jessica Black, Cr Sharron Hawkins-Zeeb

DISCLAIMER

The City advises that comments recorded represent the views of the person making them and should not in any way be interpreted as representing the views of Council. The minutes are a confirmation as to the nature of comments made and provide no endorsement of such comments. Most importantly, the comments included as dot points are not purported to be a complete record of all comments made during the course of debate. Persons relying on the minutes are expressly advised that the summary of comments provided in those minutes do not reflect and should not be taken to reflect the view of the Council. The City makes no warranty as to the veracity or accuracy of the individual opinions expressed and recorded therein.

These Minutes were confirmed at a meeting on Tuesday 26 July 2016.

Signed _____
Presiding Member at the meeting at which the Minutes were confirmed