



SHIRE OF PEPPERMINT GROVE

AGENDA FOR THE

ORDINARY MEETING OF COUNCIL

TO BE HELD ON

20 July 2009

Ordinary Meeting of Council

20 July 2009

TABLE OF CONTENTS

Item	Subject	Page
A1	DECLARATION OF OPENING AND RECORDING OF ATTENDANCE & APOLOGIES	5
A2	DELEGATIONS	5
A3	QUESTIONS BY MEMBERS OF THE PUBLIC	6
A4	DECLARATION OF INTEREST	6
A5	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	6
	<i>That the Minutes of the Ordinary Meeting of Council held on 22 June 2009 be confirmed as a true and accurate record of proceedings.</i>	6
A6	PROJECT REPORT LIST	6
A7	ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION	6
	REPORTS OF THE WORKS & FINANCE COMMITTEE	6
A2	DELEGATION OF VISITORS	6
A3	QUESTIONS BY MEMBERS OF THE PUBLIC	6
A4	DECLARATION OF INTEREST	6
A5	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	6
A6	PROJECT REPORT LIST	7
FE	FINANCE CONTROL & EXPENDITURE	7
FE	FINANCE	7
	<i>FE1 ACCOUNTS FOR PAYMENT</i>	7
	<i>FE2 FINANCIAL STATEMENTS</i>	8
	<i>FE3 INVESTMENTS</i>	8
	<i>FE4 DRAFT BUDGET 2009/2010</i>	10

	<i>FE5 LIBRARY PROJECT SUMMARY COSTS</i>	12
W	WORKS	13
	<i>W1 QUOTES FOR CONSTRUCTION OF ROUNDABOUT – KEANE/VIEW STREET INTERSECTION</i>	13
FOP	OPERATIONAL ISSUES	14
	<i>FOP1 RANGER REPORT - (May/June)</i>	14
FOP2	AMALGAMATION UPDATE	15
	REPORTS OF THE HEALTH, BUILDING & TOWN PLANNING COMMITTEE	15
A2	DELEGATION /DEPUTATIONS	15
A3	QUESTIONS BY MEMBERS OF THE PUBLIC	16
A4	DECLARATION OF INTEREST	16
A5	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	16
EH	ENVIRONMENTAL HEALTH	16
	<i>EH1 FOOD RECALL</i>	16
	<i>EH2 FOOD HANDLING PREMISES</i>	17
	<i>EH3 FOOD SAMPLES</i>	18
AM	AMALGAMATIONS	18
	<i>AM1 APPLICATION FOR AMALGAMATION/SUBDIVISION (WAPC APPLICATION NO. 139895) – LOTS 72 & 73 (3 & 5) BUNGALOW COURT PEPPERMINT GROVE</i>	18
SD	SUBDIVISIONS	19
	<i>DA1 -ADDITIONS TO RESIDENCE AND EXTENSION TO GARAGE – LOT 166 (39) VIEW STREET PEPPERMINT GROVE (PC APPLIC NO. 009 - 49)</i>	20
	<i>DA2 DEMOLITION OF DWELLING AND CONSTRUCTION OF TWO-STOREY RESIDENCE – LOT 60 (12) CROSSLAND COURT PEPPERMINT GROVE (PC APPLIC NO. 009 – 51)</i>	23
	<i>DA3 CONSTRUCTION OF TWO-STOREY RESIDENCE – LOT 73 (5) BUNGALOW COURT PEPPERMINT GROVE (PC APPLIC NO. 009 -54)</i>	29
	<i>DA4 CONSTRUCTION OF TWO-STOREY RESIDENCE LOT 72 (3) BUNGALOW COURT PEPPERMINT GROVE (PC APPLIC NO. 009 – 55)</i>	33
	<i>DA5 CONSTRUCTION OF OUTBUILDING – LOT 32 (130) FORREST STREET PEPPERMINT GROVE (PC APPLIC NO. 009 – 50)</i>	37
	<i>DA6 CONSTRUCTION OF OUTBUILDINGS (ALL-WEATHER SHELTERS AND POOL PAVILION) – LOT 53 (40A) IRVINE STREET PEPPERMINT GROVE (PC APPLIC NO 09 - 52)</i>	40
	<i>DA7 RECONSIDERATION OF PLANNING CONDITION – LOT (28) IRVINE ST</i>	42
BLD	BUILDING	43

<i>BLD1 BUILDING LICENCE VARIATIONS</i>	43
<i>BLD2 HERITAGE</i>	43
<i>BLD3 BUILDING/DEMOLITION LICENSES APPROVED</i>	43
<i>BLD4 BUILDING INSPECTIONS</i>	45
<i>BLD5 SIGNS & HOARDINGS</i>	46
<i>BUILDING SITE SIGN – JOINT LIBRARY DEVELOPMENT, LOT 500 & 501 STIRLING HIGHWAY AND LEAKE STREET PEPPERMINT GROVE.</i>	46
HOP OPERATIONAL ISSUES	47
<i>HOP1 APPLICATION FOR LIQUOR STORE LICENCE – SHOP 4 & 5 COTTESLOE CENTRAL SHOPPING CENTRE, LOT 76 ET AL (460 – 576) STIRLING HIGHWAY PEPPERMINT GROVE</i>	47
<i>HOP2 DEPARTMENT OF HOUSING</i>	48
DEL DELEGATES REPORT	48
CEO CHIEF EXECUTIVE OFFICER’S REPORT	49
<i>CEO1 THE CLIFFE REPORT</i>	49
NBUS NEW BUSINESS OF AN URGENT NATURE	50
OP OPERATIONAL ISSUES	50
<i>OP1 ADVERTISED MEETING DATES – OCTOBER 2009</i>	51
<i>OP2 CHIEF EXECUTIVE OFFICER’S CONTRACT</i>	51
CIB CONFIDENTIAL ITEMS OF BUSINESS	51
CLOSURE	51

Shire of Peppermint Grove

NOTICE OF THE ORDINARY MEETING OF COUNCIL

Dear President & Councillors

The next meeting of the Shire of Peppermint Grove Ordinary Meeting of Council will be held on 20 June 2009 in the Council Chambers, 1 Leake Street, Peppermint Grove, commencing at 5.00pm.

Graeme K Simpson
Chief Executive Officer

17 July 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 & APOLOGIES

A2 DELEGATIONS

Mr Peter Gillet of McLeods has confirmed that he will be in attendance at the 20th July 2009 Council meeting.

A summary of the legal actions taken will be provided.

Section 5.23(2)(d) provides for Council to proceed behind closed doors when discussing legal advice.

A3 QUESTIONS BY MEMBERS OF THE PUBLIC

A4 DECLARATION OF INTEREST

A5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 22 June 2009 be confirmed as a true and accurate record of proceedings.

A6 PROJECT REPORT LIST

Distributed with Committee Agenda Papers.

A7 ANNOUNCEMENTS BY PRESIDENT WITHOUT DISCUSSION

REPORTS OF THE WORKS & FINANCE COMMITTEE

Attendance: Cr A Grice, Presiding Member, Cr B C Kavanagh, Member
Cr D Ward, Member, G K Simpson, Chief Executive Officer
P J Howard, Manager of Finance

Apologies: Cr M Lynn, Cr R Thomas

A2 DELEGATION OF VISITORS

Nil

A3 QUESTIONS BY MEMBERS OF THE PUBLIC

No questions by members of the public.

A4 DECLARATION OF INTEREST

No declaration of interest.

A5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Moved Cr Kavanagh seconded Cr Ward that:

The Minutes of the Works and Finance Committee Meeting held on 8th June 2009, be confirmed as a true and accurate record of proceedings.

A6 PROJECT REPORT LIST

Distributed with the Agenda.

