

9.1 PLANNING SERVICES**9.1.1 No. 216 (Lot 16; D/P 2440) Loftus Street, North Perth – Proposed Construction of Three Storey Multiple Dwelling Comprising Four Multiple Dwellings and Associated Car Parking**

Ward:	North	Date:	24 September 2014
Precinct:	Smith's Lake; P6	File Ref:	PR14666; 5.2014.347.1
Attachments:	<u>001</u> – Property Information Report <u>002</u> – Development Application Plans <u>003</u> – Applicant Justification Submission <u>004</u> – Car and Bicycle Parking Calculations <u>005</u> – DAC comments		
Tabled Items:	Nil		
Reporting Officer:	R Narroo, Senior Planning Officer (Statutory)		
Responsible Officer:	G Poezyn, Director Planning Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and Metropolitan Region Scheme, APPROVES the application submitted by Aztec Architects Pty Ltd, for the Proposed Construction of a Three Storey Multiple Dwelling Comprising of Four Multiple Dwellings and Associated Car Parking at No. 216 (Lot 16; D/P2440) Loftus Street, North Perth as shown on amended plans date-stamped 18 September 2014 and, 25 September 2014 and 6 October 2014, included as Attachment 002, subject to the following conditions: *

1. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 218 Loftus Street, North Perth, in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the satisfaction of the City;

2. Verge Treatment

No verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning;

