



SHIRE OF PEPPERMINT GROVE

MINUTES

OF THE

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

HELD ON

9 JUNE 2009

Health, Building & Town Planning Committee Meeting

9 June 2009

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Shire of Peppermint Grove

MINUTES

Minutes of the Shire of Peppermint Grove Health, Building & Town Planning Committee held on Tuesday 9th June 2009 in the Council Chambers, 1 Leake Street, Peppermint Grove, commencing at 4.30pm.

A1 DECLARATION OF OPENING AND RECORDING OF ATTENDANCE AND APOLOGIES

In the absence of the Presiding Member, Cr Kavanagh was elected to the position of Presiding Member, declared the meeting open at 4.30pm and requested the recording of attendance and apologies.

Attendance:

Cr B C Kavanagh, Shire President, Deputy Member
Cr G J Vikingur, (from 4.35pm) Member
Cr R L Thomas, Member

G Simpson, Chief Executive Officer
T Mayor, Manager of Development Services

Apologies: Cr D A C Ward

A2 DELEGATION /DEPUTATIONS

No delegations.

A3 QUESTIONS BY MEMBERS OF THE PUBLIC

Mr Wordsworth advised the meeting that he and Mrs Wordsworth are happy with the outcome of negotiations between the Manager of Development Services and the College to have the access gates to Pindari Place permanently locked.

A4 DECLARATION OF INTEREST

No declarations.

A5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Cr Thomas seconded Cr Kavanagh that:

That the Minutes of the Health, Building and Town Planning Committee meeting held on 12 May 2009 be confirmed as a true and accurate record of proceedings.

CARRIED

A6 PROJECT REPORT LIST

Distributed with Agenda.

EH ENVIRONMENTAL HEALTH

EH1 FOOD RECALL

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

Two (2) Food Recall Notifications were issued by the WA Department of Health for the reporting period all of which were Consumer Level recalls and did not require any action by the Environmental Health Officer. 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

Moved Cr Thomas seconded Cr Kavanagh it be recommended to Council that:

The information be received.

CARRIED

EH2 INSPECTION OF FOOD HANDLING BUSINESSES

File Ref: HEA 5
Author: T Mayor, Manager of Development Services
Date: 3 June 2009

Purpose

The purpose of this report is to inform Council of the food businesses surveyed during the reporting period.

Background

The periodical survey of food businesses to assess compliance with the Health (Food Hygiene) Regulations 1993, are conducted as a normal duty of the Environmental Health Officer.

Report

The following food businesses were inspected during the reporting period –

- Red Rooster

A Schedule of the food business inspection outcome is attached for Council information.

Budget Implications

Nil

Policy Implications

Nil

Committee Recommendation

Moved Cr Thomas seconded Cr Kavanagh that:

The information be received.

CARRIED

EH3 FOOD SAMPLES

No reports for the reporting period.

AM AMALGAMATIONS

No reports for the reporting period.

SD SUBDIVISIONS

No reports for the reporting period.

DA DEVELOPMENT APPLICATIONS

OTHER

DA 2 PRESBYTERIAN LADIES COLLEGE (PLC)– PROPOSED DEVELOPMENT OF A MULTI-PURPOSE RECREATION HALL, JUNIOR SCHOOL CAMPUS, LOT 70 McNEIL STREET PEPPERMINT GROVE (PC APPLIC 009 – 47)

Note: Cr Vikingur joined the meeting at 4.35pm.

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

Background

Applicant: Marcus Collins, Architects
Owner: Presbyterian Ladies College
TPS No 3 Zoning: Private Clubs and Institutions
Land Use: Private School
Proposed Use: 'Educational Establishment' ('AA' use class: permitted at Council discretion)
Lot Area: 39,446m²

Report

An application has been received from Presbyterian Ladies College seeking approval for the development of a multi-function hall at the PLC Junior School.

At the Ordinary Meeting of Council held on 18 May 2009 a delegation from PLC consisting of Mr Bob Niven, Manager of Administration, Presbyterian Ladies' College, Mr Marcus Collins, Architect and Ms Chavaune Francis, Director of Community Relations, Presbyterian Ladies' College attended in order to discuss the proposed development of a Multi-purpose Hall at the Junior School.