FE FINANCE CONTROL & EXPENDITURE

FE FINANCE

FE1 ACCOUNTS FOR PAYMENT

File Ref: ACC3
Author: P J Howard, Manager Finance
Date: 6 July 2009

Purpose

The purpose of this report is to obtain approval for cheques, electronic funds payments and direct debits drawn since the last report and accounts now presented for payment.

Background

Nil

Report

Appendix 4.1 lists details of all cheques drawn since the last report and accounts now presented for payment. The following summarises the cheques, electronic fund transfers, direct debits and accounts included in the list presented for payment.

MUNICIPAL FUND	PAYMENT TYPE	<u>AMOUNT</u>
	Cheque numbers 10099 – 10110 (inclusive)	
	Electronic Funds Transfers 2741 – 2807 (Inclusive)	
	Direct Debits 810 – 818 (inclusive)	
	TOTAL	\$349,598.21

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Grice seconded Cr Ward it be recommended to Council that:

The payment of the cheques, electronic funds payments and direct debits drawn and accounts presented for payment, be approved.

FE2 FINANCIAL STATEMENTS

File Ref: ACC3
Author: P J Howard, Manager Finance
Date: 6 July 2009

Purpose

The purpose of this report is to provide Council with the financial reports for the period ended 30 June 2009.

Background

Nil

Report

The financial reports are provided for the period ended 30 June 2009.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Ward seconded Cr Kavanagh that:

The financial reports for the period ended 30 June 2009 be received and adopted.

FE3 INVESTMENTS

File Ref: INV1
Author: P J Howard, Manager Finance
Date: 6 July 2009

Purpose

The purpose of this report is to provide details of Council's investments as at 30 June 2009 including details of the investing authority and terms.

Background

Nil

Report

INVEST #	INVESTMENT	INVESTING AUTHORITY	DATE INVESTED	MATURITY DATE	TERMS	INTEREST RATE	AMOUNT
1	Reserve Fund	NAB	27.04.2009	27.07.2009	90 Days	3.60%	\$4,367,999.33
2	POS Fund	NAB	29.05.2009	29.06.2009	30 Days	3.19%	\$520,061.37
3	General Fund	NAB	29.05.2009	29.06.2009	30 Days	3.19%	\$230,434.04
TOTAL							\$5,118,494.74

For members information, it is advised that the Reserve Funds Investment at 29 June 2009 is comprised as follows:-

Staff Leave Reserve	\$ 24,110.33
Plant Replacement Reserve	\$ 172,798.93
Infrastructure/Building Reserve	\$3,903,492.82
Sitting Fee Reserve	\$ 29,607.95
Library Leave Reserve	\$ 42,760.23
Library Infrastructure Reserve	\$ 71,079.76
Road Reserve	\$ 124,149.32
	<u>\$ 4,367,999.33</u>

For Members information:

At the same period last year the reserve balances were as follows:

Staff Leave Reserve	\$ 20,893.20
Plant Replacement Reserve	\$ 165,270.28
Infrastructure/Building Reserve	\$3,851,743.05
Sitting Fee Reserve	\$ 21,614.10
Library Leave Reserve	\$ 37,679.04
Library Infrastructure Reserve	\$ 33,074.88
Road Reserve	\$ 60,791.52

\$ 4,191,066.06

For Members information:

Interest earnings of \$51,353.89 have been credited to the fund at maturity on 27 April, 2009. The fund has now been invested for a further three months to mature on 27 July 2009 (with interest of \$41,668.92). The Government guarantee on amounts held over \$1,000,000 has been taken up. The request for the government deposit guarantee has been lodged with the NAB and the resulting fee has not yet been applied.

\$60,000 part receipt in November of Black Spot funds was placed in the Road reserve on 27 April 2009. \$100,000 Federal Government infrastructure grant received in April was placed in the Infrastructure reserve on 27 April 2009. This transfer of \$160,000 brought the reserves to \$4,642,599.33.

On 29 May \$294,600 was transferred to the Municipal Operating account to cover YTD expenditure already paid on Capital Projects budgeted to be funded from Reserves. (From Infrastructure Reserve - \$100,000 PG office, \$110,000 MHP, \$51,000 PG share library; From Sitting Fee Reserve -\$13,600; From POS Reserve - \$20,000 POS Keane's Point reserve.)

Total amount held in Reserves as at 30 June 2009, was \$4,888,061 as shown in the Balance Sheet under heading Cash Restricted.

\$200,000 was transferred on 29 June 2009 from the Municipal term deposit account into the General Municipal banking account for general operating purposes. Balance of this fund as at 30 June 2009 is \$30,434.04. This amount held in the General term deposit is included in Cash At Bank on the Balance Sheet.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Kavanagh seconded Cr Ward that:

The Investment Register for 30 June 2009 be received.

FE4 DRAFT BUDGET 2009/2010

File Ref: BUD4
Author: P J Howard, Manager Finance
Date: 6 July 2009

Purpose

The purpose of this report is to consider and adopt the draft budget for the 2009/2010 financial year.

Background

The first draft of the budget was presented at the Works and Finance Committee meeting on 8th June 2009 and the contents discussed.

Report

An overview of expenditure and income items was provided within the Budget papers presented at the 9 June meeting.

The Rate Setting Statement shows total revenue required from property rates of \$1,754,124. Total rates including interims less concessions and discounts raised last year were \$1,595,631. The proposed Rates revenue for 2009/10 represents a 9.00% increase on the rate in the dollar from 5.7476 cents in 2008/2009 to 6.2649 cents in 2009/2010 . Minimums will also increase by 9% to \$802.

Rating and valuation.

- a) Rate levy models will be presented at the Committee meeting.
- b) A minimum rate of \$802.00 is proposed.
- c) A discount of 5% has been proposed for early payment.
- d) The maximum penalty interest rate for late payment as set by statute of 11%.
- e) The rate instalment dates are:-

- | | |
|------------------------------|-------------------|
| • First instalment Due date | 11 September 2009 |
| • Second instalment Due date | 11 November 2009 |
| • Third instalment Due date | 11 January 2010 |
| • Final instalment Due date | 11 March 2010 |

A charge of \$30 per assessment is to be applied where people elect to pay by instalment.

A schedule of fees and charges incorporating GST where required is included in Part 2 of the Draft Budget papers.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Kavanagh seconded Cr Ward that:

The Council adopt the 2009/2010 Budget with expenditure totalling \$8,555,739; revenue and carry forward items totalling \$6,801,615, with the balance required of \$1,754,124 to be made up from rates by:-

1. A rate levy of 6.2649 cents in the dollar to be set based on an increase of 9% over the rate in the dollar for 2008/2009.
2. Imposing a minimum rate of \$802.00 per assessment.

3. Allowing a discount of 5% on rates paid on or before 11 September 2009.
4. A levy of 11% to be imposed on money owing past the due date.
5. Payment of rates by instalment may be made for the following periods:-
 - First instalment Due date 11 September 2009
 - Second instalment Due date 11 November 2009
 - Third instalment Due date 11 January 2010
 - Final instalment Due date 11 March 2010

and

- 6 Council adopts the various fees and charges listed in Part 2 of the draft budget.

