

AGENDA

Special Council Meeting

8 March 2016

Notice of Meeting

To: The Mayor and Councillors

The next Special Council of the City of South Perth Council will be held on Tuesday 8 March 2016 in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 7.00pm.

The purpose of the meeting is to consider the Responsible Authority Reports (RAR) for:

- Lot 100 (96) Mill Point Road South Perth (21 storey mixed used development – minor amendment); and
- Lots 2 (86), 15 (88) and 16 (89) Mill Point Road South Perth (38 storey mixed use development)



GEOFF GLASS
CHIEF EXECUTIVE OFFICER

4 March 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/

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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. 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 38 Storey Mixed Development on Lots 2 (86), 15 (88) and 16 (90) Mill Point Road, South Perth

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	TPG Town Planning, Urban Design and Heritage
File Ref:	D-16-18059
Lodgement Date:	10 November 2015
Date:	8 March 2016
Author:	Peter Ng, Senior 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

The Form 1 Responsible Authority Report (RAR) for a planning application for a proposed Thirty Eight Storey Mixed Development, located at Lots 2 (86), 15 (88) and 16 (90) Mill Point Road, South Perth, is attached for Council to consider, prior to determination by the Metro Central Joint Development Assessment Panel (Metro Central JDAP).

Officer Recommendation

That Council notes the Responsible Authority Report prepared for the Metro Central Joint Development Assessment Panel regarding the proposed Thirty Eight Storey Mixed Development, located at Lots 2 (86), 15 (88) and 16 (90) Mill Point Road, South Perth.

Comment

In accordance with the Council resolution in August 2015, the RAR is attached for Council to consider. The Metro Central JDAP meeting is tentatively scheduled for Monday 14 March 2016 at 2.00pm at the City of South Perth (Council Chambers).

Comment

Comments are provided in the RAR in relation to Scheme and Policy requirements.

Financial Implications

Nil.

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
- 7.3.1 (b): Attachment 1 - Plans of the Proposal
- 7.3.1 (c): Attachment 2 - Applicant Supporting Report

7.3.1 Proposed 38 Storey Mixed Development on Lots 2 (86), 15 (88) and 16 (90) Mill Point Road, South Perth

- 7.3.1 (d):** Attachment 2a - Applicant Supporting Report
- 7.3.1 (e):** Attachment 3 - Site Photographs
- 7.3.1 (f):** Attachment 4 - Engineering Infrastructure Comments
- 7.3.1 (g):** Attachment 4a - Engineering Infrastructure Comments
- 7.3.1 (h):** Attachment 5 - Environmental Health Services Comments
- 7.3.1 (i):** Attachment 6 - Department of Parks & Wildlife Comments
- 7.3.1 (j):** Attachment 7 - Neighbour's Submissions .

7.3.2 Proposed Minor Amendment to Previously Approved Mixed Use Development within a 21 Storey Building. Lot 100 (No. 96) Mill Point Road, South Perth

Location:	South Perth
Ward:	Mill Point Ward
Applicant:	TPG Town Planning, Urban Design and Heritage
File Ref:	D-16-17891
Lodgement Date:	3/03/2016
Date:	8 March 2016
Author:	Erik Dybdahl, Statutory Planning Officer
Reporting Officer:	Vicki Lummer, Director Development and Community Services
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

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 development proposals.

As such Council is to review the RAR for the proposed DAP form 2 minor amendment application in relation to minor amendments to the Previously Approved Mixed Use Development within a 21 Storey Building at Lot 100 (No. 96) 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 Minor Amendments to the Previously Approved Mixed Use Development within a 21 Storey Building at Lot 100 (No. 96) 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 the 14th of March 2016. The time and location of the meeting shall be 2:00PM 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 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.'

7.3.2 Proposed Minor Amendment to Previously Approved Mixed Use Development within a 21 Storey Building. Lot 100 (No. 96) Mill Point Road, South Perth

Attachments

- 7.3.2 (a):** RAR - 3rd March - Amedment to Approved 21 storey Mixed Use Development - Lot 100 (No. 96) Mill Point Road South Perth
- 7.3.2 (b):** Approved Development Plans - Proposed Amendments to Mixed Development - Lot 100 (No. 96) Mill Point Road, South Perth
- 7.3.2 (c):** TPS6 Schedule I Definitions
- 7.3.2 (d):** Applicant Support for Proposed Land Uses .

8. CLOSURE