At the Meeting the Manager of Development Services, Mr Terry Mayor, advised that PLC had submitted an application for the development of a multi-purpose recreation hall at the PLC Junior School campus, Lot 70 McNeil Street, which is located on the eastern-side of View Street. The proposed hall would be constructed over the existing swimming pool at the Junior School (refer to attachments).

The project is subject to an infrastructure grant being allocated by the Commonwealth Government, however, the time frames set by the Commonwealth require a Local Government Planning Consent to be in place by 17 June 2009 which is just two days after the June Council meeting.

Mr Niven advised that:

- *The proposed hall will be associated with the existing swimming pool at the Junior School. Funding guidelines state that the facility must have community consent.*
- *The facility would be available for community use outside normal school operating times*
- *It is not seen as a change of use but as an additional cultural venue. It would also serve as a junior school gymnasium.*

Presiding Member, Cr Vikingur advised that because of the importance and size of the project Council could hold a special meeting to assist completing the application within the time limits if needed.

The Chief Executive Officer drew attention to the road gradient problems at the intersection of Pindari Place and The Esplanade which would make it almost impossible to get trucks to the construction site.

Mr Collins explained that an alternative route for construction vehicles was being considered and that the vehicle entry from McNeil Street through the existing staff car park was considered as a more suitable access point, in preference to Pindari Place.

Mr Niven advised that the PLC Principal is prepared to give an undertaking that the vehicle access to the Junior School from Pindari Place will be closed and that public parking for the proposed Hall would be provided in the existing and approved parking areas and on the grassed sports field located on the Senior School campus.

The Manager of Development Services advised the meeting that it was apparent from community comments that have been received and from assessment of the proposal that the main issue for the development would be traffic management –

- *During the construction phase of the development (i.e. access point, vehicle movement times); and*
- *the future parking requirements for the occasions when the local community and public use the hall for functions (i.e. control of vehicle parking).*

This matter would be satisfactorily addressed with the commitment from the PLC that car parking for public functions at the hall would only be available at the existing parking facilities and on the grassed sports field at the Senior School campus, which is the current PLC vehicle management policy used for all other large and public functions.

Mr Niven advised that the comments of the Committee had been noted and that a revised proposal for the hall would be prepared in consultation with the Manager of Development Services and be submitted with the aim of accepting the offer to call a Special Meeting of Council to consider the proposed hall so that a submission can be lodged in time for the Federal funding of the facility.

***THE APPLICANT HAS PREPARED A DETAILED
SUBMISSION AND SHOULD BE READ IN CONJUNCTION
WITH THIS REPORT***

This report recommends that Council grants approval for the development of the proposed multi-purpose hall at the Presbyterian Ladies' College.

Heritage

Although the main school administration is listed as a Category 1 building in the Shire of Peppermint Grove Municipal Heritage Inventory, the proposed development will be located on the Junior School campus and is remote from the Heritage building and therefore will have no adverse impact upon the building.

Plot Ratio

The plot ratio will be 0.35, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.7 (a).

Open Space

The open space will be 66.016% which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.7 (e).

Front Setback

Unaffected by development

Rear (Southern) Setback

Unaffected by development

Western Side Setback

Unaffected by development

Eastern Side Setback

Unaffected by development

Height

The height of the Hall will comply with the requirements of the Shire of Peppermint Grove Town Planning Scheme No. 3, Clause 4.7(f) and Schedule 1 – Height, which prescribes a height of 10m from the existing ground level to the eaves of the building.

Amenity

The Hall has been designed to be in keeping with the existing school buildings. Further, the residence at 146 Forrest Street is the only residence that is in proximity to the Hall and the property is separated from the school site by Pindari Place and the prescribed building setback.

Crossovers and Street Trees

Unaffected by the development

Fencing

Not part of this application

Consultation

The required community consultation process was followed and a total of 46 property owners in the vicinity of the Presbyterian Ladies' College were advised of the proposed development. A complete list of the property owners is available from the Officer.