FE5 LIBRARY PROJECT SUMMARY COSTS

08/09 year All figures are exclusive of GST

	Cox	Davson Ward	Fundraising m'm	Brown McAllister	Josh Byrne	Misc	Western Pwr	Kooperman	J&S drilling	
										1,267,707
Jul-08	4,212	32,000				14,850				51,062
Aug-08	4,212					6,821				11,033
Sep-08	35,120									35,120
Oct-08	8,853									8,853
Nov-08	3,610				2,708					6,318
Dec-08	3,610					2,616	14,125	7,500		27,851
Jan-09	3,610									3,610
Feb-09	4,685					3,225		4,000		11,910
Mar-09	3,610				7,455			3,400		14,465
Apr-09	3,610					86		1,600		5,296
May-09	4,121							3,200.00		7,321
Jun-09										-
	79,254	32,000	-	-	10,163	27,599	14,125	19,700	-	\$ 1,450,548

Payments under cost sharing arrangement

	Cottesloe	MP	PG	PG Office	Total	
					1,267,707	b/f 07/08
Jul-08	17,943	20,403	3,907	8,809	51,062	
Aug-08	3,779	4,298	823	2,133	11,033	
Sep-08	12,030	13,680	2,620	6,791	35,120	
Oct-08	3,033	3,448	660	1,712	8,853	
Nov-08	2,164	2,461	471	1,222	6,318	
Dec-08	10,156	11,549	2,212	3,935	27,851	
Jan-09	1,237	1,406	269	698	3,610	
Feb-09	4,080	4,639	888	2,303	11,910	
Mar-09	5,567	6,330	1,212	1,355	14,465	
Apr-09	1,821	2,071	397	1,007	5,296	
May-09	2,508	2,852	546	1,416	7,321	
Jun-09						
TOTALS	\$ 64,318	\$ 73,138	\$ 14,005	\$ 31,380	\$ -	\$ 1,450,548

Total expended to date \$ 1,450,548

\$ 439,742 \$ 500,048
Cott to date MP to date

PG to date \$ 328,965
3 councils contributions \$ 1,268,755
funded from reserves \$ 181,793
\$ 1,450,548

Committee Recommendation

Moved Cr Kavanagh seconded Cr Ward that:

The report on Library Project Summary Costs be received.

W WORKS

W1 QUOTES FOR CONSTRUCTION OF ROUNDABOUT – KEANE/VIEW STREET INTERSECTION

File Ref: Ref: ROA3
Author: G K Simpson, Chief Executive Officer
Date: 26 June 2009

Purpose

The purpose of this report is to seek Councils acceptance of a quote and authorise construction to proceed.

Background

Council accepted the design and Porter Consulting Engineers sought quotations from 6 construction companies and 4 submitted a price.

A H Civil Engineering, the contractor who completed the View Street work for Presbyterian Ladies College and the Shire, submitted the most advantageous quote amounting to \$86,993.50. A capability performance statement has been sought from the preferred contractor.

Report

Council has been promoting the construction of the roundabout over several years (since 2003) and there are still local residents who have expressed strongly their objection to the proposal.

Letters of complaint and the Shires reply which were compiled with assistance of Porter Consulting Engineers have been circulated with the agenda papers as background information.

The additional cost from Western Power to relocate the street lights at the intersection is \$11,990.26. The budget allocation for the project is \$120,000.

Policy Implication

Nil.

Budget Implication

Nil. – Allowance has been made for the reinstatement of verges, reticulation and planting in the roundabout.

Committee Recommendation

Moved Cr Kavanagh seconded Cr Ward that Council:

1. Accept the quotation of A H Civil Engineering for the construction of the roundabout at \$86,993.50.
2. Accept the quotation of Western Power for the relocation of the street lights.
3. Accept the fee of Porter Consulting Engineers to supervise the project \$5,000.

FOP OPERATIONAL ISSUES

FOP1 RANGER REPORT - (May/June)

File Ref: LAW3
Author: A Jackson, Ranger
Date: 7 July 2009

1 Activity Statistics

	PARKING	DOGS
Infringements	-	-
Written cautions	16	21
Verbal cautions	13	27
Vehicle tow notices	7	-
Impounded vehicles	-	-
Dogs Impounded	-	-
Barking complaints	-	-
Dog attacks	-	-
Dogs Returned to Owners	-	11

2 Current Issues

- 22 hours patrol
- Animal Supervision on parks and reserves
- Parking patrols in all school areas morning and evening
- Monitoring trades vehicles on building sites

Committee Recommendation

Moved Cr Grice seconded Cr Ward that:

The information be received.

FOP2 AMALGAMATION UPDATE

File Ref: REG 19
Author: Phil Howard, Manager of Finance
Date: 17 July 2009

Community consultation re Local Government amalgamations

Catalyse Pty Ltd has been approached to prepare a survey of local residents. It is proposed to hold a meeting of the Amalgamation Committee at 3pm on Tuesday 21 July 2009 with representatives of Catalyse Pty Ltd present to discuss the process.

REPORTS OF THE HEALTH, BUILDING & TOWN PLANNING COMMITTEE

Attendance: Cr DA Ward, Presiding Member
Cr G T Vikingur, Member
Cr B C Kavanagh, Member from 5.56pm

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

A2 DELEGATION /DEPUTATIONS

2.1 DA7 - RECONSIDERATION OF PLANNING CONDITION – LOT (28) IRVINE ST

A deputation from PrevostWeir Architects, Mr David Weir attended the Committee Meeting to discuss and provide clarification on any issues relating to the proposed review of the planning condition for 28 Irvine Street.

2.2 DA2 - DEMOLITION OF DWELLING AND CONSTRUCTION OF TWO-STOREY RESIDENCE – LOT 60 (12) CROSSLAND COURT PEPPERMINT GROVE (PC APPLIC NO. 009 – 51)

A deputation from Highbury Homes attended the Committee Meeting to discuss and provide clarification on any issues relating to the proposed residence at 12 Crossland Court.

A3 QUESTIONS BY MEMBERS OF THE PUBLIC

A4 DECLARATION OF INTEREST

A5 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved Cr Vikingur seconded Cr Kavanagh that:

That the Minutes of the Health, Building and Town Planning Committee meeting held on 9 June 2009 be confirmed as a true and accurate record of proceedings.

EH ENVIRONMENTAL HEALTH

EH1 FOOD RECALL

File Ref: HEA5
Author: T Mayor, Manager of Development Services
Date: 13 July 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

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

The information be received.

EH2 FOOD HANDLING PREMISES

File Ref: HEA5
Author: T Mayor, Manager of Development Services
Date: 14 July 2009

Purpose

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

Background

The periodical survey of food premises to assess compliance with the ANZFA Food Safety Standards is conducted as a normal duty of the Environmental Health Officer.

Report

The following food businesses were inspected during the reporting period –

- Red Rooster
- Peppermint Grove Bakery
- Woolworths Supermarket (Butcher, Bakery and Delicatessen)

In the course of these surveys, there were no items observed which required Council's attention.

It is also reported that there have been significant improvements generally in the food businesses inspected during this reporting period and is a good reflection on the commitment of the business managements.

The Red Rooster fast food take-away business on Stirling Highway has recently been issued with a building licence for extensive internal refurbishments to the food preparation and service areas of the shop.

Budget Implications

Nil

Policy Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

The information be received.

EH3 FOOD SAMPLES

No food samples were taken during this reporting period.

AM AMALGAMATIONS

AM1 APPLICATION FOR AMALGAMATION/SUBDIVISION (WAPC APPLICATION NO. 139895) – LOTS 72 & 73 (3 & 5) BUNGALOW COURT PEPPERMINT GROVE

File Ref: TPL1

Author: T Mayor, Manager of Development Services

Date: 13 July 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

WA Planning Commission has received 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. The Commission has invited Council to provide any relevant information, comment or recommended conditions for the proposed subdivision of the property.

A detailed submission (see attachments) on the amalgamation has been prepared by TPG and submitted to the WAPC providing a rationale for the subdivision.

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

The proposed subdivision/amalgamation will amalgamate the two (2) existing lots to create two (2) new lots, this will increase the land area of lot 72 by 42m² and similarly, lot 73 will be reduced in land area by 41m² (see Amalgamation Plan, attached)

Zoning

The existing lots are coded R25 in the Shire of Peppermint Grove Town Planning Scheme No. 3, and the new lots will remain as Residential R25.