3. Car Parking and Accessways

3.1 A minimum of three (3) residential car bays and one (1) visitor bay, are to be provided on site for the development;

3.2 The car park shall be used only by residents and visitors directly associated with the development; and

3.3 The car park area for visitors shall be shown as common property on any strata plan;

4. Building Appearance

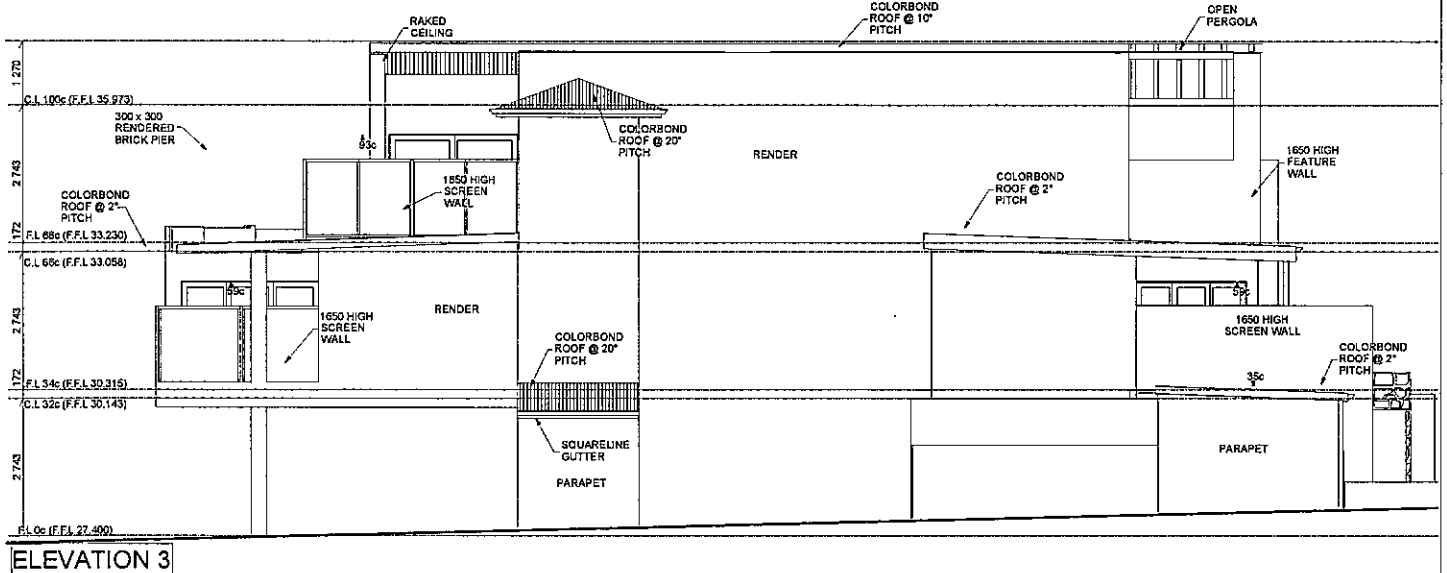
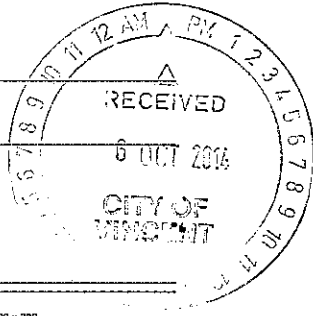
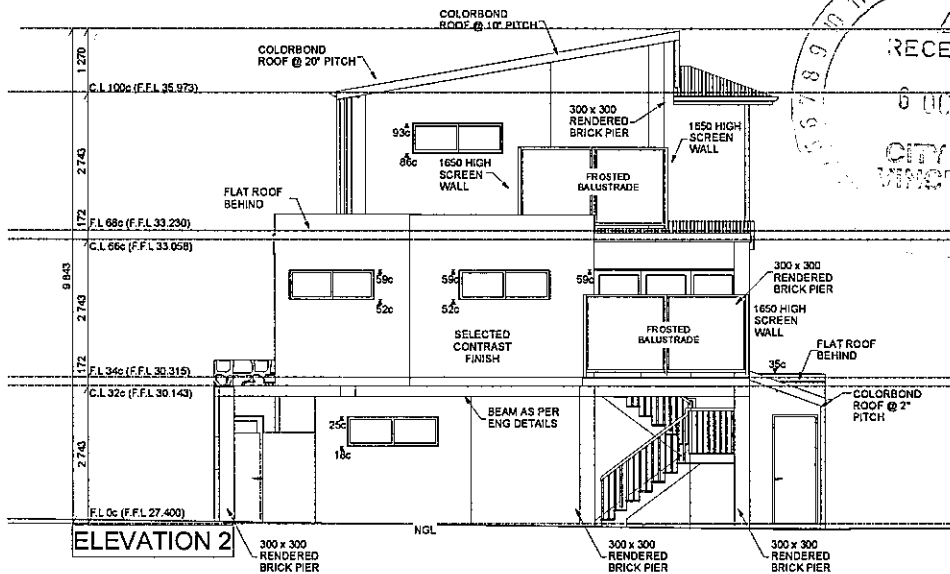
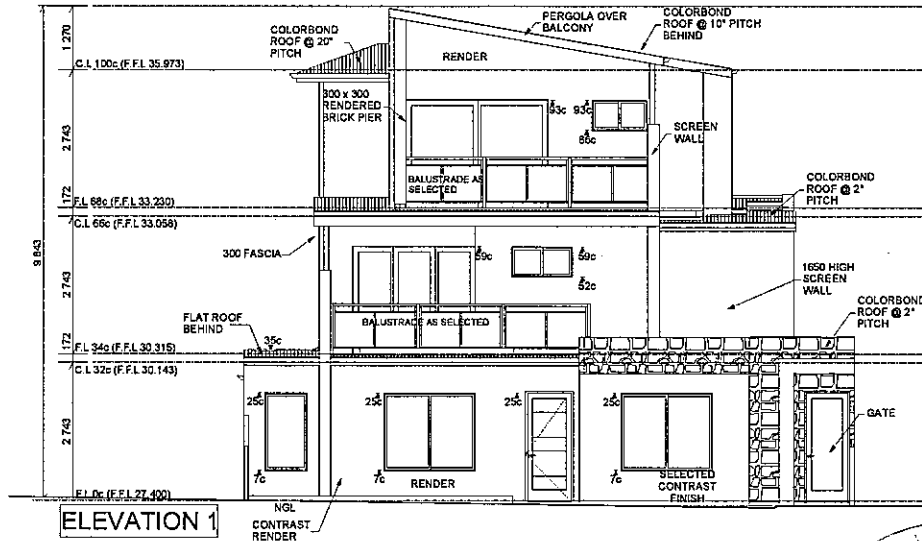
All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street, are designed integrally with the building, and be located so as not to be visually obtrusive from Loftus Street and the surrounding properties;

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Prepared by: Gabriela Poezyn, Director Planning Services

ADDITIONAL INFORMATION:

The applicant has updated the plan for Elevation 3 (Attachment-Page 6 of 7) by deleting the roof of the car parking area to align with the floor plan and open space plan. Therefore Attachment 002 Page 6 of 7 dated 18 September 2014 is replaced by the updated plan date stamped 6 October 2014 (attached).



BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK

Elevations



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SCALE:	1:100	DATE:	6/10/2014	NAME:	T. B./D.S.
DESIGN					
PLANNING DRAWNGS			6/10/2014		R.S.

CLIENT: Ryan Hayward
ADDRESS: (LOT 16) 216 Loftus Street, North Perth

JOB No:	1401
PAGE No:	6 of 7

Ordinary Meeting of Council 3 December 2013 (Item 9.2.1):

Council considered a report on a number of ITAG referred matters one of which was the intersection of Richmond and Loftus Streets where the following decision was made (in part);

"That the Council;

3. *DEFERS proceeding with the seagull island on the eastern side of Richmond Street, Leederville at the intersection of Loftus Street, as shown on the attached Plan No. 3087-CP-01, for the reasons outlined in the report;*
4. *CONSIDERS possible alternative options for Richmond Street, as shown on attached Plan No. 3098-CP-01 which will ensure that access to and from Richmond Street and the Loftus Centre is not compromised while improving safety;*
5. *REFERS the following traffic matters back to the Integrated Transport Advisory Group for its consideration; 5.1 Richmond Street; and..."*

ITAG Meeting 30 April 2014:

The Group considered that while an alternative exit from the Loftus Centre would be desirable, and take traffic off the surrounding local road network, it would potentially create a more hazardous situation than currently exists and would be significantly more expensive.

Ordinary Meeting of Council 12 August 2014 (item 9.2.5):

"That the Council;

1. *APPROVES conducting a six (6) month trial of a left in/left out only 'Seagull' island at the intersection of Richmond Street and Loftus Street as shown on attached Plan No. 3087-CP-01 and advises all affected residents of the trial;*
2. *UNDERTAKES a traffic impact assessment of Richmond, Thompson, Barnet and Morrision Streets during the course of the trial;*
3. *CONSULTS with residents in Richmond, Thompson, Barnet and Morrision Streets at the conclusion of the trial seeking their comments on the proposal; and*
4. *FURTHER considers the matter at the conclusion of the trial and following the consultation with residents as per clause 3 above."*

The clear intent of the above resolution was to commence a six (6) month trial of a left in/left out only 'Seagull' island at the intersection of Richmond Street and Loftus Street. However, when writing to affected residents to notify them of the trial (in accordance with 1. above) Administration inadvertently invited comments on the proposal. As a result a number of submissions were received from residents (even though Council's previous decision did not call for public comments prior to the trial). Regardless it is considered worthwhile to again report this matter to Council given the mixed responses received, notwithstanding that the consultation occurred in error.

DETAILS:**Consultation:**

On 1 September 2014 385 letters were distributed to residents in the area bounded by Loftus, Bourke, Elven and Emerson Street. At the close of consultation on 16 September 2014 thirty three (33) responses were received (as per Attachment 002).

- In favour = 12
- Against = 12
- Other = 9

Main issues raised:

- Concerned regarding increased traffic in Thompson Street.
 - Thompson Street is currently used as a short cut.
- Thompson Street is extremely narrow and parking restrictions required in Thompson Street.

