

AGENDA.

Special Council Meeting

18 October 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 Tuesday 18 October 2016 in the City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 6.30pm.

Purpose

The purpose of the report is to consider the Responsible Authority Report (RAR) for the proposed Mixed Use Development within a 34 Storey, Plus Upper Mezzanine and Basement Levels, Building at Lots 2-20 (No. 74) Mill Point Road, South Perth.



GEOFF GLASS

CHIEF EXECUTIVE OFFICER

14 October 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.	DECLARATION OF INTERESTS	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 34 Storey, Plus Upper Mezzanine and Basement Levels, Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth	5
8.	CLOSURE	8

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. 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 34 Storey, Plus Upper Mezzanine and Basement Levels, 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-16-78975
Lodgement Date:	12 October 2016
Date:	18 October 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

This Report seeks Council's consideration of the Responsible Authority Report (RAR) for the proposed Mixed Use Development within a 34 Storey, Plus Upper Mezzanine and Basement Levels, Building at Lots 2-20 (No. 74) Mill Point Road, South Perth.

Officer Recommendation

That Council notes the Responsible Authority Report (RAR) and supports the recommendation prepared for the Metro Central Joint Development Assessment Panel (JDAP) regarding the proposed Mixed Use Development within a 34 Storey, Plus Upper Mezzanine and Basement Levels, 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 18 October 2016. The meeting is scheduled to commence at 6.30pm at the City of South Perth Council Chambers.

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

Please note this revised 34 storey proposal for the site is a result of SAT proceedings following the refusal of the previous 44 storey proposal that was refused at the last JDAP meeting on 13 July 2016.

7.3.1 Proposed 34 Storey, Plus Upper Mezzanine and Basement Levels, Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth

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):** RAR - Proposed 34 Storey Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth.doc
- 7.3.1 (b):** 1. Development Application Report - August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road, South Perth .PDF
- 7.3.1 (c):** 2. Hiram Architects Supporting Letter - 26 August 2016 - .PDF
- 7.3.1 (d):** 3. Revised and Final Development Plans (29 August 2016) - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.PDF
- 7.3.1 (e):** 4. Revised and Final Carbay Summary (29 August 2016) - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (f):** 5. Revised and Final Plot Ratio Summary (29 August 2016) - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (g):** 6. Summary of Submissions and Applicant Response - Proposed 34 Storey Mixed Use Development -74 Mill Point Road, South Perth.pdf
- 7.3.1 (h):** 7. Infrastructure Services Comment - Proposed 34 Storey Mixed Use Development - 74 Mill Point Road, South Perth.pdf
- 7.3.1 (i):** 8. Environmental Health Comment - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (j):** 9. Water Corporation Comment - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (k):** 10. Traffic Impact Assessment (Shawmac) - 29 August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (l):** 11. Construction Management Plan (Jaxon) - 26 August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road .pdf
- 7.3.1 (m):** 12. Waste Management Plan (Talis) - 26 August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (n):** 13. Economic Impact Assessment (AEC) - August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf

7.3.1 Proposed 34 Storey, Plus Upper Mezzanine and Basement Levels, Mixed Use Development - Lots 2-20 (No. 74) Mill Point Road, South Perth

- 7.3.1 (o):** 14. Economic Impact Assessment Review (Pracsys) - August 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (p):** 15. Wind Impact Assessment (VIPAC) - September 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (q):** 16. Serviced Apartment Management Plan - 74 Mill Point Road, South Perth.PDF
- 7.3.1 (r):** 17. Serviced Apartment Operator Statement (Seashells Hospitality) - 8 August 2016 - Proposed 34 Storey Mixed Use Development.PDF
- 7.3.1 (s):** 18. ESD Strategy (CADDs Energy) - 1 September 2016 - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (t):** 19. Additional Overshadowing Diagrams - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (u):** 20. Landscaping Plans - Ground and Amenity Floors - Proposed 34 Storey Mixed Use Development - No. 74 Mill Point Road.pdf
- 7.3.1 (v):** 21. 3D perspective render - Proposed 34 Storey Mixed Use Development - 74 Mill Point Road.pdf .

8. CLOSURE