



SHIRE OF PEPPERMINT GROVE

AGENDA FOR THE

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

TO BE HELD ON

11 August 2009

Health, Building & Town Planning Committee Meeting

11 August 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 11 August 2009 in the Council Chambers, 1 Leake Street, Peppermint Grove, commencing at 4.30pm.

**Graeme K Simpson
Chief Executive Officer**

6 August 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

Recommendation

That the Minutes of the Health, Building and Town Planning Committee meeting held on 16 July 2009 be confirmed as a true and accurate record of proceedings.

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: 6 August 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

Four (4) Food Recall Notifications were issued by the WA Department of Health for the reporting period two (2) of which were Category 1 and required the officer to respond immediately to the notification. Products that were found to be available through retail outlets in the Shire of Peppermint Grove were removed from sale and either returned to the distributor or arrangements were made 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 inspections carried out in this reporting period.

EH3 FOOD SAMPLES

No food samples were taken during this reporting period.

AM AMALGAMATIONS

No applications for this reporting period.

SD SUBDIVISIONS

No applications for this reporting period.

DA DEVELOPMENT APPLICATIONS

ADDITIONS/ALTERATIONS/REFURBISHMENTS/EXTENSIONS

**DA1 - ADDITION TO DWELLING AND DEVELOPMENT OF UTILITY AREA – LOT 118
(64) LEAKE STREET PEPPERMINT GROVE (PC APPLIC NO. 009 - 58)**

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 6 August 2009

Background

Applicant: Klopper and Davis Architects
Owner: R & M Lynn
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 1821m²

Report

An application has been received seeking Council approval for the construction of to the existing residence and a utility area at the above property.

The addition to the residence is a seasonal operable weather roof, which has been designed to provide shelter to the active outdoor living/barbeque area.

Further, it is also proposed to construct a blade wall section, which will provide screening for the development of a utility area located at the rear of the property. The utility area will be used for storage of refuse bins and garden materials.

The proponent has provided a submission detailing the elements of the development.

***THE CONSULTANT'S SUBMISSION SHOULD BE
READ BY COUNCILLORS IN CONJUNCTION WITH
THIS REPORT***

This report recommends that approval be granted for the proposed additions at 64 Leake Street.

Heritage

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

Plot Ratio

The plot ratio will be unaffected by the developments and will continue to comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will be unchanged by the developments and will continue to comply with the Residential Planning Codes, Table No 1.

Front and Side Boundary Setback

Unaffected by the development

Rear Boundary Setback

Complies with the Residential Design Codes Development Criteria.

Height

Comply with the provisions of the Shire of Peppermint Grove Town Planning Scheme No. 3 and the Residential Design Codes.

Amenity

The developments will not have any adverse impact upon the amenity of the neighbouring properties.

Crossovers and Street Trees

Unaffected by the development

Fencing

Not part of this proposal.

Outbuilding Area

N/A

Consultation

A summary of the community consultation process showing formal comments and their relevance to the Shire's Peppermint Grove Town Planning Scheme No 3 and the Residential Design Codes is illustration below.

NEIGHBOUR PROPERTY	COMMENTS AND/OR OBJECTIONS	R-CODE R'QMNTS	TPS3 R'QMNTS	OFFICER'S COMMENTS
66 Leake St	No comments received			
62 Leake St	Sighted by owner's representative and no comments received			

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Attachment

Refer to appendix

Recommendation

That

Council grant Planning Consent approval for Application 009 – 58 for the construction of a seasonal operable weather roof addition to the existing residence and the construction of a blade wall to create a utility area (at the rear of the property) at lot 118 (64) Leake Street Peppermint Grove in accordance with the plans and specifications submitted 29 June 2009.

CONSTRUCTION OF NEW DWELLINGS

No applications for this reporting period.

CONSTRUCTION OF FENCES

**DA 2 HEIGHT EXTENSIONS TO EXISTING BOUNDARY FENCES – LOT 118 (64)
LEAKE STREET PEPPERMINT GROVE (PC APPLIC NO. 009 - 58)**

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 6 August 2009

Background

Applicant: Klopper and Davis Architects
Owner: R & M Lynn
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 1821m²

Report

An application has been received seeking Council approval for extensions to sections of the existing rear (southern) and side (eastern) boundary fences at the above property.

The proponent has provided a submission detailing the extensions to the boundary fences (refer to attachments for **item DA 1**).

***THE CONSULTANT'S SUBMISSION SHOULD BE
READ BY COUNCILLORS IN CONJUNCTION WITH
THIS REPORT***

The extension to the rear fence is designed to provide privacy to the rear property at 47B Irvine Street in accordance with a condition of planning consent (009 - 07) issued to the owners of 64 Leake Street. Further, as the rear boundary of 64 Leake Street adjoins a ROW the increased fence height will provide additional security to the property.