A total of four (4) formal submissions from neighbours have been received, together with a brief consultant engineer's report and a submission from a planning consultant, both acting on behalf of a neighbouring property owner.

The key issues raised by the neighbours and the consultants were the vehicle access to the proposed Hall site and future car parking on the site. The applicant has now addressed these issues by eliminating any access from Pindari Place and requiring all public car parking to be at the Middle and Senior School campus. No parking will be permitted on the Junior School site for public events at the Hall.

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Thomas that:

Council grant Planning Consent approval for Application 009 – 47 for the proposed Multi-Purpose Hall at lot 70 McNeil Street Peppermint Grove, being the Presbyterian Ladies' College, Junior School campus, in accordance with the plans and specifications submitted on 28 April 2009, subject to –

1. the vehicle access gate at the south-eastern corner of the school site being permanently locked and fully available for emergency services vehicles only. The intent being to eliminate all pedestrian and vehicle entry/exit from Pindari Place.
2. construction access to the development site being only via the existing vehicle access from McNeil (to staff car park) and only for the period of construction
3. preparation of a Traffic Management Plan during the construction of the Hall which will provide detailed strategies for all construction, parent and school staff vehicles for the duration of the building project

4. a minimum of 25% of the car parking bays at the Junior School parking area to be available for short-term visitor parking and parent parking/pupil drop-off and pick-up
5. lighting for the Hall and precinct is to be professionally designed to minimise light spill onto adjoining residential properties.
6. the installation of suitable enviro-glazing in all windows of the Hall or other engineering solution to attenuate noise transmission from within the Hall with the aim of reducing the impact of entertainment noise at neighbouring residential properties and at the School student hostel.
7. the development of a Management Plan for the Multi-purpose Hall and submit to the Shire of Peppermint Grove for approval by the Chief Executive Officer.

The Management Plan should include but not be limited to issues such as –

- a. Noise management – ensure that Hall lessees comply with a Noise Management Policy. The Policy should reflect the requirements of the Environmental Protection (Noise) Regulations, which aims to protect the amenity of neighbouring residential properties.
- b. Parking control
- c. Lighting of the Hall and precinct
- d. Hours of public use for the Hall – to restrict the use of the Hall to times outside normal school hours.
- e. Leasing Conditions for the Hall – which should address items a – d, above, and any other relevant management conditions that are developed for the use of the Hall.

N.B. The purpose of the Management Plan is to preserve the amenity of the adjoining and surrounding residential properties.

8. the existing School Parking Policy to be amended to –
 - a. discourage school parents from parking in Pindari Place or using Pindari Place to access the school
 - b. nominate at least 25% the existing Junior School staff car park (off McNeil Street) to be available for short-term parent and visitor parking to augment the safe movement of vehicles whilst minimizing conflict between pedestrians/pupils and vehicles
 - c. require all public attending any functions at the Multi-purpose Hall to park at the designated and approved parking on the Middle and Senior School Campus. And further, that this will be included in the formal hire arrangements for the Hall.

ADDITIONS/ALTERATIONS/REFURBISHMENTS/EXTENSIONS

**DA1 -UPPER LEVEL ADDITION (BALCONY) TO EXISTING RESIDENCE AND
CONSTRUCTION OF OUTBUILDING (GARAGE) – LOT 130 (28) IRVINE STREET
PEPPERMINT GROVE (PC APPLIC NO. 009 – 46)**

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

Background

Applicant: Prevost Weir Architects
Owner: J Lauder
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 1819m²

Report

At the Ordinary Meeting of Council held on 18 May 2009 an application was considered for minor alterations and additions to the existing residence and the construction of a new replacement garage at the rear of the property (see attachments for details).

Approval was granted for the internal refurbishments and the upper level additions on the western side of the residence (refer to Minutes of Meeting, 18 May 2009).