9.2.2 Lynton Street Reserve Proposed Extension of Western Boundary Fencing – Consideration of Submissions

Ward:	North	Date:	26 September 2014
Precinct:	Mt Hawthorn	File Ref:	SC486
Attachments:	001 – Summary of Comments		
Tabled Items:	Nil		
Reporting Officer:	J van den Bok, Manager Parks and Property Services		
Responsible Officer:	R Lotznicker, Director Technical Services		

OFFICER RECOMMENDATION:

That Council;

1. **CONSIDERS** the submissions received in relation to the possible extension of the western boundary fence at Lynton Street Reserve, Mount Hawthorn;
2. **DOES NOT PROCEED** with the proposal to extend or install any additional fencing around the existing reserve;
3. **AUTHORISES** the Chief Executive Officer to **LIAISE** with the various stakeholders regarding implementing appropriate safety and amenity improvements including but not limited to;
 - 3.1 the Strata Managers of Brady Gardens and the Department of Housing and Works providing appropriate lighting in the vicinity of the common area pathway within the Brady Gardens property;
 - 3.2 the Strata Managers of Brady Gardens and the Department of Housing and Works undertaking regular pruning and possible replacement of the existing shrubbery along both sides of the common area pathway through Brady Gardens; and
 - 3.3 the Water Corporation of Western Australia implementing measures to restrict access from their infrastructure onto the adjacent property; and
- ~~4. **LISTS** an amount of \$7,000 for consideration in the 2015/16 Draft Budget to install lighting within Lynton Street park; and~~
- ~~5.~~ **4. ADVISES** all of the respondents including the Strata Managers of Brady Gardens, the Department of Housing and Works, Water Corporation and residents of its decision.

PURPOSE OF REPORT:

Provide Council with the results of the recent community consultation and a summary of the comments received at the public meeting held at the City's Administration and Civic Centre on 1 September 2014.

BACKGROUND:

At the Ordinary Meeting of Council held on 12 August 2014 the following decision was made:

"That the Council;

1. *NOTES that;*

9.4.3 Mount Hawthorn Hawker Market

Ward:	North	Date:	26 September 2014
Precinct:	Mt Hawthorn Centre (2)	File Ref:	SC1243
Attachments:	001 - Market Proposal from Local Arts and Community Events Inc.		
Tabled Items:	Nil		
Reporting Officers:	Y Coyne, Coordinator Arts and Creativity A Birch, Acting Manager Community Development		
Responsible Officer:	J Anthony, Acting Director Community Services		

OFFICER RECOMMENDATION:

That Council;

- RECEIVES** the proposal from Local Arts and Community Events Inc. received 19 September 2014 to establish a regular Hawker Market at Axford Park;
- AUTHORISES** the Chief Executive Officer to advertise the intent for the Mount Hawthorn Hawker Market, as detailed in Attachment 001 for public comment for a period of twenty-one (21) days inviting written submissions from the public in accordance with the City's Policy No. 4.1.5 relating to Community Consultation;
- GRANTS** a temporary permit Local Arts and Community Events Inc. to hold the Mount Hawthorn Hawker Market on Friday 7 November 2014; and
- APPROVES BY AN ABSOLUTE MAJORITY** the waiving of park hire and waste management fees and charges in accordance with Policy No. 3.10.5 'Donations, Sponsorships and Waiving of Fees and Charges' in relation to the Mount Hawthorn Hawker Market, to be held on Friday 7 November 2014.

PURPOSE OF REPORT:

To obtain Council approval for the Local Arts and Community Events Inc. (LACE) to hold a regular hawker style market at Axford Park, as outlined in their proposal in Attachment 001, and provide the opportunity for public to comment for a period of twenty-one (21) days.

BACKGROUND:

The Mount Hawthorn Hawker Market is proposed to be delivered by Local Arts and Community Events Inc. (LACE), an incorporated not-for-profit organisation that exists to help bring communities together through its activities.

On Tuesday, 5 August 2014, a meeting with the Mayor and City's Officers was held where the LACE representatives discussed the potential loss of the Maylands Hawker Market, which was managed by LACE, due to possible Bayswater Council restrictions. Mount Hawthorn was suggested as an alternative location.

On Wednesday, 13 August 2014, the City's Officers met with LACE and Mount Hawthorn Hub representatives. Both groups were in favour of a regular hawker style market at Axford Park on Friday evenings from 5pm to 9pm.

DETAILS:

The Mount Hawthorn Hawker Market will provide fresh street style international food to the community with a mixture of food vans and marquee style food stalls. The market will include a stall available to Mount Hawthorn Hub to promote themselves amongst their community and potentially fundraise. Set up times for stallholders will be from 3pm and pack up will be completed by 10pm to comply with the *Environmental Protection Act Noise Regulations*.