

TOWN OF BASSENDEAN
MINUTES
TOWN PLANNING SCHEME REVIEW COMMITTEE
HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN
ON WEDNESDAY 10 FEBRUARY 2016, AT 6.10PM

1.0 **DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

The Chief Executive Officer declared the meeting open and welcomed all those in attendance.

2.0 **ELECTION OF PRESIDING MEMBER AND DEPUTY PRESIDING MEMBER**

Election of Presiding Member

The Chief Executive Officer conducted the election of the Presiding Member.

Two nominations were received for Cr John Gangell.

The Chief Executive Officer declared Cr John Gangell elected unopposed as Presiding Member.

Election of Deputy Presiding Member

The Presiding Member conducted the election of the Deputy Presiding Member.

One nomination was received for Cr Renee McLennan.

The Presiding Member declared Cr Renee McLennan elected unopposed as Deputy Presiding Member.

3.0 **ATTENDANCES, APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE**

Present

Cr John Gangell, Presiding Member
Cr Renee McLennan, Deputy Presiding Member
Cr Mike Lewis
Cr Gerry Pule
Cr Paul Bridges

Officers

Mr Bob Jarvis, Chief Executive Officer
Mr Mike Costarella, Director Corporate Services
Mr Brian Reed, Manager Development Services
Mrs Amy Holmes, Minute Secretary

Apologies

Cr Bob Brown

4.0 DEPUTATIONS

Nil

5.0 CONFIRMATION OF MINUTES

5.1 Minutes of the Meeting held on 15 April 2014

COMMITTEE/OFFICER RECOMMENDATION – ITEM 5.1

MOVED Cr Gerry Pule, Seconded Cr Paul Bridges, that the minutes of the meeting held on 15 April 2014 be confirmed as a true record.

CARRIED UNANIMOUSLY 5/0

6.0 DECLARATIONS OF INTEREST

Each Councillor declared their interest and gave details of properties in their ownership pursuant to Sections 5.60A (Financial) and 5.60B (Proximity) of the Local Government Act 1995, as follows:

- Cr John Gangell as the owner of 12/55 Scaddan Street, Bassendean;
- Cr Mike Lewis as the owner of 111 Morley Drive, Eden Hill and 18B Northmoor Road, Eden Hill;
- Cr Gerry Pule as the owner of 1, 21 and 21A Kenmure Avenue, Ashfield and 35 Margaret Street, Ashfield;
- Cr Paul Bridges as the owner of 150 West Road, Bassendean;
- Cr Renee McLennan as the owner of 4/1 Anzac Terrace, Bassendean

6.0 BUSINESS DEFERRED FROM PREVIOUS MEETING

Nil

7.0 REPORTS

7.1 Proposed Amendment to the Local Planning Scheme No. 10 dealing with Multiple Dwellings on Land with a Density Code of R40 and below (Ref: LUAP/PLANNG/1 Brian Reed, Manager Development Services)

APPLICATION

The purpose of this report was for the Committee to consider and make recommendations to Council on a proposal to introduce additional controls into the Local Planning Scheme No 10 dealing with multiple dwellings.

OFFICER RECOMMENDATION — ITEM 7.1

That the Chief Executive Officer be required to arrange the preparation of scheme amendment documents containing the following features:

1. Multiple dwellings on land coded R40 would only be permitted on plot ratio limits within 800m of the Bassendean Train Station;
2. For the purpose of advertising the proposed amendment, a plan be prepared distinguishing those properties coded R40 within 800m measured in a straight line from the Bassendean Train Station where the development potential of those properties would be calculated on plot ratio and properties outside of that area, where the development potential would be calculated on housing density;
3. That the requirements for grouped dwelling developments at the higher density code to have at least two homes facing the street be removed from the scheme.

Cr Bridges moved amendments to Points 1 & 2 of the Officer Recommendation (shown in bold type below) to seek further clarification for dealing with multiple dwellings on land coded R40 and therefore Point 3 was deleted.

COMMITTEE RECOMMENDATION – ITEM 7.1

MOVED Cr Paul Bridges, Seconded Cr Gerry Pule, that the Chief Executive Officer be required to arrange the preparation of scheme amendment documents containing the following features:

1. Multiple dwellings on land coded R40 would only be permitted on plot ratio limits within **an 800m walking distance** of the Bassendean Train Station **entries and with a minimum 25m frontage**; and
2. For the purpose of advertising the proposed amendment, a plan be prepared distinguishing those properties **with a split coding with a higher density of R40** within 800m measured **by a walking distance** from the Bassendean Train Station where the development potential of those properties would be calculated on plot ratio and properties outside of that area, where the development potential would be calculated on housing density.

CARRIED UNANIMOUSLY 5/0

8.0 MOTIONS FOR WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

9.0 ANNOUNCEMENTS OF NOTICES OF MOTION FOR THE NEXT MEETING

Nil

10.0 CONFIDENTIAL BUSINESS

Nil

11.0 CLOSURE

There being no further business, the Presiding Member declared the meeting closed, the time being 7.00pm.