The upper level additions included a balcony from the main bedroom at the rear of the residence. The adjoining neighbours (30 Irvine Street) expressed some concerns about the proposed balcony and the potential to overlook the active outdoor living area at the rear of their residence. Analysis of the site plans indicates that the ‘cone of vision’ from the balcony intrudes over the common property boundary into the 30 Irvine Street and therefore does not comply with the provisions of the Residential Design Codes (see comments below, Eastern Side Setback).

In addition, the proposed (replacement) garage at the rear of the property will continue to have access to the Right-of-Way and will also have a nil setback to the western side common property boundary (see attachments and comments below, Western Side Setback). Although the outbuilding satisfies the Performance Criteria of the Residential Design Codes, it is necessary for the adjoining property owner to grant formal consent for the nil setback. However, at the time of report preparation, the neighbour (26R Irvine Street) had not responded to the formal advice from Council regarding the proposed development.

Subsequently, Council resolved to approve the upper level additions (except for the balcony) and the internal refurbishments and deferred the balcony and the outbuilding to the June 2009 Council Meeting (refer to Minutes of Meeting, 18 May 2009).

***THE APPLICANT HAS PREPARED A DETAILED
SUBMISSION AND SHOULD BE READ IN CONJUNCTION
WITH THIS REPORT
(RELEVANT SECTIONS OF THE REPORT HAVE BEEN
HIGHLIGHTED)***

This report recommends that Council grant conditional approval for the proposed balcony and outbuilding at 28 Irvine Street.

Heritage

This property is listed in the Shire of Peppermint Grove Municipal Heritage Inventory as Category 1.

“Category 1

Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.”

There have been significant recent additions to the residence that are not considered to be in keeping with the original architectural genre and the proposed works aim to restore the integrity of the building design whilst making the dwelling more functional for owner’s family requirements.

Plot Ratio

The plot ratio will be 0.37, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will be 72.3% which complies with the Residential Planning Codes, Table No 1.

Front Setback

Unaffected by the development

Rear Setback

Dwelling – unaffected by development

Outbuilding – at the discretion of Council (see comments below ‘western side setback’).

In accordance with the Residential Design Codes, 6.2.3 Setback of garages and carports, the proposed garage must have a circulation or maneuvering space of 6.0m immediately in front of the opening to the garage. The proposed garage will be located 1.0m from the rear boundary of the property, whilst the Right-of-Way has a width of

3.6m and the ceded land immediately on the opposite side of the ROW has a width of 4.3m. The ceded land is part of the ROW. The aggregate distance between the garage opening and the rear of the garage on the opposite side of the ROW will be 8.9m and therefore, the garage satisfies the requirements of the Residential Design Codes.

Western Side Setback

Outbuilding (garage) – it is proposed that the motor vehicle garage will have a nil setback to western side boundary.

The Residential Design Codes does not prescribe boundary setbacks for outbuildings, however, the criteria should be that they do not detract from the essential functions of private open space, the visual amenity of neighbours or the streetscape.

The proposed outbuilding will satisfy the Residential Design Codes, Acceptable development 6.10 Incidental development requirements –

6.10

Outbuildings

P1 Outbuildings that do not detract from the Streetscape or the visual amenity of residents or neighbouring properties.

A1 Outbuildings that:

- 1. are not attached to dwellings*
- 2. are non-habitable*
- 3. have a floor area of not more than 60m²*
- 4. have a wall height of not more than 2.4m*
- 5. have a ridge height of not more than 4.2m*
- 6. are not in the primary street setback area*
- 7. do not reduce open space*

The proposed outbuilding therefore satisfies the Performance Criteria 6.10 P1 of the Residential Design Codes.

Eastern Side Setback

Residence - upper level balcony addition

A visual screen to the height of 1.65m has been introduced along the full length of the eastern end of the upper level balcony addition (to the main bedroom) with the aim of preventing overlooking to the adjoining residence, 30 Irvine Street. There is however a minor intrusion by the 'cone of vision' into the active outdoor living area/swimming pool at 30 Irvine Street (see attachments). The introduction of a 900mm extension to the privacy screen on the southern side of the balcony will ensure that the balcony will satisfy the Residential Design Codes, Performance Criteria 6.8 Privacy requirements –

6.8.1

Visual privacy

P1 Direct overlooking of active habitable spaces and outdoor living areas of

A1 Major openings and unenclosed outdoor

other dwellings is minimized by building layout, location and design of major openings and outdoor active habitable spaces, screening devices and landscaping or remoteness.