The Residential Design Codes, Table 1, sets out the minimum site area per dwelling for R25 coded land as being 320m² for a single house.

Subsequently, the new lots created by the subdivision/amalgamation will continue to comply with the Residential Design Codes and the Shire of Peppermint Grove Town Planning Scheme No. 3 and the Development Guidelines for R25 Super Block – Bay View Terrace.

Consultation

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

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

Council advises the Western Australian Planning Commission that it supports WAPC Application No. 139895 for the proposed amalgamation/subdivision of lots 72 & 73 Bungalow Court Peppermint Grove and has no recommendations or conditions for the development.

SD SUBDIVISIONS

No reports for the reporting period.

DA DEVELOPMENT APPLICATIONS

ADDITIONS/ALTERATIONS/REFURBISHMENTS/EXTENSIONS

DA1 -ADDITIONS TO RESIDENCE AND EXTENSION TO GARAGE – LOT 166 (39) VIEW STREET PEPPERMINT GROVE (PC APPLIC NO. 009 - 49)

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: I & J McAllister
Owner: I & J McAllister
TPS No 3 Zoning: R10
Land Use: Single dwelling
Lot Area: 1461m²

Report

An application has been received seeking Council approval for the development of a balcony cover and an extension to an outbuilding at the above property.

The balcony cover will provide all-weather shelter to an existing balcony that services an office on the upper level of the residence. The balcony will remain open-sided or unenclosed.

The outbuilding extension will be an addition to the existing garage which is located at the rear of the property and has vehicle access to the Right-of-Way. The extension will provide additional cover and security for the owners' motor vehicles.

It should be noted that there is only casual parking for one (1) vehicle at the front of 39 View Street and that the predominant vehicle access and garaging is at the rear of the property which reduces the impact of vehicles entering/leaving the property to View Street and further, reduces the adverse impact upon the streetscape.

This report recommends that Council grant approval for the balcony cover and the garage extension at 39 View Street

Heritage

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

Plot Ratio

The plot ratio (0.38) will be unchanged by the development and continues to comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space (61%) will be unchanged and continues to comply with the Residential Planning Codes, Table No 1.

Front Setback

Unchanged by development

Rear Setback

Dwelling

Unaffected by the balcony cover addition.

Garage

The existing garage is located 3.5m from the rear boundary of the property. The extension will result in the garage being 1080mm from the rear boundary of lot 166.

The Residential Design Codes recommends that building comply with the setbacks prescribed by Table 1 of the Codes, however, as the proposed outbuilding extension adjoins a ROW the development will comply with the Performance Criteria 6.3.1, 6.2.3 and 6.2.6.

Southern Side Setback

Unaffected by the development

Northern Side Setback

Unaffected by the development

Height

Dwelling addition (balcony cover) does not exceed the height of the existing roof of the residence.

Outbuilding extension (garage) – will have a maximum roof height of 2.8m and complies with the requirements of the Shire of Peppermint Grove Town Planning Scheme No. 3 which prescribes a maximum height of 5.0m for outbuildings.

Amenity

The development will have no adverse impact upon the streetscape of the property or the general amenity of the locality.

Crossovers and Street Trees

Unaffected by the development.

Fencing

N/A

Outbuilding Area

The existing garage has a floor area of 83.65m² and the extension will create an additional 30.23m². The Residential Design Codes prescribes a maximum floor area of 60m² or 10% of the site area, which ever is the lesser.

The Codes' rationale for outbuildings is a ratio of the floor area of the outbuilding to the site area, however, this is based upon smaller residential land areas. The land areas of residential properties in Peppermint Grove are considered to be unique and it would therefore be reasonable for Council to exercise its discretion to approve the additional floor area for the garage. Discretionary approval has become a normal process for outbuildings in Peppermint Grove and it has been 'flagged' for consideration in the review of the Shire's Town Planning Scheme.

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
37 View St	No comments/objections	Complies	Complies	It will be necessary for Council to approve the variation to the floor area of the outbuilding.
41 View St	No comments/objections			
36 Keane St	No comments/objections			
2 Bay View Tce	No comments/objections			

Discretions to be Considered

It will be necessary for Council to exercise its discretion in accordance with the Residential Design Codes Clause 2.4 if approval is granted for the variation to the floor area of the garage.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

- (1) Council grant Planning Consent approval for Application 009 – 49 for the proposed upper level balcony all-weather shelter addition at the rear of the

existing residence and extension to the outbuilding (garage) at lot 166 (39) View Street Peppermint Grove in accordance with the plans and specifications submitted on 8 May 2009.

- (2) Further, the applicant is advised that Council has in accordance with the Residential Design Codes, Clause 2.4 Discretionary decisions, exercised its discretion to permit the garage extension to have a floor area of more than 60m².

CONSTRUCTION OF NEW DWELLINGS

DA2 DEMOLITION OF DWELLING AND CONSTRUCTION OF TWO-STOREY RESIDENCE – LOT 60 (12) CROSSLAND COURT PEPPERMINT GROVE (PC APPLIC NO. 009 – 51)

Note: Cr Kavanagh joined the meeting at 5.56pm.

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: Highbury Homes
Owner: S Jeyadevan
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 800m²

Report

An application has been received seeking approval for the demolition of the existing single storey dwelling, garage and front fences and for the construction of a two storey residence (See attachments for details).

The development will include two garages at the front of the residence with nil setbacks to the eastern and western common property side boundaries and a setback of 7.05m from the front boundary.

The side boundary nil setbacks for the garages will require the particular attention of the adjoining property owners and also special consideration by Council if approval is to be granted for the two garages with the nil side boundary and the reduced front boundary setbacks.

All other elements of the development comply with the relevant provisions of the Residential Design Codes (i.e. side boundary setbacks, overlooking) and the Shire of Peppermint Grove Town Planning Scheme No. 3.

The proponent has presented a submission to support the development application.

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

This report recommends that Council grant conditional approval for the proposed two-storey residence at 12 Crossland Court.

Heritage

This property and the existing dwelling are not listed in the Shire of Peppermint Grove Municipal Heritage Inventory.

Plot Ratio

The plot ratio will be 0.464, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will be 56.08% which complies with the Residential Planning Codes, Table No 1.

Front Setback

The main dwelling – will have a setback 16.5m from the front boundary of the allotment and complies with the requirements of the Town Planning Scheme which prescribes a setback of 9.0m.

However -

The two garages – will each have a setback of 7.055m from the front boundary of lot 60 and does not comply with the Scheme setback requirement, which prescribes a front setback of 9.0m.

The proponent has provided a rationale and photographs to support the request for the application to be considered under the provisions of the Residential Design Codes (see attachments).

The supporting documents demonstrate that the garages will satisfy the Residential Design Codes Performance Criteria 6.2.1 Setback of buildings generally, and further, the applicant has demonstrated that the development (i.e. the garages) will be consistent with the majority of existing single residential developments in Crossland Court (see attachments, photographs) and in fact the setbacks for the garages will exceed the setbacks for all of the garages identified in Crossland Court.

In addition, the north-facing walls of the garages comply with the provisions of the Residential Design Codes Clause 6.2.8 which states that –

**6.2.8
Garage doors**

P8 The extent of frontage and building façade occupied by garages assessed against the need to maintain a desired streetscape not dominated by garage doors.

And –

A8 Where a garage is located in front of the building a garage wall where it is aligned parallel to the primary street are not to occupy more than 60% or the frontage at the setback line as viewed from the street where the upper floor or balcony extends for the width of the garage and the entrance to the dwelling is clearly visible from the primary street.

It is the officer's opinion that the proposed development (i.e. garages) is a text book example of the Acceptable development and Performance Criteria for garages at the front of a dwelling.

