

**9.1.2 No. 16 (Lot: 13 D/P: 613) Wellman Street, Perth – Proposed Renewal of Approval for Existing Meat Packing Facility (Retrospective)**

<b>Ward:</b>	South	<b>Date:</b>	12 June 2015
<b>Precinct:</b>	Precinct 13 – Beaufort	<b>File Ref:</b>	PR26808; 5.2014.638.1
<b>Attachments:</b>	<a href="#">1</a> – Consultation Map <a href="#">2</a> – Development Application Plans <a href="#">3</a> – Applicant’s Letter <a href="#">4</a> – Car Parking Assessment		
<b>Tabled Items:</b>	Nil		
<b>Reporting Officer:</b>	S Laming, Planning Officer (Statutory)		
<b>Responsible Officer:</b>	G Poezyn, Director Planning Services		

**OFFICER RECOMMENDATION:**

That Council, in accordance with the provision of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by R Dong on behalf of the owner Galaxy Group Pty Ltd, for the proposed Renewal of Approval for Existing Meat Packing Facility (Retrospective) at No. 16 (Lot: 13 D/P 613) Wellman Street, Perth as shown on plans stamp dated 13 November 2014, included as Attachment 2, subject to the following conditions:

1. **Active Street Front**  
 Windows, doors and adjacent areas fronting Wellman Street shall maintain an active and interactive relationship with the street;
  
2. **Gross Floor Areas**  
 The Gross Floor Areas shall be limited to a maximum of 560 square metres for the Light Industry component. Any increase in floor space or change of use for the subject land shall require Planning Approval to be applied to and obtained from the City;
  
3. **Hours of Operation**
  - 3.1 The hours of operation shall be limited to 8.00am to 5.00pm Monday to Friday and closed on Saturdays, Sundays, and Public Holidays; and
  - 3.2 Deliveries to the site are to occur during the permitted hours of operation only;
  
4. **Deliveries**  
 All deliveries involving meat to and from the site shall be:
  - 4.1 loaded and unloaded within the warehouse and no delivery vehicles shall be permitted to park outside of the warehouse; and
  - 4.2 the engines of the delivery vehicles shall be turned off while being loaded or unloaded;
  
5. **Lighting**  
 Any lighting used on the lot shall not spill into the adjoining residential area;

6. **Sale Limitations**

No sale of goods directly from the warehouse is permitted;

7. **Landscaping**

Existing landscaping within the front setback area between the car bays and warehouse including trees and shrubs shall be maintained to the satisfaction of the City;

8. **Bollard**

The bollard required for the disabled shared access car bay shall only be lowered to allow for the delivery vehicle to access the warehouse for loading and unloading, and must be up at all other times; and

9. **External Fixtures**

All external fixtures shall not be visually obtrusive from Wellman Street and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like.

**ADVICE NOTES:**

1. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted to and approved by the City prior to the erection of the signage.

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**Moved Cr Cole, Seconded Cr Topelberg**

That the recommendation be adopted.

*Debate ensued.*

**AMENDMENT 1:**

**Moved Cr Cole, Seconded Cr Topelberg**

That a new Condition 10 be inserted as follows:

**“10. Approval Period**

This Planning Approval is for a time-limited term of three years from the date of issue of the letter of approval. The Approval will cease to be valid after the expiry of this term.”

**AMENDMENT 1 PUT AND CARRIED (6-1)**

**For:** Presiding Member Mayor Carey, Cr Cole, Cr Harley, Cr McDonald, Cr Topelberg and Cr Wilcox

**Against:** Cr Peart

(Cr Buckels was on approved leave of absence.)  
(Cr Pintabona was an apology for the Meeting.)

**AMENDMENT 2:**

**Moved Cr Topelberg, Seconded Cr Cole**

That a new Advice Note be inserted as follows:

2. The three year term of approval relates to the proposed use being an X use under proposed Town Planning Scheme 2.

**AMENDMENT 2 PUT AND CARRIED UNANIMOUSLY (7-0)**

(Cr Buckels was on approved leave of absence.)  
(Cr Pintabona was an apology for the Meeting.)

**MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (7-0)**

(Cr Buckels was on approved leave of absence.)  
(Cr Pintabona was an apology for the Meeting.)

**COUNCIL DECISION ITEM 9.1.2**

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  2. The three year term of approval relates to the proposed use being an 'X' (prohibited) use under proposed Town Planning Scheme 2.
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