In item DA 1, above, an application has been considered for the addition of an operable seasonal roof to shelter an active outdoor living/barbeque area on the eastern side of the residence. In order to improve privacy and noise control to the neighbouring property (62 Leake Street) the proponent is seeking approval to extend a 6m length of fence to a height of 2.8m (see attachments). The fence extension will be constructed of the same material as the existing boundary fence.

In addition, the proponent is also seeking to increase a 17.7m section of fence at the rear of the eastern side common property boundary fence. The extension will result in a height of 2.4m for this section of fence (see attachments). The adjoining property is currently vacant and the owner has raised no objections to the development.

This report recommends that approval be granted for the proposed extensions to the boundary fences at 64 Leake Street.

Heritage

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

Plot Ratio

The plot ratio will be unaffected by the developments and will continue to comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will be unchanged by the developments and will continue to comply with the Residential Planning Codes, Table No 1.

Boundary Setbacks

Unaffected by the development

Height

N/A

Amenity

The additional fence heights will not have any adverse impact upon the amenity of the neighbouring properties and will contribute to improved privacy and property security.

Crossovers and Street Trees

Unaffected by the development

Fencing

The variations to the fence heights will require the approval of Council.

Outbuilding Area

N/A

Consultation

A summary of the community consultation process showing formal comments and their relevance to the Shire's Peppermint Grove Town Planning Scheme No 3 and the Residential Design Codes is illustration below.

NEIGHBOUR PROPERTY	COMMENTS AND/OR OBJECTIONS	R-CODE R'QMNTS	TPS3 R'QMNTS	OFFICER'S COMMENTS
66 Leake St	No comments received			
66R Leake St	No comments received			

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Attachment

Refer to appendix – for Item DA 1.

Recommendation

That

Council grant Planning Consent approval for Application 009 – 59 for the construction of height extensions to the existing boundary fences at lot 118 (64) Leake Street Peppermint Grove in accordance with the plans and specifications submitted 29 June 2009.

CONSTRUCTION OF OUTBUILDINGS

DA 3 - OUTBUILDING AND POOL DECK – LOT 117 (13) JOHNSTON STREET PEPPERMINT GROVE (PC APPLIC NO. 009 – 56)

LATE INFORMATION WILL BE PROVIDED PENDING NEIGHBOUR RESPONSE

COMMERCIAL PREMISES

No applications for this reporting period.

OTHER

DA 4 – HOME OCCUPATION (OFFICE) – LOT 52 (47B) IRVINE STREET PEPPERMINT GROVE (PC APPLIC NO. 010 – 01)

LATE INFORMATION WILL BE PROVIDED PENDING NEIGHBOUR RESPONSE

BLD BUILDING

BLD1 - BUILDING LICENCE VARIATIONS

No requests for minor variations during the reporting period

BLD2 HERITAGE

No proposals for heritage properties during the reporting period

BLD3 BUILDING/DEMOLITION LICENSES APPROVED

File Ref: BUI20/BUI7
Author: T Mayor, Manager of Development Services
Date: 6 August 2009

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 \$
3147	J BIRCHMORE	28 VIEW	Front fence	20,000
3148	WHIDDON	45 VIEW	In-ground swimming pool	50,000
3149	J BOYATZIS	45A IRVINE	Two-storey residence and outbuilding (pool pavillion)	3,161,646
3150	M BLAKISTON	143 FORREST	Repairs & alterations to front fence	16,000
3151	R KASSIM	1 HURSTFORD CL	Two-storey dwelling	822,516

The following Demolition Licences were issued during the reporting period:

Demolition Lic. No.	Owner	Address	Description
22010-D22	J E BOYATZIS	45A IRVINE	Single storey brick residence

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: 6 August 2009

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
2951	New dwelling	132 Forrest St	Progress – internal fitout commenced, external cladding being installed.
3108	Swimming pool	132 Forrest St	Progress – excavation completed and reticulated cleaning system installed.
2968	Western side boundary fence	132 Forrest St	Completed
3147	Front fence	28 View St	Completed
2965	Two-storey residence	37A Keane St	Completed
3035	Two-storey residence	1 Crossland Ct	Completed
3134	Patio addition	1/16 Crossland Ct	Completed
2997	Swimming pool	47 Leake St	Completed
2993 3054 3084	Restoration and refurbishments to residence and ancillary accommodation, construction of outbuilding	28 View St	Completed
3061	Reinstatement and restoration of fire-damaged two-storey residence	20 Bay View Tce	Completed
3030	Alteration, additions and restoration	1B Venn St	Completed
3066	5 x Group Dwelling	113 Forrest St	Completed

Recommendation

The information be received.

BLD5 SIGNS & HOARDINGS

No applications for the reporting period

HOP OPERATIONAL ISSUES

No operational issues for the reporting period

CLOSURE