

9.2 NO. 48 (LOT: 60; D/P: 414285) AND NO. 50 (LOT: 61; D/P: 414285) COWLE STREET, WEST PERTH - MULTIPLE DWELLING (AMENDMENT TO APPROVED)**TRIM Ref:** D19/127965**Authors:** Clair Morrison, Urban Planner
Mitchell Hoad, Senior Urban Planner**Authoriser:** Joslin Colli, Coordinator Planning Services**Ward:** South

- Attachments:**
1. Consultation and Location Map 
 2. Original Development Approval issued 8 February 2016 
 3. Amendment to Approval issued 3 March 2017 
 4. Amendment to Approval issued 23 October 2017 
 5. Development Plans 
 6. Written Submission 
 7. Landscape Plan 
 8. Summary of Submissions - Administration's Response 
 9. Summary of Submissions - Applicant's Response 
 10. Determination Advice Notes 
 11. Environmentally Sustainable Design Report 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval Five Storey Multiple Dwelling Development (Amendment to Approved) at No. 48 (Lot: 60; D/P: 414285) and No. 50 (Lot: 61; D/P: 414285) Cowle Street, West Perth, in accordance with the plans shown in Attachment 5 subject to the following conditions and the associated advice notes in Attachment 10:

1. Amendment to Approved (Time Extension)

- 1.1 All conditions, requirements and advice notes detailed on development approval 5.2015.417.1 granted on 8 February 2016, development approval 5.2016.545.1 granted on 3 March 2017 and development approval 5.2017.273.1 granted on 23 October 2017 continue to apply to this approval, except as follows:

1.1.1 Condition 2 of approval 23 October 2017 is amended to read as follows:

2. *This decision constitutes development approval only and is valid for one year from the 8 February 2020. If the subject development is not substantially commenced by 8 February 2021, the approval shall lapse and be of no further effect.*

1.1.2 Condition 2 of approval dated 8 February is amended to include the following:

2. **Car Parking and Accessways**

- 2.8 *The visitor bays shall be marked and clearly signposted as dedicated for visitor use only, to the satisfaction of the City;*

1.1.3 Condition 7.4 is amended to read as follows

7.4 **Landscape and Reticulation Plan**

A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to the commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- 7.4.1 *The location and type of existing and proposed trees and plants;*

- 7.4.2 Areas to be irrigated or reticulated;
- 7.4.3 The removal of redundant crossovers;
- 7.4.4 A minimum of 15 mature trees (minimum 500 litres) are to be provided onsite;
- 7.4.5 The location of a 500L Weeping Peppermint Tree within the verge area;
- 7.4.6 A minimum of 400.7 square metres of deep soil area to be provided for in accordance with State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments;

All works shown in the plans as identified above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City.

1.1.4 Condition 8.8 is amended to read as follows:

8.8 Bicycle Bays

A minimum of 25 resident bays and 10 visitor bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance and publically accessible. The bicycle facilities must be designed in accordance with AS2890.3.

COUNCIL DECISION

Moved: Cr Topelberg, **Seconded:** Cr Loden

That the recommendation be adopted.

AMENDED MOTION

Moved: Cr Loden, **Seconded:** Cr Hallett

That a new Condition 10 and a new Advice Note 3 be added as follows:

2. New Condition 10

- 10. All measures as identified in the Environmentally Sustainable Report prepared by Wood & Grieve engineers dated 22 August 2016 to be implemented during construction of the development to the satisfaction of the City.

3. New Determination Advice Note 3

- 3. The applicant shall provide details relating to the measures of the ESD Report and a further Section J NATHERS report as part of the Building Permit application to demonstrate that compliance is achieved and maintained throughout the lifetime of the development.

CARRIED (7-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Hallett, Cr Loden, Cr Murphy and Cr Topelberg.

Against: Nil

(Cr Harley and Cr Fotakis were apologies for this meeting).

The amendment became the substantive.

COUNCIL DECISION ITEM 9.2

Moved: Topelberg, **Seconded:** Loden

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LOST (3-4)

For: Cr Castle, Cr Loden, Cr Murphy.

Against: Mayor Cole, Cr Topelberg, Cr Hallett, Cr Gontaszewski

(Cr Harley and Cr Fotakis were apologies for this meeting).

ALTERNATIVE MOTION AND COUNCIL DECISION ITEM 9.2

Moved: Topelberg, Seconded: Loden

That Council DEFERS consideration of the time extension application until further assessment is undertaken to consider changes to the planning framework and the likelihood of the development being approved in light of Local Planning Scheme 2 not having any provisions similar to clause 20 and 27 of the Town Planning Scheme Number 1.

CARRIED (7-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Hallett, Cr Loden, Cr Murphy and Cr Topelberg.

Against: Nil

(Cr Harley and Cr Fotakis were apologies for this meeting).