*active habitable spaces (balconies, verandahs, terraces) ... which overlook any part of Part of any other residential property behind the street setback line, to comply with the following -
ii. are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space*

Outbuilding (garage) – the eastern side boundary is unaffected by the development.

Height

Residence (balcony)

The un-roofed balcony will not affect the height of the residence and will comply with the Shire of Peppermint Grove Town Planning Scheme No. 3, which prescribes a maximum roof height of 10.0m.

Outbuilding

The proposed garage will have a maximum height of 4.1m and complies with the Shire of Peppermint Grove Town Planning Scheme No. 3, Policy on Outbuildings, which prescribes a maximum height of 5.0m and the Residential Design Codes.

Amenity

The existing residence and the proposed development (alterations and additions to residence and construction of garage) will continue to enhance the streetscape and with the introduction of the privacy screen extension to the upper level balcony, 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 application

Outbuilding Area

The proposed outbuilding will have a floor area of 58.956m² and complies with the Residential Design Codes Performance Criteria 6.10 Incidental development requirements (see comments ‘Western side setback’ above).

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
26 Irvine St	No comments received			
26R Irvine St	No comments received			
30 Irvine St	Expressed concern about the potential overlooking to the active outdoor living area at their property.	Cone of vision to be 4.5m and not intrude into active outdoor living area/s of neighbouring properties.	Nil – refers to RDC requirements	A 900mm extension to the privacy screen on the southern side of the balcony will address the overlooking issue and comply with the provisions of the RDC.
25R Keane St	No comments received			

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Thomas seconded Cr Vikingur that:

Council grant Planning Consent approval for Application 009 – 46 for the proposed upper level balcony addition to the existing residence and construction of new outbuilding (garage) at lot 130 (28) Irvine Street Peppermint Grove in accordance with the plans and specifications submitted on 9 April 2009, subject to –

1. the adjoining property owner at 26R Irvine Street granting formal approval for the construction of the garage with a nil setback to the western side common property boundary of 28 Irvine Street.
2. The garage is to be located 2.4m from the southern boundary of Lot 130 Irvine Street. The purpose of the required increase to the rear boundary setback is 2.4m is to ensure that the vehicle circulation space from the rear of the garage to the opposite side of the ROW is 6.0m in compliance with the requirements of the Residential Design Codes.
3. the 1650mm high privacy screen on the upper level balcony addition being altered to include a 900mm return along the southern length of the balcony commencing at the southern end of the privacy screen, which will ensure that the cone of vision does not intrude over the property boundary into the active outdoor living area (swimming pool) at 30 Irvine Street.

CARRIED

CONSTRUCTION OF NEW DWELLINGS

No reports for the reporting period.

CONSTRUCTION OF FENCES

No reports for the reporting period.

CONSTRUCTION OF OUTBUILDINGS

No reports for the reporting period.

COMMERCIAL PREMISES

No reports for the reporting period.

DEMOLITIONS

No reports for the reporting period.

BLD BUILDING

BLD BUILDING LICENCE VARIATIONS

**BLD1 MINOR VARIATIONS TO APPROVED DEVELOPMENT OF TWO STOREY
DWELLING – LOT 4 (50) LEAKE STREET PEPPERMINT GROVE (PC APPROVAL
007 –47)**

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

Background

Applicant: C Hood
Owner: C Hood
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 810m²

Report

A request has been submitted on behalf of the owner of the abovementioned property seeking approval for minor variations to the approved development of a two storey dwelling at the above property.

The variations will include: enlargement of the cellar (below ground level); change to the floor material for the loggia; introduction of a balcony at the front of the residence; and internal alterations to the layout of the upper level bedroom and sanitary facilities.

