



SHIRE OF PEPPERMINT GROVE

AGENDA FOR THE

**HEALTH, BUILDING & TOWN PLANNING
COMMITTEE MEETING**

TO BE HELD ON

10 NOVEMBER 2009

Health, Building & Town Planning Committee Meeting

10 November 2009

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Shire of Peppermint Grove

**NOTICE OF HEALTH, BUILDING & TOWN PLANNING
COMMITTEE MEETING**

Dear Committee Member

The next meeting of the Shire of Peppermint Grove Health, Building & Town Planning Committee will be held on Tuesday 10 November 2009 in the Council Chambers, 1 Leake Street, Peppermint Grove, commencing at 4.30pm.

**Anne Banks-McAllister
Chief Executive Officer**

5 November 2009

A G E N D A

PROTOCOL STATEMENT

Council recognizes that it is permissible to record the Shire's Council and Committee Meeting in the written, sound, vision medium (or any combination of the mediums) when open to the public, however, people who intend to record meetings are requested to inform the Presiding Member of their intention to do so.

A1 DECLARATION OF OPENING AND RECORDING OF ATTENDANCE AND APOLOGIES

A2 DELEGATION /DEPUTATIONS

A3 QUESTIONS BY MEMBERS OF THE PUBLIC

A4 DECLARATION OF INTEREST

A5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Nil.

Note: The minutes of the last Health, Building & Town Planning Committee meeting were confirmed by Council on 14 September 2009.

A6 PROJECT REPORT LIST

Attached as Appendix A6.

EH ENVIRONMENTAL HEALTH

EH1 FOOD RECALL

File Ref: HEA5
Author: T Mayor, Manager of Development Services
Date: 3 November 2009

Purpose

The purpose of this report is to inform Council of the action taken by the Shire's Manager of Development Services with regard to food recall notifications.

Background

The Health Department of Western Australia advises all Local Governments of any food products that have been recalled.

Report

Three (3) Food Recall Notifications were issued by the WA Department of Health for the reporting period all of which were Category 2 and did not required any immediate action by the officer. Retailers in the Shire of Peppermint Grove were instructed to remove the product from sale and either returned to the distributor or arrange for product to be destroyed.

The Food Recall Notification and details of the recall product are available from the Officer.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

That the information be received.

EH2 FOOD HANDLING PREMISES

No food premises were inspected during this reporting period.

EH3 FOOD SAMPLES

No food samples were taken during this reporting period.

AM AMALGAMATIONS

**AM1 APPLICATION FOR AMALGAMATION (WAPC APPLICATION NO. 140745) –
LOTS 1 & 2 (58 & 56) JOHNSTON ST PEPPERMINT GROVE**

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 3 November 2009

Background

Applicant: John Bullock and Assoc.
Owner: K L Fogarty
TPS No 3 Zoning: R 10
Land Use: Single dwelling
Existing Lots/Areas: Two (2) existing: 692m² (lot 1) and 977m² (lot 2)
Proposed: Amalgamate to create one (1) new lot: 1669m²

Report

WA Planning Commission has received an application from John Bullock and Associates, on behalf of the owner of the abovementioned properties seeking approval for the amalgamation of lots 1 and 2 (58 and 56) Johnston Street. The Commission has invited Council to provide any relevant information, comment or recommended conditions for the proposed subdivision of the property.

The proposal will amalgamate the two (2) existing lots to create one (1) new lot, lot 800, with a land area of 1669m². (refer to Amalgamation Plan, attached).

Zoning

The existing strata lots are coded R10 in the Shire of Peppermint Grove Town Planning Scheme No. 3. The amalgamation of the lots will not change the density coding of the new lot and will remain as Residential R10.

The Residential Design Codes, Table 1, sets out the minimum site area per dwelling for R10 coded land as being 875m² for a single house.

Subsequently, the new lot created by the amalgamation will continue to comply with the Residential Design Codes and the Shire of Peppermint Grove Town Planning Scheme No. 3.

Officer's comments

Planning Consent (008 – 31) has been granted by Council to permit the demolition of the existing strata dwellings at lots 1 and 2 (58 and 56) Johnston Street and for the construction of a new two storey residence subject to the amalgamation of the two strata lots (condition of planning approval). The proposed amalgamation therefore satisfies the conditions of the Planning Consent 008 – 31.

Therefore, it would be appropriate for the Council to support the proposed amalgamation of lots 1 and 2 (58 and 56) Johnston Street.

