

AGENDA.

Special Council Meeting

6 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 Thursday 6 October 2016 in City of South Perth Council Chamber, Cnr Sandgate Street and South Terrace, South Perth commencing at 5.30pm.

Purpose

The purpose of the meeting is to consider the Responsible Authority Report (RAR) prepared for the Metro Central Joint Development Assessment Panel regarding the Proposed 34 storey mixed development on Lot 2, 15 & 16 (No. 86, 88 & 90) Mill Point Road, South Perth.



GEOFF GLASS

CHIEF EXECUTIVE OFFICER

3 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/

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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 Mixed Development on Lot 2, 15 & 16 (No. 86, 88 & 90) Mill Point Road, South Perth

Location:	Mill Point Road
Ward:	Mill Point Ward
Applicant:	TPG Town Planning, Urban Design and Heritage
File Ref:	D-16-76525
Date:	6 October 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

On 14 March 2016 the Metro Central Joint Development Assessment Panel (JDAP) resolved to refuse a proposed 38 storey mixed use development on Lots 2 (86), 15 (88) and 16 (90) Mill Point Road, South Perth.

The applicant lodged an application for the review of the decision of the Metro Central JDAP with State Administrative Tribunal (SAT). Following SAT Mediation on 3 August 2016 the applicant lodged revised plans and supporting information for the proposed development on 23 August 2016.

The SAT application (DR 115 of 2016) Responsible Authority Report (RAR) for a proposed 34 storey mixed development: Lot 2, 15 & 16 (No. 86, 88 & 90) Mill Point Road, South Perth, is attached for Council's consideration at the Special Council meeting scheduled for 6 October 2016, prior to reconsideration and determination by the Metro Central JDAP.

Officer Recommendation

That Council notes the Responsible Authority Report prepared for the Metro Central Joint Development Assessment Panel regarding the Proposed 34 storey mixed development on Lot 2, 15 & 16 (No. 86, 88 & 90) Mill Point Road, South Perth.

Comment

In accordance with the Council resolution in August 2015, the RAR is attached for Council's consideration at the Special Council Meeting scheduled for 6 October 2016. The RAR is due to be sent to the DAP Secretariat on Monday 3 October 2016. The Metro Central Joint Development Assessment Panel (Metro Central JDAP) meeting is scheduled on Monday 10 October 2016.

7.3.1 Proposed 34-Storey Mixed Development on Lot 2, 15 & 16 (No. 86, 88 & 90) 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.

Financial Implications

Nil

Strategic Implications

This report is aligned to the City's [Strategic Community Plan 2015-2025](#).

Sustainability Implications

This report is aligned to the City's [Sustainability Strategy 2012-2015](#).

Attachments

- 7.3.1 (a):** Responsible Authority Report
- 7.3.1 (b):** Development Plans
- 7.3.1 (c):** Summary of Neighbour Consultation Submissions
- 7.3.1 (d):** Engineering Infrastructure Comments
- 7.3.1 (e):** Environmental Health Services Comments
- 7.3.1 (f):** Office of the Government Architects Comments
- 7.3.1 (g):** Department Parks and Wildlife Comments
- 7.3.1 (h):** Water Corporation Comments
- 7.3.1 (i):** Applicant's Waste Management Plan
- 7.3.1 (j):** Applicant's Engineering Traffic Report
- 7.3.1 (k):** Applicant's Aged Care Operational Statement
- 7.3.1 (l):** Site Photographs and Perspectives

8. CLOSURE