The variations do not affect: the “footprint” of the approved residence; setbacks; overlooking; overshadowing; open space; or building height. Further, the increase of 42.72 m² in the floor area of the upper level will not cause the building to exceed the plot ratio of 0.5 prescribed by the Town Planning Scheme.

This report recommends that Council approves the proposed variations to the approved two storey residence at 50 Leake Street Peppermint Grove.

Plot Ratio

The plot ratio will be unchanged at 0.41, and continues to comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5, which prescribes a plot ratio of 0.5.

Open Space

The existing approved open space of 59.83% will be unaffected by the amendments and will continue to comply with the Residential Planning Codes, Table No 1.

Front Setback

Unaffected by the amendments.

Rear Setback

Unaffected by the amendments.

Western Side Setback

Unaffected by the amendments.

Eastern Side Setback

Unaffected by the amendments.

Height

Unaffected by the amendments

Amenity

Unaffected by the amendments

Crossovers and Street Trees

Unaffected by the amendments

Fencing

Not part of this report

Outbuilding Area

N/A

Consultation

As the variations were considered to be minor and continue to comply with all requirements of the Residential Design Codes it was necessary to consult neighbours.

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Thomas seconded Cr Vikingur that:

Council grant approval for the proposed variations to Planning Consent Approval 007 – 47 for the construction of a two storey dwelling at lot 4 (50) Leake Street Peppermint Grove in accordance with the plans and specifications submitted on 3 February 2009.

CARRIED

BLD2 HERITAGE

No reports for the reporting period.

BLD3 BUILDING/DEMOLITION LICENSES APPROVED

File Ref: BUI20/BUI7
Author: T Mayor, Manager of Development Services
Date: 4 June 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 \$
3136	G SEABROOKE	27 LEAKE	in-ground swimming pool	56,830
3137	M DOLIN	48A VIEW	Window and door awnings	10,000
3138	SHENTON	32 VIEW	Additions, alterations & refurbishments	600,000

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Thomas seconded Cr Vikingur that:

The information be received.

BLD4 BUILDING INSPECTIONS

File Ref: BUI10
Author: T Mayor, Manager of Development Services
Date: 4 June 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
3091	Commercial – office and warehouse	1 Johnston St	Progress – brickwork completed, roof cladding commenced.
3120	Commercial – dividing party wall for shop	Shop 3 - 460 – 476 Stirling Highway	Completed
3124	Commercial – shop	Shop 3/460 – 476	Completed

	fitout	Stirling Highway	
3118	Fences – front and secondary st	23 Johnston St	Progress – footings commenced
3053	New dwelling	23 Johnston St	Progress – lock-up stage.
2960	New dwelling	37 Keane St	Completed
3112	Boundary fences	37 Keane St	Completed
3087	Outbuilding	56 The Esplanade	Completed
3107	Renovation/addition/alterations to Shire workshop	Reserve 7802 (lot 160) Johnston St	Completed
3080	Alterations (minor internal) to dwelling	15 View Street	Completed
2979	New dwelling	48 Johnston Street	Final inspection - completed
3020	Swimming pool	48 Johnston Street	Final inspection - completed
3113	Office fitout	460 Stirling Highway (Cottesloe Central Shopping Centre)	Final – completed
3073	Alterations and additions to outbuilding	45 Johnston Street	Progress – upper level addition at lock-up stage.
3160	Patio shade cover	Cottesloe Primary School	Final – completed
3077	Alteration to side boundary fence	45 Johnston Street	Final – completed

Committee Recommendation

Moved Cr Thomas seconded Cr Vikingur that:

The information be received.

CARRIED

BLD5 SIGNS & HOARDINGS

No reports for the reporting period.

HOP OPERATIONAL ISSUES

No reports for the reporting period.

CLOSURE

There being no further business the meeting closed at 5.24pm.

Health, Building & Town Planning Committee Meeting
9 June 2009

These minutes were confirmed as a true and accurate record of proceedings at the Health Building and Town Planning Committee held on 14 July 2009.

Presiding Member

Date