

TOWN OF BASSENDEAN

MINUTES

SPECIAL COUNCIL MEETING

TO CONSIDER AN APPLICATION FOR PLANNING APPROVAL FOR A PROPOSED DEVELOPMENT COMPRISING 22 MULTIPLE DWELLINGS ON LOT 54; NOS. 72-74 RAILWAY PARADE, BASSENDEAN

HELD IN THE COUNCIL CHAMBER, 48 OLD PERTH ROAD, BASSENDEAN

ON MONDAY 8 JUNE 2015 AT 6.00PM

1.0 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open, welcomed all those in attendance and conducted an Acknowledgement of Country.

2.0 PUBLIC QUESTION TIME/ADDRESS BY MEMBERS OF THE PUBLIC

Mr Don Yates, 10 Thompson Road, Success Hill

Mr Yates asked whether the Council is aware of the State Government's Development Control Policy 1.6 and whether it applies to the proposed development.

The Senior Planner responded that he does not believe it is relevant to the development.

The Manager Planning Services commented that it is a strategic policy document which was taken into consideration when the Town Planning Scheme was adopted in 2008.

Mr Bill Dreyer, 31 Naunton Crescent, Eden Hill

Mr Dreyer asked why a Special Council Meeting was required to discuss this matter.

The Chief Executive Officer responded that Council is working within the timeframe set by the Development Assessment Panel (DAP) and the next Ordinary Council Meeting would be outside this timeframe.

Ms Annie Macbeth

Ms Macbeth expressed her support for the development and asked what would happen if Council did not meet the timeframe.

The Senior Planner responded that the DAP could consider the item without it coming to Council first.

3.0 ATTENDANCES, APOLOGIES & APPLICATIONS FOR LEAVE OF ABSENCE

Present

Councillors

His Worship the Mayor, Cr John Gangell
Cr Mike Lewis, Deputy Mayor
Cr Anne Brinkworth
Cr Gerry Pule
Cr Jennie Carter
Cr Paul Bridges

Officers

Mr Bob Jarvis, Chief Executive Officer
Mr Brian Reed, Manager Development Services
Mr Christian Buttle, Senior Planner
Mrs Amy Holmes, Minute Secretary

Public

Seven members of the public were in attendance.

Press

One member of the press was in attendance.

4.0 REPORTS

4.1 Proposed 22 Multiple Dwellings - Lot 54; Nos. 72-74 Railway Parade, Bassendean - Owners: Mark and Sandra Hammond, Applicant: Urban and Rural Perspectives(URP) (Ref: DABC/BDVAPPS/2015-030 – Christian Buttle, Senior Planning Officer)

APPLICATION

At its Ordinary Council Meeting held in May 2011, Council resolved to require that all development assessment panel applications be subject to a report to Council in order that Council can make an alternative recommendation to the Metropolitan Centre Joint Development Assessment Panel.

The value of this proposal is \$3.3m, and the applicant has elected to have the application determined by a Development Assessment Panel (DAP).

OFFICER RECOMMENDATION – ITEM 4.1

That Council endorses the Senior Planning Officer's report and recommendation to the Metropolitan Central Joint Development Assessment Panel for the Proposed 22 Multiple Dwellings on Lot 54 (Nos. 72-74) Railway Parade, Bassendean.

Councillors proposed three additions to the conditions shown in the Senior Planning Officer's report and recommendation to the Development Assessment Panel.

COUNCIL RESOLUTION - ITEM 4.1 (a)

SCM – 1/06/15 MOVED Cr Pule, Seconded Cr Carter, that a condition be added to the Senior Planning Officer's report and recommendation to the Development Assessment Panel, under Point (b) of the Scheme Requirement contained within clause 5.3.1.2 of LPS10, page 19, the applicant be requested to have solar hot water systems installed.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 4.1 (b)

SCM – 2/06/15 MOVED Cr Carter, Seconded Cr Pule, that a condition be added to the Senior Planning Officer's report and recommendation to the Development Assessment Panel, under Point 5 on page 6, that artificial turf shall not be used in the landscape design.

CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION – ITEM 4.1 (c)

- SCM – 3/06/15** MOVED Cr Bridges, Seconded Cr Pule, that an additional point be added to the Senior Planning Officer's report and recommendation to the Development Assessment Panel, that Council expresses its concern that approval of this development undermines the site's proposed R100 development potential, as the property is directly opposite the Bassendean Railway Station and is about to be the subject of structure planning to achieve this higher density.
- CARRIED UNANIMOUSLY 6/0

COUNCIL RESOLUTION/OFFICER RECOMMENDATION –
ITEM 4.1 (d)

- SCM – 4/06/15** The substantive motion, moved by Cr Pule and seconded by Cr Carter, that Council:

1. Endorses the Senior Planning Officer's report and recommendations to the Development Assessment Panel, **as amended by Points 4.1 (a), (b) and (c)**, for the proposed 22 Multiple Dwellings on Lot 54; Nos. 72-74 Railway Parade, Bassendean; and
2. Expresses its concern that approval of this development undermines the site's proposed R100 development potential as the property is directly opposite the Bassendean Railway Station and about to be the subject of structure planning to achieve this higher density,

was put to the vote and CARRIED UNANIMOUSLY 6/0

5.0 CLOSURE

There being no further business, the Mayor declared the meeting closed, the time being 6.40pm.