

CHANGES TO DEVELOPMENT APPROVALS PROCESS

The State Government will roll out the next phase of its planning reform agenda on 1 May 2015 with changes to Development Assessment Panel (DAP) process.

The changes will reduce the minimum value of development that can be determined by DAP from \$3 million to \$2 million. There is also a mandatory requirement that all developments exceeding \$10 million must be determined by DAP.

The City has received 4 applications valued between \$2 million and \$3 million since January 2014. Development within this bracket is comprised mostly of the lower scale 9 to 15 unit multi-level apartments which are becoming more popular as the demand for bigger development sites subside.

Under these changes, Council may not be the determining authority for these types of developments from 1 May 2015. All metropolitan local authorities are affected by these changes.

You can read the Minister's statement [here](#)



APARTMENTS IN MOUNT HAWTHORN – Scheme Amendment 40

Scheme Amendment 40 proposes to ban all multiple dwellings (apartments) for lots zoned R30 or below in Precinct 1 - Mount Hawthorn.

The advertising of the Amendment closed on the 17 March 2015 with almost 300 submissions received. 90% of these were in support of the ban.

Council will now determine the Amendment at its meeting on 5 May 2015, commencing from 6.00pm.

You can view a copy of the report [here](#) which includes a full summary of the submissions received.

For more information on this matter please email Tim.Elliott@vincent.wa.gov.au.



NEW CAR SHARING POLICY – out for comment!

The City is now advertising its new Car Sharing Policy.

The new policy guides how the City will approve and oversee car share schemes to operate in public parking spaces for the benefit of the local community. The policy also says how the City can approve car share spaces on private property.

You can view the report that Council considered at its meeting on 10 March 2015 [here](#) which includes the draft policy and you can find a copy of the Minutes [here](#).

Administration will present the outcomes of the advertising to Council in July once advertising is complete and make a recommendation how to proceed, depending on the submissions received.

Should you wish to provide a submission, comments need to be provided in writing by post or email before 12 May 2015, as follows:

Post: Chief Executive Officer

City of Vincent

PO Box 82, Leederville 6902

*Please reference as “*Car Sharing Policy*.”

Email: mail@vincent.wa.gov.au

Please insert “*Car Sharing Policy*.” In the Subject field.

All comments need to be received by 5:00pm on Tuesday 12 May 2015.

For more information on this matter please email Anita.Marriott@vincent.wa.gov.au



CHARACTER RETENTION AREA GUIDELINES – out for comment!

The City is now advertising a new policy called *Character Retention Area Guidelines*.

A Character Retention Area is an area, neighbourhood or street where much of the original character still remains and should be protected because it contributes so strongly to the look and feel of the place.

The objective of a Character Retention Area is to ensure that any new developments and additions are sympathetic to, and do not detract from, the unique character of the area.

The first Character Retention Area proposed by the draft policy is a section of St Albans Avenue in Highgate, affecting 12 properties. This is one of ten areas originally identified by the City as a possible Character Retention Area and has been included in the draft policy as a pilot area.



Other Character Retention Areas will follow if and when there is community support.

You can view the report that went to Council which includes the draft policy [here](#) and a copy of the Minutes can be found [here](#).

Should you wish to provide a submission, comments need to be provided in writing by post or email before 29 May 2015, as follows:

Online: Visit the 'Community Consultation' section of our website, click on the Character Retention Area Guidelines item, and comment using the online form.

Post: Chief Executive Officer
City of Vincent
PO Box 82, Leederville 6902

*Please reference as "Character Retention Area Guidelines."

Email: mail@vincent.wa.gov.au

Please insert "Character Retention Area Guidelines" in the subject field.

For more information on this project please email Simon.Peters@vincent.wa.gov.au



UPCOMING COUNCIL FORUMS

The City has advertised many changes to planning policy recently. Staff will be presenting a summary of the submissions received and key issues to Elected Members on **Tuesday 12 May 2015**. The meeting is open to the public and the matters to be discussed will include:

- Changes to the City's 'Variations Policy' (to restrict the application of the policy with heights assigned by Town Planning Scheme No. 1 only);
- Changes to the City's Heritage policies (to give Council the discretion to include 'commercial' properties with heritage value on the City's Heritage List);
- Changes to the 'Minor Development' policy (to remove the clause requiring a planning approval for events with amplified music);
- The new car sharing policy.

The meeting is held in the Council Chamber at the Administration Centre starting at 6.00pm.



MAJOR DEVELOPMENT APPLICATIONS LODGED

- To be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
MARCH 2015				
04 March 2015	30 Bulwer Street, Perth	4 Storey Devt - 14 Grouped dwellings.	TBC	TBC
11 March 2015	257 Walcott Street and 36 Little Walcott Street, North Perth	5 Storey Devt - 5 Offices - 17 Apartments	TBC	TBC
12 March 2015	16-18 Kayle Street, North Perth	Two Storey Devt - 14 Apartments	TBC	TBC
APRIL 2015				
7 April 2015	157 – 159 Little Walcott Street	Amended Application - three storey mixed use Devt - 3 Offices - 19 One-bedroom apts - 11 Two-bedroom apts	27 Aug 2014 – 17 Sep 2014	Previously approved by DAP on 3 February 2015. TBC



MAJOR DEVELOPMENT APPLICATIONS DETERMINED - By Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date	DAP Decision & Agenda / Minutes
MARCH 2015					
18 Dec 2014	612 Beaufort Street, Mount Lawley	Five-Storey Mixed Use Devt - 1 shop. - 12 apartments.	29 Jan – 18 Feb 2015.	12 Mar 2015	Approved By DAP 12 March 2015 More details Here
APRIL 2015					
18 Dec 2014	60-62A Cheriton Street, Perth	Eight Storey Mixed Use Devt - 1 eating house - 28 two-bedroom apts. - 7 one-bedroom apts.	20 Jan - 10 Feb 2015.	1 April 2015	Approved by DAP on 1 April 2015
12 Jan 2015	269 – 271 Vincent Street, Leederville	Six Storey Mixed Use Devt. - 4 Offices - 31 one-bedroom apts.	28 Jan – 18 Feb 2015	1 April 2015	Approved by DAP on 1 April 2015
2 Dec 2014	318 – 324 Charles Street, North Perth	Six Storey Mixed Use Devt - 4 commercial tenancies. - 10 one-bedroom apts. - 73 two-bedroom apts. - 10 three-bedroom apts.	19 Jan - 10 Feb 2015	16 April 2015	Refused by DAP on 16 April 2015
16 February 2015	465 Fitzgerald Street, North Perth	Reconsideration of Condition Six Storey Mixed Use Devt. - Shops - Eating House - 17 one bed apts - 24 two bed apts	TBC	16 April 2015	Approved by DAP on 16 April 2015.

MAJOR DEVELOPMENT APPLICATIONS STILL OUTSTANDING

- To be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
26 Feb 2015	386 William St, Perth	Six Storey Mixed Use Devt. - 3 offices - 11 apartments	TBC	TBC
04 Mar 2015	30 Bulwer Street, Perth	4 Storey Devt - 14 Grouped dwellings.	TBC	TBC
11 Mar 2015	257 Walcott Street and 36 Little Walcott Street, North Perth	5 Storey Devt - 5 Offices - 17 Apartments	TBC	TBC
12 Mar 2015	16-18 Kayle Street, North Perth	Two Storey Devt - 14 Apartments	TBC	TBC