Consultation

The Shire is making comment on the proposed subdivision and therefore there is no requirement for further community/neighbour consultation.

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Recommendation

That Council advises the Western Australian Planning Commission that it supports WAPC Application No. 140745 for the proposed amalgamation/subdivision of lots 1 & 2 Johnston Street Peppermint Grove and has no recommendations or conditions for the development.

AM2 WAPC APPROVAL - AMALGAMATION/SUBDIVISION (WAPC APPLICATION NO. 139895) – LOTS 72 & 73 BUNGALOW COURT, PEPPERMINT GROVE

File Ref: TPL1

Author: T Mayor, Manager of Development Services

Date: 4 November 2009

Background

Applicant: TPG Town Planning and Urban Design

Owner: D I Whittome & S M Harper

TPS No 3 Zoning: R 25

Land Use: Single dwelling

Existing Lots/Areas: Two (2) existing: 390m² (lot 72) and 1502m² (lot 73)

Proposed Lots/Areas: Two proposed new lots: 431m² (lot 72) and 1461m² (lot 73)

Report

At the Ordinary Council Meeting held on 20 July 2009, Council considered advice from the WA Planning Commission regarding an application from TPG Town Planning and Urban Design, on behalf of the owners of the abovementioned properties, seeking approval for the amalgamation/subdivision of lots 72 and 73 Bungalow Court, Peppermint Grove.

Council raised no objections to the amalgamation/subdivision and subsequently, the Commission has advised Council that it has approved the subdivision and endorsed the deposited plan (dated 13 May 2009) for the subdivision.

The two new lots will remain coded R25 in accordance with the Shire of Peppermint Grove Town Planning Scheme No. 3 and the Design Guidelines for the Superblock Subdivision.

Recommendation

That Council note the information.

SD SUBDIVISIONS

No applications for this reporting period.

DA DEVELOPMENT APPLICATIONS

ADDITIONS/ALTERATIONS/REFURBISHMENTS/EXTENSIONS

DA1 MINOR ALTERATIONS TO EXISTING RESIDENCE – LOT 50 (54) JOHNSTON STREET PEPPERMINT GROVE (PC APPLIC NO. 010 – 10)

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 4 November 2009

Background

Applicant: R Edwards
Owner: R & J Edwards
TPS No 3 Zoning: R10
Land Use: Single dwelling
Lot Area: 1116m²

Report

An application has been received seeking Council approval for minor alterations and extensions to the existing residence at the above property.

The development will include: the construction of an ensuite (4.08m²) on the upper level; and laundry (4.08m²) and living room (9.95m²) extensions and minor alteration to a bedroom window at the ground level.

Removal of the curved glass wall in the living area and construction of a more functional and traditional straight wall sections will create 9.95m of floor area to the ground floor of the residence.

The proposed development will have minimal affect on the 'footprint' of the existing residence and will continue to comply with the requirements of the Residential Design Codes, subsequently there will be no adverse impact upon the amenity of the adjoining properties.

This report recommends that Council grant approval for the proposed development at 54 Johnston Street.

Heritage

This property is not listed in the Shire of Peppermint Grove Municipal Heritage Inventory.

Plot Ratio

The plot ratio will be 0.29, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will be 81.36%, which complies with the Residential Planning Codes, Table No 1.

Front Setback

Unaffected by the development

Rear Setback

Unaffected by the development

Western Side Setback

Unaffected by the development

Eastern Side Setback

Unaffected by the development

Height

Unaffected by the development

Amenity

The amenity of the adjoining properties and the streetscape will not be affected by the development.

Crossovers and Street Trees

Unaffected by the development

Fencing

Not part of this application

Outbuilding Area

Not part of this application

Consultation

As the existing residence is an approved development and the proposed minor alterations will not affect the existing approved setback requirements there is no obligation to seek further neighbour comment on the development.

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Attachment

Refer to appendix

Recommendation

That Council grant Planning Consent approval for Application 010 – 10 for the minor extensions to the upper and ground levels and minor alteration at ground level to the existing residence at lot 50 (54) Johnston Street Peppermint Grove in accordance with the plans and specifications submitted 6 October 2009.

CONSTRUCTION OF NEW DWELLINGS

No applications for this reporting period.

CONSTRUCTION OF FENCES

No applications for this reporting period.

CONSTRUCTION OF OUTBUILDINGS

No applications for this reporting period.

COMMERCIAL PREMISES

No applications for this reporting period.

DEMOLITIONS

No applications for this reporting period.