It is recommended that the front setback for the garages be considered in accordance with the provisions of the Residential Design Codes and subsequently approval be granted for the garages as proposed.

Rear Setback

The new residence will have an average rear setback of 6.45m with the predominant two-storey section (85% of the width of the building) being 9.5m from the rear boundary. There is a short 3.0m length of single-storey wall (sanitary facilities for swimming pool and pool store room) that will be 3.4m from the rear boundary which represents only 15% of the width of the residence. This section of wall has a height of RL 13.94.

The existing rear boundary fence (to be retained) has a height of 1.9m and together with the variation in the ground levels between lot 60 and the rear property, the aggregate height of the fence and retaining wall results in the top of the fence having RL 13.23 above the ground level of lot 60.

Hence, there will be approximately 670mm of this short section of wall above the height of the existing boundary fence.

This section of the building has no windows to habitable rooms, is well concealed behind the existing boundary fence and the residence at 5 Keane Street (property at rear of 12 Crossland Court) is approximately 15m from the common property boundary.

It is the officer's opinion that this section of the proposed residence will have no adverse impact upon the amenity of the adjoining property and it is therefore recommended that the proposed rear setbacks be approved.

Overlooking

The design of the proposed residence complies with the overlooking requirements of the Residential Design Codes Clause 6.8.1 Visual privacy however, the neighbours at 5 Keane Street (rear property) have expressed concern about continued visual intrusion from a balcony that services an upper level sitting room at the rear of the residence. Although overlooking has been address it would be reasonable to invite the proponent to consider the introduction of a vegetation 'green screen' at the rear boundary to impede the direct line of sight between the balcony and the active living areas of the residence at 5 Keane Street. This matter has been discussed with the owners' representative and the Shire has been advised that the owners are willing to consider the proposed introduction of vegetation screening.

Western Side Setbacks

The main dwelling complies with the provisions of the Residential Design Codes Tables 2a and 2b.

The Residential Design Codes does not contemplate nil setbacks for R12.5 coded lots and subsequently, it is at the discretion of Council (after neighbour consultation) to determine if a nil setback is appropriate. Clause 6.3.2 of the Codes states –

6.3.2

Buildings on boundary

P2 Buildings built up to the boundaries other than the street boundary where it is desirable to do so in order to:

- *make effective use of space; or*
- *enhance privacy; or*
- *otherwise enhance the amenity of the development;*
- *not have any significant adverse effect on the amenity of the adjoining property; and*
- *ensure that direct sun to major openings to habitable rooms and outdoor living areas of the adjoining properties is not restricted*

It is the opinion of the officer that the proposed garages will satisfy the Performance Criteria 6.3.2 and therefore approval is recommended for the two garages.

Eastern Side Setback

The main dwelling complies with the provisions of the Residential Design Codes Tables 2a and 2b.

The Residential Design Codes does not contemplate nil setbacks for R12.5 coded lots and subsequently, it is at the discretion of Council (after neighbour consultation) to determine if a nil setback is appropriate.

Overshadowing – as prescribed by the Residential Design Codes, is determined at midday on 21 June 2009. At this point of time there is no overshadowing to any of the

neighbouring properties. The neighbour (7A Keane Street) has raised the issue of the perceived impact that the nil setback of the eastern-side garage may have upon the afternoon sun in the summer period. Although this is not contemplated by the Codes the proponent has provided a shadow diagram that clearly demonstrates that the garage will not affect the neighbour's outdoor living area and that in actual fact the existing boundary fence will create overshadowing, but with no significant effect until after 6.00pm.

It is the officer's opinion that the nil setbacks for both of the garages will not adversely affect the amenity of the adjoining properties and that Council approval should be granted for the nil setbacks.

Overlooking

The owners of 7A Keane Street have also raised concerns regarding overlooking from the windows serving the stairs and scullery (see attachments, floor plan). These elements comply with the Residential Design Codes Performance Criteria 6.8.1 Visual privacy and Acceptable development A1 and further, the existing common property boundary fence also provides a visual screen between the properties.

It is the opinion of the officer that overlooking satisfies R Codes requirements and no further action is required.

Height

Lot 60 has a Mean Natural Ground Level RL 10.57. The roof of the proposed residence will have an RL 19.37 translating to a maximum building height of 8.8m and therefore complies with the requirements of the Town Planning Scheme, which prescribes a maximum building height of 10.0m.

Amenity

The existing 1.8m high front boundary solid screen brick fence together with the existing garage at a distance of 1.5m from the front boundary have completely concealed the residence and have not made any valuable contributions to the streetscape.

However, the proposed new residence with the open-aspect front fencing, gatehouse and architectural features in the main residence will certainly make a refreshing and significant contribution to the streetscape of Crossland Court and the general amenity of the locality. It would however, be desirable for more landscaping/planting be provided at the front of the property.

Crossovers and Street Trees

Street trees - there will be no affect on street trees as there are no trees on the road reserve.

Crossover - it is proposed to introduce a second crossover (see attachments, site plan). Council discourages more than one crossover and further, the Residential Design Codes states that –

Performance Criteria

**6.5.4
Vehicle access**

P4 *Vehicle access provided so as to minimise the number of crossovers, avoid street trees, to be safe in use and not detract from the streetscape.*

Officer's comment:

It should be acknowledged that two crossovers will ensure that vehicles leave the property in a forward gear, which is considered a positive approach to vehicle safety in Crossland Court.

Fencing

Not part of this application.

It is proposed that the existing boundary fences are to be retained.

Outbuilding Area

Nil

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
11 Crossland Ct	Sighted plans – no comments			
3A Keane St	No comments			
5 Keane St	Sighted plans - comments/concerns formally submitted (see attachments)	Clause 6.8.1 Visual privacy		Design has addressed overlooking requirements(see comments above)
7A Keane St	Sighted plans - comments/concerns formally submitted (see attachments)	Clause 6.8.1 Visual privacy		Design has addressed overlooking requirements (see comments above)

Discretions to be Considered

Should Council decide to consider the nil side boundary setbacks and the front setback under the provisions of the Residential Design Codes it would be necessary for Council to state that it has exercised its discretion in accordance with Clause 2.4 Discretionary decisions of the Residential Design Codes.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur and seconded Cr Kavanagh that:

- 1 Council grant Planning Consent approval for Application 009 – 51 for the demolition of the existing single-storey dwelling, carport and front fences and for the construction of the proposed two-storey residence at lot 60 (12) Crossland Court Peppermint Grove in accordance with the plans and specifications submitted 5 June 2009, subject to –
 - the provision of additional landscaping/garden planting across the front of the two garages and a landscape plan must be submitted to the Shire and be to the satisfaction of the Chief Executive Officer.
- 2(i) That the proponent is advised that in granting approval for the development that Council has resolved to exercise its discretion in accordance with the Residential Design Codes Clause 2.4 Discretionary decisions, to grant approval for the nil setbacks to the eastern and western side boundaries and the reduced front boundary setback of 7.055m for the garages at the front of the property.
- 2(ii) The proponent is invited to consider the introduction of a vegetation ‘green screen’ at the rear boundary to impede the direct line of sight between the upper level balcony and the active living areas of the residence at 5 Keane Street.

**DA3 CONSTRUCTION OF TWO-STOREY RESIDENCE – LOT 73 (5)
BUNGALOW COURT PEPPERMINT GROVE (PC APPLIC NO. 009 -54)**

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: TPG Town Planning and Urban Design
Owner: D I Whittome & S M Harper
TPS No 3 Zoning: R25
Land Use: Single dwelling
Lot Area: 1461m²

Report

NOTE TO COUNCILLORS
***THIS REPORT SHOULD BE CONSIDERED AS A JOINT
SUBMISSION WITH ITEM DA 4, BELOW***

An application has been received seeking approval for the construction of a two-storey residence at the above property.