OTHER

DA 2 RENEWAL OF PLANNING CONSENT APPROVAL 009 – 13 – DEVELOPMENT OF A TWO STOREY RESIDENCE, LOT 76 BUNGALOW COURT PEPPERMINT GROVE

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 4 November 2009

Background

Applicant: P Bacich
Owner: Olympic Holdings Pty Ltd
TPS No 3 Zoning: R25
Land Use: Single dwelling

Report

At the Ordinary Meeting of Council held on 20 October 2008 Planning Consent was granted for the development of a two storey residence at lot 76 Bungalow Court.

Planning Consent granted under the provisions of the Shire of Peppermint Grove Town Planning Scheme No. 3 is valid for a period of 12 months and requires the proponent to commence development within that period. The Planning Consent period (12 months) clearly does not provide adequate time for a proponent to have architectural plans prepared, engineering assessments carried out, building licence application to be submitted and licence issued and development commence.

Subsequently, the owner of lot 76 Bungalow Court is now seeking approval for an extension of 12 months to his existing Planning Consent 009 – 13 to enable the development to proceed.

There are no changes to the existing development.

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Attachment

Refer to appendix

Recommendation

That Council grant approval for an extension of 12 months to Planning Consent 009 - 13 for the development of a new residence at lot 76 Bungalow Court Peppermint Grove.

BLD BUILDING

BLD1 BUILDING LICENCE VARIATIONS

No applications for this reporting period.

BLD2 HERITAGE

No applications for this reporting period.

BLD3 BUILDING/DEMOLITION LICENSES APPROVED

File Ref: BUI20/BUI7
Author: T Mayor, Manager of Development Services
Date:

Purpose

The purpose of this report is to inform Council of the Building Licences and Demolition Licences approved during the reporting period.

Background

Council Policy delegates authority to the Building Surveyor to approve licenses for the construction and demolition of buildings provided the following requirements are met: -

1. The use of any discretionary power by Council has previously been addressed by the Council.
2. Development approval has been granted in accordance with the requirements of the Shire of Peppermint Grove Town Planning Scheme No.3.
3. Development approval conditions being complied with.
4. Compliance with the Building Code of Australia.
5. Compliance with any conditions previously stated by Council.

Report

The following building licenses have been approved during the reporting period, in accordance with Council's Policy:

Building Lic. No.	Owner	Address	Description	Amount \$
3155	French	556 Stirling Highway	Signs (refurbishment of existing)	40,000
3157	Primewest Pty Ltd	460-476 Stirling Highway	Internal fit out and refurbishment	300,000
3158	Sheldrick	13 Johnston Street	Gazebo & Deck	12,000
3159	Gregg	37B Irvine Street	Vergola Addition	18,645
3160	Steinepreis	134 Forrest Street	Internal Alteration/Refurbishments	150,000
3161	Presbyterian Ladies College	14 McNeil Street	Forward works for hall development	200,000

There were no Demolition Licences issued during the reporting period:

Policy Implications

Nil

Budget Implications

Nil

Recommendation

The information be received.

BLD4 BUILDING INSPECTIONS

File Ref: BUI10
Author: T Mayor, Manager of Development Services
Date: 2008

Purpose

The purpose of this report is to inform Council of the routine building inspections carried out by the Officer during the reporting period.

Background

The Building Surveyor carries out routine inspections of buildings under construction and when necessary conducts final inspections of completed buildings to ensure that the building complies with Council development approval (planning) and requirements of the Building Code of Australia (building) and other statutory requirements (health and sanitation).

Where non-compliance is identified the Officer will initiate appropriate action to remedy deviations to approvals or statutory requirements.

Report

Inspections of the following building licences were carried out during the reporting period -

Building Lic. No.	Building type	Address	Inspection type and outcome
3050	Outbuilding (carport)	155 Forrest St	Completed
3139	Additions/alterations to dwelling	28 Irvine St	Final and completed
3060	Upper level alterations and additions to residence	38 Leake St	Final and completed
3159	Addition to dwelling	37B Keane St	Final and completed
3064	Outbuilding	26R Leake St	Not commenced
3117	Outbuilding	64 Leake St	Completed
3130	Outbuilding, boundary fence and tennis court lighting	29 McNeil St	Completed
3062	New dwelling – forward works	41 McNeil St	Completed
3069	New dwelling	41 McNeil St	Progress inspection – walls and roof construction completed.
3157	Commercial shop – internal fitout (Woolworths)	460 Stirling Highway	Progress inspection – strip-out completed, fitout and finishes in progress.

Building Lic. No.	Building type	Address	Inspection type and outcome
3103	Alterations and minor addition to dwelling	19 Venn St	Completed
3138	Additions and alterations to dwelling	32 View St	Progress inspection – internal alterations commenced, footings, slab and wall construction in progress
3142	Alterations and additions to residence	45 View St	Progress inspection – partial demolition completed, ground and upper level additions progressing.
3148	Swimming pool	45 View St	Progress inspection – pool shell constructed
3100	New dwelling	2 Bay View Tce	Progress inspection – upper level floors completed, wall construction commenced
3131	Boundary fences and entry statement	2 Bay View Tce	Progress inspection – front and side boundary fences not commenced, rear fence construction in progress
009-14A	Demolition of dwelling	25 Bindaring Pde	Not commenced
3047	New residence	1 Butler Way	Progress inspection – nearing completion
3150	Restoration of front limestone fence	143 Forrest St	Progress inspection – repairs in progress, creating open aspect front fence.
3046	Alterations and additions to residence	161 Forrest St	Progress – nearing completion, at lock-up stage.
2996	Swimming pool	163 Forrest St	Completed
3063	Swimming pool	129 Forrest St	Completed
3158	Swimming pool	132 Forrest St	Progress inspection – plastering completed.
2951	New residence	132 Forrest St	Progress inspection – internal fitout in progress. Nearing completion.
3151	New residence	1 Hurstford Close	Progress inspection – footings, slab complete, wall construction commenced.

Building Lic. No.	Building type	Address	Inspection type and outcome
3015	New residence	53 Irvine St	Progress inspection – lock-up stage.
3010	New residence	13 Irvine St	Completed
3078	Boundary fences	13 Irvine St	Completed
3040	Swimming pool	13 Irvine St	completed
3145	Front fence	13 Irvine St	Completed
3144	Internal alterations	33 Irvine St	Completed
3149	New residence	45A Irvine St	Progress inspection – demolition completed, site cleared, boundary retaining walls commenced, footings and slab commenced.
3135	New residence	18 Irvine St	Progress inspection – at lock-up stage. Internal work in progress.
3154	Pergola and pool pavillions	40A Irvine St	Progress inspection – not commenced.

Recommendation

That the information be received.

BLD5 REPLACEMENT WITH NEW LOGO/SIGNAGE - WOOLWORTHS SUPERMARKET, COTTESLOE CENTRAL SHOPPING CENTRE, LOT 87 ET AL (460 – 576) STIRLING HIGHWAY PEPPERMINT GROVE (PC APPLIC NO. 010 – 12)

File Ref: BUI20
Author: T Mayor, Manager of Development Services
Date: 4 November 2009

Background

Applicant: Ken Paterson Architects
Owner: Woolworths
TPS No 3 Zoning: Commercial
Land Use: Shop

Report

A Sign Application has been received seeking Council approval for the replacement of the existing six (Woolworths) signs located at various positions at the Cottesloe Central Shopping Centre, corner of Leake Street and Stirling Highway.

Woolworths Supermarket has revised its corporate signage and logo and proposes to change all existing signage with the new corporate design.

All of the existing Woolworths signs have been approved by Council and comply with the Cottesloe Central Sign Strategy. The proposed new signs will replace the existing and be located in the same positions as the existing signs.

Details of the new Woolworths sign/logo and the proposed new signs at the Woolworths Supermarket, Peppermint Grove, are attached for Council reference.

As there is no change to the size, location and number of new replacement signs and the signage will continue to comply with the existing approval, the officer has exercised discretion in accordance with the Shire of Peppermint Grove Register of Delegations to grant approval for the installation of the new signs.

This report recommends that Council notes the office's actions in exercising delegated authority to approve the new replacement signs at the Woolworths Supermarket, Cottesloe Central Shopping Centre.

Policy Implications

The new replacement signs comply with the Cottesloe Central Sign Strategy, which has been approved by Council.

Budget Implications

Nil

Committee Recommendation

That Council notes the officer's action in granting building approval for the replacement of the Woolworths Supermarket advertising signs at the Cottesloe Central Shopping Centre in accordance with the Shire of Peppermint Grove Register of Delegations No. 8 – Building Licence Approvals, and in accordance with the application and sign details submitted on 30 September 2009.

HOP OPERATIONAL ISSUES

No items for this reporting period.

CLOSURE