Lot 73 is part of the original Super Block subdivision and was three (3) R25 lots which were recently amalgamated into one (1) lot to form the current lot 73. There is an application currently with the WA Planning Commission (see item AM 1, above for details) seeking approval for a minor alteration to the common property boundary between lot 73 & lot 72 Bungalow Court, which is also owned by Whittome/Harper. The boundary adjustment will vary the land areas of these lots by 41m² however, the alteration will have no impact upon this proposed development.

The proposed residence and associated curtilage has been carefully and skillfully designed by the architect giving full consideration to the Design Guidelines for the Super Block subdivision and has successfully delivered a building that meets the desired requirements of the owners whilst providing an uncompromising result for the adjoining residential property owners.

The consultant, TPG, has prepared a very comprehensive report and analysis for the development

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

Heritage

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

Plot Ratio

The plot ratio will be 0.65, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Open Space

The open space will be 63% which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Front Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Rear Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Western Side Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Eastern Side Setback

Minor variation – see Consultant's report

It is the opinion of the officer that the minor variation will have no adverse impact on any future development at lot 89 Bay View Terrace (currently vacant land).

Height

Minor variation – see Consultant's report

It is the opinion of the officer that the minor variation will have no adverse impact on any future development at lot 89 Bay View Terrace (currently vacant land) or upon the properties at 51 and 53 Johnston Street.

Amenity

It is the opinion of the officer that the proposed development will result an outstanding outcome for the subdivision and will make a significant contribution to the amenity of the locality and complement all of the adjoining residential properties.

Crossovers and Street Trees

Lot 73 is vacant land and will require the construction of a new crossover as part of the development process.

There are no street trees in the road reserve.

Fencing

Not part of this application and will require a separate application following negotiations with adjoining property owners.

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 illustrated below.

NEIGHBOUR PROPERTY	COMMENTS AND/OR OBJECTIONS	R-CODE R'QMNTS	TPS3 R'QMNTS	OFFICER'S COMMENTS
7 Bungalow Ct	No comments			
51 Johnston St	No comments			
53 Johnston St	No comments			
8 Bay View Tce	Sighted plans and discussed with the officer			
10 Bay View Tce	Sighted plans and discussed with the officer			
12 Bay View Tce	Sighted plans and discussed with the officer			

Discretions to be Considered

Council may exercise its discretion to grant approval for the proposed minor variations for the setback to the eastern side common property boundary and the building height in accordance with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace states -

1.5 Development Approval

The Council may approve an application involving departures from the requirements of these Guidelines, if in its opinion, the application satisfies the objectives of the Guidelines.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

1. Council grant Planning Consent approval for Application 009 – 54 for the development of the proposed two-storey residence at lot 73 (5) Bungalow Court Peppermint Grove in accordance with the plans and specifications submitted on 12 June 2009.
2. The proponent is advised that Council has exercised its discretion in accordance with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace, Clause 1.5, to grant approval for the minor variations to the setback to the eastern side common property boundary and the height of the residence.

DA4 CONSTRUCTION OF TWO-STOREY RESIDENCE LOT 72 (3) BUNGALOW COURT PEPPERMINT GROVE (PC APPLIC NO. 009 – 55)

File Ref: TPL1

Author: T Mayor, Manager of Development Services

Date: 13 July 2009

Background

Applicant: TPG Town Planning and Urban Design

Owner: D I Whittome & S M Harper

TPS No 3 Zoning: R25

Land Use: Single dwelling

Lot Area: 431m²

Report

NOTE TO COUNCILLORS
***THIS REPORT SHOULD BE CONSIDERED AS A JOINT
SUBMISSION WITH ITEM DA 3, ABOVE***

An application has been received seeking approval for the construction of a two-storey residence at the above property.

Lot 73 is part of the original Super Block R25 subdivision. There is an application currently with the WA Planning Commission (see item AM 1, above for details) seeking approval for a minor alteration to the common property boundary between lot 72 & lot 73 Bungalow Court, which is also owned by Whittome/Harper. The boundary adjustment will vary the land areas of these lots by 41m² however, the alteration will have no adverse impact upon this proposed development.

The proposed residence and associated curtilage has been carefully and skillfully designed by the architect giving full consideration to the Design Guidelines for the Super Block subdivision and has successfully delivered a building that meets the desired requirements of the owners whilst providing an uncompromising result for the adjoining residential property owners.

The consultant, TPG, has prepared a very comprehensive report and analysis for the development

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

Heritage

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

Plot Ratio

The plot ratio will be 0.61, which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Open Space

The open space will be 73% which complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Front Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Rear (Eastern) Setback

The rear setbacks are required to be in accordance with the Detailed Area Plan, which prescribes a 4m setback between the building and the eastern boundary. There is a proposed variation for 2.7m to 3m setback for the new residence (see attachments, site plan).

Although the setback does not comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace, it is the opinion of the officer that the minor variation will have no adverse impact on any future development at 8 Bay View Terrace (currently vacant land). The officer has discussed this design element with the owner of 8 Bay View Terrace.

Southern Side Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Northern Side Setback

Complies with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace.

Height

Minor variation – see Consultant’s report

It is the opinion of the officer that the minor variation will have no adverse impact on the future development at 8 Bay View Terrace (currently vacant land), 6 Bay View Terrace or upon 4 Bungalow Court (currently vacant land).

Amenity

It is the opinion of the officer that the proposed development will result an outstanding outcome for the subdivision and will make a significant contribution to the amenity of the locality and complement all of the adjoining residential properties.

Crossovers and Street Trees

Lot 72 is vacant land and will require the construction of a new crossover as part of the development process.

There are no street trees in the road reserve.

Fencing

Not part of this application and will require a separate application following negotiations with adjoining property owners.

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
4 Bungalow Ct	No comments			
7 Bungalow Ct	No comments			
9 Bungalow Ct	No comments			
8 Bay View Tce	Sighted plans and discussed with the officer	Clause 6.8.1 Visual privacy		The issue of overlooking has been discussed and the treatment of the window elements complies with the RCD.

Discretions to be Considered

Council may exercise its discretion to grant approval for the proposed minor variations for the setback to the eastern side common property boundary and the building height in accordance with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace states -

1.5 Development Approval

The Council may approve an application involving departures from the requirements of these Guidelines, if in its opinion, the application satisfies the objectives of the Guidelines.

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

That

Council grant Planning Consent approval for Application 009 – 55 for the development of the proposed two-storey residence at lot 72 (3) Bungalow Court Peppermint Grove in accordance with the plans and specifications submitted on 2 July 2009, subject to the

submission of amended plans for the eastern elevation showing the window to bedroom 3 and the proposed visual screens to bedrooms 2 and 3 and the living room.

And further, the proponent is advised that Council has exercised its discretion in accordance with the Shire of Peppermint Grove Town Planning Scheme No 3, Development Guidelines for R25 Super Block Subdivision, Bay View Terrace, Clause 1.5, to grant approval for the minor variations to the setback to the eastern side common property boundary and the height of the residence.

CONSTRUCTION OF OUTBUILDINGS

DA5 CONSTRUCTION OF OUTBUILDING – LOT 32 (130) FORREST STREET PEPPERMINT GROVE (PC APPLIC NO. 009 – 50)

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: A M Lewis
Owner: National Estate Builders Pty Ltd
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 1819m²

Report

An application has been received seeking Council approval for the construction of an Outbuilding at the above property.

The proposed outbuilding will be a lofted structure and contain a garage, barbeque room, gym and sanitary facilities on the ground level and a studio in the upper level/loft.

This report recommends that Council not grant planning approval for the development of the outbuilding at 130 Forrest St.

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.”

Plot Ratio

The plot ratio will be 0.38, 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% which complies with the Residential Planning Codes, Table No 1.

Front Setback

Unaffected by development

Rear Setback

The proposed outbuilding will have a nil setback to the rear boundary which adjoins a Right-of-Way. The ROW is privately owned by the Catholic Church of Australia and subsequently the nil setback should receive the approval of the Church.

Western Side Setback

The outbuilding will have a setback of 6m from the western side common property boundary and not affect setback requirements.

Eastern Side Setback

The ground level of the outbuilding will have a nil setback to the eastern side common property boundary and subsequently, the development will require formal consent from the owner of the adjoining property, 132 Forrest Street

(Note: The owner of 132 Forrest Street has submitted formal comment on the development and has objected to the nil setback. See attachments).

It is the officer's opinion that this will be an unacceptable setback for the development.

Height

The proposed lofted outbuilding will have a height of 6.5m. The Shire of Peppermint Grove Town Planning Scheme No. 3 Policy on Outbuildings prescribes a maximum height of 5.0m, which represents a 30% increase over the acceptable building height. Further, the outbuilding is a lofted structure and as such there is significant building bulk and scale that intrudes over the 5.0m height restriction.

It is the officer's opinion that this will be an unacceptable height for the development.

Amenity

The proposed outbuilding does not comply with Policy provisions relating to Outbuildings i.e. floor area and height and the nil setbacks are not acceptable to the adjoining property owners. Further, the bulk and scale of the outbuilding together with the nil setbacks will have an adverse impact upon the amenity of the adjoining properties and is not considered to be orderly and proper planning.

It is the opinion of the officer that the outbuilding is an unacceptable development for the abovementioned reasons.

Crossovers and Street Trees

Unaffected by the development

Fencing

There are no proposed changes to boundary fences.

Outbuilding Area

The proposed outbuilding will have a floor area of 109.8m². The Shire of Peppermint Grove Town Planning Scheme No. 3 Policy on Outbuildings prescribes a maximum floor area of 64.5m², which represents a variation of 70.23% greater than the prescribed floor area for outbuildings.

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
128 Forrest St (23 x strata units)	A number of comments received from unit owners which mainly related to vehicle movement/access to the site should development approval be granted.			See officer's comments in bulk of this report.
132 Forrest St	Setback, overlooking, bulk, scale.			
2 McNeil St (Catholic Church)	No comments received			

Discretions to be Considered

Should Council consider granting approval for the development it would be necessary for Council to exercise considerable discretion for variations to the building height, floor area, nil setbacks to the eastern common property boundary (owner of 132 Forrest Street has formally objected to the nil setback) and northern common property boundary (no comment or consent from the Church).

Policy Implications

It would be necessary to exercise discretion to vary the policy requirements (see comments above).

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

Council *not* grant Planning Consent approval for Application 009 – 50 for the development of the proposed lofted outbuilding at lot 32 (130) Forrest Street Peppermint Grove as submitted on 29 May 2009 on the basis that the outbuilding does not comply with the Shire's Policy requirements and further, the bulk and scale and nil setbacks to common property boundaries will not contribute to orderly and proper planning within the Shire of Peppermint Grove.

DA6 CONSTRUCTION OF OUTBUILDINGS (ALL-WEATHER SHELTERS AND POOL PAVILION) – LOT 53 (40A) IRVINE STREET PEPPERMINT GROVE (PC APPLIC NO 09 - 52)

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: S Carew-Reid
Owner: S Carew-Reid
TPS No 3 Zoning: R12.5
Land Use: Single dwelling
Lot Area: 968m²

Report

An application has been received seeking approval for the construction of three (3) outbuildings at the above property.

The outbuildings are all open-sided structures with two of the structures designed to provide all-weather shelter to the dwelling and the remaining structure being a pool pavilion.

Lot 53 is a battle-axe lot and the structures will not be visible from the street or the adjoining properties.

This report recommends that Council grant approval for the pavilions.

Heritage

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

Plot Ratio

The existing plot ratio of 0.41 will be unchanged by the development and continues to comply with the Shire of Peppermint Grove Town Planning Scheme No 3, Clause 4.9.5.

Open Space

The open space will remain unchanged at 68.5% and continues to comply with the Residential Planning Codes, Table No 1.

Boundary Setbacks

Unaffected by the development

Height

Complies with the Shire of Peppermint Grove Town Planning Scheme No. 3 Policy on Outbuildings.

Amenity

The pavilions will have no adverse impact on the adjoining properties.

Crossovers and Street Trees

Unaffected by the development

Fencing

No proposed changes and not part of this application.

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
38 Irvine St	No comments			
40 Irvine St	No comments			

Discretions to be Considered

Nil

Policy Implications

Nil

Budget Implications

Nil

Committee I Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

Council grant Planning Consent approval for Application 009 – 52 for the development of the proposed pavilions at lot 53 (40A) Irvine Street Peppermint Grove in accordance with the plans and specifications submitted on 16 June 2009.

COMMERCIAL PREMISES

No applications for this reporting period.

DEMOLITIONS

No applications for this reporting period.

OTHER

DA7 RECONSIDERATION OF PLANNING CONDITION – LOT (28) IRVINE ST

File Ref: TPL1

Author: T Mayor, Manager of Development Services

Date: 13 July 2009

Background

Applicant: PrevostWeir Architects

Owner: J Lauder

TPS No 3 Zoning: R12.5

Land Use: Single dwelling

Lot Area: 1819m²

Report

At the Ordinary Council Meeting held on 16 June 2009 approval was granted for the development of a garage at the rear of the abovementioned property subject to the

outbuilding being located 2.4m from the southern boundary of the property to adequate vehicle circulation space in the ROW adjacent to the garage (refer to Minutes of Meeting 16 June 2009, item DA 1).

The proponent is seeking the indulgence of Council and has requested the review of this condition and has submitted a rationale for a setback of 1.0m from the rear boundary of the lot 130 Irvine Street (see attachments).

There are no other proposed changes to the Planning Consent 009 – 46 issued for the development.

Committee Recommendation

Moved Cr Vikingur seconded Cr Ward it be recommended to Council that:

Council resolves to rescind part 2 of the conditions of approval for Planning Consent 009 – 46 and grant approval for a setback of 1.0m from the southern rear boundary for the garage at lot 130 (28) Irvine Street Peppermint Grove.

BLD BUILDING

BLD1 BUILDING LICENCE VARIATIONS

No applications for this reporting period.

BLD2 HERITAGE

No applications/proposals for this reporting period.

BLD3 BUILDING/DEMOLITION LICENSES APPROVED

File Ref: BUI20/BUI7
Author: T Mayor, Manager of Development Services
Date: 13 July 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 \$
3144	R POGA	33 IRVINE	Bathroom alterations	30,000
3145	BARBLETT	13 IRVINE	Front Fence	1,200
3146	RJ FRENCH	556 STIRLING HIGHWAY	Internal refurbishments and renovations	144,500

The following Demolition Licences were issued during the reporting period:

Demolition Lic. No.	Owner	Address	Description	Amount \$
D09-21	J V WHIDDON	35 VIEW ST PEPPERMINT GROVE	PARTIAL DEMOLITION OF DWELLING	110.00

Policy Implications

Nil

Budget Implications

Nil

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

The information be received.

BLD4 BUILDING INSPECTIONS

File Ref: BUI10
Author: T Mayor, Manager of Development Services
Date: 13 July 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
3039	Restoration and refurbishments to Church	16A Keane St	Conservation work on Church Hall completed in accordance with Council and Heritage approval.
3061	Restoration of fire-damaged residence	20 Bay View Terrace	Completed.
2965	Construction of new dwelling	37A Keane Street	Completed
3127	Front fence	27 Johnston Street	Completed
3012	Additions and alterations to dwelling	6 Irvine Street	Completed
3047	Refurbishments of outbuilding	37 Irvine Street	Completed

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

The information be received.

BLD5 SIGNS & HOARDINGS

**BUILDING SITE SIGN – JOINT LIBRARY DEVELOPMENT, LOT 500 & 501
STIRLING HIGHWAY AND LEAKE STREET PEPPERMINT GROVE.**

File Ref: TPL1
Author: T Mayor, Manager of Development Services
Date: 13 July 2009

Background

Applicant: Shire of Peppermint Grove
Owner: Shire of Peppermint Grove
TPS No 3 Zoning: Recreation
Land Use: Library & Public Open Space

Report

An application has been received from Cox Howlett and Bailey Architects for the temporary erection of a development sign for the Joint Library Development, lot 500 & 501 corner of Stirling Highway and Leake Street Peppermint Grove.

The Architect has provided a coloured design of the proposed sign which will be 2.4 x 1.8m in dimensions and will be located on either the Stirling Highway or Leake Street frontages.

Discretions to be Considered

The approval of the sign is at the discretion of Council as prescribed by the Shire of Peppermint Grove Town Planning Scheme No. 3, Clause 5.2.

Policy Implications

Nil

Budget Implications

The Shire of Peppermint Grove will be required to make a contribution to the sign in accordance with the Joint Financial Agreement with the Towns of Mosman Park and Cottesloe.

Committee Recommendation

Moved Cr Vikingur seconded Cr Kavanagh that:

Council grant approval for the installation of the proposed development signs as submitted by Cox Howlett and Bailey Architects subject to the signs being located on

the property boundaries of Leake Street and Stirling Highway and not within the road reserve.

HOP OPERATIONAL ISSUES

HOP1 APPLICATION FOR LIQUOR STORE LICENCE – SHOP 4 &5 COTTESLOE CENTRAL SHOPPING CENTRE, LOT 76 ET AL (460 – 576) STIRLING HIGHWAY PEPPERMINT GROVE

File Ref: BUI10
Author: T Mayor, Manager of Development Services
Date: 17 July 2009

Purpose

The purpose of this report is to inform Council of an application that has been submitted to the Department of Racing Gaming and Liquor seeking approval for a Liquor Store Licence. It is proposed that the liquor store will be established within the Cottesloe Central Shopping Centre.

Background

The Department has received an application to establish a Liquor Store in the Cottesloe Central Shopping Centre, tenancies 4 & 5, ground floor level. The location of the proposed store will restrict the premises to the same operating hours as the existing retail shops in the Centre, i.e. 9am to 6.00 pm Monday to Saturday.

As part of the process of considering an application for a liquor licence, the Department of Racing Gaming and Liquor seeks comment and opinion from the public, other licenced premises and the relevant Local Government.

At the Ordinary Council Meeting held on 16 February 2009 approval was granted for the Liquor Store subject to the applicant receiving the appropriate approval/licence from the Department of Liquor Racing and Gaming (see attachments).

Recommendation

That

Council advises the Department of Liquor Racing and Gaming that it has no objections to a Liquor Store Licence being issued for the proposed liquor store at the Cottesloe Central Shopping Centre, tenancies 4 & 5, lot 87 et al (460 – 476) Stirling Highway Peppermint Grove, subject to the development continuing to comply with the Shire of Peppermint Grove Planning Consent 009 – 29 granted on 16 February 2009.

N.B. A copy of the Conditions of Planning Approval 009 – 29 will be forward to the Department of Racing Gaming and Liquor with the formal advice of Council's decision.

HOP2 DEPARTMENT OF HOUSING

PUBLIC HOUSING – DELEGATION OF PLANNING APPROVAL

File Ref: BUI10
Author: T Mayor, Manager of Development Services
Date: 17 July 2009

Purpose

The purpose of this report is to inform Council of advice from the Department of Housing regarding changes to the Department's approval process for public housing.

Background

The Department has written to all local governments advising of the State and Commonwealth Governments' economic stimulus initiatives and how the approval process will be streamlined. A copy of the Department's correspondence is attached.

Where applications are lodged with a local government for a proposed residential public housing development the local government will have 21 days to provide comment to the proposal.

In order to action the fast-track process the Department is seeking the cooperation of the Local Government to grant delegated authority to an appropriate Council officer who will be in a position to comment on compliant public housing applications so that the reduced timeframes can be met.

Recommendation

That

Council advises the Department of Housing that it has granted Delegated Authority to the Chief Executive Officer to submit comment to the Department on any proposed public housing developments within the Shire of Peppermint Grove.

DEL DELEGATES REPORT

CEO CHIEF EXECUTIVE OFFICER'S REPORT

CEO1 THE CLIFFE REPORT

Ref: HER3A
Author: G K Simpson, Chief Executive Officer
Date: 13 July 2009

Purpose

The purpose of this report is for Council to receive the findings of the Cliffe Review Committee and to determine the decision making process.

Background

Council formed the Review Committee to investigate what options were open to Council in order that the building could be preserved.

Report

The options studied were:-

- 1 **Status Quo**
Retain the house, outbuildings and garden in their existing condition. Property to be marketed with Conservation Management Plan and Heritage Agreement as conditions of sale.

- 2A **Clear site, demolish**
Demolish the house in accordance with the conditions of the demolition licence and market as per current subdivision. Property to be archivally recorded.

- 2B **Clear site, relocate**
Relocate the house offsite, to provide a clear site and market land as per current subdivision. Property to be archivally recorded. Refurbish The Cliffe as per the Conservation Plan in its new location, with a use appropriate to the location and the house.

- 3 **Retain house, add another house**
Re-subdivide for one further substantial lot. Market The Cliffe and garden and the new residential lot. Market remaining "rump" blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

- 4 **Retain house in large garden**
Re-subdivide to retain house in largest possible garden. Market "rump" blocks. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

- 5 **Retain house with smaller lots**
Retain house and subdivide rear of Lot 10 and western leg of property into smaller lots with driveway access from McNeill Street. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

- 6 **Relocate house onsite**
Relocate The Cliffe further south on the lot and re-subdivide the northern section of the property into smaller lots accessed from the Devil's Elbow. Refurbish The Cliffe as per Conservation Management Plan and Heritage Agreement.

- 7 **Retain house and subdivide front garden**
Retain The Cliffe and subdivide the front garden into a wide frontage lot facing McNeill Street. The Cliffe would retain access from Bindaring Parade, but would not be visible from McNeill Street. Refurbish The Cliffe as per Conservation Management plan and Heritage Agreement.

Policy Implication

Nil

Budget Implication

There has not been any provision made in the 2009/10 budget for any work on the project.

Recommendation

That

1. The Cliffe Future Option Study be received and be made available for future access.
2. The report be referred to the Health Building and Town Planning Committee for consideration.

NBUS NEW BUSINESS OF AN URGENT NATURE

Items introduced under this section require the support of an absolute majority of Council (4 members) to be carried.

OP OPERATIONAL ISSUES

OP1 ADVERTISED MEETING DATES – OCTOBER 2009

It has come to notice that Council previously advertised the October Council meeting to be held on 19 October 2009.

This date will clash with the Local Government Biennial Election date in that Council needs to clear up the October Council meeting prior to the election date.

Recommended

Council amend the scheduled date for the October 2009 Council meeting to be held on Monday 12 October and dispensing with the Committee meetings for this occasion.

OP2 CHIEF EXECUTIVE OFFICER'S CONTRACT

Note: The Chief Executive Officer declares a pecuniary interest in the item to be considered.

Shire President to Report

Note: Section 5.23(2)(a) provides for the Council to meet behind closed doors to discuss staff matters.

CIB CONFIDENTIAL ITEMS OF BUSINESS

CLOSURE